

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1516-19

DATE:
November 9, 2015

STAFF REPORT

ITEM: Consideration of a Final Plat for CLASSEN CROSSINGS APARTMENTS AND RETAIL ADDITION, A PLANNED UNIT DEVELOPMENT

LOCATION: Generally located south of Constitution Street and on the west side of South Classen Boulevard.

INFORMATION:

1. Owner. Classen Crossings, LLC
2. Developer. Classen Crossings, LLC
3. Engineer. ARC Engineering Consultants, L.L.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Corporate City Limits.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
3. January 8, 1963. City Council adopted Ordinance No. 1439 placing a portion of this property in the I-2, Heavy Industrial District.
4. August 7, 2014. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended fee in lieu of park land for Classen Crossings Addition, a Planned Unit Development.
5. August 14, 2014. Planning Commission, on a vote of 6-0, postponed amending the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Mixed Use Designation at the request of the applicant.
6. August 14, 2014. Planning Commission, on a vote of 6-0, postponed placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District and I-2, Heavy Industrial District at the request of the applicant.
7. August 14, 2014. Planning Commission, on a vote of 6-0, postponed the preliminary plat for Classen Crossings Addition, a Planned Unit Development at the request of the applicant.

HISTORY (CONT'D):

8. September 11, 2014. Planning Commission, on a vote of 9-0, postponed amending the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Mixed Use Designation at the request of the applicant.
9. September 11, 2014. Planning Commission, on a vote of 9-0, postponed placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District and I-2, Heavy Industrial District at the request of the applicant.
10. September 11, 2014. Planning Commission, on a vote of 9-0, postponed the preliminary plat for Classen Crossings Addition, a Planned Unit Development at the request of the applicant.
11. October 9, 2014. Planning Commission, on a vote of 9-0, postponed amending the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Mixed Use Designation at the request of the applicant.
12. October 9, 2014. Planning Commission, on a vote of 9-0, postponed placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District and I-2, Heavy Industrial District at the request of the applicant.
13. October 9, 2014. Planning Commission, on a vote of 9-0, postponed the preliminary plat for Classen Crossings Addition, a Planned Unit Development at the request of the applicant.
14. November 13, 2014. Planning Commission, on a vote of 9-0, postponed amending the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Mixed Use Designation.
15. November 13, 2014. Planning Commission, on a vote of 9-0, postponed placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District and I-2, Heavy Industrial District at the request of the applicant.
16. November 13, 2014. Planning Commission, on a vote of 9-0, postponed the preliminary plat for Classen Crossings Addition, a Planned Unit Development at the request of the applicant.
17. December 11, 2014. Planning Commission on a vote of 5-3, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Mixed Use Designation.
18. December 11, 2014. Planning Commission, on a vote of 5-3, recommended placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District and I-2, Heavy Industrial District.

HISTORY (CONT'D):

19. December 11, 2014. Planning Commission, on a vote of 5-3, recommended to City Council the approval of the preliminary plat for Classen Crossings Apartments and Retail Addition, a Planned Unit Development
20. January 27, 2015. City Council approved amending the NORMAN 2025 Land Use and Transportation Plan placing this property in the Mixed Use Designation and removing it from Commercial Designation.
21. January 27, 2015. City Council adopted Ordinance No. O-1415-11 placing this property in PUD, Planned Unit Development District and removing it from I-2, Heavy Industrial District and A-2, Rural Agricultural District.
22. January 27, 2015. City Council approved the preliminary plat for Classen Crossings Apartments and Retail Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Alleys. Alleys are not required on lots greater than one (1) acre if sufficient circulation is provided. The proposed site plan shows proper circulation for delivery trucks and sanitation vehicles.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City standards. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing the final plat.
4. Sanitary Sewers. Sanitary sewer mains will be extended into this property. They will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. Due to the lack of access to the sanitary sewer main through the property to the north, the developer has requested to use a portion of the BNSF Railroad Right-of-Way to place a sanitary sewer main within it and connect to an existing sanitary sewer located within the Constitution Street Right-of-Way.
5. Sidewalks. Sidewalks are existing. However, if it is determined the sidewalks are less than 5' in width or damaged; the developer will replace them with new sidewalks.
6. Drainage. Appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. A privately maintained detention facility will be constructed in the southwest corner of the development.

IMPROVEMENT PROGRAM (CONT'D):

7. Streets. Classen Boulevard (State Highway 77) is existing.
8. Water Mains. There is an existing 16-inch water main adjacent to Classen Boulevard. An interior looped water main will be installed to serve fire hydrants.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Right-of-way for Classen Boulevard is existing.

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

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee review the final site development plan and final plat for Classen Crossings Apartments and Retail Addition, a Planned Unit Development and submit to City Council.

The project will consist of residential multi-story units with required parking on 2.65 acres. This will be a gated community. The drive approach serving the residential development will provide ingress and egress to Classen Boulevard. The remainder of the property consists of 1.28 acres and is proposed for commercial development. The design indicates a retail store and restaurant. The north drive approach to serve the restaurant will be constructed as right in and right out with a "well defined pork chop" in the middle of the drive approach.

The owner has requested concurrent construction and has submitted Subdivision Bond No. B-1516-31 and Irrevocable Letter of Credit securing the public improvements.

Park land fee has been negotiated in the amount of \$2,433.75. The owner/developer has paid the required fee.