

PRELIMINARY PLAT

ITEM NO. 6

PP-2223-4

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**STAFF REPORT**

**ITEM:** Consideration of a Preliminary Plat for **THE VERVE NORMAN, A PLANNED UNIT DEVELOPMENT.**

**LOCATION:** Generally located on the west side of Classen Boulevard north of Constitution Street.

**INFORMATION:**

1. Owners. OU Motel, L.L.C. and Hope Community Church, Inc.
2. Developer. Subtext Acquisitions, L.L.C.
3. Engineer. Kimley-Horn.

**HISTORY:**

1. April 5, 1929. The final plat for Highway Heights Addition was filed of record with the Cleveland County Clerk. The majority of this property was included in the final plat.
2. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the City of Norman Corporate City limits without zoning.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District
4. May 14, 1963. City Council adopted Ordinance No. 1490 placing a portion of this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
5. April 12, 1966. City Council adopted Ordinance No. 1879 placing a portion of this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District.



6. November 5, 1968. City Council adopted Ordinance No. 2113 placing a portion of this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
7. February 13, 1975. Planning Commission recommended to City Council placing a portion of this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
8. March 4, 1975. City Council adopted Ordinance No. O-7475-41 placing a portion of this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
9. October 13, 1994. Planning Commission recommended to City Council placing a portion of this property in the C-2, General Commercial District with Permissive Use for a Night Club or Dance Hall.
10. December 13, 1994. City Council adopted Ordinance No. O-9495-21 placing a portion of this property in the C-2, General Commercial District with Permissive Use for a Night Club or Dance Hall.
11. November 3, 2022. The Norman Board of Parks Commissioners recommended fee in lieu of park land for The Verve Norman, a Planned Unit Development.
12. December 8, 2022. The applicant has requested amending the NORMAN Land Use and Transportation Plan from Commercial Designation to High Density Residential Designation.
13. December 8, 2022. The applicant has requested placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District, C-2, General Commercial District and C-2, General Commercial District with Permissive Use for a Night Club or Dance Hall.

#### IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations are being reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Public sanitary sewer mains are existing.
4. Sidewalks. Sidewalks will be constructed adjacent to Classen Boulevard.
5. Storm Sewers. Stormwater and appurtenant drainage structures will be installed in accordance with plans and City drainage standards. Stormwater runoff will be conveyed to a privately-maintained underground detention facility.



6. Streets. Proposed curb and gutter and restriping will be added to Classen Boulevard street improvements.
7. Water Mains. Existing water mains are located adjacent to Classen Boulevard. Additional water mains will be installed to serve fire hydrants in accordance with approved plans and City and Department of Environmental Quality standards.

**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.
3. Flood Plain. This property contains Flood Plain. The applicant is proposing to construct a portion of a parking lot in the Flood Plain. The Flood Plain Permit Committee approved Flood Plain Permit No. 665. Flood Plain Permit No. 665 will require City Council approval.

**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 9.66 acres and one (1) lot. A student housing project is proposed for the property with amenities located in the open space areas. Two large structures will be removed from the site. Staff recommends approval of the preliminary plat for The Verve Norman, a Planned Unit Development.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for The Verve Norman, a Planned Unit Development to City Council.

**ACTION TAKEN:**\_\_\_\_\_