

PRELIMINARY PLAT
PP-1314-7

ITEM NO. 5d

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for MILLENNIUM ADDITION, A PLANNED UNIT DEVELOPMENT (a Replat of Boyd View No. 1 and No. 2 Additions and University Plaza Addition).

LOCATION: Generally located near the southeast corner of East Lindsey Street and Classen Boulevard.

INFORMATION:

1. Owner. III Moore Properties, LTD
2. Developer. Parkgreen Living, LLC
3. Engineer. Cardinal Engineering

HISTORY:

1. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.
3. November 20, 1962. Planning Commission recommended to City Council that a portion of this property be placed in R-2, Two-Family Dwelling District and removed from A-2, Rural Agricultural District.
4. December 19, 1962. City Council adopted Ordinance No. 1415 placing a portion of this property in R-2, Two-Family Dwelling District and R-3, Multi-Family Dwelling District and removing it from A-2, Rural Agricultural District.
5. February 19, 1963. Planning Commission approved the preliminary plat for Boyd View Addition

6. April 5, 1963. Planning Commission recommended to City Council that the final plat for Boyd View No. 1 Addition be approved.
7. November 14, 1968. Planning Commission recommended to City Council that a portion of this property be placed in C-2, General Commercial and removed from R-3, Multi-Family Dwelling District.
8. December 12, 1968. Planning Commission approved the preliminary plat for Boyd View No. 2 Addition.
9. January 21, 1969. City Council adopted Ordinance No. 2066 placing a portion of this property in R-3, Multi-Family Dwelling District.
10. July 17, 1969. Planning Commission recommended to City Council that a portion of this property be placed in RM-6, Medium Density Apartment District and removed from R-2, Two-Family Dwelling District.
11. August 26, 1969. City Council adopted Ordinance No. 2196 placing a portion of this property in RM-6, Medium Density Apartment District and removing it from R-2, Two-Family Dwelling District.
12. December 11, 1969. Planning Commission recommended to City Council the final plat for Boyd View No. 2 Addition be approved.
13. December 23, 1969. City Council approved the final plat for Boyd View No. 2 Addition.
14. January 7, 1970. The final plat for Boyd View No. 2 Addition was filed with the Cleveland County Clerk.
15. January 8, 1976. Planning Commission, on a vote of 6-0, approved the preliminary plat for University Plaza Addition.
16. January 8, 1981. The approval for the preliminary plat for University Plaza Addition became null and void.
17. November 13, 1997. Planning Commission, on a vote of 8-0, approved the preliminary plat for University Plaza Addition.
18. November 13, 1997. Planning Commission, on a vote of 8-0, recommended City Council that the final plat for University Plaza Addition be approved.

19. December 9, 1997. City Council approved the final plat for University Plaza Addition.
20. May 6, 1998. The final plat for University Plaza Addition was filed of record with the Cleveland County Clerk.
21. August 13, 2013. City Council adopted Resolution No. R-1314-23 declaring Boyd View Park as unsuitable for use as a park and declaring such use to be abandoned.
22. August 13, 2013. City Council approved Contract No. K-1314-43 by and between the City of Norman and III Moore Properties, LTD for property acquisition in connection with the Cedar Lane Widening Project and transfer of Boyd View Property and reserving future development requirements for the Boyd View Property.
23. August 21, 2013. Quit Claim Deed was filed of record with the Cleveland County Clerk transferring the Boyd View Property to III Moore Properties, LTD.
24. October 3, 2013. The Norman Board of Parks Commissioners is scheduled to consider a fee in lieu of park land dedication. Results of that consideration will be presented separately.
25. October 7, 2013. The Flood Plain Permit Committee is scheduled to consider Flood Plain Permit No. 528 with respect to extending a drainage structure for the purpose of widening Classen Boulevard.
26. October 10, 2013. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Park Land and Commercial Designation to High Density Residential Designation.
27. October 10, 2013. The applicant has made a request to place this property in the PUD, Planned Unit Development and remove it from A-2, Rural Agricultural District, RM-6, Medium Density Apartment District and C-2, General Commercial District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants have been installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Sanitary Sewers. Sanitary sewer mains are existing. Some existing sanitary sewer mains may be relocated or abandoned.
3. Sidewalks. There are existing sidewalks adjacent to East Lindsey Street. The northern 230 feet has existing sidewalk. Approximately, 200 feet of sidewalk will be constructed adjacent to Classen Boulevard.

4. Storm Sewers. Storm water runoff will be conveyed to a proposed privately-maintained detention facility. There is a proposal to eliminate an existing channel and install drainage pipe to convey the storm water under Classen Boulevard and use the above property for recreational purposes. The existing 5' x 6' reinforced concrete box will be extended to allow widening of Classen Boulevard and installation of sidewalk.
5. Streets. East Lindsey Street is existing. A portion of Classen Boulevard is existing. Approximately 240 feet of street improvements will be constructed south of the existing improvements.
6. Water Mains. Water mains have been installed to serve proposed fire hydrants. Some of the existing interior water mains servicing fire hydrants will be relocated or abandoned. There is an existing twelve-inch water main adjacent to East Lindsey Street and a sixteen-inch water main adjacent to Classen Boulevard. The interior water lines will connect to the 12-inch water main and 16-inch water main creating a looped system.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, and preliminary site development plan are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The project will consist of 197 units with multi-story buildings and parking garage on 6.85 acres. This will be a gated community. The drive approach on the southern portion of the development providing ingress and egress to Classen Boulevard will be gated and meets the standard that has been approved by City Council. There is an existing drive on Classen Boulevard that has been utilized by the Conoco and Braum's facilities and a portion of this project will have access to it. The ingress and egress to East Lindsey Street will be gated, but the gates will be located within the development. This development will provide open space along the southern portion of the property which includes storm water facilities with park type amenities that will be accessible to the Boyd View neighborhood. Staff recommends approval of the preliminary plat for Millennium Addition, a Planned Unit Development, subject to the approvals of the NORMAN 2025 Land Use and Transportation Plan amendment, Resolution No. R-1314-44 and Ordinance No. O-1314-18.

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

ACTION TAKEN:_____