

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2021-10

DATE:
March 18, 2021

STAFF REPORT

ITEM: Consideration of a final plat for NORMAN REGIONAL HEALTH SYSTEM EAST CAMPUS ADDITION SECTION 1, 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.
1. Developer. Norman Regional Hospital Authority.
2. 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. Planning Commission, on a vote of 9-0 recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Mixed Use Designation.
19. June 11, 2020. Planning Commission, on a vote of 9-0, recommended to City Council placing this property in the PUD, Planned Unit Development and removing it from O-1, Office-Institutional District.
20. June 11, 2020. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Norman Regional Health System East Campus Addition, a Planned Unit Development be approved.
21. July 28, 2020. City Council amended the NORMAN 2025 Land Use and Transportation Plan for this property from Office Designation to Mixed Use Designation.
22. July 28, 2020. City Council adopted Ordinance No. O-1920-57 placing this property in the PUD, Planned Unit Development and removing it from O-1, Office-Institutional District.
23. July 28, 2020. City Council approved the preliminary plat for Norman Regional Health System East Campus Addition, a Planned Unit Development.

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 Ann Branden Boulevard and 24th Avenue S.E.
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.

IMPROVEMENT PROGRAM (CON'T):

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 are dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way are dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, final site development plan and final plat are attached.

STAFF COMMENTS AND RECOMMENDATION: The engineer for the developer has requested the Development Committee review and approve the program of public improvements, final site development plan and final plat for Norman Regional Health System East Campus Addition Section 1, a Planned Unit Development and submit to City Council for consideration.

This property consists of 12.9889 acres with two (2) lots. The proposal is a free-standing emergency department facility on Lot 1, Block 1 and is currently unknown for Lot 1, Block 2.