

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2122-8

DATE:
December 7, 2021

STAFF REPORT

ITEM: Consideration of a Final Plat for **CLUB CARWASH AT ST. JAMES CENTRE**

LOCATION: Generally located at the southeast corner of the intersection of Classen Boulevard (U.S. Highway No. 77) and Cedar Lane Road.

INFORMATION:

1. Owners. Heritage Fine Homes Investments, L.L.C. and W.P. Land, L.L.C.
2. Developer. Club Car Wash Classen, L.L.C.
3. Engineer. Cochran Engineering.
4. Surveyor. Dodson-Thompson-Mansfield, PLLC.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City limits without zoning.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. June 20, 1967. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District and R-1, Single Family Dwelling District.
4. September 12, 1967. City Council adopted Ordinance No. 1986 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District and R-1, Single Family Dwelling District.
5. February 6, 1968. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
6. February 27, 1968. City Council adopted Ordinance No. 2033 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.

7. December 14, 1984. Planning Commission approved the preliminary plat for South Lake Industrial Park Addition.
8. December 14, 1989. The preliminary plat for South Lake Industrial Park Addition became null and void.
9. May 8, 2014. The Planning Commission, on a vote of 6-0, postponed a request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for a portion of the property, and from Mixed Use/Special Planning Area 7 and Future Urban Service Area to Commercial Designation and Current Urban Service Area for a portion of the property.
10. May 8, 2014. Planning Commission, on a vote of 6-0, postponed a request to place this property in C-2, General Commercial District and remove it from I-1, Light Industrial District at the request of the attorney for the applicant.
11. May 8, 2014. Planning Commission, on a vote of 6-0, postponed the preliminary plat for St. James Centre Addition, at the request of the attorney for the applicant.
12. June 12, 2014. Planning Commission, on a vote of 6-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for a portion of the property and from Mixed Use/Special Planning Area 7 and Future Urban Service Area to Commercial Designation and Current Urban Service Area for a portion of the property.
13. June 12, 2014. Planning Commission, on a vote of 6-0, recommended to City Council placing this property in C-2, General Commercial District and removing it from I-1, Light Industrial District.
14. June 12, 2014. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for St. James Centre Addition be approved.
15. July 22, 2014. City Council postponed Resolution No. R-1314-123 at the request of the applicant.
16. July 22, 2014. City Council postponed Ordinance No. O-1314-50 at the request of the applicant.
17. July 22, 2014. City Council postponed the preliminary plat for St. James Centre Addition at the request of the applicant.

HISTORY (CONT'D):

18. August 12, 2014. City Council amended the NORMAN Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for a portion of the property and from Mixed Use/Special Planning Area 7 and Future Urban Service Area to Commercial Designation and Current Urban Service Area.
19. August 12, 2014. City Council adopted Ordinance No. O-1314-50 placing this property in C-2, General Commercial District and removing it from I-1, Light Industrial District.
20. August 12, 2014. City Council approved the preliminary plat for St. James Centre Addition.
21. August 11, 2021. The Norman Development Committee approved the preliminary plat for St. James Centre Addition for an additional five years.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer is existing.
4. Sidewalks. There are existing sidewalks adjacent to Cedar Lane Road. The developer will construct sidewalks adjacent to Classen Boulevard.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be constructed for the conveyance of storm water.
6. Streets. Classen Boulevard and Cedar Lane Road paving are existing.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. The developer will install a twelve-inch (12") water main adjacent to Classen Boulevard. There is an existing water main adjacent to Cedar Lane Road.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, site plan and final plat are attached.

STAFF COMMENTS AND RECOMMENDATION: The developer has requested the City Development Committee approve the program of public improvements, site plan and final plat and submit the site plan and final plat to the City Council for consideration.

This property consists of 3.01 acres with two (2) proposed commercial lots. One of the lots will be a carwash facility.

The final plat is consistent with the approved preliminary plat.