

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2223-1

DATE:
August 19, 2022

STAFF REPORT

ITEM: Consideration of a final plat for **NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS SECTION 2, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located one-quarter mile south of Robinson Street and approximately 250-feet east of Porter Avenue.

INFORMATION:

1. Owner. Norman Regional Hospital Authority.
1. Developer. Norman Regional Hospital Authority.
2. Engineer. SMC Consulting Engineers, PC.

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.
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.

HISTORY (CONT.)

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 (Special Meeting). The Norman Board of Parks Commissioners recommended a fee in lieu of park land requirements for Norman Regional Health System Porter Campus Addition, a Planned Unit Development with any potential residential component.
23. December 9, 2021. Planning Commission, on a vote 7-0, recommended amending the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Mixed Use Designation
24. December 9, 2021. Planning Commission, on a vote of 7-0, recommended 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. Planning Commission, on a vote of 7-0, recommended to City Council the approval of the preliminary plat for Norman Regional Health System Porter Campus, a Planned Unit Development.
26. December 9, 2021. Planning Commission, on a vote of 7-0, recommended to City Council closing 20' right-of-way (alley), a portion of Ponca Avenue and Griffin Avenue.
27. January 25, 2022. City Council approved amending the NORMAN 2025 Land Use and Transportation Plan placing this property in the Mixed Use Designation and removing it from Office Designation.
28. January 25, 2022. City Council adopted Ordinance No. O-2122-29 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.
29. January 25, 2022. City Council adopted Ordinance No. O-2122-30 closing 20' right-of-way (alley), a portion of Ponca Avenue and Griffin Avenue.
30. January 25, 2022. City Council approved the preliminary plat for Norman Regional Health System Porter Campus, a Planned Unit Development

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 plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. There are existing sanitary sewer mains that are in conflict with the proposal and will be abandoned.
4. Sidewalks. A sidewalks will be constructed adjacent to Wellness Way. The attorney for the applicants is requesting deferral of the improvement and waiver of the deferral cost regarding the construction of the sidewalk.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed. Storm water runoff will be conveyed to an existing drainage system located south of this property.
6. Streets. Wellness Way will be constructed in accordance with approved plans and City standards. The applicant is requesting deferral of the street improvement and waiver of the deferral cost at this time.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There are existing water lines that are in conflict with the proposal and will be abandoned.

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.

STAFF COMMENTS AND RECOMMENDATION: The engineer for the developer has requested the Development Committee review and approve the program of public improvements, final site development plan and final plat for Norman Regional Health System Porter Campus Section 2, a Planned Unit Development and submit to City Council for consideration.

The attorney for the developers is requesting deferral of street paving, drainage and sidewalk improvements and waiver of deferral cost in connection with Wellness Way. A memorandum from the Director of Public Works is included.

This property consists of 4.4496 acres with one (1) lot. The proposal is Behavioral Health Facility.