

PRELIMINARY PLAT  
PP-1516-13

ITEM NO. 5b

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**STAFF REPORT**

**ITEM:** Consideration of a Preliminary Plat for CORPORATE ADDITION 1, A PLANNED UNIT DEVELOPMENT.

**LOCATION:** Generally located one-half mile east of 24<sup>th</sup> Avenue S.E. on the south of State Highway No.9.

**INFORMATION:**

1. Owner. Chickasaw Nation Industries, Inc. and Norman Economic Development Coalition.
2. Developer. Chickasaw Nation Industries, Inc.
3. Engineer. Cabbiness Engineering, L.L.C.
4. Surveyor. Lemke Land Surveying, L.L.C.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the corporate city limits.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property into the A-2, Rural Agricultural District.
3. April 12, 2007. Planning Commission, on a vote of 7-0, recommended to City Council the amending of NORMAN 2025 Land Use and Transportation Plan from Future Industrial Area and Very Low Residential Designations to Current Urban Service Area and Industrial Area.
4. April 12, 2007. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the Planned Unit Development (PUD) and removed from A-2 zoning classification.
5. April 12, 2007. Planning Commission, on a vote of 7-0, recommended to City Council that the alley requirements be waived and the preliminary plat for Corporate Addition, a Planned Unit Development be approved.

6. May 8, 2007. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Future Industrial Area and Very Low Density Designation to Current Urban Service Area and Industrial Designation.
7. May 8, 2007. City Council adopted Ordinance No. O-0607-35 placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District.
8. May 8, 2007. City Council approved the preliminary plat for Corporate Addition, a Planned Unit Development with alley waiver.
9. December 10, 2015. Planning Commission, on a vote of 7-0, postponed the consideration of amending the Planned Unit Development established by Ordinance No. O-0607-35 at the request of the applicant.
10. December 10, 2015. Planning Commission, on a vote of 7-0, postponed the preliminary plat for Corporate Addition 1, a Planned Unit Development at the request of the applicant.
11. January 14, 2016. Planning Commission is scheduled to consider amending the Planned Unit Development established by Ordinance No. O-0607-35

#### **IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks are not required for designated industrial development adjacent to interior public streets.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water runoff will be conveyed to privately-maintained detention facility.
6. Streets. John Saxon Boulevard paving will be extended and constructed in accordance with approved plans and City paving standards.

7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. A looped water line system will be installed to provide proper water and fire protection. There is an existing 12-inch water main adjacent to State Highway No. 9.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All 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:** The preliminary plat consists of 46.7 acres and two lots. The preliminary plat contains property from two property owners. Lot 1 has a proposed development but land is transferring between the two owners. Specifically the changes are in the area of the proposed public street (extension of John Saxon Boulevard). Currently the owners of Lot 2 have no plans for development. As a result, Norman Economic Development Coalition will submit a revised preliminary plat whenever they have plans for development. Also, at such time as a final plat is submitted for Lot 1, it will include a replat of Lot 1, Block 1, Saxon Industrial Park Phase II. Staff recommends approval of the preliminary plat for Corporate Addition 1, a Planned Unit Development.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for Corporate Addition 1, a Planned Unit Development to City Council.

**ACTION TAKEN:** \_\_\_\_\_