

DEVELOPMENT COMMITTEE

FINAL PLAT

FP-1314- 14

DATE:

June 11, 2014

STAFF REPORT

ITEM: Consideration of a Final Plat for 36TH NORTH BUSINESS PARK ADDITION, A PLANNED UNIT DEVELOPMENT, A REPLAT OF LOT 1, BLOCK 1 S.C.M.C. ADDITION AND LOT 6, BLOCK 1, BROCE INDUSTRIAL PARK ADDITION.

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. Planning Commission, on a vote of 6-0, recommended to City Council that Ordinance No. O-1314-16 be approved amending the uses for commercial throughout the property and the site development plan approved with the Planned Unit Development established by Ordinance No. O-0708-18.
27. October 10, 2013. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for 36th North Business Park Addition, a Planned Unit Development, a Replat of Lot 1, Block 1, S.C.M.C. Addition and Lot 6, Block 1, Broce Industrial Park Addition be approved.
28. November 26, 2013. City Council adopted Ordinance No. O-1314-16 amending the uses and expanding the commercial activity for all of the property and the site development plan established by Ordinance No. O-0708-18.
29. November 26, 2013. City Council approved the preliminary plat for 36th North Business Park Addition, a Planned Unit Development, a Replat of Lot 1, Block 1, S.C.M.C. Addition and Lot 6, Block 1, Broce Industrial Park Addition.

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. There is a sixteen-inch (16") water main adjacent to 36th Avenue N.W. Water mains have been installed to serve fire hydrants in accordance with approved plans and City and Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Right-of-Way. Existing street rights-of-way are adequate.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, final site development plan and final plat are included as supplemental materials

DEVELOPMENT COMMITTEE COMMENTS: The engineer for the developer has requested the City Development Committee review the final plat for 36th North Business Park Addition, a Planned Unit Development, a Replat of Lot 1, Block 1, S.C.M.C. Addition and Lot 6, Block 1, Broce Industrial Park Addition and submit it to City Council for its consideration. There is a possibility of a residential component within the development. As a result, park land fee has been negotiated for the estimated amount of residential development and the developer has paid the park land fee in the amount of \$940.

The final plat is consistent with the approved preliminary plat. This property consists of 20.5 acres and one (1) Planned Unit Development lot. 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. The proportional share has been determined to be \$149,600.