

PRELIMINARY PLAT

ITEM NO. 6

PP-2021-8

STAFF REPORT

ITEM: Consideration of a preliminary plat for **PARK HILL MIXED USE ADDITION, A PLANNED UNIT DEVELOPMENT**.

LOCATION: Located at the southeast corner of the intersection of 12th Avenue NE and Tecumseh Road.

INFORMATION:

1. Owners. Storage Oklahoma, L.L.C.
2. Developer. Storage Oklahoma, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. July 7, 2005. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended Private Park requirement for Park Hill Addition.
2. July 14, 2005. Planning Commission, on a vote of 5-0, recommended amendment of the NORMAN 2025 Land Use and Transportation Plan for Future Urban Service Area to Current Urban Service Area and from Very Low Density Residential Area to Low Density Residential and Commercial designations.
3. July 14, 2005. Planning Commission, on a vote of 5-0, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from A-2 zoning classification.
4. July 14, 2005. Planning Commission, on a vote of 5-0, recommended to City Council that the preliminary plat for Park Hill Addition, a Planned Unit Development, be approved.
5. September 13, 2005. City Council approved Resolution No. R-0506-22 amending the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation to Low Density Residential and Commercial Designations and placing same in the Current Urban Service Area.

HISTORY, (CONT'):

6. September 13, 2005. City Council adopted Ordinance No. O-0506-2 placing this property in the PUD, Planned Unit Development and removing it from A-2 zoning classification.
7. September 13, 2005. City Council approved the preliminary plat for Park Hill Addition, a Planned Unit Development.
8. May 9, 2006. City Council approved Contract No. K-0506-139 for a Lift Station agreement to serve Park Hill Addition and Red Rock Addition. A lift station fee will be charged for each residential lot until such time as the lift station is no longer in use.
9. December 3, 2008. The Norman Board of Parks Commissioners, on a vote of 7-0 recommended Private Park requirement for Park Hill Mixed Use Addition.
10. December 11, 2008. Planning Commission, on a vote of 6-3, recommended to City Council that the NORMAN 2025 Land Use and Transportation Plan be amended from Commercial Designation to Mixed Use Designation.
11. December 11, 2008. Planning Commission, on a vote of 6-3, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from A-2 zoning classification.
12. December 11, 2008. Planning Commission, on a vote of 6-3, recommended to City Council that the revised preliminary plat for Park Hill Mixed Use Addition, a Planned Unit Development, be approved.
13. January 27, 2009. City Council approved Land Use Plan Amendment No. LUP-0809-9 so as to place this property in the Mixed Use Designation and remove it from the Commercial Designation.
14. January 27, 2009. City Council adopted Ordinance No. O-0809-28 placing this property in the Planned Unit Development and removing it from C-1, Local Commercial District.
15. January 27, 2009. City Council approved the revised preliminary plat for Park Hill Mixed Use Addition.
16. January 27, 2016. Approval of the preliminary plat became null and void.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.

IMPROVEMENT PROGRAM (CONT'):

3. Sanitary Sewers. Sanitary Sewer mains will be installed to serve the development. These improvements will be constructed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed adjacent to 12th Avenue NE, Tecumseh Road and the interior residential lots.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be constructed for the conveyance of storm water runoff.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Twelfth Avenue NE is existing. It is anticipated that Tecumseh Road will be deferred with final platting.
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 24-inch (24") water main adjacent to East Tecumseh Road and an eighteen-inch (18") water main adjacent to 12th Avenue N.E.

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, revised preliminary plat and preliminary site development plan are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owners are proposing two residential lots adjacent to Frederick Drive and a mini storage facility on the corner lot. Staff recommends approval of the preliminary plat for Park Hill Mixed Use Addition, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Park Hill Mixed Use Addition, a Planned Unit Development to the City Council.

ACTION TAKEN: _____