



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/10/2024

REQUESTER: Highway 9 Jenkins M&J Investments LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HIGHWAY 9 JENKINS M&J INVESTMENTS, LLC (CRAFTON TULL) FOR SOONER VILLAGE, A PLANNED UNIT DEVELOPMENT FOR 56.54 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE.

ITEM: Consideration of a preliminary plat for **SOONER VILLAGES, A PLANNED UNIT DEVELOPMENT**

LOCATION: Located at the southeast corner of the intersection of State Highway No. 9 and Jenkins Avenue.

INFORMATION:

1. Owners. Highway 9 Jenkins M & J Investments.
2. Developer. Highway 9 Jenkins M & J Investments.
3. Engineer. Crafton Tull

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Corporate City Limits without zoning.
2. December 19, 1961. Planning Commission, on a vote of 8-0, recommended to the City Council that this property be placed in A-2 zoning classification.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.

4. February 9, 1978. Planning Commission, on a vote of 8-0, recommended to the City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
5. February 9, 1978. Planning Commission, on a vote of 8-0, approved the preliminary plat for Shaklee Addition.

HISTORY (Con't)

7. February 28, 1978. City Council adopted Ordinance No. O-7778-50 placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
8. December 7, 2023. The Norman Board of Parks Commissioners recommended private park land for Sooner Villages, a Planned Unit Development.
9. December 14, 2023, January 11, 2024, February 8, 2024, March 14, 2024, May 9, 2024, and August 8, 2024. Planning Commission postponed Resolution No. R-2324-76, Ordinance No. O-2324-28 and Preliminary Plat No. PP-2324-10 for Sooner Villages, a Planned Unit Development at the request of the applicants.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City standards. Their locations will be reviewed by the Fire Department.
2. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
3. Sidewalks. Sidewalks will be constructed on each lot and open space prior to occupancy. Sidewalks are not required adjacent to State Highway No. 9. Sidewalks will be required adjacent to Jenkins Avenue and Cedar Lane Road.
4. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately-maintained detention facilities. A property owner association will be responsible for maintenance of the detention pond, common open area and public rights-of-way.
5. Streets. Jenkins Avenue and Cedar Lane Road are classified as Minor Urban Arterials. At the time of final platting it will be determined if these streets will be constructed or deferred for a future project. The interior streets will be constructed to City standards.
6. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards. A 12" water main

will be required adjacent to Jenkins Avenue. There is an existing 12" water main adjacent to Cedar Land Road.

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.

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

STAFF RECOMMENDATION: This property consist of 56.54 acres with 32 lots. The proposed use is commercial on 3.57 acres, mixed use on 4.95 and 6.42 acres, hotel/hospitality or multi-family on 5.35 acres, self storage on 7.53 acres, flex office-warehouse distribution on 6.76 acres, duplex on 6.73 acres, town homes – apartment homes on 12 acres, apartments on 3.22 acres and 9.08 acres of common area/private park. Staff recommends approval of the preliminary plat for Sooner Villages, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Sooner Villages, a Planned Unit Development to City Council.

ACTION TAKEN: _____