
PRELIMINARY PLAT

ITEM NO. 4c

PP-1920-8

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **CITY OF NORMAN-NORTH BASE COMPLEX.**

LOCATION: Generally located between Flood Avenue and Goddard Avenue

INFORMATION:

1. Owners. City of Norman/Public Works Department.
2. Developer. City of Norman/Public Works Department.
3. Engineer. Johnson & Associates.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1313 annexing this property into the Corporate City Limits.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. December 12, 2019. The applicant/City of Norman has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Institutional Designation for a portion of the property (11.87 acres).
5. December 12, 2019. The applicant has made a request to rezone this property from A-2, Rural Agricultural District to I-1, Light Industrial District with Special Use for Municipal Uses with a variance to the Exterior Appearance requirements, exemption from Landscaping requirements, and a variance for Off-Street Parking requirements for 25.87 acres.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with City standards. Their locations will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
3. Sanitary Sewers. Sanitary sewer is existing. An existing sanitary sewer main will be relocated that is in conflict with the proposed buildings.
4. Sidewalks. Sidewalks are not required within industrial zoned development.
5. Storm Sewers. Storm water will be conveyed to a proposed detention facility.
6. Streets. Streets within the property are existing.
7. Water Main. Water mains within the property are existing.

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 25.87 acres. The northern portion of the property (Lot 2) has been developed with buildings housing Streets Division, Traffic Division, Fleet Maintenance Division, Sanitation Division and Line Maintenance Divisions. In addition, the CNG fueling system is located on the very northern portion of the property. The Fire Department Training Center and proposed Apparatus Storage Facility is located on the western portion of Lot 1. The proposed buildings within Lot 1 will be Parks and Recreation Maintenance Facility and Transit Maintenance Facility. Staff recommends approval of the preliminary plat for City of Norman-North Base Complex.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for City of Norman-North Base Complex to City Council.

ACTION TAKEN: _____