

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1415-21

DATE:
April 10, 2015

STAFF REPORT

ITEM: Consideration of a final plat for PARK HILL ADDITION, SECTION 3, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located approximately 325' south of East Tecumseh Road on the east side of 12th Avenue N.E.

INFORMATION:

1. Owners. Storage of Oklahoma, L.L.C.
2. Developer. Storage of Oklahoma, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. July 14, 2005. Planning Commission, on a vote of 5-0, recommended amendment of the NORMAN 2025 Land Use and Transportation Plan for Future Urban Service Area to Current Urban Service Area and from Very Low Density Residential Area to Commercial designations.
2. July 14, 2005. Planning Commission, on a vote of 5-0, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from A-2, Rural Agricultural District.
3. July 14, 2005. Planning Commission, on a vote of 5-0, recommended to City Council that the preliminary plat for Park Hill Addition, a Planned Unit Development, be approved.
4. September 13, 2005. City Council approved Resolution No. R-0506-22 amending the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation to Commercial Designations and placing same in the Current Urban Service Area.
5. September 13, 2005. City Council adopted Ordinance No. O-0506-2 placing this property in the PUD, Planned Unit Development and removing it from A-2 zoning classification.

HISTORY (CONT'D):

6. September 13, 2005. City Council approved the preliminary plat for Park Hill Addition, a Planned Unit Development.
7. December 11, 2008. Planning Commission, on a vote of 6-3, recommended to City Council that the NORMAN 2025 Land Use and Transportation Plan be amended from Commercial Designation to Mixed Use Designation.
8. December 11, 2008. Planning Commission, on a vote of 6-3, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from C-1, Local Commercial Designation.
9. December 11, 2008. Planning Commission, on a vote of 6-3, recommended to City Council that the revised preliminary plat for Park Hill Addition, a Planned Unit Development, be approved with alley waiver for the commercial designated area.
10. January 27, 2009. City Council approved Land Use Plan Amendment No. LUP-0809-9 so as to place this property in the Mixed Use Designation and remove it from the Commercial Designation.
11. January 27, 2009. City Council adopted Ordinance No. O-0809-28 placing this property in the Planned Unit Development and removing it from C-1, Local Commercial District.
12. January 27, 2009. City Council approved the revised preliminary plat for Park Hill Mixed Use Addition.

IMPROVEMENT PROGRAM:

1. Alleys. City Council, at its meeting of January 27, 2009, approved a request to waive alley requirements for the commercial lots.
2. Fire Hydrants. A fire hydrant will be installed in accordance with approved plans. Its location has been approved by the Norman Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary Sewer main is existing.
5. Sidewalks. Sidewalks will be constructed adjacent to 12th Avenue N.E.
6. Drainage. Storm water will be conveyed to a temporary privately maintained detention facility located north of this property within a temporary easement.

IMPROVEMENT PROGRAM (CONT'D):

7. Streets. Twelfth Avenue NE is existing.
8. Water Mains. A water main to serve a fire hydrant will be installed in accordance with approved plans and City and Department of Environmental Quality standards. This water main will connect to an existing water main in Park Hill Addition, Section 2 completing a looped system. There is an existing an eighteen-inch (18") water main adjacent to 12th Avenue N.E.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street right-of-way is existing.

SUPPLEMENTAL MATERIAL: Copies of a location map, revised preliminary plat, final site development plan, and final plat are attached.

DEVELOPMENT COMMITTEE: The engineer for the developer has requested the Development Committee review the final plat for Park Hill Addition, Section 3, a Planned Unit Development and submit it to City Council for consideration.

This property consists of 1.22 acres and one (1) commercial lot. The proposal is a dance studio.

The final plat is consistent with the approved revised preliminary plat