

PRELIMINARY PLAT
PP-2324-3

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **ARMSTRONG BANK CONSOLIDATION PROJECT**.

LOCATION: Generally located 800' south of Cedar Lane Road between Classen Boulevard (US Highway No. 77) and 24th Avenue S.E.

INFORMATION:

1. Owners. Armstrong Bank/Republic Bank of Norman.
2. Developer. Armstrong Bank/Republic Bank of Norman.
3. Engineer. SMC Consulting Engineers, PC

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City limits without zoning.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. September 12, 1967. City Council adopted Ordinance No. 1986 placing a portion of this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
4. February 27, 1968. City Council adopted Ordinance No. 2033 placing the remainder of this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
5. December 13, 1984. Planning Commission, on a vote of 9-0, approved the preliminary plat for South Lake Industrial Park Addition.

6. August 4, 2023. The Norman Board of Parks Commissioners is scheduled to review the preliminary plat for Armstrong Bank with regards to the proposed residential component of the preliminary plat. Results of that review will be presented separately.
7. August 11, 2023. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan to remove Special Planning Area 7 (SPA-7) while retaining Mixed Use Designation, and amendment of the Future Urban Service Area to Current Urban Service Area.
8. August 11, 2023. The applicant has made a request to rezone this property from I-1, Light Industrial District to PUD, Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department. Additional fire hydrants will be required for the large tracts when a final site development plan is submitted with a final plat.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. The property will utilize the Post Oak lift station. Utilities Department supports the sanitary sewer solution as long as the developer and City Council approve a Lift Station Agreement and Fee to be included on future utility bills for this development. That agreement will appear before the City Council at the same time the preliminary plat is heard by City Council.
4. Sidewalks. Sidewalks will be constructed adjacent to Classen Boulevard and 24th Avenue S.E. Sidewalks will be constructed adjacent to all open space areas and each lot prior to occupancy.
5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately-maintained detention facilities located in the northeast portion of the property and southwest portion of the property.
6. Streets. Twenty-Fourth Avenue S.E. will be constructed as Minor Urban Arterial street. Classen Boulevard is existing. Interior streets will be constructed in accordance with approved plans and City paving standards.
7. Water Main. There is a proposed 12" water main adjacent to Classen Boulevard. There is an existing twelve-inch (12") water main adjacent to 24th Avenue S.E. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards within the development. Depending on how the property is phased, some interior twelve-inch (12") water mains may be required.

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 developer has proposed mixed uses for the property. The property consists of 40.41 acres with a total of fifteen (15) lots. The project proposes several commercial lots, one (1) large multifamily lot, one large senior living facility and several office lots. There are several open space areas including detention facilities.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Armstrong Bank Consolidation Project, a Planned Unit Development to City Council.

ACTION TAKEN: _____