

PRELIMINARY PLAT  
PP-1415-1

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ITEM NO. 5c.

**STAFF REPORT**

**ITEM:** Consideration of a Preliminary Plat for CLASSEN CROSSINGS APARTMENTS AND RETAIL ADDITION, A PLANNED UNIT DEVELOPMENT

**LOCATION:** Generally located south of Constitution Street and on the west side of South Classen Boulevard.

**INFORMATION:**

1. Owner. Classen Crossings, LLC
2. Developer. Classen Crossings, LLC
3. Engineer. Arc Engineering Consultants, L.L.C.

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Corporate City Limits.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
3. January 8, 1963. City Council adopted Ordinance No. 1439 placing a portion of this property in the I-2, Heavy Industrial District.
4. August 7, 2014. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended fee in lieu of park land for Classen Crossings Addition, a Planned Unit Development.
5. August 14, 2014. Planning Commission, on a vote of 6-0, postponed amending the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Mixed Use Designation at the request of the applicant.
6. August 14, 2014. Planning Commission, on a vote of 6-0, postponed placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District and I-2, Heavy Industrial District at the request of the applicant.
7. August 14, 2014. Planning Commission, on a vote of 6-0, postponed the preliminary plat for Classen Crossings Addition, a Planned Unit Development at the request of the applicant.

**HISTORY (CONT'D):**

8. September 11, 2014. Planning Commission, on a vote of 9-0, postponed amending the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Mixed Use Designation at the request of the applicant.
9. September 11, 2014. Planning Commission, on a vote of 9-0, postponed placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District and I-2, Heavy Industrial District at the request of the applicant.
10. September 11, 2014. Planning Commission, on a vote of 9-0, postponed the preliminary plat for Classen Crossings Addition, a Planned Unit Development at the request of the applicant.
11. October 9, 2014. Planning Commission, on a vote of 9-0, postponed amending the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Mixed Use Designation at the request of the applicant.
12. October 9, 2014. Planning Commission, on a vote of 9-0, postponed placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District and I-2, Heavy Industrial District at the request of the applicant.
13. October 9, 2014. Planning Commission, on a vote of 9-0, postponed the preliminary plat for Classen Crossings Addition, a Planned Unit Development at the request of the applicant.
14. November 13, 2014. Planning Commission, on a vote of 9-0, postponed placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District and I-2, Heavy Industrial District at the request of the applicant.
15. November 13, 2014. Planning Commission, on a vote of 9-0, postponed the preliminary plat for Classen Crossings Addition, a Planned Unit Development at the request of the applicant.
16. December 11, 2014. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Mixed Use Designation.
17. December 11, 2014. The applicant has made a request to place this property in the PUD, Planned Unit Development and remove it from A-2, Rural Agricultural District and I-2, Heavy Industrial District.

**IMPROVEMENT PROGRAM:**

1. Alleys. Alleys are not required on lots greater than one (1) acre if sufficient circulation is provided. The proposed site plan shows proper circulation for delivery trucks and sanitation vehicles.
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 sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. The sanitary sewer solution is to use the eastern portion of the BNSF Railroad right-of-way run north parallel to the right-of-way and turn east in the Constitution right-of-way and connect to an existing eight-inch sanitary sewer main.
5. Sidewalks. Sidewalks are existing. However, if it is determined the sidewalks are less than 5' wide. The developer will replace them with new sidewalks.
6. Storm Sewers. Storm water runoff will be conveyed to proposed detention facility. Storm water will then be conveyed to the BNSF Railroad right-of-way.
7. Streets. Classen Boulevard (State Highway 77) is existing.
8. Water Mains. There is an existing sixteen-inch (16") water main adjacent to Classen Boulevard. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards to serve the proposed fire hydrants.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City on the final plat. An easement/agreement will be required from the BNSF Railroad.
2. Rights-of-Way. Right-of-way for Classen Boulevard is existing.

**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 project will consist of residential multi-story units with required parking on 2.65 acres. This will be a gated community. The drive approach serving the residential development will provide ingress and egress to the proposed public street Classen Boulevard. The remainder of the property consists of 1.28 acres and is proposed for commercial development. The design indicates a retail store and restaurant. The north drive approach to serve the restaurant will be constructed as right in and right out with a “well defined pork chop” in the middle of the drive approach.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for Classen Crossings Apartments and Retail Addition, a Planned Unit Development, to City Council.

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