



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/09/2024

REQUESTER: Carroll Farm, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-15: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CARROLL FARM, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR CARROLL FARM ADDITION, A PLANNED UNIT DEVELOPMENT FOR PROPERTY GENERALLY LOCATED EAST OF 36TH AVENUE N.W., NORTH OF W. TECUMSEH ROAD, AND WEST OF I-35 WITH ALLEY WAIVER FOR COMMERCIAL LOTS LESS THAN ONE ACRE.

ITEM: Consideration of a Preliminary Plat for CARROLL FARM ADDITION, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located near the northeast corner of the intersection of 36th Avenue N.W. and West Tecumseh Road.

INFORMATION:

1. Owners. The Carroll Family Trust, L.L.C.
2. Developer. The Carroll Family Trust, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing and placing this property in the A-2 zoning classification.
2. July 10, 1986. Planning Commission, on a vote of 7-0, recommended to City Council to place a portion of this property into Tier 2 and remove it from Tier 3 designation.
3. July 10, 1986. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in I-1 and removed from A-2 zoning classification.
4. July 10, 1986. Planning Commission, on a vote of 6-1, approved the preliminary plat for Jackie Cooper Addition.

5. December 23, 1986. City Council adopted Complan Amendment No. CP-8687-2 amending a portion of this property from Tier 3 to Tier 2.
6. December 23, 1986. City Council adopted Ordinance No. O-8687-4 placing a portion of this property in I-1 and removing it from A-2 zoning classification.
7. September 9, 1999. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the PUD zoning classification and removed from A-2 zoning classification.
8. September 9, 1999. Planning Commission, on a vote of 8-0, approved the preliminary plat for Carroll Addition, a Planned Unit Development.
9. October 26, 1999. City Council adopted Ordinance No. O-9900-2 placing this property in PUD and removing it from A-2 zoning classification.
10. May 11, 2006. Planning Commission, on a vote of 9-0, recommended to City Council the amending of the NORMAN 2025 Land Use and Transportation Plan from Commercial, Multi-Family and Office Designations to Commercial and Multi-Family Designations.
11. May 11, 2006. Planning Commission, on a vote of 9-0, recommended to City Council the amending of the Planned Unit Development to RM-6 and C-2 Uses from O-1, Office-Institutional District Uses, and from O-1, Office-Institutional (Hospital) Uses within the Planned Unit Development.
12. May 11, 2006. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Carroll Addition, a Planned Unit Development be approved with alley waiver.
13. June 22, 2006. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Commercial, Multi-Family and Office Designations to Commercial and Multi-Family Designations.
14. June 27, 2006. City Council adopted Ordinance No. O-0506-58 amending the Planned Unit Development to RM-6 and C-2 uses from O-1 uses.
15. June 27, 2006. City Council approved the preliminary plat for Carroll Addition, a Planned Unit Development.
16. June 27, 2011. Preliminary plat approvals became null and void in accordance with City Codes.
17. June 11, 2015. Planning Commission, on a vote of 6-1 recommended to City Council amending uses allowed as shown on the existing adopted PUD site plan.

18. June 11, 2015. Planning Commission, on a vote of 6-1, recommended to City Council amending the Planned Unit Development established by Ordinance No. O-9900-2, as amended by Ordinance No. O-0506-58 to amend the design criteria and approved uses for two tracts within the property
19. June 11, 2015. Planning Commission, on a vote of 6-1, recommended to the City Council that the preliminary plat for Carroll Farms Addition, a Planned Unit Development be approved.
20. July 28, 2015. City Council amended the NORMAN 2025 Land Use and Transportation Plan removing a portion of the Office Designation and placing it in the Commercial Designation.
21. July 28, 2015. City Council adopted Ordinance No. O-1415-39 amending the Planned Unit Development established with Ordinance No. 9900-2 as amended by Ordinance No. O-0506-58 to amend the design criteria and approved uses for two tracts within the property.
22. July 28, 2015. City Council approved the preliminary plat for Carroll Farm Addition, a Planned Unit Development with alley waiver of the commercial lots less than one acre.
23. April 11, 2024. Planning Commission, on a vote of 8-0, postponed the NORMAN 2025 Land Use and Transportation Plan, Ordinance No. O-2324-42 and Preliminary Plat No. PP-2324-15 for Carroll Farm Addition, a Planned Unit Development at the request of the applicant.
24. May 9, 2024. Planning Commission is scheduled to consider a request to amend the NORMAN 2025 Land Use and Transportation Plan to remove a portion of this property from Office Designation and place it in Commercial Designation.
25. May 9, 2024. Planning Commission is scheduled to consider a request to amend the Planned Unit Development District.

IMPROVEMENT PROGRAM:

1. Alleys. The engineer for the applicant has made a request to waive alley requirements for the commercial use lots that are less than one acre.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. This property is part of the Northwest Sanitary Sewer Solution.

5. Sidewalks. Sidewalks will be installed in accordance with approved plans and City sidewalk standards. Ten-foot width sidewalks will be installed adjacent to 36th Avenue N.W.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to privately-maintained detention systems.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Journey Parkway and Tecumseh Road are existing. Thirty-sixth Avenue Northwest (36th Avenue N.W.) will be constructed in accordance with approved plans and paving standards. Staff will recommend deferral of paving and sidewalk improvements for 36th Avenue N.W. with any final plat adjacent to it. Thirty-sixth Avenue N.W. is part of a City Paving Project from West Tecumseh Road to Indian Hills Road.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards. There are existing 24" water mains adjacent to West Tecumseh Road and 36th Avenue N.W. and a 12" water main adjacent to Journey Parkway.
9. WQPZ (WATER QUALITY PROTECTION ZONE). Lots 1, 2, 6 and 7, Block 1 contains WQPZ. The engineer for the developer has provided an engineering solution for the area. The area within the lots cannot be disturbed and covenants for these lots will be required with any final plat that contains this property.

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 44.68 acres and 30 proposed lots. This property originally consisted of 90.64 acres. Since that time, two automotive dealerships, a church, professional offices, restaurants, retail shops and banks have been final platted and filed of record with the Cleveland County Clerk. Staff recommends approval of the request to waive alley requirements for the commercial uses less than an acre and approval of the preliminary plat for Carroll Farm Addition, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the request to waive alley requirements for the commercial use lots that are less than an acre and approval or disapproval of the preliminary plat for Carroll Farm Addition, a Planned Unit Development to City Council.

ACTION TAKEN: _____