

PRELIMINARY PLAT

ITEM NO. 4

PP-2223-2

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**STAFF REPORT**

**ITEM:** Consideration of a Preliminary Plat for **LOTS 2, 3 & 6, BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION (A REPLAT OF LOTS 2 & 3, BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION)**.

**LOCATION:** Generally located south of West Main Street and east of 24<sup>th</sup> Avenue S.W.

**INFORMATION:**

1. Owner. WH Normandy Creek, L.P.
2. Developer. WH Normandy Creek, L.P.
3. Engineer. Wallace Design Collective.

**HISTORY:**

1. July 21, 1959. City Council adopted Ordinance No. 1153 annexing a portion of this property into the City of Norman Corporate Limits and placing this property in R-1, Single-Family Dwelling District.
2. January 26, 1960. City Council adopted Ordinance No. 1198 annexing the reminder of this property into the City of Norman Corporate City Limits and placing it in the R-1, Single-Family Dwelling District.
3. December 6, 1966. Planning Commission, on a vote of 7-0, recommended to the City Council that this property be placed in the C-2, General Commercial District and removed from R-1, Single-Family Dwelling District.
4. February 6, 1968. Planning Commission, on a vote of 9-0, approved the preliminary plat for Jennings Estates No. 1 Addition.
5. May 7, 1968. Planning Commission, on a vote of 7-0, recommended to City Council that the final plat for Jennings Estates No. 1 Addition be approved.

6. May 14, 1968. City Council approved the final plat for Jennings Estates No. 1 Addition.
7. July 9, 1968. City Council approved the revised final plat for Jennings Estates No. 1 Addition
8. July 18, 1968. The final plat for Jennings Estates No. 1 Addition was filed of record with the Cleveland County Clerk.
9. November 9, 1972. Planning Commission, on a vote of 7-0-1, approved the preliminary plat of a Replat of a part of Block 1, of Jennings Estates No. 1 Addition.
10. November 9, 1972. Planning Commission, on a vote of 7-0-1, recommended to City Council the approval of a final plat of Lot 2, Block 1, Replat of a part of Block 1, Jennings Estates No. 1 Addition.
11. July 17, 1973. City Council approved the final plat of Lot 2, Block 1, Replat of a part of Block 1, Jennings Estates No. 1 Addition.
12. August 27, 1973. That portion of property that would become Lots 2, 3 and 4, Block 1, Jennings Estates No. 1 was vacated in District Court.
13. December 20, 1973. The final plat of Lot 2, Block 1, Jennings Estates No. 1 Addition, a Replat of a part of Block 1, Jennings Estates No. 1 Addition was filed with the Cleveland County Clerk
14. June 13, 1974. Planning Commission, on a vote of 8-0, recommended to City Council the final plat for Lots 3 and 4, Block 1, Jennings No. 1 Addition be approved.
15. November 19, 1974. City Council approved the final plat for Lots 3 and 4, Block 1, Jennings Estates No. 1 Addition.
16. December 6, 1974. The final plat for Lots 3 and 4, Block 1, Jennings Estates No. 1 Addition was filed with Cleveland County Clerk.
17. November 26, 2019. City Council adopted Ordinance No. O-1920-23 removing a 210' platted front building line imposed on Lot 2, Block 1, Jennings Estates No. 1 Addition, a Replat of a part of Block 1, Jennings Estates No. 1 Addition.

**IMPROVEMENT PROGRAM:**

1. Sanitary Sewer. A sanitary sewer main will be extended to serve Lot 6, Block 1 in accordance with approved plans and City and Department of Environmental Quality standards
2. All remaining improvements are existing

**PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City on the final plat.

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

**STAFF COMMENTS AND RECOMMENDATION:** This property consists of 5.2 acres and 3 commercial lots. This is a well established shopping center constructed in the early 70's. The owners are proposing a separate lot located adjacent to Main Street. There are no changes regarding access to Main Street.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for Lots 2, 3 and 6, Block 1, a Replat of Lots 2 and 3, Block 1, Jennings Estates No. 1 Addition to City Council

**ACTION NEEDED:**\_\_\_\_\_

