



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/08/2024

REQUESTER: Shaz Investment Group, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-9: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SHAZ DEVELOPMENT GROUP, INC. (SMC CONSULTING ENGINEERS, P.C.) FOR WHISPERING TRAILS ADDITION FOR 39.94 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48TH AVENUE N.W.

LOCATION: Generally located one-quarter mile east of 48th Avenue NW on the north side of Indian Hills Road.

INFORMATION:

1. Owners. Shaz Investment Group, LLC.
2. Developer. Shaz Investment Group, LLC.
3. Engineer. SMC Consulting Engineering, P.C.

HISTORY:

1. November 17, 1961. City Council adopted Ordinance No. 1323 annexing this property into the Corporate City Limits without zoning.
2. December 19, 1961. Planning Commission recommended 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. February 3, 2011. The Norman Board of Parks Commissioners on a vote of 7-0, recommended land decision provided the land is contiguous with land being provided by the Redlands and Foxworth Additions.
5. February 10, 2011. Planning Commission, on a vote 7-0, recommended to City Council that the NORMAN 2025 Land Use and Transportation Plan be amended from Future Urban Service Area to Current Service area.

6. February 10, 2011. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the Planned Unit Development and removed from A-2, Rural Agricultural District.
7. February 10, 2011. Planning Commission, on a vote of 7-0 recommended to City Council that the preliminary plat for Whispering Trails Addition, a Planned Unit Development, be approved.
8. March 22, 2011. City Council approved amending the NORMAN 2025 Land Use and Transportation Plan placing this property in the Current Service Area and removing it from Future Service Area.
9. March 22, 2011. City Council adopted Ordinance No. O-1011-43 placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District.
10. March 22, 2011. City Council approved the preliminary plat for Whispering Trails Addition, a Planned Unit Development.
11. March 22, 2016. The approval of the preliminary plat for Whispering Trails Addition, a Planned Unit Development became null and void.
12. February 1, 2024. The Norman Board of Parks Commissioners is scheduled to consider the preliminary plat for Whispering Trails Addition. Results of that review will be presented separately.
13. February 8, 2024. Planning Commission is scheduled to consider amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation and High Density Designation.
14. February 8, 2024. Planning Commission is scheduled to consider placing this property in the C-2, General Commercial District and RM-6, Medium District Apartment District and removing it from PUD, Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been reviewed by the Fire Department. Additional fire hydrants will be required for the large tracts with final platting.
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 constructed adjacent to Indian Hills Road and 48th Avenue N.W. Sidewalks will be constructed adjacent to the interior street.

5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately-maintained detention facilities located throughout the property including a pond at the northeast corner of the property as well as 2 ponds along Indian Hills Road. A property owner association will be responsible for maintenance of the detention ponds.
6. Streets. The interior street will be constructed in accordance with approved plans and City paving standards. Indian Hills Road will be constructed as a Principal Urban Arterial street. Forty-Eighth Avenue N.W. is designated as Collector Street. However, with the impacts of the developments in this area, staff has determined that two (2) northbound lanes will be required. The developers have agreed to install the two (2) lanes. What makes this property unusual is the west side of 48th Avenue N.W. is in another municipality. City staff may recommend deferral of paving improvements for Indian Hills Road and 48th Avenue N.W. with submittal of final plats.
7. Water Main. There is an existing twelve-inch (12") water main adjacent to Indian Hills Road. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. Depending on how the property is phased, some interior twelve-inch (12") water mains may be required.

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, site plan, and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The developer has proposed general commercial and multi-family uses for the property. The property consists of 39.94 acres with one (1) large commercial lot consisting of 25.12 acres, three (3) multifamily lots consisting of 14.82 acres. There are access locations connecting to the Redlands Addition to the east and Foxworth development to the north. Staff recommends approval of the preliminary plat for Whispering Trails Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Whispering Trails Addition to City Council.

ACTION TAKEN: _____