
PRELIMINARY PLAT
PP-2324-7

ITEM NO. 6

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **CRIMSON FLATS ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT.**

LOCATION: Located at the northeast corner of the intersection of Imhoff Road and Oakhurst Avenue.

INFORMATION:

1. Owners. City of Norman.
2. Developer. Milestone Property Development.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 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. October 10, 1968. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District and removed from A-2, Rural Agricultural District.
4. December 17, 1968. City Council adopted Ordinance No. 2124 placing this property in R-1, Single-Family Dwelling District and removing it from A-2, Rural Agricultural District.
5. February 10, 1977. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in CO, Commercial Office and removed from R-1, Single-Family Dwelling District.
6. February 10, 1977. Planning Commission, on a vote of 8-0, tabled the preliminary plat of Oakhurst Addition, Section 9.

7. March 1, 1977. City Council adopted Ordinance No. O-7677-43 placing this property in CO, Commercial Office and removing it from R-1, Single-Family Dwelling District.
8. March 10, 1977. Planning Commission, on a vote of 7-1, approved the preliminary plat for Oakhurst Addition, Section 9.
9. March 10, 1982. In accordance with the City Code, approval of the preliminary plat for Oakhurst Addition, Section 9, became null and void.
8. December 13, 2007. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for Crimson Creek East Addition be approved.
9. February 26, 2008. City Council approved the preliminary plat for Crimson Creek East Addition with alley waiver.
10. July 10, 2008. Planning Commission, on a vote of 5-0, recommended to City Council that the NORMAN 2025 Land Use and Transportation Plan be amended to remove the property from Office Designation and place it in Medium Density Residential Designation.
11. July 10, 2008. Planning Commission, on a vote of 5-0, recommended to City Council that this property be placed in the Planned Unit Development and removed from CO, Suburban Office Commercial District.
12. July 10, 2008. Planning Commission, on a vote of 5-0, recommended to City Council that the revised preliminary plat for Crimson Creek East Addition be approved.
13. August 7, 2008. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended fee in lieu of park land requirements.
14. August 26, 2008. City Council rejected the NORMAN 2025 Land Use and Transportation Plan designating this property as Medium Density Residential Designation and removing it from Commercial Office Designation.
15. August 26, 2008. City Council did not consider the rezoning and revised preliminary plat.
16. November 6, 2008. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended private park for the revised preliminary plat for Crimson Creek East Addition, a Planned Unit Development.
17. November 13, 2008. Planning Commission, on a vote of 8-0, recommended to City Council that the NORMAN 2025 Land Use and Transportation Plan be amended to designate the property from Office Designation to Medium Density Residential Designation.

18. November 13, 2008. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the Planned Unit Development and removed from CO, Suburban Office Commercial District.
19. November 13, 2008. Planning Commission, on a vote of 8-0, recommended to the City Council that the revised preliminary plat for Crimson Creek East Addition, be approved.
20. December 23, 2008. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing this property in the Medium Density Residential Designation and removing it from Office Designation.
21. December 23, 2008. City Council adopted Ordinance No. O-0809-1 placing this property in the PUD, Planned Unit Development and removing it from CO, Suburban Office Commercial District.
22. December 23, 2008. City Council approved the revised preliminary plat for Crimson Creek East Addition, a Planned Unit Development.
23. December 23, 2013. Approvals for the revised preliminary plat for Crimson Creek East Addition, a Planned Unit Development expired.
24. October 5, 2023. The Norman Board of Parks Commissioners is scheduled to consider the preliminary plat for Crimson Flats Addition, a Simple Planned Unit Development. Results of that consideration will be presented separately.
25. October 12, 2023. The applicant has requested rezoning this property from PUD, Planned Unit Development to SPUD, Simple Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City Standards. Their locations have been approved by the Fire Department.
2. Sanitary Sewers. There is an existing sewer line to serve the property.
3. Sidewalks. Sidewalks will be required adjacent to Imhoff Road and Oakhurst Avenue.
4. Storm Sewers. Drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water run off will be conveyed to a proposed privately-maintained detention facility.
5. Streets. Oakhurst Avenue is existing. Imhoff Road will be constructed in accordance with approved plans and City paving standards. Imhoff Road is classified as a Minor Urban Arterial

6. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards to serve fire hydrants. There is an eight-inch (8") water main adjacent to Oakhurst Avenue. There is an existing 12-inch (12") water main adjacent to Imhoff 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, site plan, and preliminary plat are included in the Agenda Book

STAFF COMMENTS AND RECOMMENDATION: The owner proposes residential dwelling units for this property. The property consists of 4.99 acres including open space. Staff recommends approval of the preliminary plat for Crimson Flats Addition, a Simple Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Crimson Flats Addition, a Simple Planned Unit Development to City Council.

ACTION TAKEN: _____