

Staff Recommendation for Crimson Flats PUD Addition

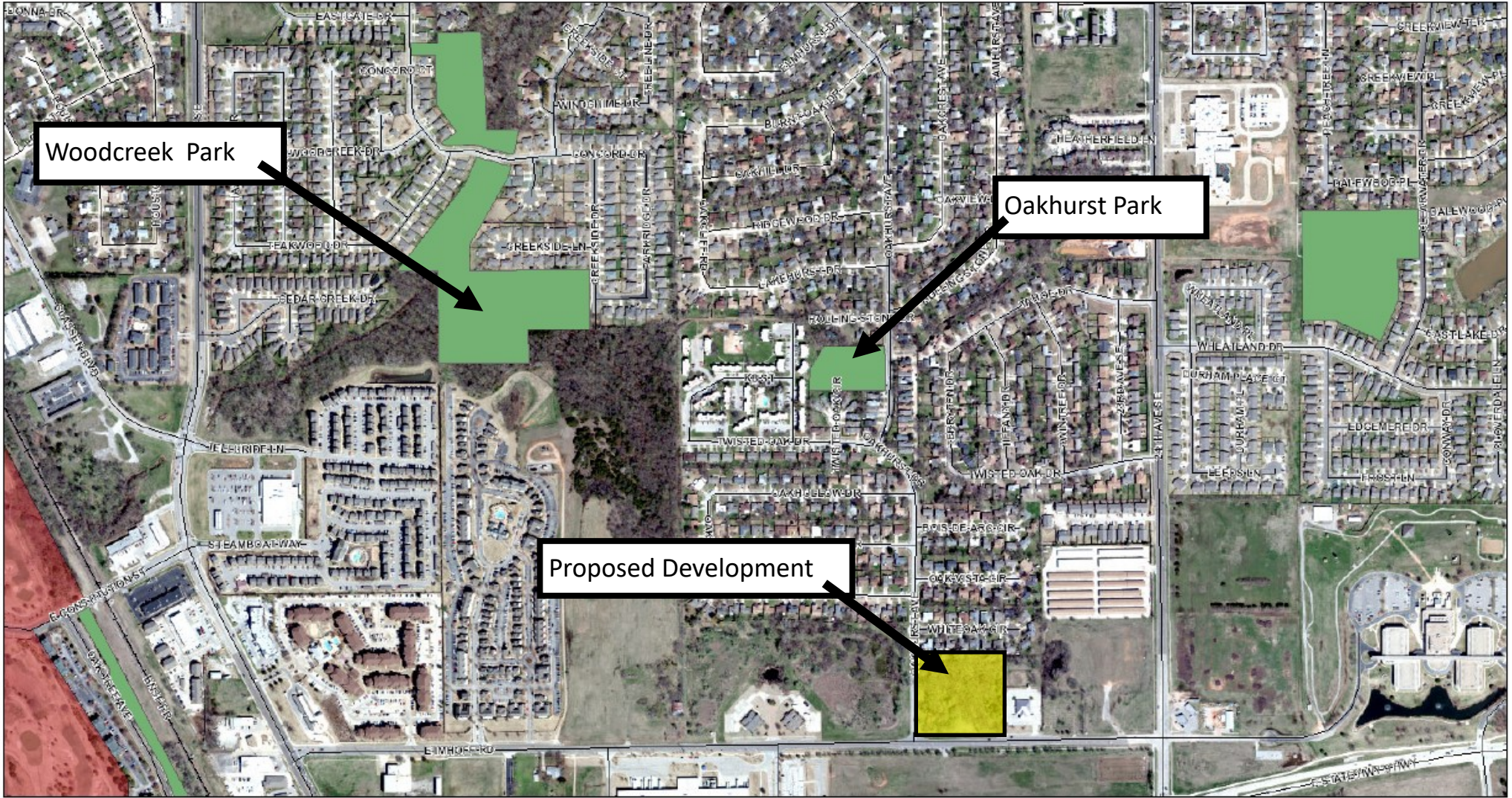
Crimson Flats PUD is located in a part of Section 4, Township 8 North, Range 2 West of the Indian Meridian and is located north of Imhoff Road and east of Oakhurst Ave. The addition is located across the street from the Hitachi Corporation and west of the U.S. Postal Training Facility. The plat contains 75 units of PUD multi-family residential zoning. When it develops there will be a total required parkland dedication of .3319 acres. This development will also yield \$5,625 in Neighborhood Park Development Fees and the same in Community Park Development fees once all building permits have been issued.

Park Board previously reviewed this development in August, 2008. At that time, the proposed development was for this same number of units for senior living. That plat has expired; and this new plat (and new name) is for family housing, instead of senior living. In 2008, a private park decision was made for the Crimson Creek PUD. That amount of land needed to be at least twice the public park land requirement noted above. This amounted to .6638 acre, which was achieved by including a landscaped outdoor area on the north side of the site with a walking path, an outdoor seating area and ornamental landscaping as part of the design. This re-designed plat has modified the green space to include room for a small playground and picnicking in the center of the plat, between the detention pond and the safe room/storm shelter being proposed. They have kept the other areas for a walking path, landscaping and outdoor seating, which amount to approximately .89 acre of land (NOT including the detention pond). The developer has also provided a letter to the parks and recreation department indicating the value of the improvements they intend to provide and the total amount of land they propose in order to fulfill their private park land decision. This is done to make sure that since the city will only collect the Community Park Development Fees with the building permits for this PUD, that the developer will provide improvements equal-to or greater than the amount of fees that would have been collected for a public park decision.

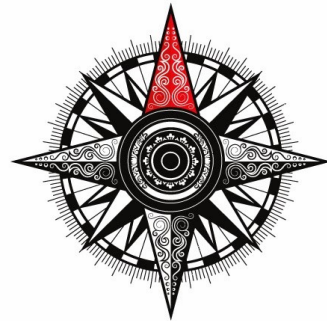
It should also be noted that this development is approximately ¼ mile south of the Oakhurst Park site, which is a public park; and also less than a mile from an even larger public park (Woodcreek Park). Additional recreational opportunities will be available for residents at these parks, while a private park decision does not create an additional maintenance item for a small site, which would be done if a public park land decision was taken.

Therefore, City Staff recommends that Park Board renew their original decision for this area, and accept a private park land decision for the Crimson Flats PUD.

City of Norman WebMap



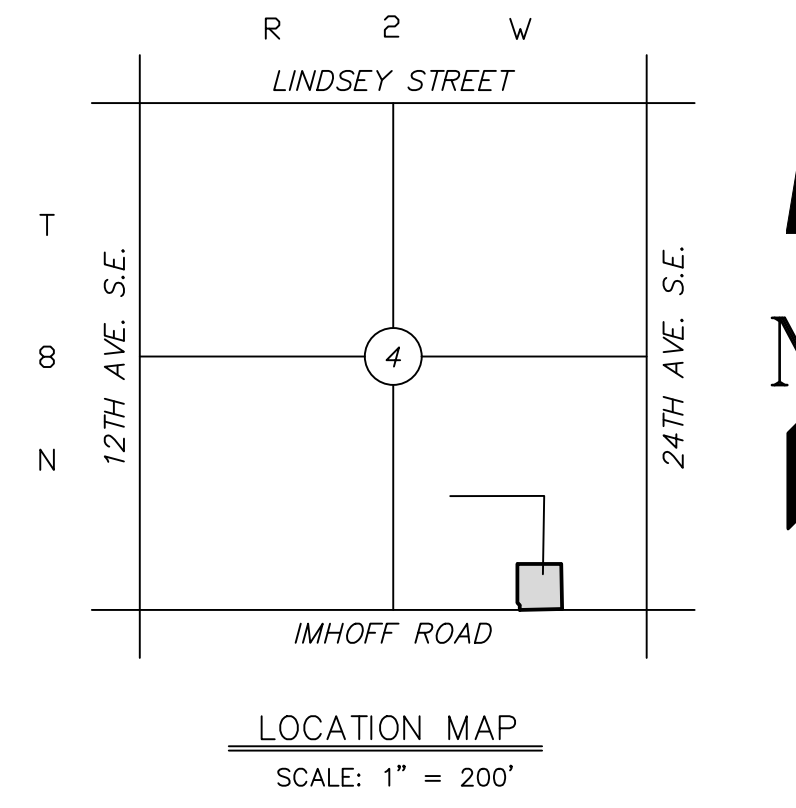
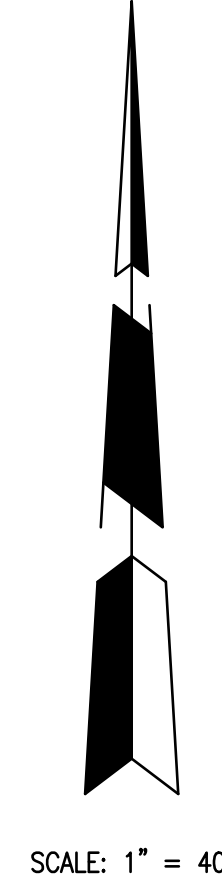
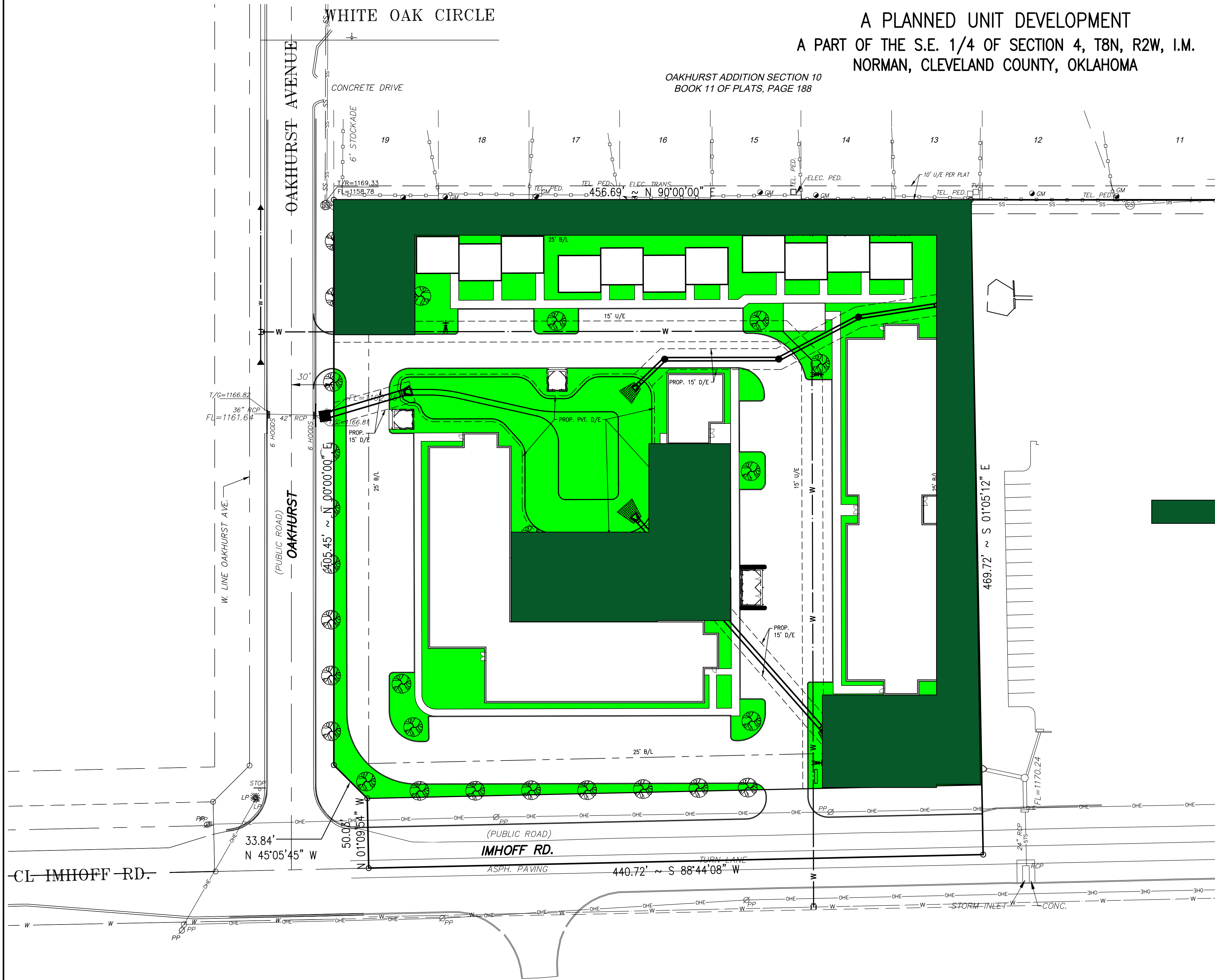
CRIMSON FLATS PUD LOCATION MAP
10-2023 PARK BOARD



Greenspace Exhibit
CRIMSON FLATS

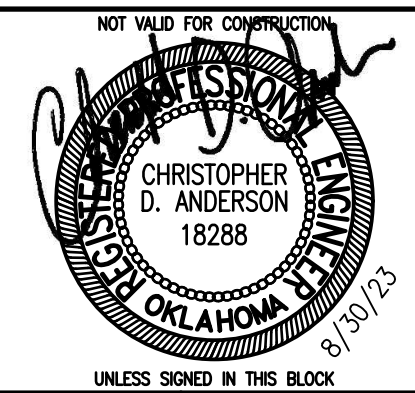
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4 OF SECTION 4, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

OAKHURST ADDITION SECTION 10
BOOK 11 OF PLATS, PAGE 188



TOTAL GREENSPACE = 1.90 AC.±
PRIVATE PARKLAND = APPROX .89 AC (39,160 SQ FT)

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CRIMSON FLATS
IMHOFF RD. & 24th AVE. SE
NORMAN, OKLAHOMA

<p>SMC Consulting Engineers, P.C. 1000 N. Lincoln Blvd., Suite 200 Norman, Oklahoma 73069 PH: 405-232-7715 Fax: 405-232-7639 Website: www.smcok.com</p>	By	Date
	No.	Revision

PROJECT NO.: 6555.00
DATE: 8/30/23
SCALE: 1" = 1'
DRAWN BY: ———
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

Greenspace Exhibit

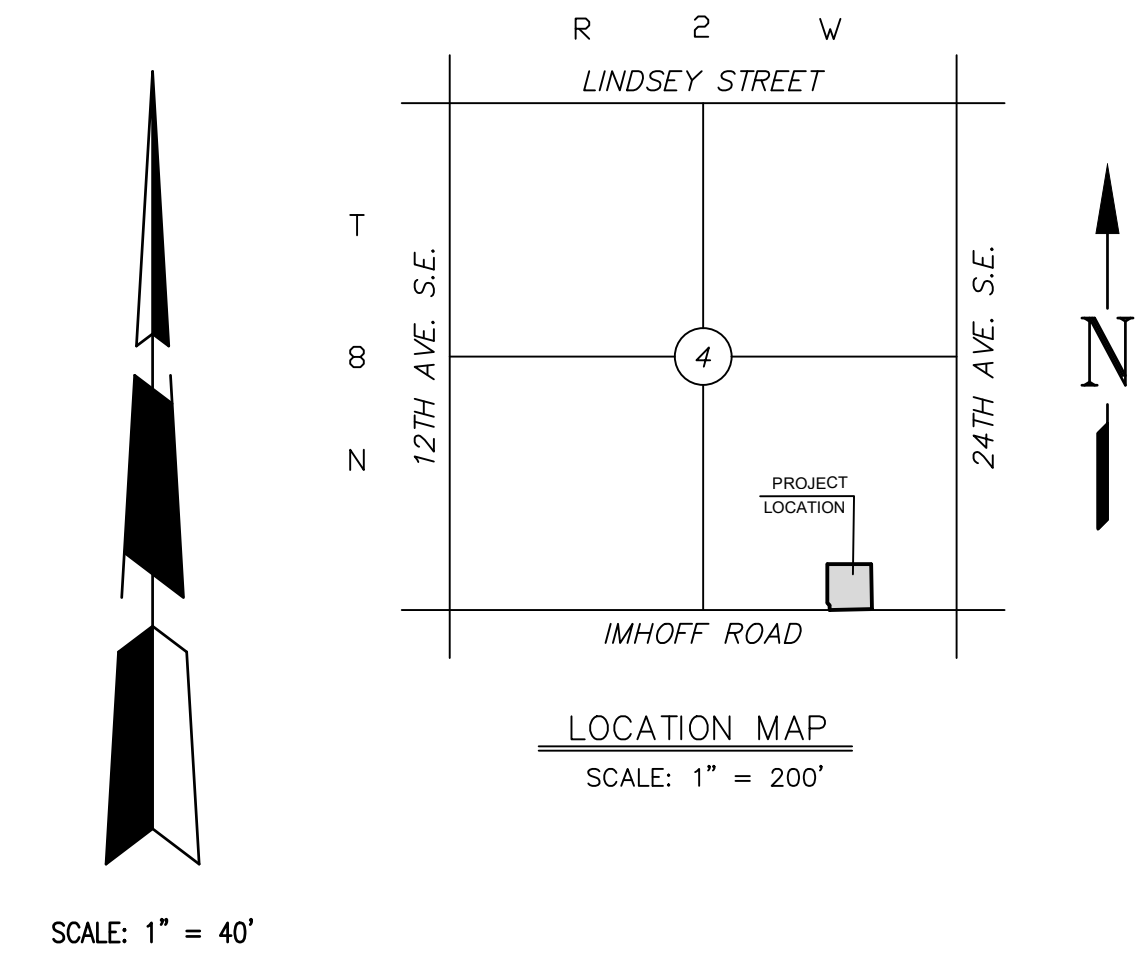
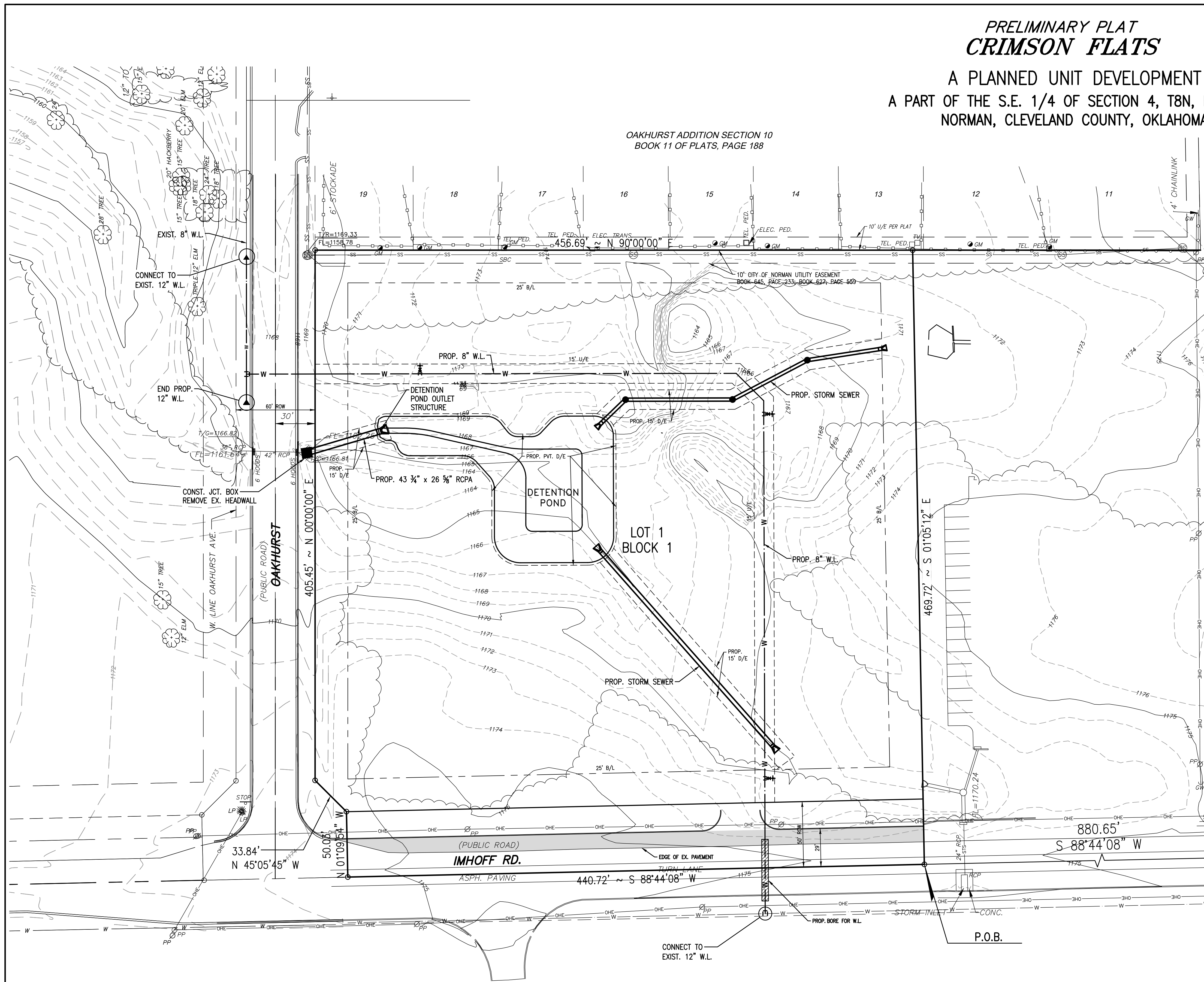
SHEET NO.
1

\\LINDSEY\6555.00 - CITY OF NORMAN - CRIMSON FLATS\6555 GREENSPACE EXHIBIT.DWG
Plotted by: Corey Griffin @ 8/30/2023 9:42 AM

PRELIMINARY PLAT CRIMSON FLATS

A PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4 OF SECTION 4, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

OAKHURST ADDITION SECTION 10
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LEGAL DESCRIPTION

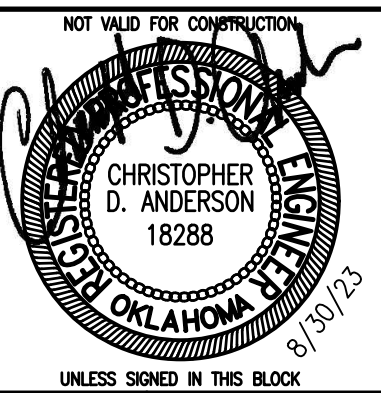
A tract of land lying in the Southeast Quarter (SE/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma and being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4; THENCE South 88°44'08" West along the South line of said SE/4 a distance of 880.65 feet to the POINT OF BEGINNING;

THENCE continuing South 88°44'08" West along said South line a distance of 440.72 feet; THENCE North 01°09'54" West a distance of 50.03 feet; THENCE North 45°05'45" West a distance of 33.84 feet to a point on the East right-of-way line of Oakhurst Drive; THENCE North 00°00'00" East along said East right-of-way line a distance of 405.45 feet; THENCE North 90°00'00" East a distance of 456.69 feet; THENCE South 01°05'12" East a distance of 469.72 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 217,421 square feet or 4.99 acres, more or less.

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SMC Consulting Engineers, P.C. 602-232-7715 www.smcok.com	By	
	Date	
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 09/20/2025	No.	
	Revision	

PROJECT NO.: 6555.00
DATE: 8/30/23
SCALE: 1" = 40'
DRAWN BY: D.C.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

Preliminary Plat

SHEET NO.
1

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 BOYD STREET COMMONS; 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.

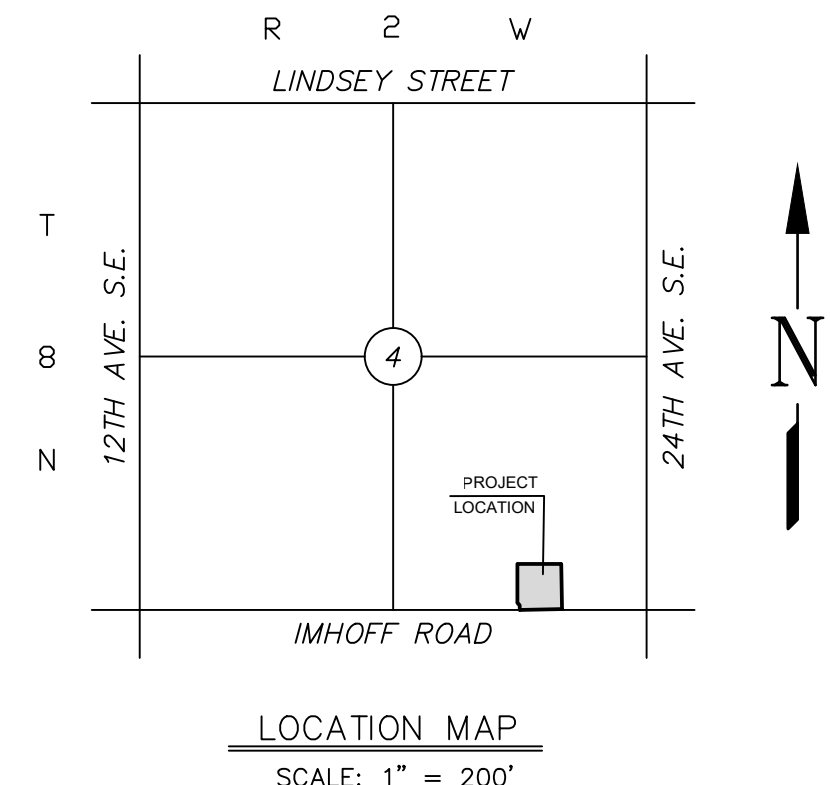
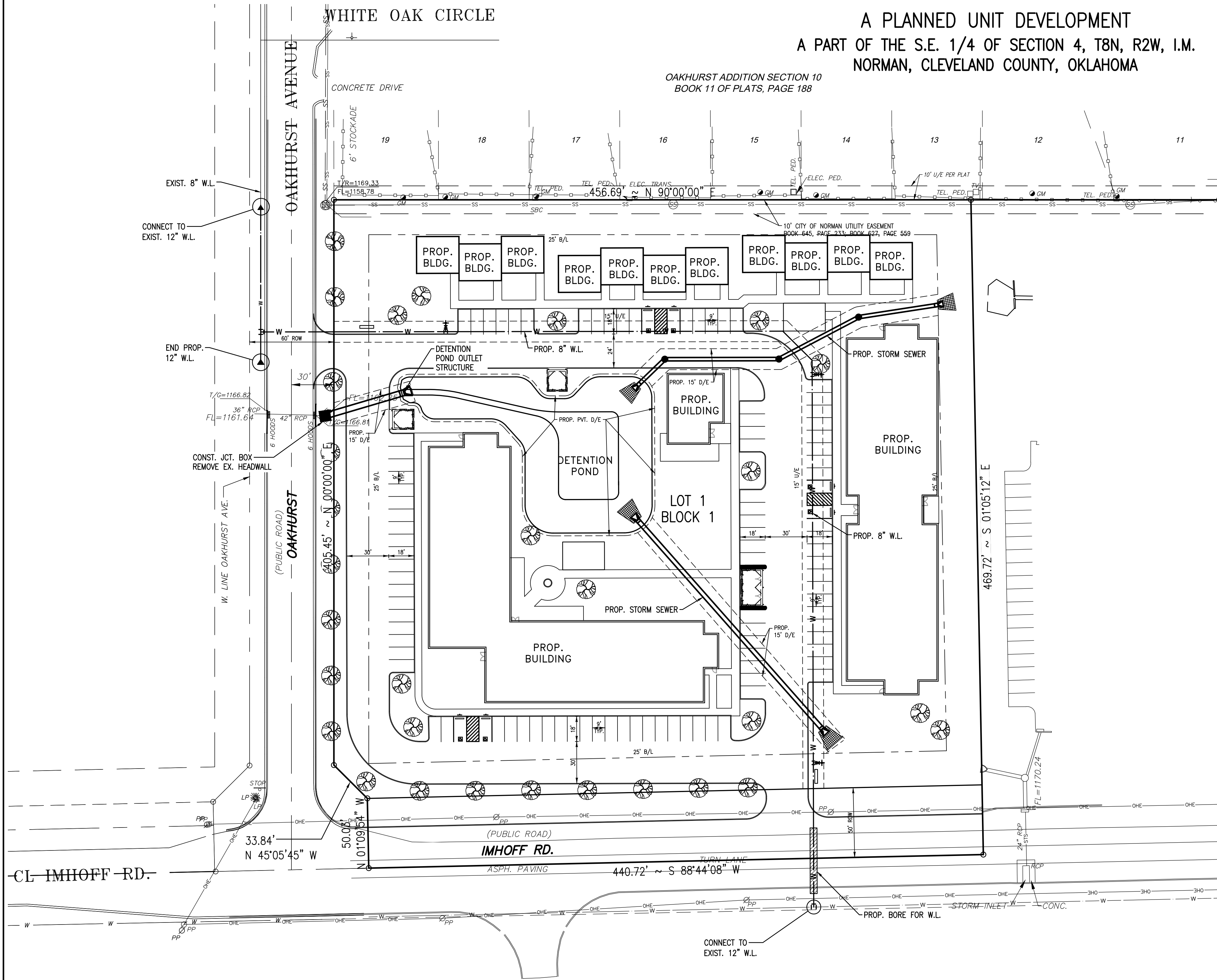
NOTES:

- 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.
- ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
- EXISTING ZONING IS CO.
- STORMWATER DETENTION FOR THIS PROJECT MAY BE COORDINATED WITH AND CONSTRUCTED WITH THE CRIMSON CREEK PROJECT ON THE WEST SIDE OF OAKHURST ROAD.
- BUILDINGS WILL BE REQUIRED TO BE PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM. THE FIRE VAULT WILL BE SHOWN ON FINAL PLAT SITE PLAN AND CONSTRUCTION PLANS.
- THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED ON THE STREET SIDE OF ANY STRUCTURE. THE FDC SHALL BE LOCATED AND ARRANGED SO THAT THE HOSE LINES CAN BE READILY ATTACHED TO THE INLETS WITHOUT INTERFERENCE FROM OBJECTS. WHERE MOUNTED ON THE STRUCTURE'S FACADE, A DISTANCE NO GREATER THAN 100' SHALL BE BETWEEN THE FDC AND A FIRE HYDRANT. WHERE THEY ARE REMOTE FROM THE STRUCTURE SERVED, A DISTANCE NO GREATER THAN 50'. THIS WILL BE DESIGNED AT THE FINAL PLAT STAGE.
- ACCESS FOR EMERGENCY VEHICLES WILL BE CONSTRUCTED ON OAKHURST AVENUE PER FIRE MARSHALL'S REQUEST. DRIVE SHALL BE CONSTRUCTED WITH GRASS PAVERS AND IS SHOWN ON THE PRELIMINARY SITE DEVELOPMENT PLAN.

Preliminary Site Development Plan
CRIMSON FLATS

A PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4 OF SECTION 4, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

OAKHURST ADDITION SECTION 10
BOOK 11 OF PLATS, PAGE 188



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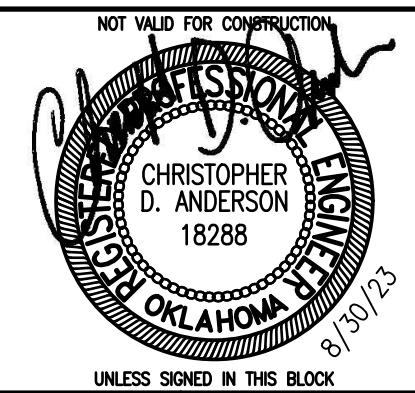
NOTES:

- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- ALL SANITARY SEWER LINES ARE PRIVATE AND WILL BE 8" DIA., UNLESS NOTED OTHERWISE.
- ALL WATERLINES SHALL BE 8" UNLESS OTHERWISE NOTE.
- ALL RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
- THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED ON THE STREET SIDE OF ANY STRUCTURE. THE FDC SHALL BE LOCATED AND ARRANGED SO THAT THE HOSE LINES CAN BE READILY ATTACHED TO THE INLETS WITHOUT INTERFERENCE FROM OBJECTS. WHERE MOUNTED ON THE STRUCTURE'S FACADE, A DISTANCE NO GREATER THAN 100' SHALL BE BETWEEN THE FDC AND A FIRE HYDRANT. WHERE THEY ARE REMOTE FROM THE STRUCTURE SERVED, A DISTANCE NO GREATER THAN 50'.
- FIRE LANE STRIPING: "NO PARKING FIRE LANE" MARKING SHALL CONSIST OF A SIX (6) INCH WIDE RED STRIPE ALONG THE CURB ON ALL SIDES OF THE BUILDING. THE WORDS "NO PARKING FIRE LANE" SHALL BE MARKED ON THE STRIPES IN FOUR (4) INCH HIGH WHITE LETTERS AT 25-FT. MAXIMUM INTERVALS. STRIPING AND LETTERS SHALL BE APPLIED ACCORDING TO THE CITY OF NORMAN. FIRE LANE & FIRE PROTECTION MUST BE APPROVED BY THE FIRE MARSHALL PRIOR TO BUILDING PERMIT BEING ISSUED. CONTRACTOR TO COORDINATE ALL FIRE LANE MARKINGS WITH THE NORMAN FIRE MARSHALL.
- BUILDINGS WILL BE REQUIRED TO BE PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM. THE FIRE VAULT WILL BE SHOWN ON FINAL PLAT SITE PLAN AND CONSTRUCTION PLANS.

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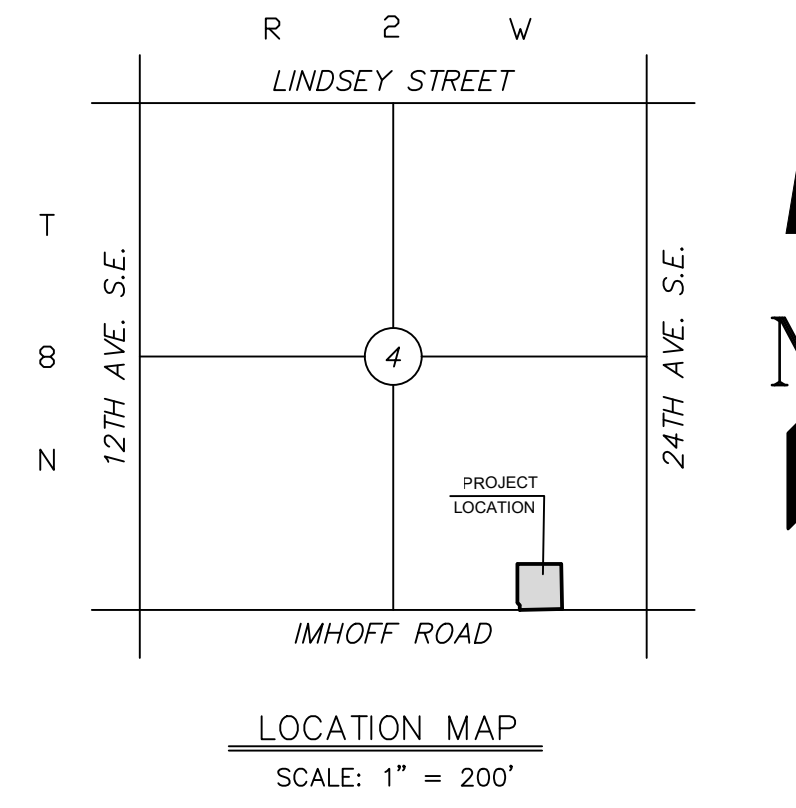
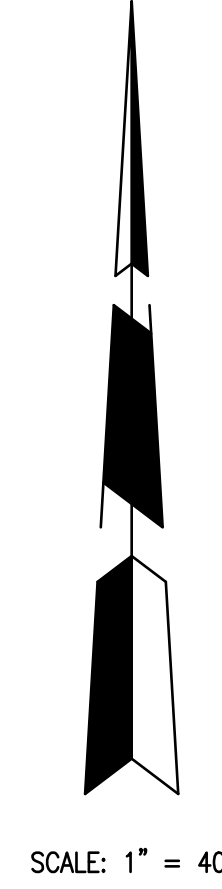
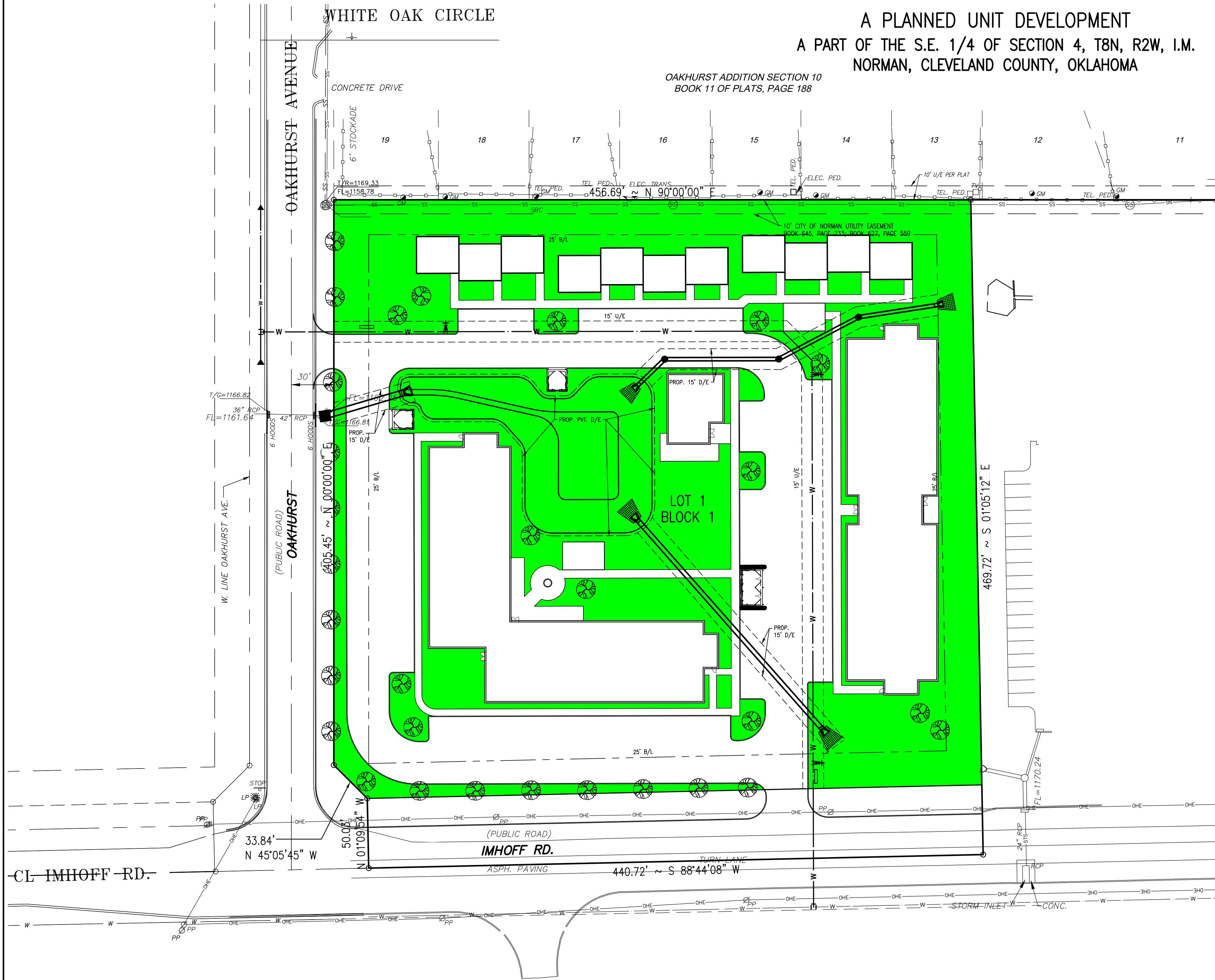
Preliminary Site Development Plan

SHEET NO.
1

Greenspace Exhibit
CRIMSON FLATS

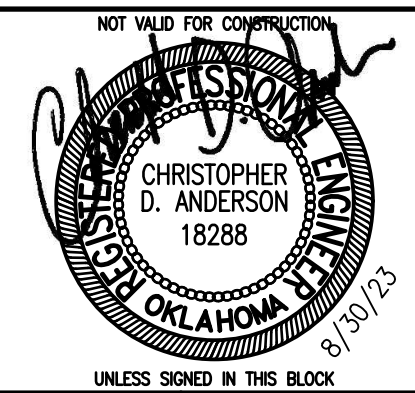
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NORMAN, CLEVELAND COUNTY, OKLAHOMA

OAKHURST ADDITION SECTION 10
BOOK 11 OF PLATS, PAGE 188



TOTAL GREENSPACE = 1.90 AC.±

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