



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/13/2024

REQUESTER: University North Park, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY UNIVERSITY NORTH PARK, L.L.C. FOR UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 90 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD.

ITEM: Consideration of a Preliminary Plat for **UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Located at the northwest corner of the intersection of 24th Avenue N.W. and West Rock Creek Road.

INFORMATION:

1. Owners. University North Park, LLC.
2. Developer. The Rainer Companies.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. August 23, 1960. City Council adopted Ordinance No. 1244 annexing a portion of this property into Norman Corporate City limits without zoning.
2. August 23, 1960. City Council adopted Ordinance No. 1245 annexing a portion of this property into the Norman Corporate City limits without zoning.
3. November 22, 1960. City Council adopted Ordinance No. 1265 placing a portion of this property in the A-2, Rural Agricultural District.

4. October 18, 1961. City Council adopted Ordinance No. 1313 annexing the remainder of this property in the Norman Corporate City limits without zoning.
5. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
6. January 23, 1962. City Council adopted Ordinance No. 1339 placing the remainder of this property in the A-2, Rural Agricultural District.
7. September 15, 1964. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
8. September 22, 1964. City Council adopted Ordinance No. 1686 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
9. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that the NORMAN 2020 Land Use and Transportation Plan be amended by designating this property as a Special Planning Area Designation and changing it from Industrial Designation.
10. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from I-1, Light Industrial District and A-2, Rural Agricultural District.
11. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that the preliminary plat for University North Park Addition, a Planned Unit Development be approved.
12. August 13, 2002. City Council amended the NORMAN 2020 Land Use and Transportation Plan designating this property as a Special Planning Area.
13. August 13, 2002. City Council adopted Ordinance No. O-0203-2 placing this property in the PUD, Planned Unit Development, and removing it from I-1 and A-2 zoning classification. The approval included the preliminary plat for University North Park Addition.
14. September 14, 2006. Planning Commission, on a vote of 7-0, recommended to City Council the amending of the Planned Unit Development Narrative.
15. September 14, 2006. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for University North Park Addition, a Planned Unit Development be approved.
16. October 24, 2006. City Council postponed indefinitely Ordinance No. O-0607-13, amending the Planned Unit Development Narrative and Site Development Plan for University North Park Addition, a Planned Unit Development.

17. October 24, 2006. City Council postponed indefinitely the revised Preliminary Plat for University North Park Addition, a Planned Unit Development.
18. December 12, 2006. City Council approved Ordinance No. O-0607-13 amending the Planned Unit Development Narrative and Site Development Plan and approved the revised Preliminary Plat for University North Park Addition, a Planned Unit Development.
19. May 9, 2024. The applicant has made a request to place this property in the PUD, Planned Unit Development and removed from PUD, Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Fire Department.
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.
4. Sidewalks. Sidewalks will be installed in accordance with approved plans and City sidewalk standards. Sidewalks will be installed adjacent to proposed public and private streets.
5. Storm Sewers. This development will drain into 2 different watersheds: Brookhaven Creek and the Little River basins. Stormwater runoff will be managed by a combination of storm sewer, detention ponds, and Low Impact Development (LID) systems. Two (2) new surface retention ponds and 1 underground detention system will be constructed east of the I-35 frontage road in accordance with City standards. An existing detention pond north of Corporate Centre Drive will also be utilized. Bioswales, open spaces, and other LID systems will be constructed throughout the development.
6. Streets. There are proposed public and private streets within the entertainment district and will be constructed in accordance with approved plans and City paving standards.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards. There is an existing 24" water main adjacent to 24th Avenue N.W., a 12" water main adjacent to Rock Creek Road, 12" water main adjacent to Interstate Drive and a 12" water main adjacent to Corporate Centre Drive.

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, preliminary plat, preliminary site development plan and letter of request to waive alley requirements are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of 90.07 acres with 37 single-family lots, 5 multi-family lots and 13 entertainment lots. Staff recommends approval of the preliminary plat for University North Park Entertainment District, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for University North Park Entertainment District, a Planned Unit Development to City Council.

ACTION TAKEN: _____