



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/13/2025

REQUESTER: Apex Properties, LLC (SMC Consulting Engineer)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-9: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY APEX PROPERTIES, LLC (SMC CONSULTING ENGINEER) FOR NORTH NORMAN VILLAGE, A PLANNED UNIT DEVELOPMENT, FOR 130.76 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE SOUTHWEST CORNER OF THE I-35 AND WEST INDIAN HILLS ROAD INTERSECTION.

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

LOCATION: Located at the southeast corner of the intersection of Indian Hills Road and 36th Avenue N.W.

INFORMATION:

1. Owners. Apex Properties, LLC.
2. Developer. Apex Properties, LLC.
3. Engineer. SMC Consulting Engineer.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City Limits.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.

4. March 6, 2025. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended parkland.
5. March 13, 2025. The applicant has requested amending the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation and Open Space Designation to Mixed Use Designation and from Future Urban Service Area to Current Service Area.
6. March 13, 2025. The applicant has requested that this property be placed in the PUD, Planned Unit Development and be removed from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with City standards. Their locations will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. It will connect to the existing northwest sanitary sewer interceptor.
4. Sidewalks. Sidewalks will be constructed adjacent to 36th Avenue N.W. and Indian Hills Road. Sidewalks will be constructed adjacent to all interior lots and open spaces.
5. Storm Sewers. Storm water will be conveyed to proposed privately maintained detention facilities.
6. Streets. Indian Hills Road and 36th Avenue N.W. will be constructed in accordance with City paving standards. All interior streets will be constructed to City standards.
7. Water Main. There is an existing 24" water main adjacent to 36th Avenue N.W. and a 12" water main adjacent to Indian Hills Road. Interior water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards.
8. WQPZ. The property contains Water Quality Protection Zone (WQPZ). Width of the WQPZ has been created through the use of engineered solutions that will improve the quality of the water leaving the ponds. Covenants protecting the WQPZ will be required with final platting.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.

2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 130.76 acres. There are proposed 134 residential lots, 5 multi-family-retail lots, 21 commercial use lots, 14.56 acres of open space and 7.2 acres of parkland. As far as the design of the preliminary plat and preliminary site development plan, staff has issues with a residential lot (Lot 20, Block 5) that has five-foot (5') of frontage on a public street. In addition, with the proposed front setback at four-feet (4'), staff has safety concerns regarding the visibility of a vehicle backing out of a driveway and the capability of seeing a pedestrian including young child or bicyclist on the sidewalk. Staff would support a ten-foot (10') setback. With these issues, staff cannot support the preliminary plat and preliminary site development plan.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for North Norman Village, a Planned Unit Development to City Council subject to the approvals of R-2425-92 and O-2425-27.

ACTION TAKEN:
