

PRELIMINARY PLAT
PP-1415-12

ITEM NO. 12d

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for UNIVERSITY HOUSE NORMAN, A PLANNED UNIT DEVELOPMENT (A Replat of a Replat of Block 3, Miller Addition).

LOCATION: Located on the south side of Page Street and west of BNSF Railroad ROW.

INFORMATION:

1. Owners. Bishops Landing Limited Partnership
2. Developer. Inland American Communities Acquisitions, L.L.C.
3. Engineer. Huitt-Zollars, Inc.

HISTORY:

1. June 23, 1916. The final plat for Miller Addition was filed of record with the Cleveland County Clerk.
2. November 7, 1950. A Replat of Block 3, Miller Addition was approved by the Planning Commission.
3. November 29, 1950. A Replat of Block 3, Miller Addition was filed of record with the Cleveland County Clerk.
4. July 13, 1954. City Council adopted Ordinance No. 884 placing this property in R-3, Multi-Family Dwelling District.
5. May 24, 1961. Planning Commission recommended that this property be placed in CO, Suburban Office Commercial District and removed from R-3, Multi-Family Dwelling District.
6. June 13, 1961. City Council adopted Ordinance No. 1291 placing this property in CO, Suburban Office Commercial District and removing it from R-3, Multi-Family Dwelling District.

HISTORY CONT'D:

7. February 3, 1964 (Special Meeting). Planning Commission recommended to City Council that a portion of this property be placed in R-3, Multi-Family Dwelling District and removed from CO, Suburban Office Commercial District.
8. March 10, 1964. City Council adopted Ordinance No. 1616 placing Lots 1 through 27, Block 3 in the R-3, Multi-Family Dwelling District and removing it from CO, Suburban Office Commercial District.
9. October 10, 1985. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in R-3, Multi-Family Dwelling District and removed from CO, Suburban Office Commercial District.
10. November 12, 1985. City Council adopted Ordinance No. O-8586-27 placing Lots 28 through 32, Block 3 in the R-3, Multi-Family Dwelling District and removing it from CO, Suburban Office Commercial District.
11. December 1, 2014. The Flood Plain Permit Committee approved Flood Plain Permit No. 553 for University House Norman Addition, a Planned Unit Development.
12. December 4, 2014. The Norman Board of Parks Commissioners is scheduled to consider the preliminary plat for University House Norman Addition, a Planned Unit Development. Results of that consideration will be presented separately.
13. December 11, 2014. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Flood Plain Designation to High Density Residential Designation and Flood Plain Designation.
14. December 11, 2014. The applicant has made a request to place this property in the PUD, Planned Unit Development and remove it from R-3, Multi-Family Dwelling District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City standards. Their locations have been approved by the Fire Department.
2. Sanitary Sewers. Sanitary sewer mains will be relocated in accordance with approved plans and City and State Department of Environmental Quality standards.
3. Sidewalks. Sidewalks will be constructed adjacent to Page Street, Trout Avenue and Brooks Street. The developer has included sidewalks on the east side of the property adjacent to the BNSF Railroad Right-of-Way.

IMPROVEMENT PROGRAM CONT'D:

4. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Since there will be less impervious surface proposed than what is currently existing, detention is not required.
5. Streets. Page Street, Trout Avenue and Brooks Street are existing.
6. Water Mains. A water main will be installed in accordance with approved plans and City and Department of Environmental Quality standards to serve fire hydrants.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary site development plan and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of 7.4 acres and one lot. There are proposed 430 residential units with a multi-story parking garage. This is an infill project in an existing developed neighborhood. As a result, many of the required infrastructures are available. However, there are some existing drainage and utilities that are in conflict with the project and they will need to be relocated or abandoned. The proposal is sided by three public streets and an emergency access is provided on the east side. Brooks Street is designated as a collector street and meets the required width.

The Flood Plain Permit Committee met December 1, 2014, and approved Flood Plain Permit No. 553 subject to City Council approving the project. A Conditional Letter of map Revision (CLOMR) needs to be approved by Federal Emergency Management Agency (FEMA). Upon completion of the conditional approval, as-built drawings will be submitted to FEMA in order to change the Flood Plain Map.

Final plats cannot be filed of record with the Cleveland County Clerk until these requirements are met. Staff recommends approval of the preliminary plat for University House Norman Addition, a Planned Unit Development subject to approvals of R-1415-40, O-1415-27 and O-1415-28.

ACTION NEEDED: Approve or reject the preliminary plat for University House Norman Addition, a Planned Unit Development (a Replat of a Replat of Block 3, Miller Addition subject to the approvals of R-1415-40, O-1415-27 and O-1415-28.

ACTION TAKEN: _____