

PRELIMINARY PLAT
PP-1920-15

ITEM NO. 4c

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **NORMAN REGIONAL HEALTH SYSTEM EAST CAMPUS ADDITION, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Located at the southwest corner of the intersection of State Highway No. 9 and 24th Avenue S.E.

INFORMATION:

1. Owner. Norman Regional Hospital Authority.
2. Developer. Norman Regional Hospital Authority.
3. Engineer. SMC Consulting Engineers, PC.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City limits.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property into the A-2, Rural Agricultural District.
3. September 12, 1967. City Council adopted Ordinance No. 1987 placing this property in the I-1, Light Industrial District and removed it from A-2, Rural Agricultural District.
4. April 14, 1983. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in RM-2, Low Density Apartment District and removed from I-1, Light Industrial District.
5. April 14, 1983. Planning Commission, on a vote of 7-0, approved the preliminary plat for South Lake Addition.
6. May 10, 1983. City Council adopted Ordinance No. O-8283-89 placing a portion of this property in the R-1, Single-Family Dwelling District and RM-2, Low Density Apartment District and removing it from I-1, Light Industrial District.

HISTORY (CONT.)

7. May 12, 1983. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in the RM-2 with Permissive Use for a Planned Unit Development and removed from RM-2, Low Density Apartment District.
8. June 7, 1983. City Council adopted Ordinance No. O-8283-91 placing a portion of this property in RM-2 with Permissive Use for a Planned Unit Development and removing it from RM-2, Low Density Apartment District.
9. December 15, 1983. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in RM-6, Medium Density Apartment District and removing it from I-1, Light Industrial District.
10. December 15, 1983. Planning Commission, on a vote of 9-0, approved the preliminary plat for South Lake Addition.
11. January 17, 1984. City Council adopted Ordinance No. O-8384-75 placing a portion of this property in the RM-6, Medium Density Apartment District and removing it from I-1, Light Industrial District.
12. April 11, 1985. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for South Lake Addition.
13. May 8, 1986. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the O-1, Office-Institutional District and removed from R-1, Single-Family Dwelling District, RM-2 with Permissive Use for a Planned Unit Development and RM-6, Medium Density Apartment District.
14. June 17, 1986. City Council adopted Ordinance No. O-8586-78 placing this property in the O-1, Office-Institutional District and removing it from R-1, Single-Family District, RM-2 with Permissive Use for a Planned Unit Development and RM-6, Medium Apartment District.
15. September 11, 1986. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat for Trinity Baptist Church Addition be approved.
16. December 23, 1986. City Council approved the final plat for Trinity Baptist Church Addition.
17. December 23, 1988. It was determined Trinity Baptist Church was no longer going to construct the facility and the final plat was never filed of record.

HISTORY (CONT.)

18. June 11, 2020. The applicant has requested amending the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Mixed Use Designation.
19. June 11, 2020. The applicant has requested placing this property in the PUD, Planned Unit Development and removing it from O-1, Office-Institutional District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plats.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed adjacent to all public streets.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water runoff will be conveyed to privately-maintained detention facilities.
6. Streets. Twenty-fourth Avenue S.E. and Ann Branden Boulevard are existing. Overbrook Drive will be constructed and will connect 24th Avenue S.E. with Ann Branden Boulevard.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 12-inch water main adjacent to 24th Avenue S.E. There is an existing 12-inch water main and eight-inch water main located within the property and installed when the Trinity Baptist Church was going through the platting process. These water mains will be abandoned. New proposed water mains will be installed to serve the development.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-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: The preliminary plat consists of 29+ acres and eight mixed use lots. Lot 1, Block 1 is for medical purposes. Lot 2, Block 1, Lot 1, Block 2, Lot 1, Lot 2 and Lot 3, Block 3 are proposed commercial lots. Lot 1, Block 4 is a proposed Senior Living Center and Lot 2, Block 4 is a proposed commercial lot. Common Area A is a proposed service drive serving most of the lots. Common Area B is open space, water feature and detention facility and Common Area C is a greenbelt buffer and detention facility. These areas are to be maintained by property owners as a maintenance agreement in common. Staff recommends approval of the preliminary plat for Norman Regional Health System East Campus Addition, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Norman Regional Health System East Campus Addition, a Planned Unit Development to City Council subject to the approval of Resolution No. R-1920-114 and Ordinance No. O-1920-57.

ACTION TAKEN: _____