
PRELIMINARY PLAT
PP-1718-10

ITEM NO. 9d

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **GRACE ADDITION, A PLANNED UNIT DEVELOPMENT (a Replat of Grace Addition)**.

LOCATION: Generally located on the south side of Main Street approximately 1/8 mile east of 48th Avenue S.W.

INFORMATION:

1. Owners. Grace Living Center-Norman.
2. Developer. Grace Living Center-Norman.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City Limits.
2. October 30, 1961. Planning Commission recommended to City Council placing this property in the A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
4. May 14, 1970. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in RM-4, Mobile Home Park District and removed from A-2, Rural Agricultural District.
5. June 9, 1970. City Council adopted Ordinance No. 2276 placing this property in RM-4, Mobile Home Park District and removing it from A-2, Rural Agricultural District.
6. February 8, 1979. Planning Commission, on a vote of 7-0, tabled a request to place this property in C-2, General Commercial and remove it from RM-4, Mobile Home Park District.

HISTORY (CON'T):

7. February 8, 1979. Planning Commission, on a vote of 7-0, tabled the preliminary plat for Willowcrest Addition.
8. March 8, 1979. Planning Commission, on a vote of 8-0 recommended to City Council that this property be placed in C-1, Local Commercial and removed from RM-4, Mobile Home Park District.
9. March 8, 1979. Planning Commission, on a vote of 8-0, tabled the preliminary plat for Willowcrest Addition.
10. March 27, 1979. City Council rejected Ordinance No. O-7879-45 which would have placed this property in C-1, Local Commercial and removed from RM-4, Mobile Home Park District.
11. May 14, 1981. Planning Commission, on a vote of 8-0, approved the preliminary plat for Willowcrest Addition.
12. May 14, 1981. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat for Willowcrest Addition be approved.
13. December 14, 1981. City Council approved the final plat for Willowcrest Addition.
14. May 14, 1982. In accordance with Section 19-206 of the City Code, the approval of the final plat for Willowcrest Addition became null and void.
15. September 9, 1982. Planning Commission, on a vote of 7-2, recommended rejection of the request to place a portion of this property in C-1 and remove it from RM-4 zoning classification.
16. October 19, 1982. City Council adopted Ordinance No. O-8283-13 placing a portion of this property in C-1 and removing it from RM-4 zoning classification.
17. November 10, 1983. Planning Commission, on a vote of 9-0, recommended to City Council that the final plat for Willowcrest Addition be approved.
18. March 14, 1985. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat for Willowcrest Addition be approved.
19. March 26, 1985. City Council approved the final plat for Willowcrest Addition.

HISTORY (CON'T):

20. April 19, 1985. The final plat for Willowcrest Addition was filed of record with the Cleveland County Clerk.
21. February 13, 2003. Planning Commission, on a vote of 4-4, made no recommendation to place a portion of this property in RM-2 with Special Use for an Assisted Living Center.
22. February 13, 2003. Planning Commission, on a vote of 4-4, made no recommendation that the final plat for Arbor Plaza be approved.
23. March 25, 2003. City Council adopted Ordinance No. O-0203-28, placing a portion of this property in RM-2 with Special Use for an Assisted Living Center.
24. March 25, 2003. City Council approved the final plat for Arbor Plaza Addition, a Replat of part of Willowcrest Addition.
25. June 12, 2003. Planning Commission, on a vote of 6-0, recommended to City Council amending the NORMAN 2020 Land Use and Transportation Plan from Commercial Designation to High Density Residential Designation for a portion of the property.
26. June 12, 2003. Planning Commission, on a vote of 6-0, recommended to City Council rezoning a portion of this property from C-1, Local Commercial District, to RM-2, Low Density Apartment District with Special Use for an Assisted Living Center.
27. June 12, 2003. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for Shiloh Guardian Angels Addition be approved.
28. July 22, 2003. City Council amended the NORMAN 2020 Land Use and Transportation Plan from Commercial Designation to High Density Residential Designation for a portion of the property.
29. July 22, 2003. City Council adopted Ordinance No. O-0203-57 placing a portion of this property in RM-2 with Special Use for an Assisted Living Center and removing it from C-1 zoning classification.
30. July 22, 2003. City Council approved the preliminary plat for Shiloh Guardian Angels Addition containing a portion of this property.
31. September 6, 2006. The final plat for Arbor Plaza Addition was filed of record with the Cleveland County Clerk.
32. July 9, 2009. Planning Commission, on a vote of 5-0, recommended the amending of the NORMAN 2025 Land Use and Transportation Plan from Medium Density Residential Designation to Commercial Designation.

HISTORY (CON'T):

33. July 9, 2009. Planning Commission, on a vote of 5-0, recommended to City Council that a portion of this property be placed in C-1 and removed from RM-2, Low Density Apartment District zoning classification.
34. July 9, 2009. Planning Commission, on a vote of 5-0, recommended to City Council the approval of the preliminary plat for Grace Addition with alley waiver.
35. August 25, 2009. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Medium Density Residential Designation to Commercial Designation on a portion of this property.
36. August 25, 2009. City Council adopted Ordinance No. O-0910-1 placing a portion of this property in C-1 and removing it from RM-2 zoning classification.
37. August 25, 2009. City Council approved the preliminary plat for Grace Addition.
38. September 10, 2009. Planning Commission, on a vote of 8-0, recommended to City Council approval of the Final Plat for Grace Addition, a Replat of a part of Willowcrest Addition and a Replat of a part of Arbor Plaza Addition.
39. September 10, 2009. City Council approved the final plat for Grace Addition, a Replat of a part of Willowcrest Addition and a Replat of a part of Arbor Plaza Addition.
40. August 10, 2010. The City Development Committee accepted public improvements for Grace Addition, a Replat of a part of Willowcrest Addition and a Replat of a part of Arbor Plaza Addition.
41. October 27, 2010. The final plat for Grace Addition, a Replat of a part of Willowcrest Addition and a Replat of a part of Arbor Plaza Addition was filed of record with the Cleveland County Clerk.
42. March 8, 2018. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation and Medium Density Residential Designation to Mixed Use Designation while retaining the Flood Plain Designation.
43. March 8, 2018. The applicant has made a request to place this property in the PUD, Planned Unit Development District and remove it from C-1, Local Commercial District, RM-2, Low Density Apartment District and RM-4, Mobile Home Park District.
44. March 8, 2018. The applicant has made a request to close a portion of utility and drainage easements located within the property that are in conflict with proposed building.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.
3. Sanitary Sewers. Sanitary sewer is existing. A portion of sanitary sewer main will be eliminated that conflicts with a proposed structure.
4. Sidewalks. Sidewalks will be located and constructed adjacent to West Main Street. There is existing sidewalk adjacent to 48th Avenue S.W.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to a tributary of Brookhaven Creek. A fee in lieu of detention will be utilized since this property is located in the lower drainage basin. A portion of storm sewer will be relocated.
6. Streets. Forty-eighth Avenue S.W. and West Main Street are existing.
7. Water Mains. There is an existing 12-inch water main adjacent to West Main Street. There is an existing water main adjacent to 48th Avenue S.W. There is an existing looped water system serving the existing structure. A portion of the looped water line will be relocated where it conflicts with the proposed structure.

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, preliminary site development plan, and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The developer proposes to expand the existing skilled nursing facility, possible medical clinic and educational classrooms. This property consists of 8.7 acres and one (1) lot. Staff recommends approval of the preliminary plat for Grace Addition, a Planned Unit Development, a Replat of Grace Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Grace Addition, a Planned Unit Development, a Replat of Grace Addition to City Council.

ACTION TAKEN: _____