



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 01/18/2022

**REQUESTER:** Ken Danner, Subdivision Development Manager

**PRESENTER:** Shawn O'Leary, Director of Public Works

**TITLE:** CONSIDERATION FOR APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL PLAT FOR CLUB CARWASH AT ST. JAMES CENTRE AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (LOCATED AT THE SOUTHEAST CORNER OF CLASSEN BOULEVARD AND CEDAR LANE ROAD)

---

### **BACKGROUND:**

This item is a final plat for Club Carwash at St. James Centre located at the southeast corner of the intersection of Classen Boulevard and Cedar Lane Road. The property consists of 3.01 acres and two commercial lots. Lot 1 is a proposed carwash.

City Council, at its meeting of August 12, 2014, adopted Ordinance O-1314-50 placing this property in the C-2, General Commercial District. The Norman Development Committee, on August 11, 2021, approved the preliminary plat for an additional five (5) years.

The Norman Development Committee, on December 7, 2021, approved the program of improvements, site plan and final plat and recommended the site plan and final plat for Club Carwash at St. James Centre be submitted to City Council for consideration. In addition, the Norman Development Committee accepted Subdivision Bond No. B-2122-38 securing public improvements.

### **DISCUSSION:**

Construction plans have been reviewed for the required public improvements for this development. These improvements consist of water main with fire hydrant and sidewalk adjacent to Classen Boulevard. Stormwater runoff will be conveyed to privately maintained detention facilities. Lot 1 will be served by a detention pond in the northeast corner of the lot. Lot 2 will be served by an underground detention facility.

**STAFF RECOMMENDATION:**

The final plat is consistent with the approved preliminary plat. Based on the above information, staff recommends acceptance of the public dedications, approval of the site plan and final plat and filing of the final plat for Club Carwash at St. James Centre.