

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2324-9

DATE:
February 22, 2024

STAFF REPORT

ITEM: Consideration of a Final Plat for SIMPLE STORAGE ADDITION.

LOCATION: Generally located 220' north of Imhoff Road on the east side of 24th Avenue S.E.

INFORMATION:

1. Owners. Simple Storage, L.L.C.
2. Developer. Simple Storage, L.L.C.
3. Engineer. Blew and Associates, PA.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Norman Corporate City Limits without zoning.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. March 10, 1983. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in C-1, Local Commercial District and removed from A-2, Rural Agricultural District.
4. March 10, 1983. Planning Commission, on a vote of 8-0, approved the preliminary plat for East Ridge Addition.
5. April 12, 1983. City Council adopted Ordinance No. O-8283-75 placing this property in C-1, Local Commercial District and removing it from A-2, Rural Agricultural District.
6. July 10, 1997. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in C-2, General Commercial District and removed from C-1, Local Commercial District.
7. August 26, 1997. City Council adopted Ordinance No. O-9798-2 placing this property in the C-2, General Commercial District and removing it from the C-1, Local Commercial District.
8. July 13, 2023. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Simply Storage Addition be approved.

9. August 22, 2023. City Council approved the preliminary plat for Simple Storage Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrant. A fire hydrant will be installed for fire protection.
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 adjacent to 24th Avenue S.E. are existing.
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 within the property.
6. Streets. Twenty-Fourth Avenue S.E. paving is existing.
7. Water Mains. There is a 12” water main existing adjacent to 24th Avenue S.E. A water line will be installed to serve a proposed fire hydrant.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street right-of-way for 24th Avenue S.E. 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.

The owner is proposing two (2) structures on 4.516-acres and one (1) lot.

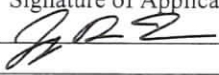
The final plat is consistent with the approved preliminary plat.

APPLICATION FOR
DEVELOPMENT COMMITTEE
ACTION

Date: February 15, 2024

Part I: To be Completed by Applicant:

1. Applicant(s):
Blew & Associates, PA & Simple Storage, LLC

Signature of Applicant(s):


Telephone Number and Address:
Blew & Associates, PA, 5102 S. Pinnacle Hills Pkwy, Rogers, AR 72758
Simple Storage, LLC, PO Box 15329, Del City, OK 73155
2. Project Name and Legal Description:
Simple Storage Subdivision. See attached for Legal Description
3. Action Request of Development Committee:
We are requesting the Development Committee approve the program of public improvements, site plan and final plat and submit the final plat to the City Council for the consideration


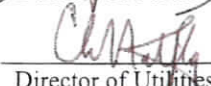

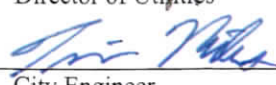
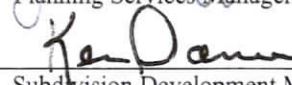
Part II: To Be Completed by Development Committee:

Development Committee Met on: February 22, 2024

Development Committee Findings:

The engineer for the owner has requested the Development Committee approve the program of public improvements, site plan and final plat. With approvals the engineer is requesting the site plan and final plat be submitted to City Council for consideration. Public improvements consist of water line with fire hydrant, A privately maintained detention facility will be
Development Committee Recommendations: utilized for storm water runoff.

Submit the final plat and site plan to City Council for consideration.

| | | Record of Acceptance: | | | |
|---|-------------------------------------|--------------------------|---|-------------------------------------|--------------------------|
| | Yes | No | | Yes | No |
|  Director of Public Works | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> |
|  Director of Utilities | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  Planning Services Manager | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|  City Engineer | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  Subdivision Development Manager | <input checked="" type="checkbox"/> | <input type="checkbox"/> |