



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 1/9/2024

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Stutz, City Engineer, Interim Director of Public Works

TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A SITE PLAN, FINAL PLAT FP-2324-8, AND EASEMENT E-2324-31 FOR DOMERICA ADDITION. (GENERALLY LOCATED 900 FEET NORTH OF CEDAR LANE ROAD ON THE WEST SIDE OF CLASSEN BOULEVARD).

BACKGROUND:

This item is a final plat for Domerica Addition generally located 900-feet north of Cedar Lane Road on the west side of Classen Boulevard (3360 Classen Boulevard).

City Council, at its meeting of November 27, 2007, adopted Ordinance No. O-0708-14 placing this property in C-2, General Commercial District and removing it from I-1, Light Industrial District. City Council, at its meeting of July 11, 2023, approved the preliminary plat for Domerica Addition. This final plat consists of 2.09 acres with one (1) commercial lot.

The Norman Development Committee, at its meeting of December 20, 2023, reviewed and approved the program of improvements, site plan and final plat for Domerica Addition.

DISCUSSION:

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.

RECOMMENDATION:

The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of Easement No. E-2324-31 and final plat and the filing of the final plat and easement subject to receipt of \$16,210.26 for traffic impact fees and completion and acceptance of all required public improvements or bonding and authorize the Mayor to sign the final plat and easement.