

PRELIMINARY PLAT
PP-1415-6

ITEM NO. 10c

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for WEST MAIN LOFTS ADDITION a Planned Unit Development (Formerly known as Arbor Plaza Addition, Section Two).

LOCATION: Located at the southeast corner of the intersection of West Main Street and 48th Avenue SW.

INFORMATION:

1. Owner. Aria Development, LLC
2. Developer. Aria Development, LLC
3. Surveyor. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the City limits.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in 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. May 5, 1970. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in RM-4, Mobile Home Park District and removed from A-2, Rural Agricultural District.
5. June 9, 1970. City Council adopted Ordinance No. 2276 placing this property in RM-4, Mobile Home Park District and removing it from A-2, Rural Agricultural District.
6. July 13, 1972. Planning Commission, on a vote of 7-0, approved the preliminary plat for Willowcrest Addition.
7. July 12, 1973. Planning Commission, on a vote of 6-0, tabled a request to place this property in C-2, General Commercial District and removed it from RM-4, Mobile Home Park District.

HISTORY (Cont'd):

8. July 12, 1973. Planning Commission, on a vote of 6-0, approved the preliminary plat for Willowcrest Addition.
9. September 13, 1973. Planning Commission, on a vote of 6-0, recommended to the City Council that this property be placed in C-1, Local Commercial District and removed from RM-4, Mobile Home Park District.
10. October 2, 1973. City Council adopted Ordinance No. O-7374-1 placing this property in C-1, Local Commercial District and removing it from RM-4, Mobile Home Park District.
11. July 12, 1978. In accordance with the City Code, the approval of the preliminary plat for Willowcrest Addition became null and void.
12. June 12, 2008. Planning Commission, on a vote of 5-0, recommended to City Council that this property be placed in C-2, General Commercial District with Special Use for a Mini-Storage Facility and removed from C-1, Local Commercial District.
13. June 12, 2008. Planning Commission, on a vote of 5-0, recommended to City Council the approval of the preliminary plat for Arbor Plaza Addition, Section Two, with alley waiver.
14. July 22, 2008. City Council adopted Ordinance No. O-0708-48 placing this property in C-2, General Commercial District with Special Use for a Mini-Storage Facility.
15. July 22, 2008. City Council approved the preliminary plat for Arbor Plaza Addition, Section Two.
16. August 14, 2008. Planning Commission, on a vote of 8-0, approved the final plat for Arbor Plaza Addition, Section Two.
17. August 14, 2010. In accordance with the City Code, approval of the final plat for Arbor Plaza Addition, Section Two became null and void.
18. July 22, 2011. In accordance with the City Code, approval of the preliminary plat became null and void.
19. October 2, 2014. The Norman Board of Parks Commissioners is scheduled to consider the preliminary plat for West Main Lofts Addition. Results of that consideration will be presented separately.
20. October 9, 2014. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Medium Density Residential Designation.

HISTORY(Cont'd):

21. October 9, 2014. The applicant has made a request to place this property in the PUD, Planned Unit Development and remove it from C-2, General Commercial District with Special Use for a Mini-Storage Facility.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant will be installed in accordance with approved plans. Its location has been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.
3. Sanitary Sewers. Sanitary sewer is existing.
4. Sidewalks. Sidewalks will be located and constructed adjacent to West Main Street and 48th Avenue SW.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to a tributary of Brookhaven Creek. A fee in lieu of detention will be utilized since this property is located in the lower drainage basin.
6. Streets. West Main Street is existing. The developer will install curb and gutter for 48th Avenue SW.
7. Water Mains. There is an existing 12-inch water main adjacent to West Main Street. An 8-inch water main will be installed within the property to complete a loop to the 12" water main at Main Street and provide internal fire protection in accordance with approved plans and City and Department of Environmental Quality standards.

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, preliminary plat and site plan are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The developer proposes to develop the property as a Planned Unit Development. The property consists of one (1) lot on 2.14 acres. There will be a total of twenty (20) residential units. Staff recommends approval of the preliminary plat for West Main Lofts Addition, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for West Main Lofts Addition, a Planned Unit Development to City Council subject to approval of R-1415-27 and Ordinance No. O-1415-11.

ACTION TAKEN: _____