

Staff Recommendation for Sooner Village Addition PUD

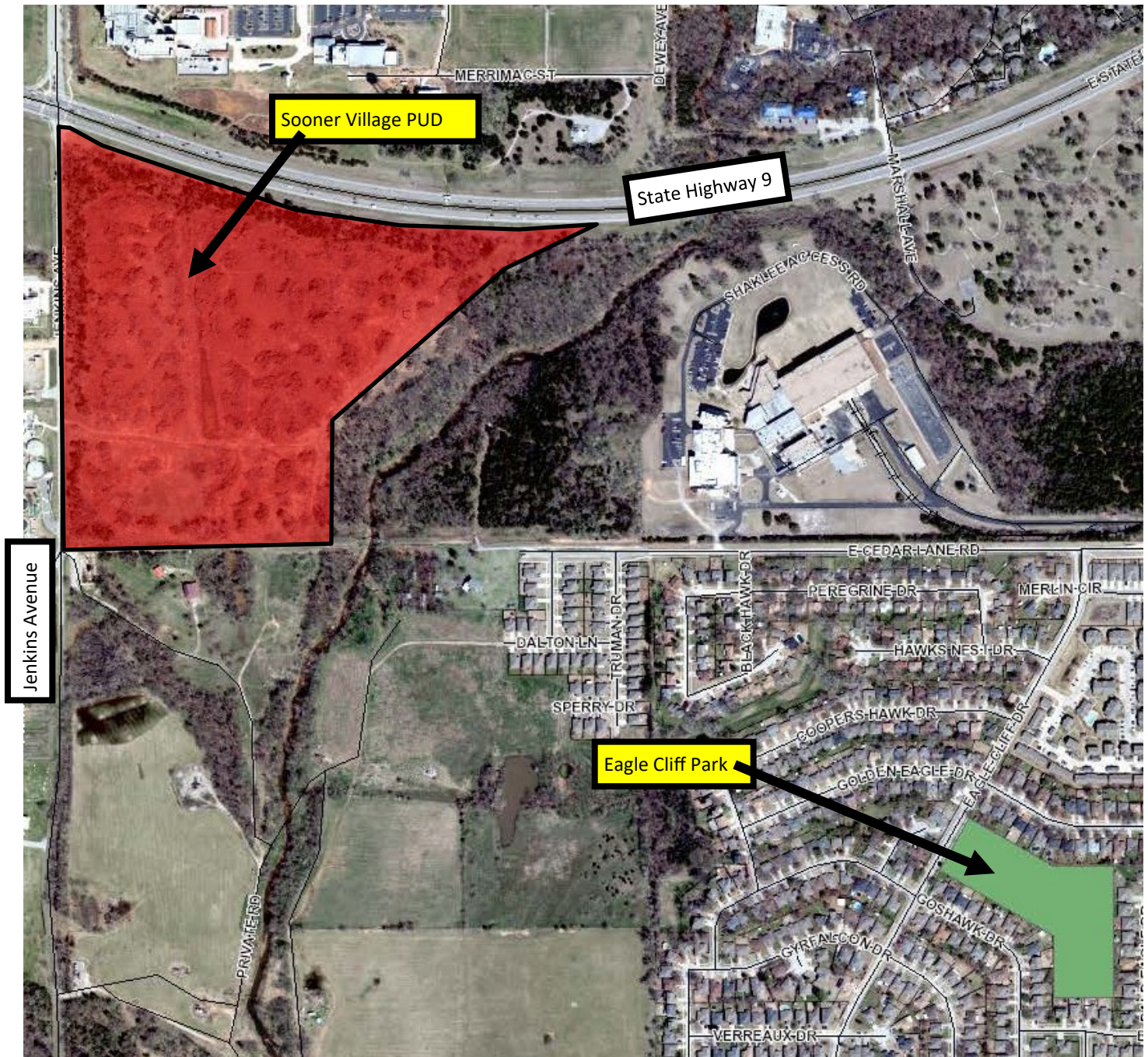
Sooner Village Addition PUD is located in the southwest $\frac{1}{4}$ of Section 8, Township 8 North, Range 2 West of the Indian Meridian and is located at the southeast corner of the intersection of State Highway 9 and Jenkins Avenue—across the highway from National Weather Center (see map).

This preliminary plat includes a variety of uses, including a gas/convenience store at the highway intersection, areas of mixed commercial space, self-storage units, office/warehouse area, a hotel and some residential property. The residential areas are a mix of townhomes, apartments and duplexes (see site plan). A total of 211 units is proposed, as indicated on the open space plan calculation. Based on this unit count, the development would generate a public parkland dedication requirement of 0.9337 acre at this density. A private park development would be twice the public amount, or 1.8674 acres. The development will generate \$15,825 in Neighborhood Park Development Fees, and the same amount in Community Park Development Fees. A private park decision would only collect the Community Park Fees.

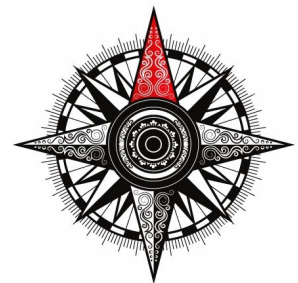
The developer would like to pursue a private park decision, and has shown several acres of open space and/or private park land on the preliminary plat that could satisfy this request. However, some of the open space is classified as blue line stream areas and/or detention ponds, which cannot count as park land. Most of that land is along the edges of the development. The areas that are shown as Private Park Land and the areas in the Open Spaces A, B, and C, which have the least amount of pond and stream land do exceed the requirement for private park land. These areas are currently planned to have walking trails, outdoor sport areas (volleyball, basketball, etc) and an area for a playground and picnicking, which will be available for residents. The total amount of land in the Private Park Land and Open Spaces A-C on the plat proposal is approximately 10.85 acres. The developer will be required to provide proof of all park development costs equal to or greater than that which the city would have collected in park fees when building permits are issued in the future.

This PUD is in an area that is isolated from other public parks to a large extent. The nearest park is Eagle Cliff; however, there is no sidewalk or street that leads to that neighborhood without traveling along Highway 9 for most of the route. This is why staff is not in favor of a fee-in-lieu of land for this development. Any funds used to improve Eagle Cliff would not be readily accessible by the residents living in Sooner Village.

Staff is in favor of a private park decision for the Sooner Village Addition PUD, provided that a combination of active and passive space is included in the planning of the private parkland.

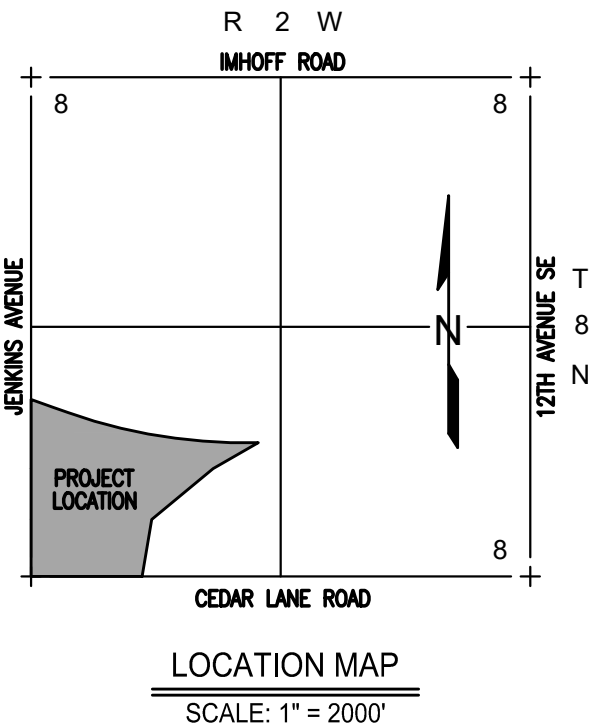


LOCATION MAP
SOONER VILLAGE PUD
12-6-23



OWNER/DEVELOPER
SHAZ INVESTMENT GROUP, LLC
2252 N BROADWAY
MOORE, OK 73160
PH: 405.692.2222

PRELIMINARY PLAT
OF
SOONER VILLAGE
A PLANNED UNIT DEVELOPMENT
A PART OF THE SW/4 OF SECTION 8, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



RESIDENTIAL COUNT:

DUPLEX UNITS	20 UNITS
MULTIPLEX UNITS	75 UNITS
APARTMENT UNITS	60 UNITS

LEGEND

BL	BUILDING LIMIT LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
SE	SIDEWALK EASEMENT (3')
PE	EX. PIPELINE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA

NOTES

- EXISTING ZONING IS I-1 LIGHT INDUSTRIAL DISTRICT. PROPOSED ZONING IS P.U.D.
- ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
- ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
- ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
- ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- ALL ISLANDS AND/OR MEDIAN'S WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF SOONER VILLAGE.
- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- THE WATERLINE CONSTRUCTION WILL BE DESIGNED WITH FINAL PLATS TO LOOP THE 8" WATERLINES TO COMPLY WITH ENGINEERING REQUIREMENTS.
- PARK LAND DEDICATION REQUIRED:
0.83 ACRES (SINGLE-FAMILY & DUPLEX)
1.77 ACRES (MULTI-FAMILY)

LEGAL DESCRIPTION

A tract of land in the Southwest Quarter (SW/4) of Section Eight (8), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:

Beginning at the Southwest corner of said Southwest Quarter (SW/4); thence

North 00°12'02" West (N00°14'56"W m) along the West line of said Southwest Quarter (SW/4) a distance of 1846.74 feet to a point on the Southerly Right-of-Way line of State Highway No. 9; thence along said Right-of-Way line the following three (3) courses:

- Along a curve to the left having a radius of 10,592.95 feet, a chord bearing South 69°52'15" East (S69°55'09"E m) and a chord distance of 255.98 feet for an arc distance of 255.96 feet; thence
- South 70°33'47" East (S70°36'41"E m) for a distance of 153.36 feet; thence
- Along a curve to the left having a radius of 5,521.46 feet, a chord bearing South 81°00'47" East (S81°03'41"E m) and a chord distance of 2002.95 feet, for an arc distance of 2014.10 feet; thence

South 60°07'38" West (S60°04'44"W m) for a distance of 540.23 feet; thence South 50°24'05" West (S50°21'11"W m) a distance of 831.50 feet; thence South 08°29'33" West (S08°26'39"W m) for a distance of 594.59 feet to a point on the South line of said Southwest Quarter (SW/4); thence South 89°42'35" West (S89°39'41"W m) along said South line a distance of 1159.07 feet to the Point of Beginning.

PRELIMINARY PLAT
SOONER VILLAGE - A PLANNED UNIT DEVELOPMENT



Crafton Tull
architecture | engineering | surveying
300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

SHEET NO.: 1 of 2
DATE: 09/27/23

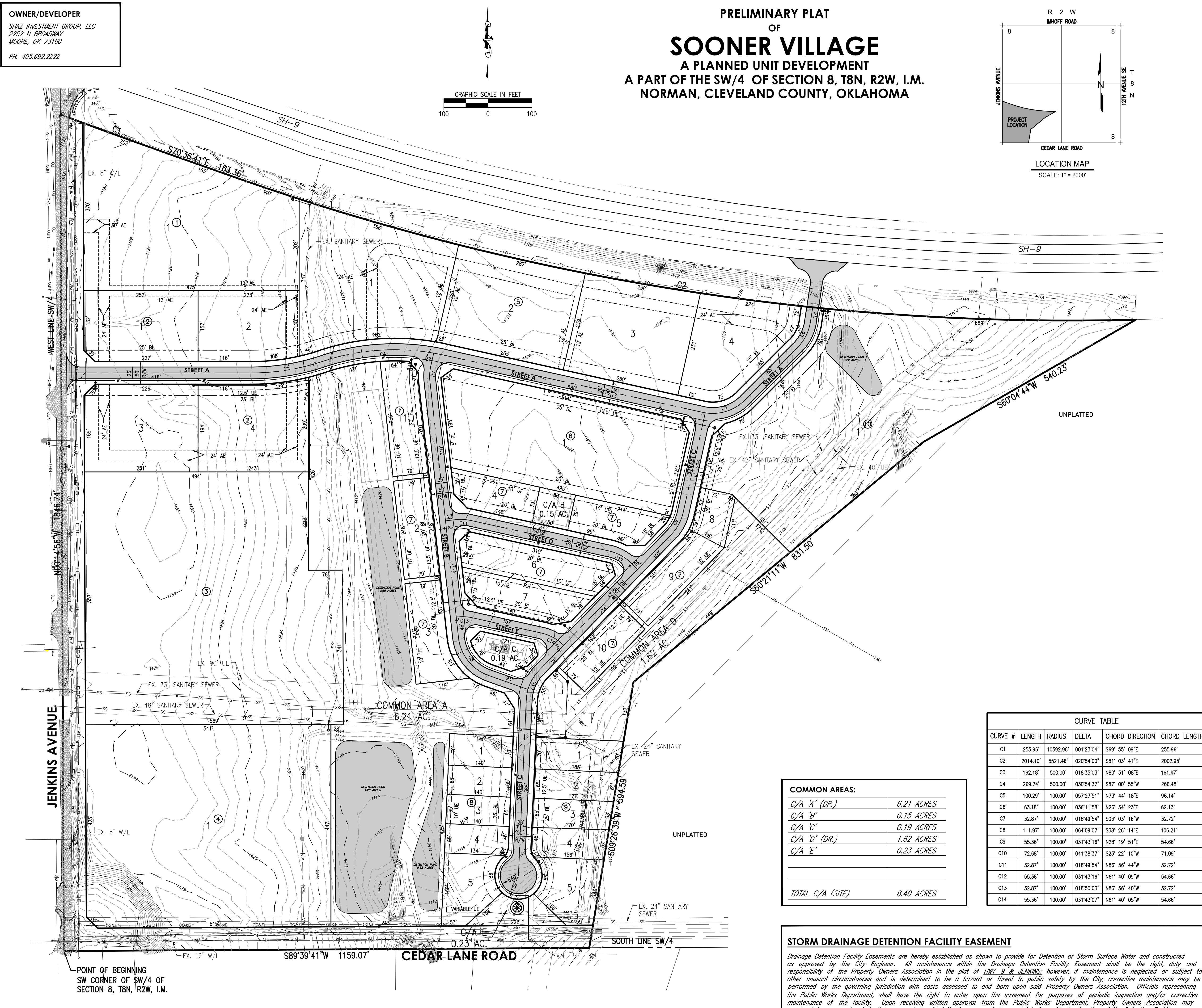
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TOTAL C/A (SITE) 8.40 ACRES

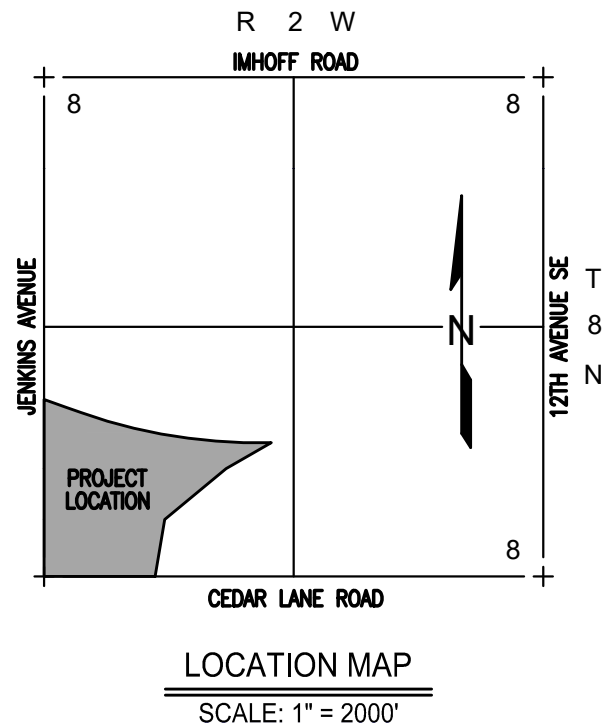
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Drainage Detention Facility Easements are hereby established as shown to provide for Detention of Storm Surface Water and constructed as approved by the City Engineer. All maintenance within the Drainage Detention Facility Easement shall be the right, duty and responsibility of the Property Owners Association in the plat of HWY 9 & JENKINS; however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the City, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and born upon said Property Owners Association. Officials representing the Public Works Department, shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the Public Works Department, Property Owners Association may



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SHEET NO.: 1 of 2
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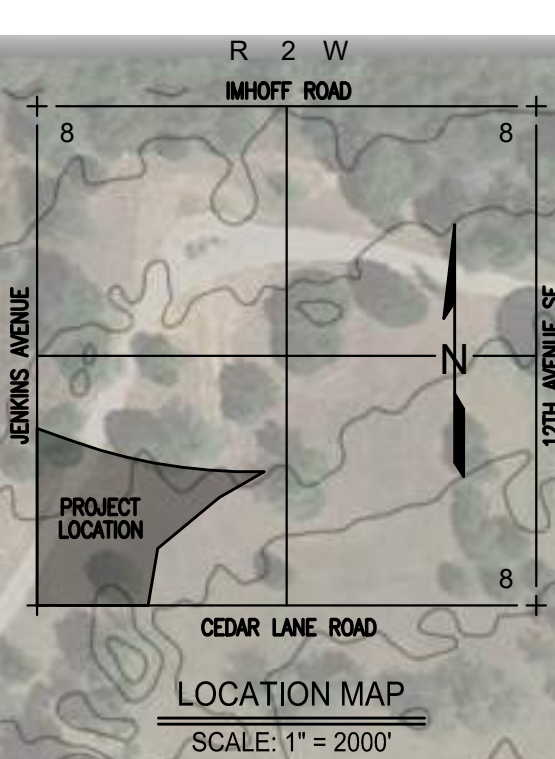
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UE UTILITY EASEMENT
SE SIDEWALK EASEMENT (3')
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SOONER VILLAGE - A PLANNED UNIT DEVELOPMENT



SHEET NO.: 1 of 2
DATE: 09/27/23

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	255.96'	10592.96'	001°23'04"	S69° 55' 09"E	255.96'
C2	2014.10'	5521.46'	020°54'00"	S81° 03' 41"E	2002.95'
C3	162.18'	500.00'	018°36'03"	N80° 51' 08"E	161.47'
C4	269.74'	500.00'	030°54'37"	S87° 00' 55"W	266.48'
C5	100.29'	100.00'	057°27'51"	N73° 44' 18"E	96.14'
C6	63.18'	100.00'	036°11'58"	N26° 54' 23"E	62.13'
C7	32.87'	100.00'	018°49'54"	S03° 03' 16"W	32.72'
C8	111.97'	100.00'	064°09'07"	S38° 26' 14"E	106.21'
C9	55.36'	100.00'	031°43'18"	N28° 19' 51"E	54.66'
C10	72.68'	100.00'	041°38'37"	S23° 22' 10"W	71.09'
C11	32.87'	100.00'	018°49'54"	N86° 56' 44"W	32.72'
C12	55.36'	100.00'	031°43'16"	N61° 40' 09"W	54.66'
C13	32.87'	100.00'	018°50'03"	N86° 56' 40"W	32.72'
C14	55.36'	100.00'	031°43'07"	N61° 40' 05"W	54.66'

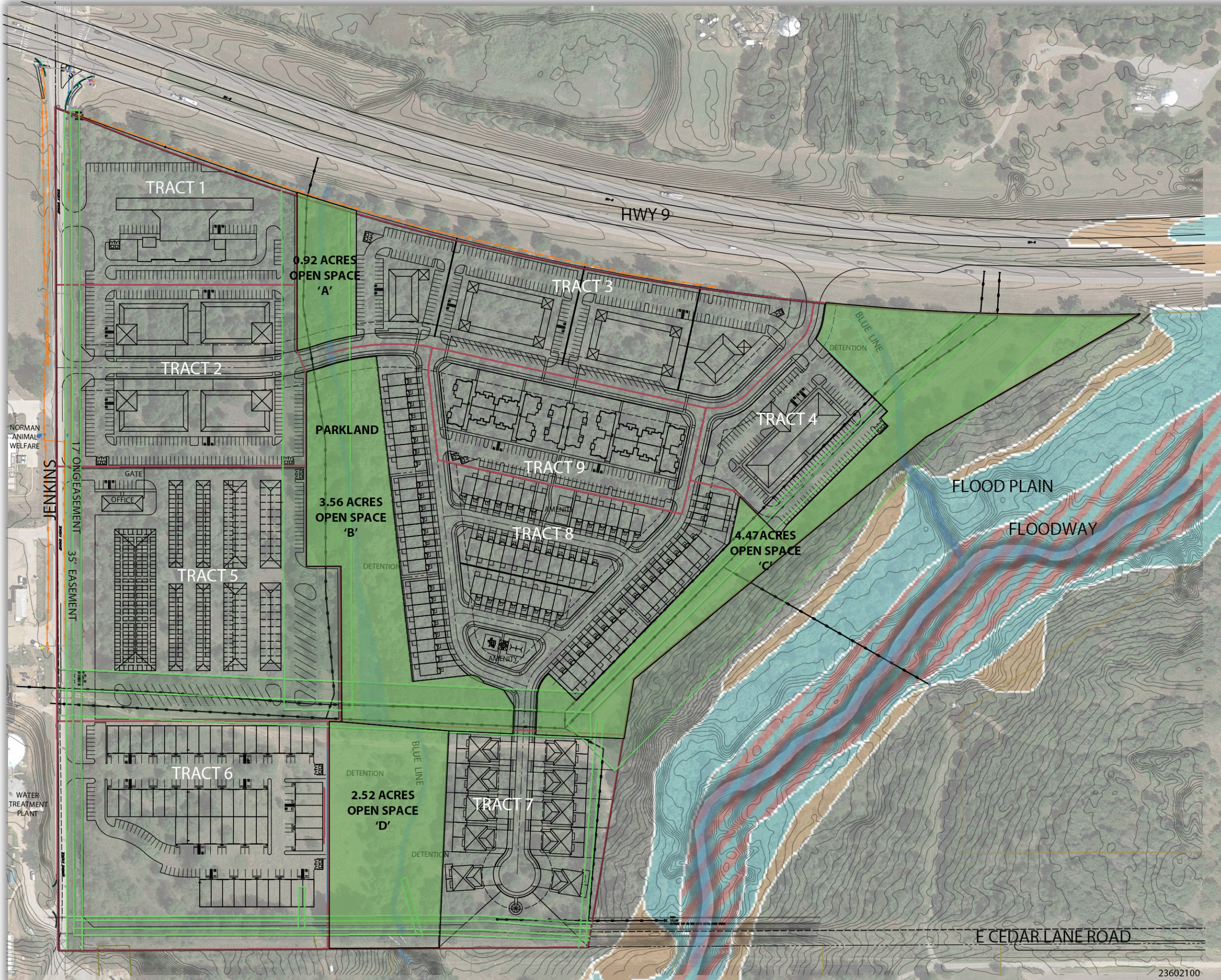
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OPEN SPACE AREAS

AREA A: 0.92 ACRES
AREA B: 3.56 ACRES
AREA C: 4.47 ACRES
AREA D: 2.52 ACRES

TOTAL: 11.47 ACRES OF 56.54 ACRES

PERCENT OF OVERALL ACREAGE: 20.2%

PARKLAND DEDICATION

TWO-FAMILY UNITS: 20
TOWNHOME UNITS: 75
MULTI-FAMILY GARDEN UNITS: 60
MULTI-FAMILY UNITS OVER RETAIL: 56

TOTAL UNITS: 211

1.77 PER DWELLING UNIT X 211 = 374

374 X 0.0025 ACRES/PER = 0.94 ACRES

PARKLAND REQUIREMENT: 0.94 ACRES

OPEN SPACE PLAN
SOONER VILLAGE
Norman, OK
November, 2023



GRAPHIC SCALE IN FEET

