
PRELIMINARY PLAT
PP-1920-14

ITEM NO. 12b

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **SAXON INDUSTRIAL PARK, A PLANNED UNIT DEVELOPMENT**.

LOCATION: Generally located one-quarter mile west of 36th Avenue S.E. and one-quarter mile south of State Highway No. 9.

INFORMATION:

1. Owner. Chickasaw Nation Industries, Inc. and Norman Economic Development Coalition.
2. Developer. Norman Economic Development Coalition.
3. Engineer. SMC Consulting Engineering, PC.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City limits.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property into the A-2, Rural Agricultural District.
3. April 12, 2007. Planning Commission, on a vote of 7-0, recommended to City Council the amending of NORMAN 2025 Land Use and Transportation Plan from Future Industrial and Very Low Residential Designations to Current Urban Service Area and Industrial Designation.
4. April 12, 2007. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from A-2, Rural Agricultural District.
5. April 12, 2007. Planning Commission, on a vote of 7-0, recommended to City Council that the alley requirements be waived and the preliminary plat for Corporate Addition, a Planned Unit Development be approved.

HISTORY (CONT.)

6. May 8, 2007. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area and Industrial Designation and Very Low Density Designation to Current Urban Service Area and Industrial Designation.
7. May 8, 2007. City Council adopted Ordinance No. O-0607-35 placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District.
8. May 8, 2007. City Council approved the preliminary plat for Corporate Addition, a Planned Unit Development with alley waiver.
9. December 10, 2015. Planning Commission, on a vote of 7-0, postponed the consideration of amending the Planned Unit Development established by Ordinance No. O-0607-35 at the request of the applicant.
10. December 10, 2015. Planning Commission, on a vote of 7-0, postponed the preliminary plat for Corporate Addition 1, a Planned Unit Development at the request of the applicant.
11. January 14, 2016. Planning Commission, on a vote of 7-0, recommended to City Council amending the PUD, Planned Unit Development established by Ordinance No. O-0607-35.
12. January 14, 2016. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Corporate Addition, a Planned Unit Development be approved.
13. February 23, 2016. City Council adopted Ordinance No. O-1516-21 amending O-0607-35 a Planned Unit Development for a portion of the property.
14. February 23, 2016. City Council approved the preliminary plat for Corporate Addition, a Planned Unit Development.
15. May 14, 2020. Planning Commission is scheduled to consider amending PUD O-0607-35 and PUD O-1516-21 to allow development of an industrial park for approximately 47.42 acres.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plats.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks are not required for designated industrial development adjacent to interior public streets.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water runoff will be conveyed to privately-maintained detention facility.
6. Streets. John Saxon Boulevard paving will be extended and constructed in accordance with approved plans and City paving standards. A new east-west public street will connect the City park land from the east and Technology Place to the west. John Saxon Boulevard will connect from the north.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There are existing 12-inch water mains adjacent to State Highway No. 9, John Saxon Boulevard, and within Norman Business Park to the west.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat. A roadway and utility easement will be submitted for the proposed public street connecting to Technology Place.
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, preliminary site development plan, and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The preliminary plat consists of 47+ acres and four lots. The preliminary plat contains property from two different owners. At this time, it is not known the schedule of when final plats will be submitted. Staff recommends approval of the preliminary plat for Saxon Industrial Park Addition, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Saxon Industrial Park Addition, a Planned Unit Development to City Council subject to the approval of Ordinance No. O-1920-54.

ACTION TAKEN: _____