

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2122-4

DATE:
September 30, 2021

STAFF REPORT

ITEM: Consideration of a final plat for PARK HILL ADDITION, SECTION 4, A PLANNED UNIT DEVELOPMENT.

LOCATION: Located at the southeast corner of the intersection of 12th Avenue N.E. and Tecumseh Road.

INFORMATION:

1. Owners. Storage of Oklahoma, L.L.C.
2. Developer. Storage of Oklahoma, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. July 14, 2005. Planning Commission, on a vote of 5-0, recommended amendment of the NORMAN 2025 Land Use and Transportation Plan for Future Urban Service Area to Current Urban Service Area and from Very Low Density Residential Area to Commercial designations.
2. July 14, 2005. Planning Commission, on a vote of 5-0, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from A-2, Rural Agricultural District.
3. July 14, 2005. Planning Commission, on a vote of 5-0, recommended to City Council that the preliminary plat for Park Hill Addition, a Planned Unit Development, be approved.
4. September 13, 2005. City Council approved Resolution No. R-0506-22 amending the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation to Commercial Designations and placing same in the Current Urban Service Area.
5. September 13, 2005. City Council adopted Ordinance No. O-0506-2 placing this property in the PUD, Planned Unit Development and removing it from A-2 zoning classification.

HISTORY (CONT'D):

6. September 13, 2005. City Council approved the preliminary plat for Park Hill Addition, a Planned Unit Development.
7. December 11, 2008. Planning Commission, on a vote of 6-3, recommended to City Council that the NORMAN 2025 Land Use and Transportation Plan be amended from Commercial Designation to Mixed Use Designation.
8. December 11, 2008. Planning Commission, on a vote of 6-3, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from C-1, Local Commercial Designation.
9. December 11, 2008. Planning Commission, on a vote of 6-3, recommended to City Council that the revised preliminary plat for Park Hill Addition, a Planned Unit Development, be approved with alley waiver for the commercial designated area.
10. January 27, 2009. City Council approved Land Use Plan Amendment No. LUP-0809-9 so as to place this property in the Mixed Use Designation and remove it from the Commercial Designation.
11. January 27, 2009. City Council adopted Ordinance No. O-0809-28 placing this property in the Planned Unit Development and removing it from C-1, Local Commercial District.
12. January 27, 2009. City Council approved the revised preliminary plat for Park Hill Mixed Use Addition.
13. March 11, 2021. Planning Commission, on a vote of 8-0, recommended to City Council the approval of the preliminary plat for Park Hill Mixed Use Addition, a Planned Unit Development.
14. April 27, 2021. City Council approved the preliminary plat for Park Hill Mixed Use Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. A portion of sanitary sewer was to be relocated.

4. Sidewalks. Sidewalks will be constructed adjacent to 12th Avenue N.E. and Tecumseh Road. Staff is recommending deferral of sidewalk improvements adjacent to Tecumseh Road.
5. Drainage. Storm water will be conveyed privately maintained detention facility located within this property.
6. Streets. Twelfth Avenue NE is existing. Staff is recommending deferral of street improvements for Tecumseh Road.
7. Water Mains. Water mains are existing.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way are dedicated to the City with the final plat. .

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

DEVELOPMENT COMMITTEE: The engineer for the developer has requested the Development Committee approve the program of public improvements, site plan and final plat for Park Hill Addition, Section 4, a Planned Unit Development and submit it to City Council for consideration.

This property consists of 1.22 acres and one (1) commercial lot. The proposal is a continuation of storage units. The Development Committee supports the final plat for Park Hill Addition, Section 4, a Planned Unit Development with deferral of street paving and sidewalks improvements in connection with Tecumseh Road and recommends the final site development plan and final plat be submitted to City Council for consideration. Deferral of street paving and sidewalk improvements in connection with Tecumseh Road has been determined to be \$20,882.80.

The final plat is consistent with the approved preliminary plat