

PRELIMINARY PLAT

ITEM NO. 8c

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**STAFF REPORT**

**ITEM:** Consideration of a preliminary plat for THE VILLAGE AT OAKHURST, A PLANNED UNIT DEVELOPMENT.

**LOCATION:** Located at the northwest corner of the intersection of Imhoff Road and Oakhurst Avenue.

**INFORMATION:**

1. Owners. RCB Bank.
2. Developer. RCB Bank.
3. Engineer. SMC Consulting Engineers, P.C.

**HISTORY:**

1. October 10, 1968. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in R-1 and removed from A-2 zoning classification.
2. December 17, 1968. City Council enacted Ordinance No. 2124 placing this property in R-1 and removing it from A-2 zoning classification.
3. February 3, 1977. Preliminary plat of Oakhurst Addition, Section 9, was submitted to the Park Board for review.
4. February 10, 1977. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in CO and removed from R-1 and A-2 zoning classification.
5. February 10, 1977. Planning Commission, on a vote of 8-0, tabled the preliminary plat of Oakhurst Addition, Section 9.
6. March 1, 1977. City Council adopted Ordinance No. O-7677-43 placing this property in CO and removing it from A-2 and R-1 zoning classification.

7. March 10, 1977. Planning Commission, on a vote of 7-1, approved the preliminary plat for Oakhurst Addition, Section 9.
8. March 10, 1982. In accordance with the City Code, approval of the preliminary plat for Oakhurst Addition, Section 9, became null and void.
9. April 3, 2003. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended fee in lieu of park land.
10. April 10, 2003. Planning Commission, on a vote of 9-0, recommended to City Council that the Norman 2020 Land Use and Transportation Plan Amendment from Office designation to Medium Density Residential designation be denied.
11. April 10, 2003. Planning Commission, on a vote of 9-0, recommended to City Council that this property should not be placed in the PUD, Planned Unit Development District, and removed from CO zoning classification.
12. April 10, 2003. Planning Commission, on a vote of 9-0, recommended denial of the preliminary plat for Crimson Park Addition.
13. May 13, 2003. The applicant withdrew the land use change, rezoning and preliminary plat request.
14. June 9, 2005. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for Crimson Creek Addition be approved.
15. July 12, 2005. City Council approved the preliminary plat for Crimson Creek Addition.
16. July 12, 2010. The approvals of the preliminary plat for Crimson Creek Addition became null and void.
17. January 12, 2012. The owner has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Mixed Use Designation (office and/or residential uses).
18. January 12, 2012. The owner has made a request to place this property in the Planned Unit Development (PUD) and remove it from CO, Suburban Office Commercial District zoning.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City Standards. Their locations have been approved by the Fire Department.
2. Sanitary Sewers. A sanitary sewer main will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
3. Sidewalks. Sidewalks will be required adjacent to Imhoff Road and Oakhurst Avenue.
4. Storm Sewers. Storm water run off will be conveyed to a proposed privately-maintained detention facility within this ownership.
5. Streets. Imhoff Road will be constructed in accordance with approved plans and City paving standards. Oakhurst Avenue is existing.
6. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. There is an existing 12-inch (12") water main adjacent to Imhoff Road.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way 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: The owners propose a mixture of commercial offices and multi-family apartments. One lot has been submitted as a possible church site for this property. Staff recommends approval of the preliminary plat for The Village at Oakhurst Addition, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for The Village at Oakhurst, a Planned Unit Development, to City Council.

ACTION TAKEN: \_\_\_\_\_