

Staff Recommendation for
The Old Dairy Farm Addition

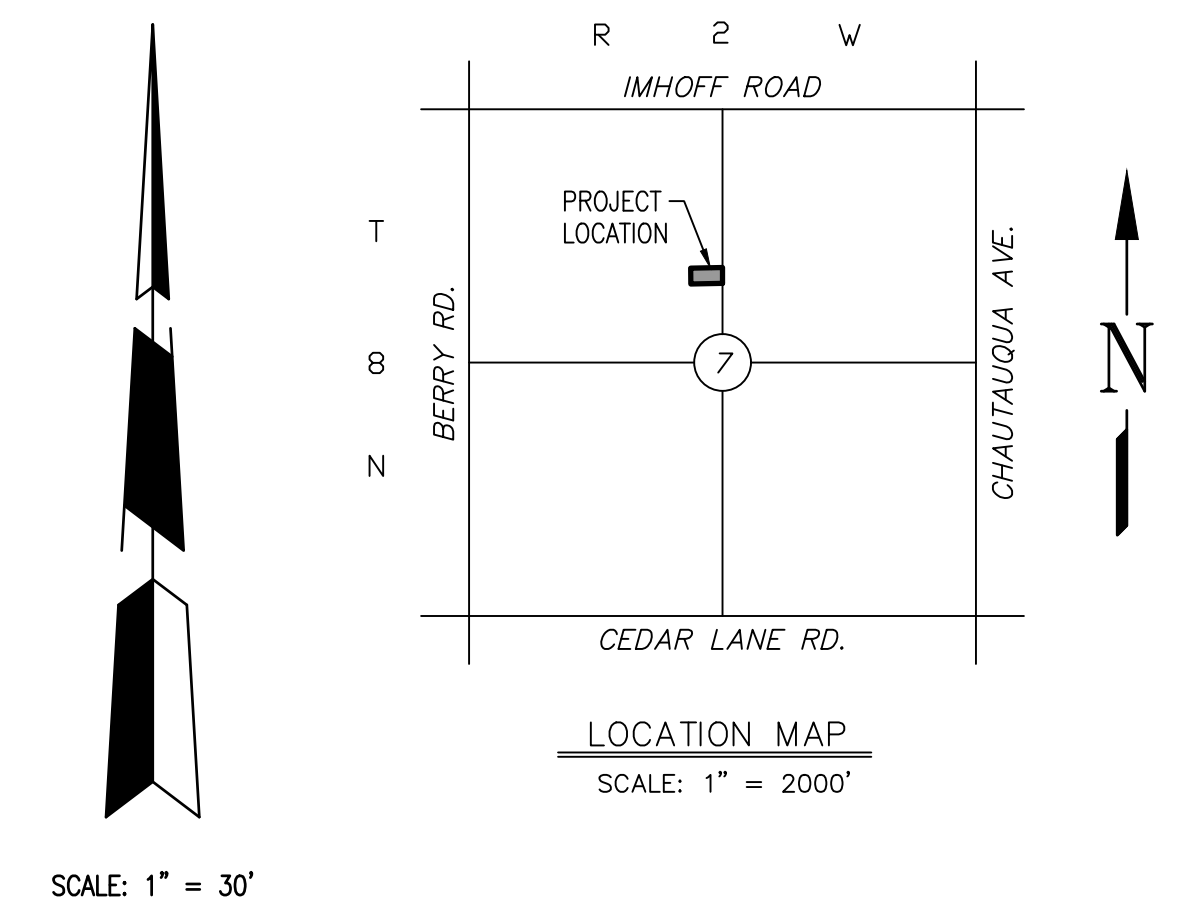
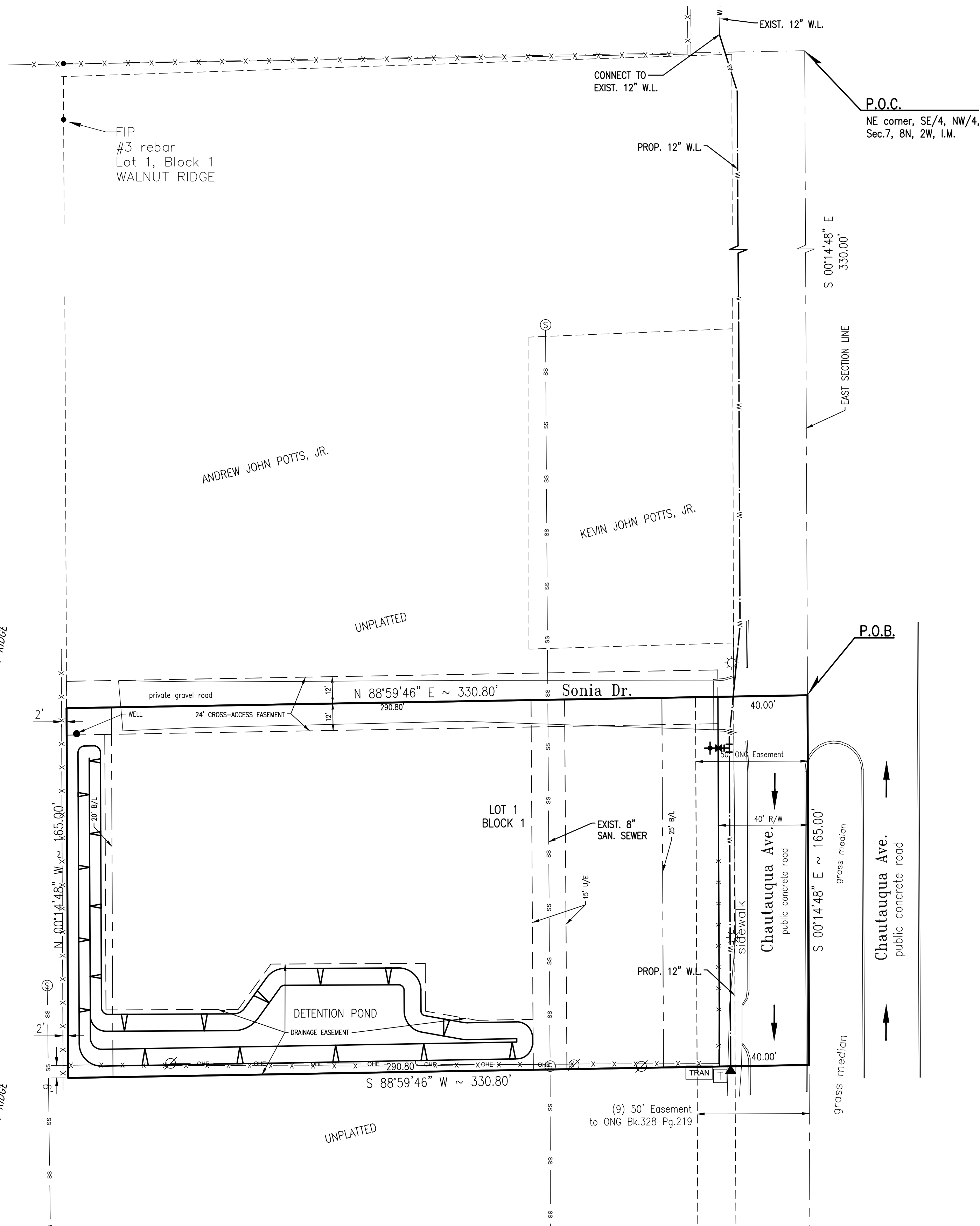
The Old Dairy Farm Addition is located in a part of Section 7, Township 8 North, Range 2 West of the Indian Meridian and is located west of Chautauqua Avenue and north of State Highway 9. The addition is located across the street from the University of Oklahoma, just south of the Rugby and Rowing facilities by the Lloyd Noble Center at the Sonia Drive intersection (See Map). The plat contains 8 units of residential duplex zoning. When it develops there will be a total required parkland dedication of .0354 acres. This development will also yield \$600 in Neighborhood Park Development Fees and the same in Community Park Development fees once all building permits have been issued.

For a development of this small size, we do not recommend either a public or private parkland decision. The plat includes removing some old structures that were located on Sonia Drive and replacing them with duplexes and a parking lot. This site is located adjacent to a large apartment complex that borders one part of Walnut Ridge Park. That park has existed for decades, and is very popular with those living in the neighborhood between OU land and Highway 9. These 8 additional units of housing will not put a significant user-demand on Walnut Ridge Park; which makes a fee-in-lieu of land the preferred way to satisfy the park land requirements. Recreational opportunities will be available for residents in The Old Dairy Farm Addition at this park, and we will continue to make improvements with any fees collected in the area, and as funding becomes available by the current or any future tax-funded park improvement initiatives.

Therefore, City Staff recommends that Park Board accept a fee-in-lieu of parkland decision for The Old Dairy Farm Addition.

PRELIMINARY PLAT
THE OLD DAIRY FARM

A PART OF THE N.W. 1/4 OF SECTION 7, T8N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land lying in the Northwest Quarter (NW/4) of Section Seven (7), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma and being more particularly described as follows:

COMMENCING at the Northeast corner of the Southeast Quarter of said NW/4; THENCE South 00'14'48" East along the East line of said NW/4 a distance of 330.00 feet to the POINT OF BEGINNING;

THENCE continuing South 00'14'48" East along said East line a distance of 165.00 feet; THENCE South 88°59'46" West a distance of 330.80 feet; THENCE North 00'14'48" West a distance of 165.00 feet; THENCE North 88°59'46" East a distance of 330.80 feet to the POINT OF BEGINNING.

Said tract contains 1.25 acres, more or less.

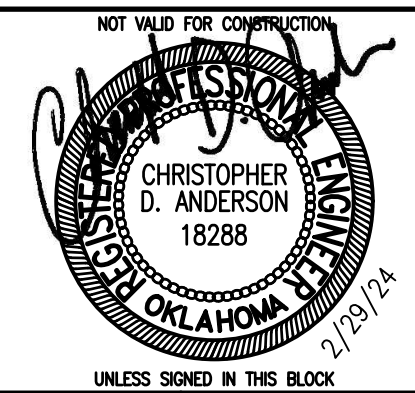
NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. FIRE HYDRANTS WILL BE LOCATED WITHIN 3 TO 6 FEET OF CURB.
2. ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
3. EXISTING ZONING IS CO.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF THE OLD DAIRY FARM; HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

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THE OLD DAIRY FARM
CHAUTAQUA AVE. & HIGHWAY 9
NORMAN, OKLAHOMA

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 615 N. Lincoln Blvd., Suite 200
 Norman, Oklahoma 73069
 Phone: 405-232-7715 Fax: 405-232-7639
 Website: www.smcok.com
 OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 Exp. 09/29/2025

No.	Revision	Date

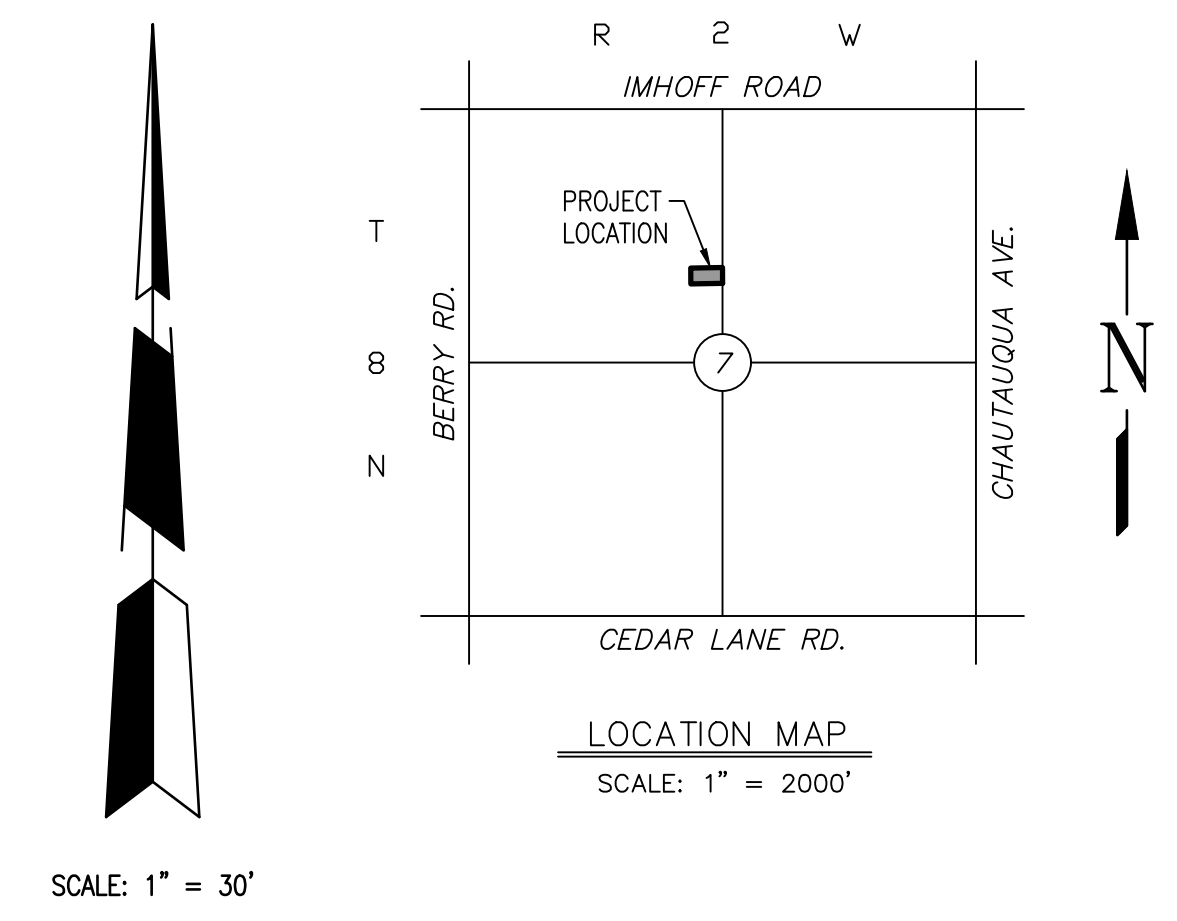
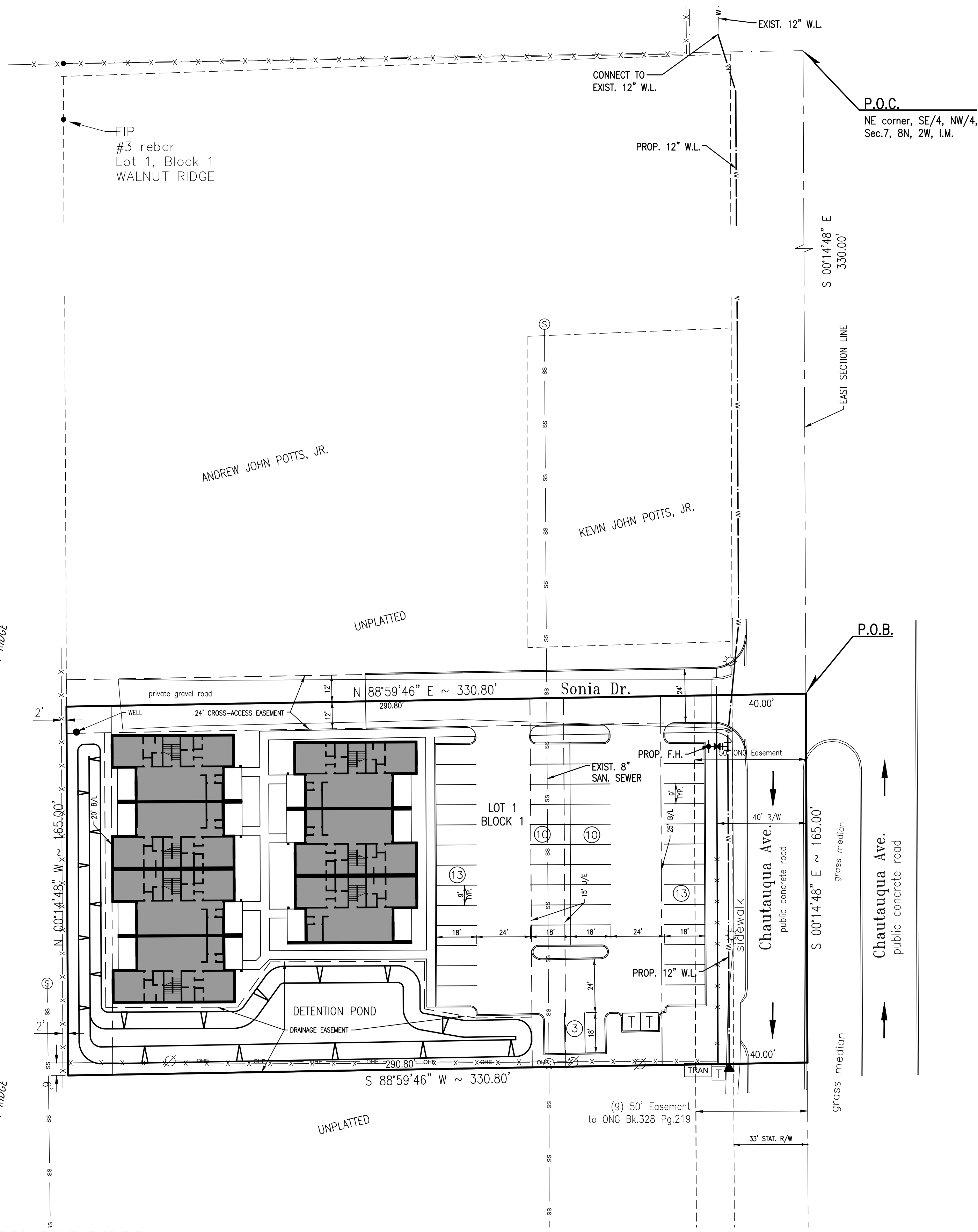
PROJECT NO.: 6569.00
 DATE: 2/29/24
 SCALE: 1" = 20'
 DRAWN BY: D.G.
 ENGINEER: Christopher D. Anderson
 P.E. NUMBER: 18288

Preliminary Plat

SHEET NO.
1

PRELIMINARY SITE PLAN
THE OLD DAIRY FARM

A PART OF THE N.W. 1/4 OF SECTION 7, T8N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



STORM DRAINAGE DETENTION FACILITY EASEMENT

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THE OLD DAIRY FARM
CHAUTAQUA AVE. & HIGHWAY 9
NORMAN, OKLAHOMA

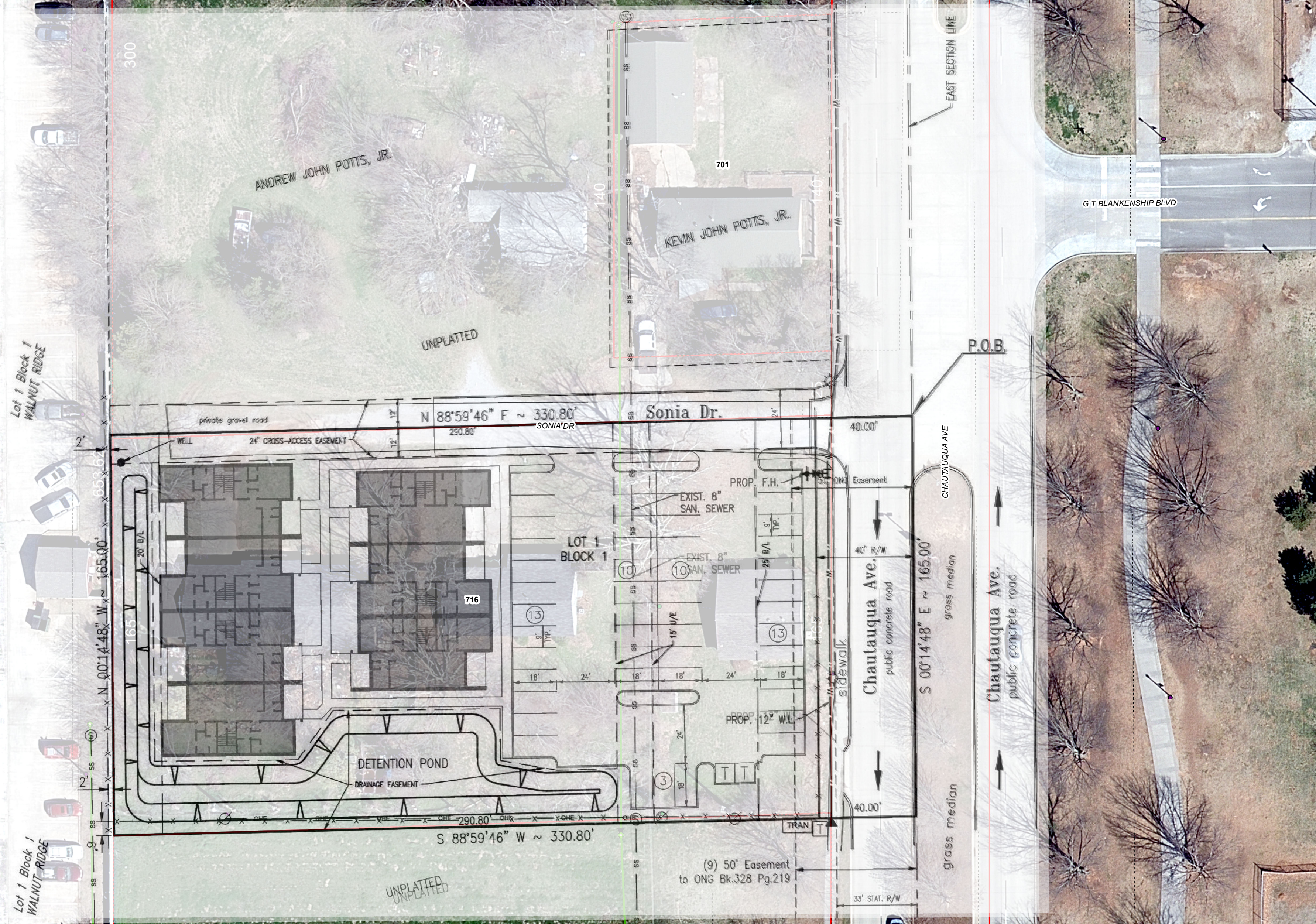
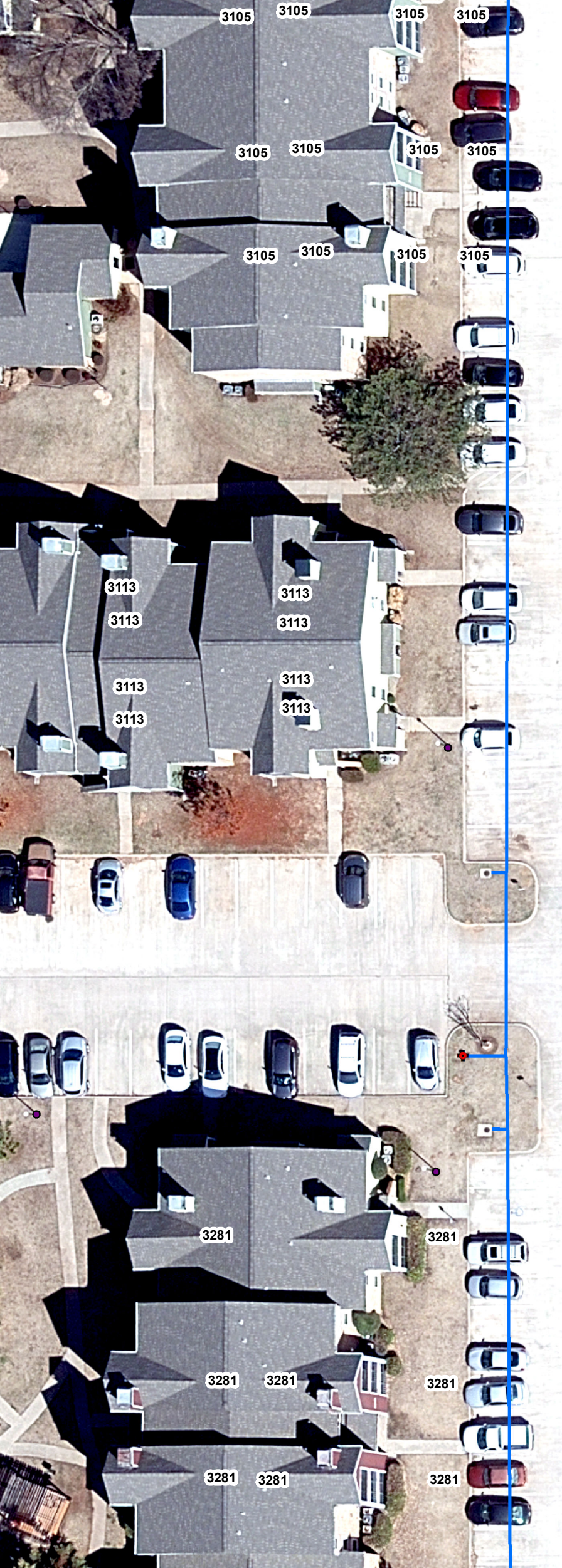
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PROJECT NO.: 6569.00
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 SCALE: 1" = 30'
 DRAWN BY: D.G.
 ENGINEER:
 P.E. NUMBER:

Preliminary Site Plan

SHEET NO.
1



Lot 1 Block 1
WALNUT RIDGE

Lot 1 Block 1
WALNUT RIDGE

N 00°14'48" W ~ 165.00'
653.62'
165'
20' B/L
2'
2'
SS

ANDREW JOHN POTTS, JR.

KEVIN JOHN POTTS, JR.

UNPLATTED

UNPLATTED

private gravel road
24" CROSS-ACCESS EASEMENT

N 88°59'46" E ~ 330.80'
290.80' SONIA'DR

Sonia Dr.

LOT 1
BLOCK 1

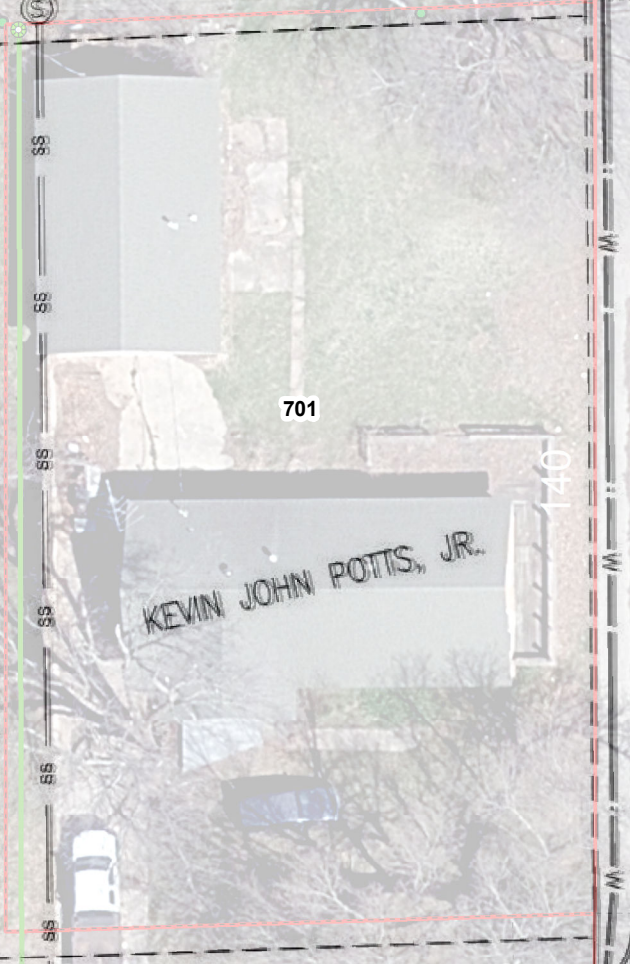
716

DETENTION POND

DRAINAGE EASEMENT

S 88°59'46" W ~ 330.80'

(9) 50' Easement
to ONG Bk.328 Pg.219



701

PROP. F.H.

EXIST. 8" SAN. SEWER

EXIST. 8" SAN. SEWER

PROP. 12" W.L.

sidewalk

Chautauqua Ave.
public concrete road

S 00°14'48" E ~ 165.00'

grass median

Chautauqua Ave.
public concrete road

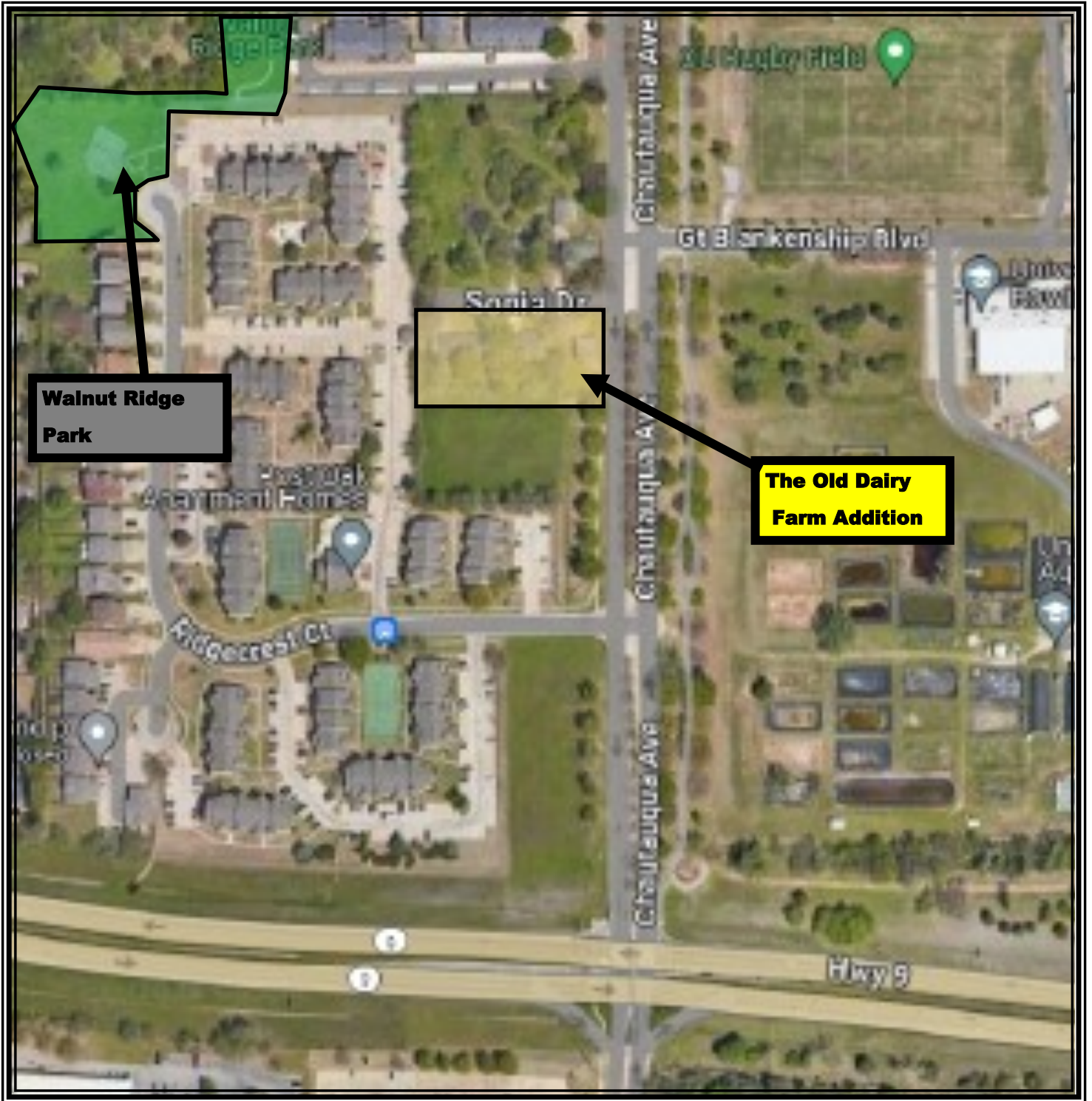
CHAUTAUQUA AVE

EAST SECTION LINE

P.O.B.

G T BLANKENSHIP BLVD

33' STAT. R/W



Location Map
The Old Dairy Farm Addition