
PRELIMINARY PLAT

ITEM NO. 3b

PP-1920-9

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **RUBY GRANT PARK**.

LOCATION: Located at the southeast corner of the intersection of 36th Avenue N.W. and Franklin Road.

INFORMATION:

1. Owners. City of Norman/Parks and Recreation Department.
2. Developer. City of Norman/Parks and Recreation Department.
3. Engineer. Wallace Engineering.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City Limits.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. December 12, 2019. The applicant has made a request to rezone this property from A-2, Rural Agricultural District to PL, Parkland for 147.47 acres.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with City standards. Their locations will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
3. Sanitary Sewers. Sanitary sewer is existing.

4. Sidewalks. Sidewalks will be constructed adjacent to 36th Avenue N.W. and Franklin Road. The construction of sidewalks will be delayed until the 36th Avenue Paving Project is completed. Franklin Road sidewalk will be delayed until there is funding and a paving and sidewalk project is created.
5. Storm Sewers. Storm water will be conveyed to proposed detention facilities.
6. Streets. Thirty-sixth Avenue N.W. is part of the 36th Avenue Paving, Drainage and Sidewalk Project. Franklin Road will be constructed in accordance with City paving standards. Street paving improvements will be delayed until funding and a Franklin Road Paving Project is created.
7. Water Main. There is an existing 24" water main adjacent to 36th Avenue N.W. There will be a future 12" water main adjacent to Franklin Road as a payback project for any future development on the north side of Franklin Road. Parks and Recreation is participating in the cost of the water line.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. 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: This property consists of 147.47 acres. On the northern portion of the property, there is a proposed pavilion and parking lot. The western portion of the property will consist of a pavilion, playground, parking lot and restrooms. The eastern portion of the property will consist of a parking lot, dog park, disc park and rest rooms. Staff recommends approval of the preliminary plat for Ruby Grant Park.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Ruby Grant Park to City Council.

ACTION TAKEN: _____