



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/08/2024

REQUESTER: Anthony Blatt, on behalf of the Owner

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-13: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY ANTHONY BLATT, ON BEHALF OF THE OWNER FOR VCN DEVELOPMENT, A SIMPLE PLANNED UNIT DEVELOPMENT. (1720 NORTH PORTER AVENUE)

LOCATION: Generally located approximately one-half mile north of Robinson Street on the west side of Porter Avenue (1720 North Porter).

INFORMATION:

1. Owners. Hampton Investments Prime, L.L.C. and Norman Lodge 38 AF & AM
2. Developer. TBA
3. Engineer. Landes Engineering.

HISTORY:

1. August 7, 1961. City Council adopted Ordinance No. 1299 annexing this property into the Norman Corporate City Limits.
2. November 21, 1961. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District.
3. December 26, 1961. City Council adopted Ordinance No. 1327 placing this property in the R-1, Single-Family Dwelling District.
4. February 6, 1968. Planning Commission, on a vote of 6-0-3, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District with Permissive Use for Masonic Lodge and removing it from R-1, Single-Family Dwelling District.

5. March 12, 1968. City Council adopted Ordinance No. 2039 placing this property in R-1, Single-Family District with Permissive Use for Masonic Lodge and removing it from R-1, Single-Family Dwelling District.
6. June 10, 1971. Planning Commission, on a vote of 7-0, approved the preliminary plat for Crystal Heights Addition including this property.
7. October 14, 1971. Planning Commission approved the final plat for Masonic Addition.
8. November 23, 1971. City Council approved the final plat for Masonic Addition.
9. December 3, 1971. The final plat for Masonic Addition was filed of record with the Cleveland County Clerk.
10. April 7, 2022. The Norman Board of Parks Commissioners recommended fee in lieu of park land requirements for Avadon Terrace Addition, a Simple Planned Unit Development.
11. April 14, 2022. Planning Commission, on a vote of 5-1, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan placing a portion of this property in the Medium Density Residential Designation and removing it from Institutional Designation.
12. April 14, 2022. Planning Commission, on a vote of 6-0, recommended to City Council placing a portion of this property in the SPUD, Simple Planned Unit Development and removing it from R-1, Single-Family Dwelling District with Permissive Use for a Masonic Lodge.
13. April 14, 2022. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for Avadon Terrace Addition, a Simple Planned Unit Development be approved.
14. May 24, 2022. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing a portion of this property in the Medium Density Residential Designation and removing it from Institutional Designation.
15. May 24, 2022. City Council adopted Ordinance No. O-2122-41 placing a portion of this property in the SPUD, Simple Planned Unit Development and removing it from R-1, Single-Family Dwelling District.
16. May 24, 2022. City Council approved the preliminary plat for Avadon Terrace Addition, a Simple Planned Unit Development.
17. February 8, 2024. Planning Commission is scheduled to consider a request to amend the NORMAN Land Use and Transportation Plan from Medium Density Residential to Office Designation.

18. February 8, 2024. Planning Commission is scheduled to consider placing a portion of this property in the SPUD, Simple Planned Unit Development and removing a portion of this property from SPUD, Simple Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer is existing.
4. Sidewalks. Sidewalk is existing.
5. Storm Sewers. Incomplete drainage report.
6. Street. Porter Avenue paving is existing
7. Water Mains. There is an existing 12-inch water main located within the Porter Avenue right-of-way. Water lines will be installed to serve fire hydrants.

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: The preliminary plat consists of 7.16 acres with Three (3) lots. The Masonic Lodge lot consist of 2.79 acres. The two (2) north lots consist of 4.37 acres. With the subdividing of the Masonic Lodge platted lot, a Replat will need to go through the process at a later date.

Per City Code, preliminary plats must be in “complete and final form” as required by the City Development Code when submitted, which is to occur “before 1:30 p.m. Monday, not less than 31 days prior to the next Planning Commission Meeting.” NMC 30-402(b). City Staff has historically endeavored to work with applicant’s submitted information later than this requirement, including changes responding to protests, etc. In this case, the applicant provided updated information to City Staff after 11 a.m. on Friday, February 2. Due to the late submittal, City Staff was not afforded sufficient time to complete review prior to finalization and distribution of Planning Commission’s agenda. Staff considers the application incomplete because staff was not permitted sufficient time to review and verify the submittal of the drainage corrections, which may require changes to the preliminary plat and preliminary site development plan, which

may impact the companion zoning item, SPUD, Simple Planned Unit Development. Thus, City Staff recommends postponement or disapproval of the preliminary plat for VCN Development a Simple Planned Unit Development.

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment or postponement, of the preliminary plat for VCN Development, a Simple Planned Unit Development to the City Council.

ACTION TAKEN:_____