

PRELIMINARY PLAT
PP-2122-9

ITEM NO. 12

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located 260' south of Robinson Street between Porter Avenue and Findlay Avenue.

INFORMATION:

1. Owner. Norman Regional Health System and City of Norman.
2. Developer. Norman Regional Health System and City of Norman.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. July 1, 1909. The final plat for High School Addition was filed of record with the Cleveland County Clerk
2. May 20, 1913. City Council adopted Ordinance No. 209 annexing a portion of this property into the Norman Corporate City limits without zoning.
3. December 10, 1921. The final plat for Whitwell Addition was filed of record with the Cleveland County Clerk.
4. September 8, 1925. The final plat for Northeast Addition was filed of record with the Cleveland County Clerk.
5. March 28, 1939. The final plat for Griffin Heights Addition was filed of record with the Cleveland County Clerk.
6. October 13, 1942. City Council adopted Ordinance No. 627 annexing a portion of this property into the Norman Corporate City limits without zoning.
7. February 9, 1943. City Council adopted Ordinance No. 626 annexing a portion of this property into the Norman Corporate City limits without zoning.

HISTORY (CONT.)

8. July 13, 1954. City Council adopted Ordinance No. 884 placing this property in R-1, Single-Family Dwelling District and C-3, Intensive Commercial District.
9. February 24, 1959. City Council adopted Ordinance No. 1130 vacating certain easements in Griffin Heights Addition.
10. November 26, 1963. City Council adopted Ordinance No. 1594 vacating a portion of Ponca Avenue north of Johnson Street.
11. October 14, 1969. City Council adopted Ordinance No. 2232 closing and vacating Griffin Avenue north of Johnson Street.
12. January 12, 1988. City Council adopted Ordinance No. O-8788-25 closing Johnson Street between Porter Avenue and Findlay Avenue; Ponca Avenue between Johnson Street and Rich Street and the 20' right-of-way (alley) south of Johnson Street between Porter Avenue and Findlay Avenue.
13. August 12, 1999. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in the O-1, Office-Institutional District and removed from R-1, Single-Family Dwelling District.
14. October 12, 1999. City Council adopted Ordinance No. O-9900-9 placing a portion of this property in the O-1, Office-Institutional District and removing it from R-1, Single-Family Dwelling District.
15. May 11, 2000. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in the O-1, Office-Institutional District and removed from R-1, Single-Family Dwelling District.
16. June 13, 2000. City Council adopted Ordinance No. O-9900-52 placing a portion of this property in the O-1, Office-Institutional District and removing it from R-1, Single-Family Dwelling District.
17. June 13, 2000. City Council adopted Ordinance No. O-9900-53 closing a portion of Rich Street from Porter Avenue to 90-feet west of Findlay Avenue and a portion of Ponca Avenue from the south line of Rich Street south to the 20-foot right-of-way (alley), for a distance of 140-feet.
18. July 10, 2001. City Council adopted Ordinance No. O-0001-70 closing part of Ponca Avenue from a point beginning 432.35 feet north of Johnson Street thence running north for a distance of 175-feet.

HISTORY (CONT.)

19. November 14, 2002. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in the O-1, Office-Institutional District and removed from R-1, Single-Family Dwelling District.
20. December 17, 2002. City Council adopted Ordinance No. O-0203-18 placing a portion of this property in the O-1, Office-Institutional District and removing it from R-1, Single-Family Dwelling District.
21. December 17, 2002. City Council adopted Ordinance No. O-0203-17 closing a portion of Rich Street from Findlay Avenue west for a distance of 90-feet.
22. December 9, 2021. The Norman Board of Parks Commissioners is scheduled to consider the preliminary plat for Norman Regional Health System Porter Campus, a Planned Unit Development. Results of that review will be presented separately.
23. December 9, 2021. The applicants have requested amending the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Mixed Use Designation.
24. December 9, 2021. The applicants have requested placing this property in the PUD, Planned Unit Development and removing it from R-1, Single-Family Dwelling District, C-3, Intensive Commercial District and O-1, Office-Institutional District.
25. December 9, 2021. The applicants have requested closing various easements and rights-of-way within the property.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plats.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed adjacent to all public streets.

5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water runoff will be conveyed to privately maintained detention facilities. With the overall proposal, there is less impervious cover than what is existing.
6. Streets. Porter Avenue is part of a City of Norman Streetscape Project. Findlay Avenue is existing. The new interior street will be constructed to City standards with final platting.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 12-inch water main adjacent to Porter Avenue. There is an existing 6-inch water main adjacent to Findlay Avenue. There is a proposed 8-inch water line adjacent to a new interior street.

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

STAFF COMMENTS AND RECOMMENDATION: The preliminary plat consists of 29+ acres and nine (9) lots. Lot 1, Block 1 is City of Norman Senior Wellness Center, Lot 2, Block 1 is a proposed BMS facility, Lot 3, Block 1 is a proposed Variety Care facility, Lot 4, Block 1 is a proposed Open Space, Lot 5, Block 1 is a proposed mixed-use facility and Lot 6, Block 1 is a proposed office building. Lot 1, Block 2, are existing medical facilities. Lot 2, Block 2 is the existing EMSTAT facility and Lot 3, Block 2 is a proposed mixed-use facility. Staff recommends approval of the preliminary plat for Norman Regional Health System Porter Campus, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Norman Regional Health System Porter Campus, a Planned Unit Development to City Council subject to the approval of Resolution No. R-2122-57 and Ordinance No. O-2122-29.

ACTION TAKEN: _____