

PRELIMINARY PLAT
PP-2021-5

ITEM NO. 9b

STAFF REPORT

ITEM: Consideration of a Preliminary Plat of a **REPLAT OF NRH MEDICAL PARK WEST ADDITION, SECTION 2, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located at the southwest corner of West Tecumseh Road and Interstate Drive.

INFORMATION:

1. Owner. Norman Regional Hospital Authority.
2. Developer. Norman Regional Hospital Authority.
3. Engineer. SMC Consulting Engineers, PC.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1313 annexing this property into the Norman Corporate City limits without zoning.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property into the A-2, Rural Agricultural District.
3. November 14, 1968. Planning Commission, on a vote of 9-0, tabled a request to place a portion of this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
4. December 12, 1968. Planning Commission, on a vote of 8-0-1, recommended to City Council that a portion of this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
5. January 7, 1969. City Council adopted Ordinance No. 2134 placing a portion of this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
6. September 2, 1999. The Norman Board of Parks Commissioners, on a vote of 6-0, approved private parkland.

HISTORY (CONT.)

7. September 9, 1999. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from A-2, Rural Agricultural District and I-1, Light Industrial District.
8. September 9, 1999. Planning Commission, on a vote of 8-0, approved the preliminary plat for NIDC Addition, a Planned Unit Development.
9. October 26, 1999. City Council adopted Ordinance No. O-9900-3 placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District and I-1, Light Industrial District.
10. February 3, 2000. The Norman Board of Parks Commissioners, on a vote of 8-0, approved private parkland and fee in lieu of parkland.
11. February 10, 2000. Planning Commission, on a vote of 8-0, recommended amending the Planned Unit Development adopted by Ordinance No. O-9900-3.
12. March 14 2000. City Council adopted Ordinance No. O-9900-33 amending the Planned Unit Development adopted by Ordinance No. O-9900-3.
13. October 12, 2000. Planning Commission, on a vote of 9-0, recommended amending the development restrictions within the PUD adding "Hospital Use" to several previously approved tracts.
14. October 12, 2000. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for NIDC Addition.
15. November 28, 2000. City Council adopted Ordinance No. O-0001-13 amending the development restrictions within the PUD adding "Hospital Use" to several previously approved tracts.
16. April 13, 2006. Planning Commission on a vote of 9-0, recommended to City Council the amendment of the NORMAN 2025 Land Use and Transportation Plan from Multi-Family, Office, Industrial and Commercial Designation to Office, Commercial and Institutional/Hospital Designations.
17. April 13, 2006. Planning Commission, on a vote of 9-0, recommended to City Council the amendment of the approved site plan so as to delete Multi-Family Residential and Industrial uses from the Planned Unit Development and add Institutional and Commercial uses.

HISTORY (CONT.)

18. April 13, 2006. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for NRH Medical Park West Addition, a Planned Unit Development be approved with alley waiver.
19. June 13, 2006. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Multi-Family, Office, Industrial and Commercial Designations to Office, Commercial and Industrial/Hospital Designations.
20. June 13, 2006. City Council adopted Ordinance No. O-0506-43 amending the approved site plan so as to delete Multi-Family Residential and Industrial uses from the Planned Unit Development and so as to add Institutional and Commercial uses.
21. June 13, 2006. City Council approved the revised preliminary plat for NRH Medical Park West Addition, a Planned Unit Development.
22. May 14, 2009. Planning Commission, on a vote of 5-0, recommended to City Council amending the Planned Unit Development to show additional lots and amending the uses of the property.
23. May 14, 2009. Planning Commission, on a vote of 5-0, recommended to City Council the closure of easements, eliminating building setback lines, landscape buffers, lot lines and blocks in part of NRH Medical Park West Addition, a Planned Unit Development.
24. May 14, 2009. Planning Commission, on a vote of 5-0, recommended to City Council that the revised preliminary plat for NRH Medical Park West Addition, a Planned Unit Development be approved.
25. June 9, 2009. City Council adopted Ordinance No. O-0809-45 amending the PUD, Planned Unit Development (Ordinance No. O-0001-13) to show additional lots and amending the uses for the property.
26. June 9, 2009. City Council adopted Ordinance No. O-0809-46 closing easements, eliminating building setback lines, landscape buffers, lot lines and blocks in part of the NRH Medical Park West Addition, a Planned Unit Development.
27. June 9, 2009. City Council approved the revised preliminary plat for NRH Medical Park West Addition, a Planned Unit Development.

HISTORY (CONT.)

28. June 11, 2009. Planning Commission, on a vote of 5-0, recommended to City Council that the final plat for NRH Medical Park West Addition, Section 2, a Planned Unit Development a Replat of NRH Medical Park West Addition, a Planned Unit Development be approved.
29. July 13, 2009. City Council approved the final plat for NRH Medical Park West Addition, Section 2, a Planned Unit Development, a Replat of NRH Medical Park West Addition, a Planned Unit Development.
30. October 5, 2009. The final plat for NRH Medical Park West Addition, Section 2, a Planned Unit Development, a Replat of NRH Medical Park West Addition, a Planned Unit Development was filed of record with the Cleveland County Clerk.
31. November 12, 2009. Planning Commission, on a vote of 9-0, recommended amending the PUD Narrative and Design Guidelines approved with the Planned Unit Development established by Ordinance No. O-0001-13.
32. December 8, 2009. City Council adopted Ordinance No. O-0910-11 amending Planned Unit Development approved by Ordinance No. O-0001-13 by amending the PUD Narrative and Design Guidelines.
33. January 14, 2021. The applicant has made a request to amend the PUD, Planned Unit Development adopted by Ordinance No. O-0910-11 for approximately 35.66 acres.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. New sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards to serve the new proposal. Some existing sanitary sewer mains will be abandoned or removed.
4. Sidewalks. Sidewalks will be constructed adjacent to all public streets.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water runoff will be conveyed to privately-maintained detention facilities.

IMPROVEMENT PROGRAM (CONT’):

6. Streets. On the southern section of the project, an existing traffic circle will be eliminated. New construction of the public street will tie into the proposed new alignment of the proposed private street. The owners feel this will allow for a better layout of their campus.
7. Water Mains. A new 12” water main will be installed to follow the alignment of the proposed private street. The existing water main will be removed or abandoned.

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: The preliminary plat consists of 35+ acres and Lot 1, Block 1 is for medical purposes. A Common Area is an existing greenbelt buffer and detention facility. These areas are to be maintained by property owners as a maintenance agreement in common. Staff recommends approval of the preliminary plat of a Replat of NRH Medical Park West Addition, Section 2, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat of a Replat of NRH Medical Park West Addition, Section 2, a Planned Unit Development to City Council.

ACTION TAKEN: _____