
PRELIMINARY PLAT
PP-1718-6

ITEM NO. 8c

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for GOLDEN TRIBE ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT (A Replat of the east half of Lots 7 through 16, Block 90, Original Townsite of Norman).

LOCATION: Located 410 through 416 Park Avenue (North of West Daws Street on the west side of North Park Avenue).

INFORMATION:

1. Owners. Golden Tribe, LLC.
2. Developer. Golden Tribe, LLC.
3. Engineer. SMC Consulting Engineers, PC.

HISTORY:

1. December 8, 1890. The Original Townsite of Norman was filed of record with the Cleveland County Clerk.
2. February 9, 1926. City Council adopted Ordinance No. 436 vacating all of the right-of-way for Park Avenue between Acers (Acres) Street and Daws Street.
3. October 12, 1926. City Council adopted Ordinance No. 449 dedicating the east fifty feet (50') as a public street for Park Avenue.
4. July 13, 1954. City Council adopted Ordinance No. 884 placing this property in R-1, Single-Family Dwelling District.
5. January 11, 2018. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density and Floodplain and Floodway Designations to Medium Density Residential and Floodplain and Floodway Designations.

HISTORY (CON'T):

6. January 11, 2018. The applicant has made a request to place this property in the SPUD, Simple Planned Unit Development and remove it from R-1, Single-Family Dwelling District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant will be installed in accordance with approved plans and City standards. Its location has been approved by the Fire Department.
2. Sanitary Sewers. A sanitary sewer main is existing.
3. Sidewalks. Sidewalks will be constructed adjacent to Park Avenue.
4. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. A privately maintained detention facility will be constructed on the southern boundary of the property.
5. Streets. Park Avenue is existing. The engineer for the owner will request City Council approve exemption for any additional improvements based on the fact the area is developed and street widening would not function for its intended use.
6. Water Mains. A water main will be installed in accordance with approved plans and City and Department of Environmental Quality standards to serve the fire hydrant.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat. An offsite water line easement will be required from the City of Norman crossing the City Park Land.
2. Rights-of-Way. All street right-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: This property consists of .69 acres and one lot. Previously there were three residential structures located on the property. The property is currently vacant. This is an infill project in an existing developed neighborhood. As a result, many of the required infrastructures are available.

However, the engineer for the owner will request City Council grant an exemption regarding street widening.

A flood plain permit will be required for a drainage structure and sidewalk located in the Floodplain. There are no proposed residential structures located in the Floodplain.

Staff recommends approval of the preliminary plat for Golden Tribe Addition, a Simple Planned Unit Development (a Replat of the east half of Lots 7 through 16, Block 90 Original Townsite of Norman) subject to the approvals of R-1718-76 and O-1718-28.

ACTION NEEDED: Approve or reject the preliminary plat for Golden Tribe Addition, a Simple Planned Unit Development (a Replat of the east half of Lots 7 through 16, Block 90 Original Townsite of Norman) subject to the approvals of R-1718-76 and O-1718-28.

ACTION TAKEN: _____