

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-2324-8

DATE:  
January 9, 2024

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### STAFF REPORT

**ITEM:** Consideration of a Final Plat for DOMERICA ADDITION.

**LOCATION:** Located at 3360 S. Classen Boulevard

#### **INFORMATION:**

1. Owners. Pham and Lynn Do.
2. Developer. Pham and Lynn Do.
3. Engineer. Parkhill Engineering/Lemke Land Surveying.

#### **HISTORY:**

October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City limits without zoning.

2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
3. July 9, 1998. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
4. July 9, 1998. Planning Commission, on a vote of 8-0, approved the preliminary plat for Classen Addition, Section 1.
5. September 8, 1998. City Council postponed Ordinance No. O-9899-3.
6. September 22, 1998. City Council postponed Ordinance No. O-9899-3.
7. October 13, 1998. City Council adopted Ordinance No. O-9899-3, placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
8. November 12, 1998. Planning Commission, on a vote of 6-0, recommended to City Council that the final plat for Classen Addition, Section 1, be approved.
9. February 23, 1999. City Council approved the final plat for Classen Addition, Section 1.

10. February 23, 2001. The final plat for Classen Addition, Section 1, became null and void.
11. May 23, 2006. City Council adopted Resolution No. R-0506-140 and LUP-0506-16 amending the NORMAN 2025 Land Use and Transportation Plan and designating the west side of Classen Boulevard in Special Planning Area #9C and to amend the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation.
12. October 11, 2007. Planning Commission, on a vote of 8-0, recommended to City Council this property be placed in C-2, General Commercial District and removed from I-1, Light Industrial District.
13. October 11, 2007. Planning Commission, on a vote 8-0, recommended to City Council that the preliminary plat for Domerica Addition be approved.
14. November 27, 2007. City Council adopted Ordinance No. O-0708-14 placing this property in the C-2, General Commercial District and removing it from I-1, Light Industrial District.
15. November 27, 2007. City Council approved the preliminary plat for Domerica Addition.
16. February 14, 2008. Planning Commission, on a vote of 8-0, recommended to City Council the final plat for Domerica Addition be approved.
17. July 8, 2008. City Council approved the final plat for Domerica Addition.
18. July 8, 2010. The approval of the final plat for Domerica Addition became null and void.
19. November 27, 2012. The approval of the preliminary plat for Domerica Addition became null and void.
20. May 11, 2023. Planning Commission meeting was cancelled due to severe weather.
21. June 8, 2023. Planning Commission, on a vote of 5-0, recommended to City Council that the preliminary plat for Domerica Addition be approved.
22. July 11, 2023. City Council approved the preliminary plat for Domerica Addition.

#### **IMPROVEMENT PROGRAM:**

1. Fire Hydrant. Fire hydrants are existing.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.

3. Sanitary Sewers. Sanitary sewer is existing.
4. Sidewalks. Sidewalks will be installed adjacent to Classen Boulevard.
5. Storm Sewers. Stormwater and appurtenant drainage structures will be installed in accordance with plans and City drainage standards. Stormwater runoff will be conveyed to a privately maintained detention facility and released into the railroad right-of-way.
6. Streets. Streets/Signalization. Classen Boulevard paving is existing. There may be a future signalization project located at this intersection.
7. Water Mains. Water is existing.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City on the final plat. An off-plat sanitary sewer easement has been submitted for City Council approval
2. Rights-of-Way. Street right-of-way for Classen Boulevard is existing.

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

**STAFF COMMENTS AND RECOMMENDATION:** The owner/developer has requested the Norman 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.

In 2007, the owner/developer started the rezoning and platting process for this property. A final plat was approved by City Council in 2008 and the owner/developer hired a utility contractor to install off-plat sanitary sewer and water improvements and bring to the site. At some point, the owner/developer discontinued the platting process. At the request of City staff, the owner/developer and his contractor provided documentation and video to prove the installed utilities still met City standards. An off-plat utility easement was required to cover the sanitary sewer improvement located outside of the platted area. The remaining public improvements to be installed are public sidewalk.

The owner is proposing a restaurant and retail structures on a 2.09-acres and one (1) lot.

The owner/developer will be required to pay \$16,210.26 for traffic impact fees in connection with Classen Boulevard and future signalization projects prior to filing the final plat with the Cleveland County Clerk.

The final plat is consistent with the approved preliminary plat.