

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1516-17

DATE:
October 9, 2015

STAFF REPORT

ITEM: Consideration of a Final Site Development Plan and Final Plat for UNIVERSITY HOUSE NORMAN ADDITION, A PLANNED UNIT DEVELOPMENT (a Replat of a Replat of Block 3, Miller Addition).

LOCATION: Located east of Trout Avenue between Brooks Street and Page Street and west of the BNSF Railroad.

INFORMATION:

1. Owner. University House Bishops Landing, LLC
2. Developer. University House Bishops Landing, LLC
3. Engineer. Huitt-Zollars, Inc.

HISTORY:

1. June 23, 1916. The final plat for Miller Addition was filed of record with the Cleveland County Clerk.
2. November 7, 1950. A Replat of Block 3, Miller Addition was approved by the Planning Commission.
3. November 29, 1950. A Replat of Block 3, Miller Addition was filed of record with the Cleveland County Clerk.
4. July 13, 1954. City Council adopted Ordinance No. 884 placing this property in R-3, Multi-Family Dwelling District.
5. May 24, 1961. Planning Commission recommended that this property be placed in CO, Suburban Office Commercial District and removed from R-3, Multi-Family Dwelling District.
6. June 13, 1961. City Council adopted Ordinance No. 1291 placing this property in CO, Suburban Office Commercial District and removing it from R-3, Multi-Family Dwelling District.
7. February 3, 1964 (Special Meeting). Planning Commission recommended to City Council that a portion of this property be placed in R-3, Multi-Family District and removed from CO, Suburban Office Commercial District.

HISTORY, (con't):

8. March 10, 1964. City Council adopted Ordinance No. 1616 placing Lots 1 through 27, Block 3 in the R-3, Multi-Family District and removing them from CO, Suburban Office Commercial District.
9. October 10, 1985. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in R-3, Multi-Family Dwelling District and removed from CO, Suburban Office Commercial District.
10. November 12, 1985. City Council adopted Ordinance No. O-8586-27 placing Lots 28 through 32, Block 3 in the R-3, Multi-Family Dwelling District and removing them from CO, Suburban Office Commercial District.
11. December 1, 2014. The Norman Flood Plain Permit Committee conditionally approved Flood Plain Permit No. 553 for the excavation on the eastern boundary and filling a portion of the center to western portion of the property. Existing structures will be removed from the current flood plain and floodway. The developers propose to go through a Conditional Letter of Map Revision (CLOMR) with FEMA, Federal Emergency Management Agency subject to City Council approval.
12. December 4, 2014. Norman Board of Parks Commissioners, on a vote of 7-0, recommended fee in lieu of park land dedication.
13. December 11, 2014. Planning Commission moved to recommend to City Council the amending of the NORMAN 2025 Land Use and Transportation Plan from Flood Plain Designation to High Density Residential Designation which failed with a vote of 4-4.
14. December 11, 2014. Planning Commission moved to recommend adoption of Ordinance No. O-1415-27 placing this property in PUD, Planned Unit Development and removing it from R-3, Multi-Family Dwelling District which failed with a vote of 4-4.
15. December 11, 2014. Planning Commission moved to recommend adoption of Ordinance No. O-1415-28 closing certain utility and drainage easements located within Block 3 of Miller Addition which failed with a vote of 4-4.
16. December 11, 2014. Planning Commission moved to recommend to City Council that the preliminary plat for University House Norman Addition, a Planned Unit Development, a Replat of a Replat of Block 3, Miller Addition be approved which failed with a vote of 4-4.
11. February 10, 2015. City Council approved amending the NORMAN 2025 Land Use and Transportation Plan placing Lots 1 through 32, Block 3, Replat of Miller Addition in the High Density Residential Designation and removing it from Floodplain Designation.

HISTORY, (con't):

12. February 10, 2015. City Council adopted Ordinance No. O-1415-27 placing Lots 1 through 32, Block 3. Miller Addition in PUD, Planned Unit Development District and removing it from R-3, Multi-Family Dwelling District.
13. February 10, 2015. City Council approved the preliminary plat for University House Norman Addition, a Planned Unit Development (a Replat of a Replat of Lots 1 through 32, Block 3, Miller Addition) and approval of the proposed Flood Plain Modification set out with Flood Plain Permit No. 553.
14. February 10, 2015. City Council adopted Ordinance No. O-1415-28 closing the utility and drainage easements located in Lots 1 through 32, Block 3, of a Replat of a Replat for Miller Addition.
15. September 29, 2015. The Federal Emergency Management Agency (FEMA) issued a Conditional Letter of Map Revision for University House Norman Addition, a Planned Unit Development.

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. Sanitary Sewers. Sanitary sewer mains will be relocated in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. Existing sanitary sewer mains will be abandoned.
3. Sidewalks. Sidewalks will be constructed adjacent to Page Street, Trout Avenue and Brooks Street.
4. Storm Sewers. Storm water runoff will be conveyed to a proposed privately-maintained detention facility. Storm water will then discharge into Bishop Creek.
5. Streets. Brooks Street, Trout Avenue and Page Street are existing.
6. Water Mains. Water mains will be installed to serve proposed fire hydrants. There is an existing six-inch water main adjacent to Brooks Street, six-inch adjacent to Trout Avenue, a eight-inch water main adjacent to Page Street and a sixteen-inch parallel to the BNSF Railroad.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, final site development plan and final plat are included as attachments.

STAFF COMMENTS AND RECOMMENDATION: The engineer for the developer has requested the Development Committee review the program of improvements, final site development plan and final plat for University House Norman Addition, a Planned Unit Development and submit it to City Council conditioned that after the submittal of as-built documentation is presented to FEMA and a LOMR (Letter of Map Revision) is approved.

The project will consist of 430 residential units with multi-story buildings and multi-story parking garage on 7.4 acres. This is an infill project within an existing developed neighborhood. As a result many of the required infrastructures are available. However, there are existing drainage and utilities that are in conflict and will require new improvements. The property is served by three streets. The main access will be located off of Brooks Street.

The final plat is consistent with the approved preliminary plat.