

PRELIMINARY PLAT

PP-2122-3

ITEM NO. 2

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**STAFF REPORT**

**ITEM:** Consideration of a **PRELIMINARY PLAT FOR APOSTOLIC WORSHIP CENTER.**

**LOCATION:** Generally located 1300' south of Tecumseh Road on the east side of Porter Avenue (3221 North Porter).

**INFORMATION:**

1. Owner. United Pentecostal Church of Norman.
2. Developer. United Pentecostal Church of Norman.
3. Engineer. Chad Parks.
4. Surveyor. MacBax Land Surveying

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in the A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer main is existing.

**IMPROVEMENT PROGRAM (CONT'D):**

3. Sidewalks. Sidewalk adjacent to Porter Avenue is existing.
4. Storm Sewers. Storm water runoff will be conveyed through a low impact system including the use of rain barrels.
5. Streets. Porter Avenue street paving is existing.
6. Water Mains. A 12" water main is existing.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Right-of-Way. Street right-of-way is existing.

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

**STAFF COMMENTS AND RECOMMENDATION:** This property consists of 4.98 acres and one lot. The existing church is proposing an additional building expansion. There are existing drive approaches serving the church. Staff recommends approval of the preliminary plat for Apostolic Worship Center.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for Apostolic Worship Center to City Council.

**ACTION TAKEN:** \_\_\_\_\_