

PRELIMINARY PLAT

ITEM NO. 3e

PP-1314-10

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for SOONER MOBILE HOME REDEVELOPMENT ADDITION, A PLANNED UNIT DEVELOPMENT (A Replat of Sooner Mobile Home Park Addition).

LOCATION: Located at 2601 South Classen Boulevard.

INFORMATION:

1. Owner. Sooner Mobile Home Redevelopment, LLC
2. Developer. Sooner Mobile Home Redevelopment, LLC
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.
2. March 8, 1966. City Council adopted Ordinance No. 1867 placing a portion of this property in R-3, Multi-Family Dwelling District with Permissive Use for a Mobile Home Park and removing it from A-2, Rural Agricultural District.
3. December 17, 1968. City Council adopted Ordinance No. 2121 placing a portion of this property in RM-4, Mobile Home Park District and removing it from A-2, Rural Agricultural District.
4. December 11, 1980. Planning Commission, on a vote of 8-0, recommended to City Council placing portions of this property in RM-4, Mobile Home Park District and removing them from A-2, Rural Agricultural District and R-3, Multi-Family Dwelling District.
5. December 11, 1980. Planning Commission, on a vote of 8-0, approved the preliminary plat for Sooner Mobile Home Park Addition.
6. January 6, 1981. City Council adopted Ordinance No. O-8081-22 placing portions of this property in RM-4, Mobile Home Park District and removing them from A-2, Rural Agricultural District and R-3, Multi-Family Dwelling District.

7. January 7, 1981. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended fee in lieu of park land for Sooner Mobile Home Park Addition.
8. February 12, 1981. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat for Sooner Mobile Home Park Addition be approved.
9. June 16, 1981. City Council approved the final plat for Sooner Mobile Home Park Addition.
10. August 20, 1981. The owners paid park land fee in lieu of park land fulfilling park land requirements.
11. August 24, 1981. The final plat for Sooner Mobile Home Park Addition was filed of record with the Cleveland County Clerk.
12. September 9, 1982. Planning Commission, on a vote of 9-0, recommended to City Council amending the LAND USE PLAN from Medium Density Residential Designation to Commercial Designation for a portion of the property.
13. September 9, 1982. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in C-1, Local Commercial District and removed from R-3, Multi-Family Dwelling District and RM-4, Mobile Home Park District.
14. September 9, 1982. Planning Commission, on a vote of 9-0, approved the preliminary plat for Sooner Mobile Home Park Addition.
15. October 5, 1982. City Council approved COMPLAN Amendment No. 23 and amended the LAND USE PLAN from Medium Density Residential Designation to Commercial Designation for a portion of the property.
16. October 5, 1982. City Council adopted Ordinance No. O-8283-12 placing a portion of this property in C-1, Local Commercial District and removing it from R-3, Multi-Family Dwelling District and RM-4, Mobile Home Park District.
17. September 11, 1997. Planning Commission, on a vote of 5-0, recommended to City Council that a portion of this property be placed in C-1, Local Commercial District with Special Use for a Convenience Store with Gasoline Sales.
18. October 28, 1997. City Council adopted Ordinance No. O-9798-13 placing a portion of this property in C-1, Local Commercial with Special Use for a Convenience Store and Gasoline Sales.

19. October 13, 2005. Planning Commission, on a vote of 4-2, recommended to City Council amending NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Medium Density Residential for all the property except the commercial zoned property.
20. October 13, 2005. Planning Commission, on a vote of 4-2, recommended to City Council that this property be placed in a Planned Unit Development and removed from C-1, Local Commercial District; RM-4, Mobile Home Park District; R-3, Multi-Family Dwelling District and A-2, Rural Agricultural District.
21. October 13, 2005. Planning Commission, on a vote of 4-2, recommended to City Council that the preliminary plat for The Exchange Apartments Addition, a Planned Unit Development, be approved.
22. November 22, 2005. City Council failed to adopt Resolution No. R-0506-66, Land Use Plan Amendment No. LUP-0506-66, placing a portion of this property in the Medium Density Residential District Designation and removing it from Low Density Residential Designation.
23. November 22, 2005. City Council did not consider Ordinance No. O-0506-12, placing this property in the PUD, Planned Unit Development and removing it from C-1, Local Commercial District; RM-4, Mobile Home Park District; R-3, Multi-Family Dwelling District and A-2, Rural Agricultural District based on the fact Resolution No. R-0506-66 was not adopted.
24. November 22, 2005. The preliminary plat for The Exchange Apartments Addition, a Planned Unit Development, was not considered by City Council based on the fact Resolution No. R-0506-66 was not adopted.
25. November 4, 2013. The Flood Plain Permit Committee approved Flood Plain Permit No. 534 with respect to extending a drainage structure for the purpose of widening Classen Boulevard and making intersection improvements at Classen Boulevard and 12th Avenue S.E.
26. November 14, 2013. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation, Floodplain Designation and Commercial Designation to Medium Density Residential Designation and Commercial Designation.
27. November 14, 2013. This applicant has made a request to place a portion of this property in the PUD, Planned Unit Development and remove it from A-2, Rural Agricultural District; RM-4, Mobile Home Park District; R-3, Multi-Family Dwelling District and C-1, Local Commercial District.

28. November 14, 2013. The applicant has made a request to place a portion of this property in C-2, General Commercial District and remove it from C-1, Local Commercial District; RM-4, Mobile Home Park District; R-3, Multi-Family Dwelling District.
29. November 14, 2013. The applicant has made a request to place a portion of this property in C-1, Local Commercial District and remove it from A-2, Rural Agricultural District and RM-4, Mobile Home Park District.

IMPROVEMENT PROGRAM:

1. Alleys. The engineer for the owners has made a request to waive alley requirements for the north two (2) commercial lots (Lots 3 and 4, Block 1).
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City standards. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing the final plat.
4. Sanitary Sewers. Sanitary sewers within the Planned Unit Development will be privately maintained by the owner. There are existing public sanitary sewer mains that serve all of the lots.
5. Sidewalks. Sidewalks will be required adjacent to Classen Boulevard (State Highway 77). Sidewalks will be installed adjacent to the public streets serving the multiple lots.
6. Storm Sewers. Storm water runoff will be conveyed to proposed detention facilities. Storm water will then be conveyed to a tributary of Bishop Creek.
7. Streets. Classen Boulevard (State Highway 77) is existing. However, with the new intersection at Classen and 12th Avenue S.E. additional street, drainage, signalization and sidewalk improvements will be required. Constitution Street and Classen Street serving the development will be constructed in accordance with City paving standards.
8. Water Mains. There is an existing sixteen-inch (16") water main adjacent to Classen Boulevard. There is a proposed twelve-inch (12") water main that will be installed to connect to an existing 12-inch water main located north of this property on the east side of 12th Avenue S.E. The interior water lines will connect to the sixteen-inch (16") and twelve-inch (12") water mains creating a looped system.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.

2. Rights-of-Way. All required rights-of-way will be dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, site plan, preliminary site development plan and a request to waive alley requirements for Lots 3 and 4, Block 1 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The project will consist of 179 residential multi-story units with required parking on 26.22 acres. This will be a gated community. The drive approaches serving the residential development will provide ingress and egress to the proposed public streets Classen Street and Constitution Street. The private drives connecting to the public streets will be gated and meet the standard that has been approved by City Council. This development will provide open space along the northern portion of the property which includes storm water facilities and natural vegetation. The remainder of the developable property consists of 11.28 acres and is proposed for commercial designation. The design indicates a grocery store and two restaurant lots. Staff recommends approval of the preliminary plat for Sooner Mobile Home Redevelopment Addition, a Planned Unit Development, subject to the approvals of the NORMAN 2025 Land Use and Transportation Plan amendment, Resolution No. R-1314-54 and Ordinance Nos. O-1314-23, O-1314-24 and O-1314-25.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Sooner Mobile Home Redevelopment Addition, a Planned Unit Development (a Replat of Sooner Mobile Home Park Addition) to City Council.

ACTION TAKEN: _____