
FINAL PLAT
FP-1213-17

ITEM NO. 7

STAFF REPORT

ITEM: Consideration of Final Site Development Plan and a Final Plat for COMMERCE PARKWAY ADDITION, SECTION 3, A PLANNED UNIT DEVELOPMENT, A Replat of Part of Common Area A, Detention Pond and Access Easement of Commerce Parkway Addition, Section 2, A Planned Unit Development.

LOCATION: Generally located on the east side of 36th Avenue N.W. approximately 1,551 feet north of Indian Hills Road.

INFORMATION:

1. Owner. Hallbrooke Development Group One, L.L.C.
2. Developer. Hallbrooke Development Group One, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. July 10, 1979. City Council, on a vote of 7-2, approved a request for the construction of a total retention waste stabilization lagoon.
2. July 12, 1979. Planning Commission, on a vote 8-0, tabled a request for rezoning a portion of this property from A-2 to I-1 zoning classification and the preliminary plat for Indian Hill Research Park Addition.
3. July 10, 1980. Planning Commission, on a vote of 8-1, recommended to City Council that a portion of this property should not be placed in I-1 and removed from A-2 zoning classification.
4. July 10, 1980. Planning Commission, on a vote of 9-0, tabled the preliminary plat for Indian Hill Research Park Addition.
5. July 29, 1980. City Council adopted Ordinance No. O-7879-78 placing a portion of this property in I-1, and removing it from A-2 zoning classification.
6. September 11, 1980. Planning Commission, on a vote of 7-0, postponed the preliminary plat for Indian Hill Research Park Addition at the request of the applicant.

HISTORY (con't):

7. June 14, 2001. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Commerce Parkway Addition be approved.
8. August 2, 2001. City Council approved the preliminary plat for Commerce Parkway Addition.
9. September 12, 2002. Planning Commission, on a vote of 8-0, recommended to City Council that the revised preliminary plat for Commerce Parkway Addition be approved.
10. November 26, 2002. City Council approved the revised preliminary plat for Commerce Parkway Addition.
11. February 13, 2003. Planning Commission, on a vote of 8-0 recommended to the City Council that the final plat for Commerce Parkway Addition be approved.
12. July 7, 2005. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended fee in lieu of park land for the proposed residential lots for Commerce Parkway Addition, a Planned Unit Development.
13. July 14, 2005. Planning Commission, on a vote of 5-0, recommended to City Council the amendment of the NORMAN 2025 Land Use and Transportation Plan to place this property in Commercial, Medium Density Residential, and Open Space/Park Designations and remove it from Industrial Designation.
14. July 14, 2005. Planning Commission, on a vote of 5-0, recommended to City Council that this property be placed in the Planned Unit Development District and removed from I-1, Light Industrial District.
15. July 14, 2005. Planning Commission, on a vote of 5-0, recommended that the preliminary plat for Commerce Parkway Addition, a Planned Unit Development, be approved.
16. September 13, 2005. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing this property in Commercial Designation and removing it from Industrial Designation.
17. September 13, 2005. City Council adopted Ordinance No. O-0506-3 placing this property in the Planned Unit Development and removing it from Industrial zoning classification.

HISTORY (con't):

18. September 13, 2005. City Council approved the preliminary plat for Commerce Parkway Addition, a Planned Unit Development.
19. July 8, 2010. Planning Commission, on a vote of 8-0, recommended to City Council amending Planned Unit Development Ordinance No. O-0506-3.
20. July 8, 2010. Planning Commission, on a vote of 8-0, recommended to City Council approval of the revised preliminary plat for Commerce Parkway Addition, a Planned Unit Development.
21. August 24, 2010. City Council amended Planned Unit Development Ordinance No. O-0506-3.
22. August 24, 2010. City Council approved the revised preliminary plat for Commerce Parkway Addition, a Planned Unit Development.
23. September 9, 2010. Planning Commission, on a vote of 9-0, approved the final plat for Commerce Parkway Addition, Section 2, a Planned Unit Development.
24. September 28, 2010. City Council approved the final plat for Commerce Parkway Addition, Section 2, a Planned Unit Development.
25. September 30, 2010. The Development Committee accepted Subdivision Bond No. B-1011-53 securing public improvements in order to file the final plat.
26. October 6, 2010. The final plat for Commerce Parkway Addition, Section 2, a Planned Unit Development was filed of record with the Cleveland County Clerk.
27. April 7, 2011. The Norman Board of Parks Commissioners, on a vote of 6-0 recommended park land for Commerce Parkway Addition, a Planned Unit Development within the areas that will be utilized as residential.
28. April 14, 2011. Planning Commission, on a vote of 7-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan to delete the Outer Loop Designation and change a portion of the tract to Open Space/Park Designation and a portion to Office or Medium Density Residential Designation.
29. April 14, 2011. Planning Commission, on a vote of 7-0, recommended to City Council placing this property in PUD, Planned Unit Development District and remove it from A-2, Rural Agricultural District and PL, Park Land.

HISTORY (con't).

30. April 14, 2011. Planning Commission, on a vote of 7-0, recommended to City Council approval of the revised preliminary plat for Commerce Parkway Addition, a Planned Unit Development.
31. September 27, 2011. City Council approved amending the Land Use and Transportation Plan deleting the Outer Loop Designation and change a portion of the tract to Open Space/Park Designation and a portion to Office or Medium Density Residential Designation.
32. September 27, 2011. City Council adopted Ordinance No. O-1011-51 placing a portion of this property in the Planned Unit Development District.
33. September 27, 2011. City Council approved the revised preliminary plat for Commerce Parkway Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City standards. Their locations will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to City acceptance of the street improvements.
3. Sanitary Sewers. This development will utilize the City of Moore sanitary sewer services. An agreement has been submitted to Staff. Private sanitary sewer mains will serve the development including lift station and force main. Oklahoma Department of Environmental Quality has approved the plan and the Hallbrooke Development Group, L.L.C, will be the responsible group for maintenance of the system.
4. Sidewalks. A five foot width sidewalk will be constructed adjacent to 36th Avenue N.W. Staff is recommending deferral of the required sidewalks.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. A privately-maintained detention facility will be utilized. An existing detention facility platted with Commerce Parkway Addition, Section 2, will be reshaped and reconstructed.
6. Streets. Thirty-sixth Avenue N.W. will be constructed in accordance with approved plans and City zoning standards. It will consist of the east half of 36th Avenue N.W. and will be constructed as an arterial street. Staff is recommending deferral of the street improvements. With street improvements in this area as part of Bond Issues and Capital Projects, staff anticipates the potential that these improvements if installed might be in conflict with future projects as to grade.

IMPROVEMENT PROGRAM, (con't):

7. Water Mains. Water mains will be installed in accordance with approved plans and City water standards. In order to provide adequate water pressure and fire protection, the developer will be required to construct a looped water system. The owner/developer will participate in submitting a fee for the 24-inch water main as part of a payback project.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street 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, final plat and memorandum from Director of Public Works are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Based on the fact the final plat is consistent with the approved revised preliminary plat, staff recommends approval of the final plat for Commerce Parkway Addition, Section 3, a Planned Unit Development, a Replat of Part of Common Area A, Detention Pond and Access Easement of Commerce Parkway Addition, Section 2, a Planned Unit Development.

ACTION NEEDED: Recommend deferral of the sidewalk and street paving improvements for 36th Avenue N.W. and recommend approval or disapproval of the final site development plan and the final plat for Commerce Parkway Addition, Section 3, a Planned Unit Development, a Replat of Part of Common Area A, Detention Pond and Access Easement of Commerce Parkway Addition, Section 2, a Planned Unit Development.

ACTION TAKEN: _____