

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2425-12

DATE:
May 6, 2025

STAFF REPORT

ITEM: Consideration of a Final Plat for CARROLL FARM ADDITION, SECTION 5, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located one-quarter mile north of West Tecumseh Road and on the west side of Journey Parkway.

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.

HISTORY (Con't)

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. May 14, 2015. Planning Commission, on a vote of 7-0, postponed R-1415-101, O-1415-39 and the preliminary plat for Carroll Farm Addition, a Planned Unit Development at the request of the applicant.

HISTORY (Con't)

18. June 11, 2015. Planning Commission, on a vote of 6-1, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Commercial Designation within the PUD, Planned Unit Development.
19. June 11, 2015. Planning Commission, on a vote of 6-1, recommended to City Council amending the PUD, Planned Unit Development adopted with O-9900-2 and amended by O-0506-58.
20. June 11, 2015. Planning Commission, on a vote of 6-1, recommended to City Council the approval of the preliminary plat for Carroll Farm Addition, a Planned Unit Development.
21. July 28, 2015. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Commercial Designation within the PUD, Planned Unit Development.
22. July 28, 2015. City Council adopted Ordinance No. O-1415-39 amending the PUD, Planned Unit Development adopted with Ordinance No. O-9900-2 and amended by Ordinance No. O-0506-58.
23. July 28, 2015. City Council approved the preliminary plat for Carroll Farm Addition, a Planned Unit Development.
24. April 11, 2024. Planning Commission, on a vote of 8-0, postponed 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.
25. May 9, 2024. Planning Commission, on a vote of 6-0, recommended to City Council the approval of Ordinance No. O-2425-42 placing this property in a PUD, Planned Unit Development and removing it from PUD, Planned Unit Development.
26. May 9, 2024. Planning Commission, on a vote of 6-0, recommended to City Council the waiver of alley requirements for commercial designated lots less than one acre and the preliminary plat for Carroll Farm Addition, a Planned Unit Development.
27. June 25, 2024. City Council adopted Ordinance No. O-2425-42 placing this property in the PUD, Planned Unit Development and removing it from PUD, Planned Unit Development.
28. June 25, 2024. City Council approved the request for alley waiver for commercial lots less than one acre and approval of the preliminary plat for Carroll Farms Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with signed plans and City standards. Their locations were reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with signed plans and City and Oklahoma Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be installed in accordance with City standards.
5. Drainage. An existing off-plat detention facility will be utilized. Storm water will be conveyed by an existing underground storm water pipe system.
6. Streets. Streets will be installed in accordance with signed plans and City paving standards.
7. Water Mains. Water mains will be installed in accordance with signed plans and City and Oklahoma Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way are dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, final site development plan and final plat are attached.

DEVELOPMENT COMMITTEE COMMENTS: The engineer for the owner has requested the Development Committee review the program of improvements, final site development plan and final plat for Carroll Farm Addition, Section 5, a Planned Unit Development and submit it to City Council for consideration.

The owner/developer has requested concurrent construction. All of the public improvements are secured with subdivision bonds and cash sureties.

Park land requirements for the residential portion of this property have been fulfilled with private park land.

This property consists of 7.16 acres and three (3) commercial/multi-family lots.

Traffic impact fees for this final plat is \$11,684.46.