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PRELIMINARY PLAT

ITEM NO. 8c

PP-1920-3

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**STAFF REPORT**

**ITEM:** Consideration of a Preliminary Plat for **CITY OF NORMAN – HALL PARK COMPLEX.**

**LOCATION:** Generally located on the north side of East Robinson Street and east of 24<sup>th</sup> Avenue N.E.

**INFORMATION:**

1. Owners. City of Norman/Norman Utilities Authority.
2. Developer. City of Norman/Norman Utilities Authority.
3. Engineer. Wallace Engineering.

**HISTORY:**

1. March 25, 2003. City Council adopted Ordinance No. O-0203-44 annexing this property into the Corporate City Limits with an effective date of October 1, 2003.
2. August 14, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the A-2, Rural Agricultural District.
3. September 23, 2003. City Council adopted Ordinance No. O-0304-17 placing this property in the A-2, Rural Agricultural District.
4. March 30, 2004. City Council accepted Quit Claim Deed from Hall Park Municipal Authority purchasing approximately 100 acres (including this property) throughout the Hall Park Development.
5. September 12, 2019. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Parkland/Open Space Designation to Parkland/Open Space and Institutional Designations.
6. September 12, 2019. The applicant has made a request to rezone this property from A-2, Rural Agricultural District to PL, Parkland, A-1, General Agricultural District and A-1, General Agricultural District with Special Use for Municipal Use.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants will be installed in accordance with City standards. Their locations will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
3. Sanitary Sewers. Sanitary sewer is existing.
4. Sidewalks. Sidewalks will be constructed adjacent to East Robinson Street and 24<sup>th</sup> Avenue N.E. The construction of sidewalks will be delayed until funding and a sidewalk project is created.
5. Storm Sewers. Storm water will be conveyed to a proposed detention facility.
6. Streets. Twenty-fourth Avenue N.E. is existing. East Robinson Street will be constructed in accordance with City paving standards. Street paving improvements will be delayed until funding and a Robinson Street Paving Project is created.
7. Water Main. There is an existing water main adjacent to East Robinson Street. Additional water lines will be installed to serve a proposed fire hydrants.

**PUBLIC DEDICATIONS:**

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

**SUPPLEMENTAL MATERIAL:** Copies of a location map, site plan, preliminary plat and letter of request for delaying public improvements are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** This property consists of two (2) buildable lots and a total of 70.16 acres. Block A is public park land and Block B is open space with WQPZ (Water Quality Protection Zone) and detention. Lot 1 will serve the new Emergency Operations Center. Lot 2 will serve the Utilities Department in the future. Staff recommends approval of the preliminary plat for City of Norman – Hall Park Complex.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for City of Norman – Hall Park Complex to City Council.

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