

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1314-11

DATE:
May 19, 2014

STAFF REPORT

ITEM: CONSIDERATION OF A FINAL PLAT FOR ASPEN HEIGHTS NORMAN 1st ADDITION, A PLANNED UNIT DEVELOPMENT (A REPLAT OF SOONER MOBILE HOME PARK ADDITION).

LOCATION: Located at 2601 South Classen Boulevard.

INFORMATION:

1. Owner. Sooner Mobile Home Redevelopment, LLC
2. Developer. Sooner Mobile Home Redevelopment, LLC
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.
2. March 8, 1966. City Council adopted Ordinance No. 1867 placing a portion of this property in R-3, Multi-Family Dwelling District with Permissive Use for a Mobile Home Park and removing it from A-2, Rural Agricultural District.
3. December 17, 1968. City Council adopted Ordinance No. 2121 placing a portion of this property in RM-4, Mobile Home Park District and removing it from A-2, Rural Agricultural District.
4. December 11, 1980. Planning Commission, on a vote of 8-0, recommended to City Council placing portions of this property in RM-4, Mobile Home Park District and removing them from A-2, Rural Agricultural District and R-3, Multi-Family Dwelling District.
5. December 11, 1980. Planning Commission, on a vote of 8-0, approved the preliminary plat for Sooner Mobile Home Park Addition.
6. January 6, 1981. City Council adopted Ordinance No. O-8081-22 placing portions of this property in RM-4, Mobile Home Park District and removing them from A-2, Rural Agricultural District and R-3, Multi-Family Dwelling District.
7. January 7, 1981. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended fee in lieu of park land for Sooner Mobile Home Park Addition.

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8. February 12, 1981. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat for Sooner Mobile Home Park Addition be approved.
9. June 16, 1981. City Council approved the final plat for Sooner Mobile Home Park Addition.
10. August 20, 1981. The owners paid park land fee in lieu of park land fulfilling park land requirements.
11. August 24, 1981. The final plat for Sooner Mobile Home Park Addition was filed of record with the Cleveland County Clerk.
12. September 9, 1982. Planning Commission, on a vote of 9-0, recommended to City Council amending the LAND USE PLAN from Medium Density Residential Designation to Commercial Designation for a portion of the property.
13. September 9, 1982. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in C-1, Local Commercial District and removed from R-3, Multi-Family Dwelling District and RM-4, Mobile Home Park District.
14. September 9, 1982. Planning Commission, on a vote of 9-0, approved the preliminary plat for Sooner Mobile Home Park Addition.
15. October 5, 1982. City Council approved COMPLAN Amendment No. 23 and amended the LAND USE PLAN from Medium Density Residential Designation to Commercial Designation for a portion of the property.
16. October 5, 1982. City Council adopted Ordinance No. O-8283-12 placing a portion of this property in C-1, Local Commercial District and removing it from R-3, Multi-Family Dwelling District and RM-4, Mobile Home Park District.
17. September 11, 1997. Planning Commission, on a vote of 5-0, recommended to City Council that a portion of this property be placed in C-1, Local Commercial District with Special Use for a Convenience Store with Gasoline Sales.
18. October 28, 1997. City Council adopted Ordinance No. O-9798-13 placing a portion of this property in C-1, Local Commercial with Special Use for a Convenience Store and Gasoline Sales.
19. October 13, 2005. Planning Commission, on a vote of 4-2, recommended to City Council amending NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Medium Density Residential for all the property except the commercial zoned property.

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20. October 13, 2005. Planning Commission, on a vote of 4-2, recommended to City Council that this property be placed in a Planned Unit Development and removed
21. from C-1, Local Commercial District; RM-4, Mobile Home Park District; R-3, Multi-Family Dwelling District and A-2, Rural Agricultural District.
22. October 13, 2005. Planning Commission, on a vote of 4-2, recommended to City Council that the preliminary plat for The Exchange Apartments Addition, a Planned Unit Development, be approved.
23. November 22, 2005. City Council failed to adopt Resolution No. R-0506-66, Land Use Plan Amendment No. LUP-0506-66, placing a portion of this property in the Medium Density Residential District Designation and removing it from Low Density Residential Designation.
24. November 22, 2005. City Council did not consider Ordinance No. O-0506-12, placing this property in the PUD, Planned Unit Development and removing it from C-1, Local Commercial District; RM-4, Mobile Home Park District; R-3, Multi-Family Dwelling District and A-2, Rural Agricultural District based on the fact Resolution No. R-0506-66 was not adopted.
25. November 22, 2005. The preliminary plat for The Exchange Apartments Addition, a Planned Unit Development, was not considered by City Council based on the fact Resolution No. R-0506-66 was not adopted.
26. November 7, 2013. The Norman Board of Parks Commissioners recommended fee in lieu of park land dedication. It has been determined that park land fee has been previously paid with the platting of Sooner Mobile Home Park Addition.
27. November 14, 2013. Planning Commission, on a vote of 9-0, recommended amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation, Floodplain Designation and Commercial Designation to Medium Density Residential Designation.
28. November 14, 2013. Planning Commission on a vote of 9-0, recommended placing this property in PUD, Planned Unit Development, and remove it from A-2, Rural Agricultural District; RM-4, Mobile Home Park District; R-3, Multi-Family Dwelling District and C-1, Local Commercial District
29. November 14, 2013. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Sooner Mobile Home Redevelopment, a Planned Unit Development, a Replat of Sooner Mobile Home Park Addition, be approved.

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30. December 10, 2013. City Council approved Resolution No. R-1314-54 amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation, Floodplain Designation and Commercial Designation to Medium Density Residential Designation.
31. December 10, 2013. City Council adopted Ordinance No. O-1314-23 placing this property in the PUD, Planned Unit Development and removing it from C-1, Local Commercial District, R-3, Multi-Family Dwelling District, RM-4, Mobile Home Park District and A-2, Rural Agricultural District.
32. December 10, 2013. City Council approved the preliminary plat for Sooner Mobile Home Redevelopment Addition, a Planned Unit Development.
33. May 19, 2014. Development Committee reviewed the final plat for Aspen Heights Norman 1st Addition, a Planned Unit Development and recommended it be submitted for City Council for approval.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City standards. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing the final plat.
3. Sanitary Sewers. Sanitary sewers within the Planned Unit Development will be privately maintained by the owner. There are existing public sanitary sewer mains that serve the lot.
4. Storm Sewers. Storm water runoff will be conveyed to proposed detention facility. Storm water will then be conveyed to a tributary of Bishop Creek.
5. Water Mains. The interior water lines will connect to the sixteen-inch (16”) and twelve-inch (12”) water mains creating a looped system and providing fire protection and potable water service.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Proposed rights-of-way are included with Aspen Heights Norman 2nd Addition. In order for the final plat for Aspen Heights Norman 1st Addition, a Planned Unit Development to have access to public streets the final plat for Aspen Heights Norman 2nd Addition must be filed of record concurrently.

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

DEVELOPMENT COMMITTEE COMMENTS: The engineer for the developer has requested the Development Committee review the final plat for Aspen Heights Norman 1st Addition, a Planned Unit Development a Replat of Sooner Mobile Home Park Addition and submit it to City Council for its consideration.

The final plat is consistent with the approved preliminary plat. This property consists of 26.21 acres and one (1) Planned Unit Development lot. Based on analysis provided, there will be 194 apartment units. The developer has submitted a subdivision bond securing the public improvements and is seeking concurrent construction (foundation only).