



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/11/2024

REQUESTER: Orrklahoma Realty-Norman, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-18: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY ORRKLAHOMA REALTY-NORMAN, L.L.C. (GRUBBS CONSULTING, L.L.C.) FOR SOONER KIA NORMAN, A SIMPLE PLANNED UNIT DEVELOPMENT FOR 4.77 ACRES OF PROPERTY LOCATED AT 418 N. INTERSTATE DRIVE.

LOCATION: Located at 418 North Interstate Drive.

INFORMATION:

1. Owner. Orrklahoma Realty-Norman, LLC.
2. Developer. Orrklahoma Realty-Norman, LLC.
3. Engineer. MacBax Land Surveying.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1220 annexing this property into the Corporate City limits.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
3. May 14, 1970. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in the C-2, General Commercial District and removed from A-2, Rural Agricultural District
4. May 14, 1970. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in RM-6, Medium Density Apartment District and removed from A-2, Rural Agricultural District.
5. June 2, 1970. City Council adopted Ordinance No. 2264 placing a portion of this property in the RM-6, Medium Apartment District and removing it from A-2, Rural Agricultural District.

6. June 2, 1970. City Council adopted Ordinance No. 2274 placing a portion of this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
7. September 9, 1976. Planning Commission, on a vote of 7-0, approved the preliminary plat for Stidham Addition No. 1.
8. September 9, 1976. Planning Commission, on a vote of 7-0, recommended to City Council that the final plat for Stidham Addition No. 1 be approved.
9. October 5, 1976. City Council approved the final plat for Sidham Addition, No. 1.
10. February 2, 1977. The final plat for Stidham Addition No. 1 was filed of record with the Cleveland County Clerk.
11. June 14, 1979. Planning Commission, on a vote of 9-0, recommended to the City Council that a portion of this property be placed in the RM-6 with Permissive Use for a Planned Unit Development and removed from RM-6, Medium Apartment District.
12. June 14, 1979. Planning Commission, on a vote of 9-0, approved the preliminary plat for Brookhaven Square Addition, a Planned Unit Development.
13. July 3, 1979. City Council adopted Ordinance No. O-7679-84 placing a portion of this property in the RM-6 with Permissive Use of a Planned Unit Development and removing it from RM-6, Medium Density Apartment District.
14. June 8, 1995. Planning Commission, on a vote of 4-2, recommended to City Council the placing of this property in the PUD, Planned Unit Development and removing it from C-2, General Commercial District and RM-6 with Permissive Use for a Planned Unit Development be denied.
15. June 8, 1995. Planning Commission, on a vote of 7-0, recommended to City Council that the Amended final plat for Stidham Addition No. 1 be rejected.
16. July 13, 1995. Planning Commission, on a vote of 8-0, recommended to City Council that the Amended final plat for Stidham Addition a Planned Unit Development be approved subject to City Council adopting Ordinance No. O-9495-56 placing this property in the Planned Unit Development and removing it from C-2, General Commercial District and RM-6 with Permissive Use for a Planned Unit Development.
17. August 22, 1995. City Council adopted Ordinance No. O-9495-56 placing this property in the PUD, Planned Unit Development and removing it from C-2, General Commercial District and RM-6, with Permissive Use for a Planned Unit Development..
18. September 12, 1995. City Council approved the Amended final plat for Stidham Addition, No. 1, a Planned Unit Development.

19. December 11, 1995. The Amended Plat of Stidham Addition No. 1, a Planned Unit Development was filed of record with the Cleveland County Clerk.
20. April 11, 2024. The applicant has made a request to place this property in the SPUD, Simple Planned Unit Development and remove it from C-2, General Commercial District and PUD, Planned Unit Development.
21. April 11, 2024. The applicant has made a request to close a portion of a (17') seventeen-foot utility easement located in the southern portion of Lot 2, Block 1 of an Amended Plat of Stidham Addition No. 1, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. There are existing fire hydrants to serve the property.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. There is an existing sanitary sewer main to serve the property.
4. Sidewalks. A sidewalk is existing adjacent to a portion of Interstate Drive. A sidewalk will be constructed to connect to an existing sidewalk to the north.
5. Drainage. A detention facility will be constructed on the western portion of the new parking lot.
6. Streets. Interstate Drive paving is existing.
7. Water Mains. Water main adjacent to Interstate Drive is existing.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Right-of-way is existing.

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 owner proposes to expand the existing car dealership. The property consist of 4.75 acres and one lot. Staff recommends approval of the preliminary plat for Sooner Kia of Norman, a Simple Planned Unit Development a Replat of the Amended Plat for Stidham Addition No. 1, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Sooner Kia of Norman, A Simple Planned Unit Development, a Replat of the Amended Plat for Stidham Addition No. 1 to City Council.