



**CITY OF NORMAN, OK
STAFF REPORT**

MEETING DATE: 05/09/2024

REQUESTER: Carlsbad Plaza, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2324-12: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY CARLSBAD PLAZA, L.L.C. (RYKAN DOUDIGAN) FOR CAMBRIDGE CORNER SFP FOR 0.84 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF WEST MAIN STREET AND 48TH AVENUE N.W.

ITEM: Consideration of **SHORT FORM PLAT NO. SFP-2324-12, CAMBRIDGE CORNER (LOT 1, BLOCK 5, CAMBRIDGE ADDITION, SECTION VI).**

LOCATION: Northwest corner of 48th Avenue N.W. and West Main Street (100 48th Avenue N.W.).

INFORMATION:

1. Owner. Carlsbad Plaza, L.L.C.
2. Developer. Carlsbad Plaza, L.L.C.
3. Surveyor: Rykan Doudigan Surveyor.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1315 annexing a portion of this property into the Norman Corporate City Limits.
2. October 21, 1961. City Council adopted Ordinance No. 1320 annexing the remainder of this property into the Norman Corporate City Limits.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. February 8, 1973. Planning Commission, on a vote of 6-2, recommended to City Council placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District.

5. March 13, 1973. City Council adopted Ordinance No. O-7273-11 placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
6. February 10, 1994. Planning Commission, on a vote of 9-0, approved the preliminary plat for Cambridge Addition.
7. March 22, 1994. City Council adopted Ordinance No. O-9394-26 placing this property in the C-2, General Commercial District with permissive use for a mini-warehouse and removing it from C-2, General Commercial District.
8. April 14, 1994. Planning Commission, on a vote of 8-0, recommended to City Council the final plat for Cambridge Addition, Section VI be approved.
9. June 14, 1994. City Council approved the final plat for Cambridge Addition, Section VI.
10. September 30, 1994. The final plat for Cambridge Addition, Section VI was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer is existing.
3. Sidewalks. Sidewalks are existing.
4. Streets. Street improvements are existing.
5. Water. Water improvements are existing.

PUBLIC DEDICATIONS:

1. Easements. All required easements are existing.
2. Right-of-Way. Street rights-of-way are existing.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan, and short form plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The property consists of .73 acres and two (2) lots. There are no changes in access to 48th Avenue N.W. There is a proposed access on West Main Street. Main Street cul-de-sacs 270' west of the proposed access. Staff recommends approval of Short Form Plat No. SFP-2324-12 for Cambridge Corner.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SPF-2324-12 for Cambridge Corner, and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____