

PRELIMINARY PLAT  
PP-2324-5

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ITEM NO. 13

**STAFF REPORT**

**ITEM:** Consideration of a Preliminary Plat for **FRANKLIN WOODS ADDITION, A PLANNED UNIT DEVELOPMENT.**

**LOCATION:** Located at the northeast corner of the intersection of West Franklin Road and 36<sup>th</sup> Avenue N.W.

**INFORMATION:**

1. Owners. Raven Investments, L.L.C.
2. Developer. Alliance Development Group, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City Limits.
2. December 19, 1961. Planning Commission recommended to City Council 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. September 7, 2023. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended fee in lieu of park land for Franklin Woods, a Planned Unit Development
5. September 14, 2023. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area and from Medium Density Residential Designation to Mixed Use Designation and removal of Special Planning Area 5.
6. September 14, 2023. The applicant has requested that this property be placed in the PUD, Planned Unit Development and removed from A-2, Rural Agricultural District.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants will be installed in accordance with City standards. Their locations will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
3. Sanitary Sewers. Sanitary sewer mains will be installed to serve the property. They will connect to the existing northwest sanitary sewer interceptor.
4. Sidewalks. Sidewalks will be constructed adjacent to Franklin Road, Interstate Drive and 36<sup>th</sup> Avenue N.W. Sidewalks will be constructed adjacent to interior streets and open space areas.
5. Storm Sewers. Storm water will be conveyed to several proposed detention facilities.
6. Streets. Interstate Drive is existing. Franklin Road will be constructed in accordance with City paving standards. Thirty-sixth Avenue N.W. will be constructed in accordance with the 36<sup>th</sup> Avenue Paving Project. With final platting of the property fronting 36<sup>th</sup> Avenue N.W., staff will recommend deferral of street and sidewalk improvements. The engineer for the applicant has made a request for a variance in the cul-de-sac length for Redbrick Drive
7. Water Main. A twelve-inch (12") water main is existing adjacent to Franklin Road and a portion of Interstate Drive. A 12-inch (12") water main will be installed for property fronting Interstate Drive. There is an existing twenty-four-inch (24") water main adjacent to 36<sup>th</sup> Avenue N.W.
8. WQPZ. The proposed open spaces contain WQPZ (Water Quality Protection Zone). With final platting, these areas will be controlled by easements and covenants.
9. Flood Plain. There is flood plain within the property. There is no flood plain located within the residential properties. The Flood Plain Permit Committee approved Flood Plain Permit No. 678 for the proposed street crossing the flood plain east of 36<sup>th</sup> Avenue N.W.

**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:** This property consists of 60.48 acres. There are 44 proposed single-family lots, 1 large apartment lot and 3 commercial lots, plus several open space areas to be maintained by a Property Owners Association within the property. There is an oil well on the property in the area of the apartments. The oil well will be removed and plugged before the apartment property develops. The engineer for the owner/developer has made a request for a variance in the cul-de-sac length for Redbrick Drive. Staff has reviewed the request and can support the request since Redbrick Drive will be built as a four lane divided boulevard.

**ACTION NEEDED:** Recommend approval or disapproval in a variance request for the cul-de-sac length for Redbrick Drive and the approval or disapproval of the preliminary plat for Franklin Woods Addition, a Planned Unit Development to City Council subject to the approvals of R-2324-11 and O-2324-1.

**ACTION TAKEN:** \_\_\_\_\_