

PRELIMINARY PLAT
PP-1314-6

ITEM NO. 3b

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for 36TH NORTH BUSINESS PARK ADDITION, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located on the east side of 36th Avenue NW approximately one-half mile north of West Rock Creek Road.

INFORMATION:

1. Owner. 36 NORTH, LLC.
2. Developer. 36 NORTH, LLC
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. December 12, 1968. Planning Commission, on a vote of 8-0-1, recommended to City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
2. January 21, 1969. City Council adopted Ordinance No. 2134 placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
3. April 12, 1973. Planning Commission, on a vote of 8-0, approved the preliminary plat for Broce Industrial Park Addition.
4. October 11, 1973. Planning Commission, on a vote of 7-0, tabled the final plat for Broce Industrial Park Addition, Section 1.
5. November 8, 1973. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat for Broce Industrial Park Addition, Section 1, be approved.
6. January 15, 1974. City Council approved the final plat for Broce Industrial Park Addition, Section 1.

7. August 14, 1974. The final plat for Broce Industrial Park Addition, Section 1, was filed of record with the Cleveland County Clerk.
8. June 11, 1981. Planning Commission recommended a portion of this property be placed in A-2, Rural Agricultural District for the purposes of drilling an oil well.
9. June 30, 1981. City Council adopted Ordinance No. O-8081-66 placing a portion of this property in A-2, Rural Agricultural District and remove it from I-1, Light Industrial District.
10. July 14, 1999. Planning Commission, on a vote of 8-0, approved the request to waive alley requirements and the preliminary plat for SCMC Addition.
11. July 14, 1999. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat for SCMC Addition be approved.
12. January 25, 2000. City Council approved the final plat for SCMC Addition.
13. January 29, 2000. The final plat for SCMC Addition was filed of record with the Cleveland County Clerk.
14. November 8, 2007. Planning Commission, on a vote of 8-0, recommended to City Council that the NORMAN 2025 Land Use and Transportation Plan be amended from Industrial Designation to Mixed Use Designation.
15. November 8, 2007. Planning Commission, on a vote of 8-0, recommended to City Council to place this property in the Planned Unit Development (PUD) and remove it from A-2, Rural Agricultural District and I-1, Light Industrial District.
16. November 8, 2007. Planning Commission, on a vote of 8-0, recommended to City Council to approve a request to close portions of easements in SCMC Addition and Lot 6, Block 1, Broce Industrial Park Addition, Section 1.
17. November 8, 2007. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for 36th North Business Park Addition, be approved with alley waiver.
18. January 8, 2008. City Council amended the NORMAN 2025 Land Use and Transportation Plan to place this property in Mixed Use Designation and removing it from Industrial Designation.

19. January 8, 2008. City Council adopted Ordinance No. O-0708-19 placing this property in the Planned Unit Development (PUD) and removing it from A-2, Rural Agricultural District, and I-1, Light Industrial District.
20. January 8, 2008. City Council adopted Ordinance No. O-0708-19, closing portions of described easements in SCMC Addition and Lot 6, Block 1, Broce Industrial Park Addition.
21. January 8, 2008. City Council approved the preliminary plat for 36th North Business Park Addition, a Planned Unit Development with alley waiver.
22. March 6, 2008. The Norman Board of Parks Commissioners recommended fee in lieu of park land if any of the proposed residential development occurs.
23. March 13, 2008. Planning Commission, on a vote of 8-0, approved the final plat for 36th North Business Park Addition, a Planned Unit Development.
24. January 8, 2011. The preliminary plat for 36th North Business Park Addition, a Planned Unit Development, became null and void.
25. March 13, 2011. The final plat for 36th North Business Park Addition, a Planned Unit Development, became null and void.
26. October 10, 2013. The applicant has made a request to amend the Planned Unit Development adopted by Ordinance No. O-0708-18 to allow an expansion of the commercial component to the entire development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants have been installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Interior sanitary sewer lines will be private. Existing sewer mains with manholes are located on the south boundary of the property. The owner will contribute his share for the Northwest Sanitary Sewer Solution prior to filing the final plat.
4. Sidewalks. A ten-foot (10') Legacy Trail sidewalk will be installed adjacent to 36th Avenue NW.

5. Drainage. Stormwater will be conveyed to proposed detention facilities. Two of the underground detention facilities have been installed. The above ground detention facilities will need to be completed.
6. Streets. Thirty Sixth Avenue NW is existing. The traffic impact analysis indicates a traffic light at the intersection of 36th Avenue NW and Crail Drive. Turning lanes would be included with these improvements.
7. Water Mains. Water mains have been installed to serve fire hydrants in accordance with approved plans and City and Department of Environmental Quality standards. These improvements have not been accepted. There is a sixteen-inch (16') water main adjacent to 36th Avenue N.W.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Right-of-Way. Thirty-Sixth Avenue N.W. right-of-way has been donated.

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

STAFF COMMENTS AND RECOMMENDATION: The preliminary plat consist of 20.5 acres and one lot and block. The owner proposes to develop a multiple use upscale development. There are two proposed access points to 36th Avenue N.W. The north approach is in alignment with Crail Drive. As the development builds out, there is a proposed traffic signal at this intersection which the developer is responsible for a proportional share of the improvements. Staff recommends approval of the preliminary plat for 36th North Business Park Addition, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for 36th North Business Park Addition, a Planned Unit Development, to City Council.

ACTION TAKEN: _____