



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/16/2024

REQUESTER: Aaron Buley, Pete Jackson and Dagan Flowers

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-17: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY AARON BULEY, PETE JACKSON AND DAGAN FLOWERS (SMC CONSULTING ENGINEERS, P.C.) FOR THE OLD DAIRY FARM FOR 1.13 ACRES OF PROPERTY LOCATED AT 716 SONIA DRIVE.

ITEM: Consideration of a preliminary plat for **THE OLD DAIRY FARM.**

LOCATION: Generally located one-third mile south of Imhoff Road on the west side of Chautauqua Avenue (716 Sonia Drive).

INFORMATION:

1. Owner. Aaron Buley.
2. Developers. Pete Jackson, Aaron Buley and Dagan Flowers.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City Limits without zoning.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
3. May 2, 2024. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended fee in lieu of park land for The Old Dairy Farm.
3. May 16, 2024. Planning Commission is scheduled to consider removing this property from A-2, Rural Agricultural District and placing it in the RM-6, Medium Density Apartment District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant will be installed in accordance with approved plans. Its location will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewer. Sanitary sewer is existing.
4. Sidewalk. Sidewalks are existing.
5. Stormwater. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to privately-maintained detention system.
6. Streets. Chautauqua Avenue paving is existing.
7. Water. A twelve-inch (12") water main will be extended 330' from the north across the frontage of this property. The water main will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The property consists of one lot on 1.25 acres. The proposed use will be apartments. Access will be provided by a 25' private road easement splitting two properties. Staff recommends approval of preliminary plat for The Old Dairy Farm.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for The Old Dairy Farm to City Council.

ACTION TAKEN: _____