
PRELIMINARY PLAT
PP-1617-9

ITEM NO. 3c

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for TECUMSEH POINTE, A PLANNED UNIT DEVELOPMENT, (A REPLAT OF LOTS 4 THRU 6, BLOCK 1 AND LOTS 5 THRU 11, BLOCK 2, TECUMSEH ROAD BUSINESS PARK SECTION 2, A PLANNED UNIT DEVELOPMENT).

LOCATION: Generally located along Tecumseh Drive, northeast of the intersection of Flood Avenue (State Highway No. 77) and Tecumseh Road.

INFORMATION:

1. Owners. Tecumseh Road Business Park L.L.C.
2. Developer. Tecumseh Road Business Park L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Corporate City limits.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
3. April 23, 1963. City Council adopted Ordinance No. 1473 placing a portion of this property in the A-1, General Agricultural District and removing it from A-2, Rural Agricultural District.
3. May 2, 1967. Planning Commission recommend to City Council that this property be placed in I-2, Heavy Industrial District and removed from A-1, General Agricultural District and A-2, Rural Agricultural District.
4. May 23, 1967. City Council adopted Ordinance No. 1977 placing this property in I-2, Heavy Industrial District and removing it from A-1, General Agricultural District and A-2, Rural Agricultural District.
5. April 5, 1984. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended fee in lieu of park land dedication.

HISTORY (con't):

6. April 12, 1984. Planning Commission, on a vote of 8-1, recommended to the City Council that this property not be placed in RM-4, Mobile Home Park District and not be removed from I-2, Heavy Industrial District.
7. April 12, 1984. Planning Commission, on a vote of 9-0, tabled the preliminary plat for Northridge Mobile Home Park Addition.
8. May 8, 1984. City Council adopted Ordinance No. 0-8384-95, placing this property in RM-4, Mobile Home Park District and removing it from I-2, Heavy Industrial District.
9. July 10, 1997. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in PUD, Planned Unit Development and removed from RM-4, Mobile Home Park District.
10. July 10, 1997. Planning Commission, on a vote of 6-0, approved the preliminary plat for Tecumseh Road Business Park Addition.
11. August 26, 1997. City Council adopted Ordinance No. O-9798-4 placing a portion of this property in the PUD, Planned Unit Development and removing it from RM-4, Mobile Home Park District.
12. March 11, 1999. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in the PUD, Planned Unit Development and removed from PUD, Planned Unit Development and RM-4, Mobile Home Park District. The RM-4 property was purchased by the owners after Ordinance No. O-9798-4 was adopted.
13. March 11, 1999. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for Tecumseh Road Business Park Addition.
14. March 23, 1999. City Council adopted Ordinance No. O-9899-35 placing a portion of this property in the PUD, Planned Unit Development and removing it from PUD, Planned Unit Development and RM-4, Mobile Home Park District.
15. March 11, 2004. The approval of the revised preliminary plat became null and void.
16. October 13, 2005. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for Tecumseh Road Business Park Addition, a Planned Unit Development, be approved.
17. March 14, 2006. City Council approved the preliminary plat for Tecumseh Road Business Park Addition, a Planned Unit Development.
18. March 14, 2009. The approval of the preliminary plat for Tecumseh Road Business Park Addition, a Planned Unit Development, became null and void.

HISTORY (con't):

19. September 10, 2009. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Tecumseh Road Business Park Addition, a Planned Unit Development be approved with alley waiver.
20. October 27, 2009. City Council approved preliminary plat for Tecumseh Road Business Park Addition with alley waiver.
21. November 12, 2009. Planning Commission, on a vote of 9-0, approved the final plat for Tecumseh Road Business Park Addition, Section 2, a Planned Unit Development.
22. October 12, 2010. City Council approved the final plat for Tecumseh Road Business Park Addition, Section 2, a Planned Unit Development.
23. February 3, 2011. The City Development Committee accepted the public improvements for Tecumseh Road Business Park Addition, Section 2, a Planned Unit Development.
24. February 10, 2011. The final plat for Tecumseh Road Business Park Addition, Section 2, a Planned Unit Development was filed of record with the Cleveland County Clerk.
25. May 11, 2017. The applicants have made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Mixed Use Designation.
26. May 11, 2017. The applicants have made a request to amend the existing PUD established by Ordinance No. O-9899-35 to allow mixed use, commercial, multi-family residential, office, retail, restaurant and hotel uses.

IMPROVEMENT PROGRAM:

1. Alleys. The engineer for the owners has made a request to waive alley requirements. Based on the size of the lots, cross access agreements and adequate circulation can be provided without the need for public alleys.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

IMPROVEMENT PROGRAM (Con't):

5. Sidewalks. Sidewalks will be required adjacent to the interior streets.
6. Storm Sewers. Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be utilized.
7. Streets. Street are existing.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary site development plan, preliminary plat, and letter of request to waive alley requirements are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of 20.3 acres. There are a potential 21 lots within this development. However with final platting the number of lots may be reduced depending on the market for the development. As a result, the preliminary site development plan may show some structures over a lot line. Additional lots cannot be created without a revised preliminary plat. The applicants failed to submit to the Norman Board of Parks Commissioners for a consideration of the residential component for Tecumseh Pointe Addition, a Planned Unit Development. The preliminary plat will be scheduled for the June 1, 2017, Park Board meeting and prior to City Council's consideration of the preliminary plat. Staff recommends approval of the request to waive alley requirements and approval of the preliminary plat for Tecumseh Pointe, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the request to waive alley requirements and approval or disapproval of the preliminary plat for Tecumseh Pointe, a Planned Unit Development to City Council.

ACTION TAKEN: _____