



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 10/10/2024

**REQUESTER:** Royce Enterprises, Inc & Sooner Investment Dev. Co.

**PRESENTER:** Ken Danner, Subdivision Development Manager

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-4: CONSIDERATION OF A REVISED PRELIMINARY PLAT SUBMITTED BY ROYCE ENTERPRISES, INC & SOONER INVESTMENT DEV. CO. (SMC CONSULTING ENGINEERS, PC) FOR ARMSTRONG BANK CONSOLIDATION PROJECT, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 40.41 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTH OF EAST CEDAR LANE AND EAST OF CLASSEN BLVD.

---

**ITEM:** Consideration of a Revised Preliminary Plat for **ARMSTRONG BANK CONSOLIDATION PROJECT, A PLANNED UNIT DEVELOPMENT.**

**LOCATION:** Generally located 800' south of Cedar Lane Road between Classen Boulevard (US Highway No. 77) and 24<sup>th</sup> Avenue S.E.

**INFORMATION:**

1. Owners. Royce Enterprises, Inc, and Sooner Investment Development Company.
2. Developer. Royce Enterprises, Inc, and Sooner Investment Development Company.
3. Engineer. SMC Consulting Engineers, PC

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City limits without zoning.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.

3. September 12, 1967. City Council adopted Ordinance No. 1986 placing a portion of this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
4. February 27, 1968. City Council adopted Ordinance No. 2033 placing the remainder of this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
5. December 13, 1984. Planning Commission, on a vote of 9-0, approved the preliminary plat for South Lake Industrial Park Addition.
6. August 3, 2023. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended fee in lieu of park land dedication for the area proposed as residential.
7. August 10, 2023. Planning Commission, on a vote of 7-1, recommended amending the NORMAN 2025 Land Use and Transportation Plan to remove this property from the Special Planning Area No. 7 (SPA-7) while retaining the Mixed Use Designation, and amendment of the Future Urban Service Area to Current Urban Service Area.
8. August 10, 2023. Planning Commission, on a vote of 7-1, recommended placing this property into the PUD, Planned Unit Development and removing it from I-1, Light Industrial District
9. August 10, 2023. Planning Commission, on a vote of 7-1 recommended to City Council that the preliminary plat for Armstrong Bank Consolidation Project, a Planned Unit Development be approved.
10. September 26, 2023. City Council amended the NORMAN 2025 Land Use and Transportation Plan to remove this property from the Special Planning Area No. 7 (SPA-7) while retaining the Mixed Use Designation, and placing this property in the Current Urban Service Area.
11. September 26, 2023. City Council adopted Ordinance No. O-2324-3 placing this property in the PUD, Planned Unit Development and removing it from I-1, Light Industrial District.
12. September 26, 2023. City Council approved the preliminary plat for Armstrong Bank Consolidated Project, a Planned Unit Development.
13. September 26, 2023. City Council approved Contract K-2324-32 a contract by and between the Norman Utilities Authority and Armstrong Bank implementing the Post Oak Lift Station Fee for the Armstrong Bank Consolidation Project development to the City of Norman.
14. October 10, 2024. The applicant has made a request to rezone this property from PUD, Planned Unit Development to PUD, Planned Unit Development.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department. Additional fire hydrants will be required for the large tracts when a final site development plan is submitted with a final plat.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. The property will utilize the Post Oak lift station. Utilities Department supports the sanitary sewer solution as long as the developer and City Council approve a Lift Station Agreement and Fee to be included on future utility bills for this development. City Council approved Contract No. K-2324-32 at its meeting of September 26, 2023.
4. Sidewalks. Sidewalks will be constructed adjacent to Classen Boulevard and 24<sup>th</sup> Avenue S.E. Sidewalks will be constructed adjacent to all open space areas and each lot prior to occupancy.
5. 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 located in the northeast portion of the property and southwest portion of the property.
6. Streets. Twenty-Fourth Avenue S.E. will be constructed as Minor Urban Arterial street. Classen Boulevard is existing. Interior streets are proposed as private streets but will be constructed in accordance with approved plans and City paving standards but maintained by the property owners.
7. Water Main. There is a proposed 12" water main adjacent to Classen Boulevard. There is an existing twelve-inch (12") water main adjacent to 24<sup>th</sup> Avenue S.E. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards within the development. Depending on how the property is phased, some interior twelve-inch (12") water mains may be required.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City on the final plat. Additional off plat sanitary sewer easements will be required prior to installation.
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, revised preliminary site development plan and revised preliminary plat are included in the Agenda Book

**STAFF COMMENTS AND RECOMMENDATION:** The property consists of 40.41 acres with a total of twelve (12) lots. The project proposes several commercial lots and commercial office lots. There are several open space areas including detention facilities.

**ACTION NEEDED:** Recommend approval or disapproval of the revised preliminary plat for Armstrong Bank Consolidation Project, a Planned Unit Development to City Council.

**ACTION TAKEN:**