

**File Attachments for Item:**

19. CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2324-8 FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS, SECTION, A PLANNED UNIT DEVELOPMENT. GENERALLY LOCATED A QUARTER OF A MILE SOUTH OF EAST ROBINSON STREET AND ON THE WEST SIDE OF NORTH FINDLAY AVENUE.



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 11/14/2023

**REQUESTER:** Ken Danner, Subdivision Development Manager

**PRESENTER:** Shawn O'Leary, Director of Public Works

**TITLE:** CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2324-8 FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS, SECTION, A PLANNED UNIT DEVELOPMENT. GENERALLY LOCATED A QUARTER OF A MILE SOUTH OF EAST ROBINSON STREET AND ON THE WEST SIDE OF NORTH FINDLAY AVENUE.

---

### **BACKGROUND:**

This item is a final site development plan and final plat for Norman Regional Health System Porter Campus Section 1, a Planned Unit Development located a quarter of a mile south of East Robinson Street and on the west side of North Findlay Avenue. The property consists of 4.01 acres and one (1) lot.

City Council, at its meeting of January 25, 2022, adopted Ordinance No. O-2122-29, placing this property in the PUD, Planned Unit Development District. Also, City Council, at its meeting of January 25, 2022, approved the preliminary plat for Norman Regional Health System Porter Campus, a Planned Unit Development.

The Norman Development Committee, on October 11, 2023, approved the final site development plan and final plat and recommended the final site development plan and final plat for the Norman Regional Health System Porter Campus Section 1, a Planned Unit Development be submitted to City Council for consideration. The City of Norman owns this parcel of land. The property has been developed into the City's new Adult Wellness and Education Center, which is one of the Norman Forward quality of life projects.

### **DISCUSSION:**

Public improvements are near completion. Stormwater runoff will be conveyed to an existing drainage system.

### **STAFF RECOMMENDATION:**

The final plat is consistent with the approved preliminary plat. Based on the above information, staff recommends acceptance of the public dedications, approval of the final site development plan and final plat and filing of the final site development plan and final plat subject to City Council's action.







P.O.C.  
N.W. CORNER, N.W. QUARTER  
SECTION 29, T 9 N., R 10 W., 1M

F. BLOCK, L.  
LONDON

LOT 1: BLOCK 1  
NORMAN REGIONAL HEALTH  
SYSTEM PORTER CAMPUS  
SECTION 2  
BOOK 25 PAGE 242 OF PLATS

POINCA AVENUE  
CONCRETE & STEEL CO. INC.

LOCATION MAP

NOTES:

1. ALL IMPROVEMENTS WITHIN UTILITY EASEMENTS MAY BE REQUIRED BY THE CITY TO PERFORM MAINTENANCE, AND REPLACEMENT OF SUCH IMPROVEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. PAVING SHALL BE ALLOWED OVER DRAINAGE AND UTILITY EASEMENTS.
3. UNLESS NOTED OTHERWISE THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAN IS FEET.

STORM DRAINAGE DETENTION FACILITY EASEMENT.

[illegible]

SCALE: 1" = 40'

TOTAL LOTS =

THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (HADOX-SOUTH ZONE) USING A GEARING OF SOUTH DECIDUOUS "PAST ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE HUMAN MERIDIAN WAS USED AS THE BASIS OF READINGS FOR THIS SOCIETY.

UNLESS OTHERWISE STATED ALL PROPERTY DIMENSIONS ARE 1/2" NOM PINS WITH CAG414 TAPS (R MIC NOM S WITH CAG414 TAPS.

U/O/E = UTILITY & ORAINAGE EASEMENT  
 S/A = SERVING (ONE)  
 S/A = UTILITY EASEMENT!

Date: August 23, 2023  
SAC Consulting Engineers, P.C.  
1515 W. Main Street  
Oklahoma City, OK 73106  
Ph: (405) 232-7715  
Oklahoma CAP66 Exp. 6/30/2025

FINAL SITE DEVELOPMENT PLAN

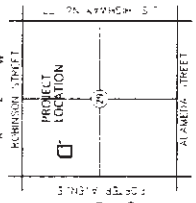
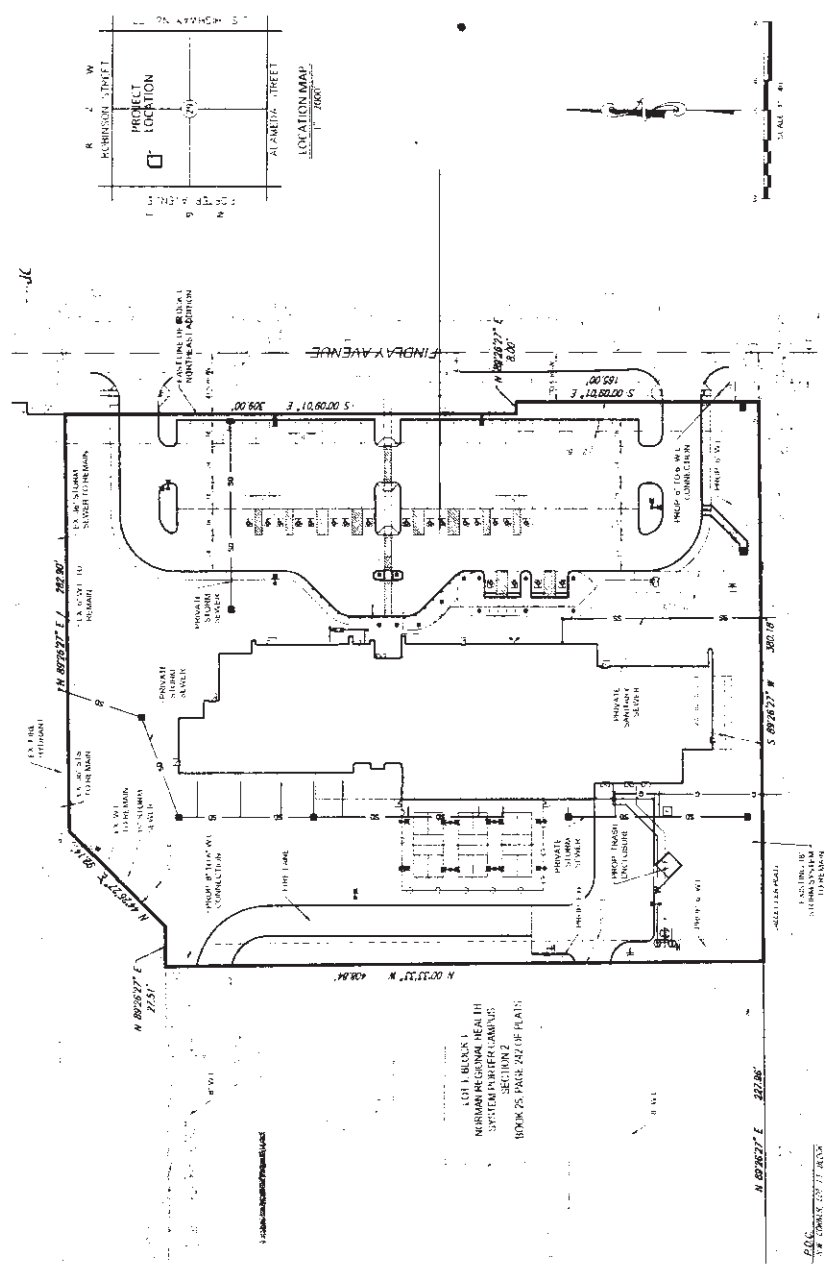
SMC Consulting Engineering, P.C.  
1111 N. W. 10th St., Suite 100  
Norman, Oklahoma 73061  
Phone: (405) 221-1111  
Fax: (405) 221-1112  
Email: info@smc-engineering.com  
www.smc-engineering.com

NORMAN REGIONAL HEALTH SYSTEM  
PORTER CAMPUS SECTION 1  
PORTER AVENUE & ROBINSON STREET  
NORMAN, OKLAHOMA

CONSTRUCTION  
NOT FOR CONSTRUCTION

THESE PLANS WERE PREPARED BY SMC CONSULTING ENGINEERING, P.C. FOR THE PROJECT DESCRIBED HEREIN. NO OTHER WORK SHALL BE DONE HEREON WITHOUT THE WRITTEN CONSENT OF SMC CONSULTING ENGINEERING, P.C.

FINAL SITE DEVELOPMENT PLAN  
NORMAN REGIONAL HEALTH SYSTEM  
PORTER CAMPUS SECTION 1  
A PLANNED UNIT DEVELOPMENT  
A PART OF THE N.W. 1/4, SECTION 29, 19N, R2W, 1.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



- NOTES:
1. ALL IMPROVEMENTS SHOWN ON THESE PLANS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AND THE LATEST EDITIONS OF THE OKLAHOMA DEPARTMENT OF PUBLIC SAFETY (DPS) STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL DEVICES.
  2. PAVING SHALL BE ALLOWED OVER DRAINAGE AND UTILITY ASSEMBLY.



APPLICATION FOR  
DEVELOPMENT COMMITTEE  
ACTION

Date: 08/24/2023

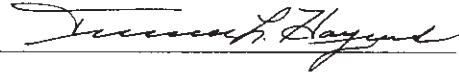
Part I: To be Completed by Applicant:

1. Applicant(s):

THE CITY OF NORMAN, OKLAHOMA, an Oklahoma municipal corporation

Signature of Applicant(s):

TERENCE L. HAYNES, P.E., AGENT FOR APPLICANT  
SMC CONSULTING ENGINEERS, P.C.



Telephone Number and Address:

815 WEST MAIN, OKLAHOMA CITY, OK 73106  
405-232-7715

2. Project Name and Legal Description:

Norman Regional Health System Porter Campus Section 1, a PUD  
A part of the NW/4 of Section 29, T9N, R2W of the I.M.

3. Action Request of Development Committee:

REQUEST DEVELOPMENT COMMITTEE APPROVAL OF THE FINAL PLAT, FINAL SITE  
DEVELOPMENT PLAN AND ASSOCIATED PUBLIC IMPROVEMENTS.

Part II: To Be Completed by Development Committee:

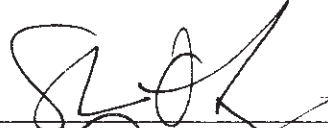
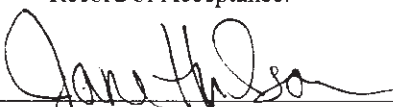


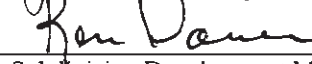
Development Committee Met on: October 11, 2023

Development Committee Findings:

The engineer for the owner has requested the Development Committee approve  
the program of public improvements, final site development plan and final plat  
and submit to City Council for consideration.

Development Committee Recommendations:

Recommend City Council approve the final site development plan and final plat  
for Norman Regional Health System Porter Campus Section 1, a Planned Unit  
Development.

|  |  | Yes                                 |                          | No |  |  |  | Yes                                 |                          | No |  |
|--|--|-------------------------------------|--------------------------|----|--|--|--|-------------------------------------|--------------------------|----|--|
| <br>_____<br>Director of Public Works |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |    |  | <br>_____<br>Director of Planning            |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |    |  |
| <br>_____<br>Director of Utilities    |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |    |  | <br>_____<br>Planning Services Manager       |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |    |  |
| _____<br>City Engineer   |  | <input type="checkbox"/>            | <input type="checkbox"/> |    |  | <br>_____<br>Subdivision Development Manager |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |    |  |

## DEVELOPMENT COMMITTEE

FINAL PLAT  
FP-2324-8

DATE:  
October 11, 2023.

### STAFF REPORT

**ITEM:** Consideration of a final plat for **NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS SECTION 1, A PLANNED UNIT DEVELOPMENT.**

**LOCATION:** Generally located one-quarter mile south of Robinson Street, on the west side of Findlay Avenue.

### **INFORMATION:**

1. Owner. City of Norman.
1. Developer. City of Norman.
2. 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.
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 main is existing. There are existing sanitary sewer mains that are in conflict with the proposal and will be abandoned.
4. Sidewalks. Sidewalk is existing adjacent to Findlay Avenue.
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. Findlay Avenue is existing.
7. Water Mains. Water main 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 1, a Planned Unit Development and submit to City Council for consideration.

This property consists of 4.01 acres with one (1) lot. The proposal is Wellness Center Facility.

**ITEM:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS SECTION 1, A PLANNED UNIT DEVELOPMENT AND THE ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN.

**LOCATION:** Generally located one-quarter mile south of Robinson Street on the west side of North Findlay Avenue.

**INFORMATION:**

1. Owner. City of Norman.
- 2 Developer. City of Norman.
- 3 Engineer. SMC Consulting Engineers PC.

**HISTORY:**

1. Refer to the Norman Development Committee Staff Report, October 11, 2023.
2. 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.
3. 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.
4. 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.
5. January 25, 2022. City Council approved the preliminary plat for Norman Regional Health System Porter Campus, a Planned Unit Development.
6. October 11, 2023. The Norman Development Committee, approved the final site development plan and final plat and recommends the final site development plan and final plat for Norman Regional Health System Porter Campus Addition Section 1, a Planned Unit Development be submitted to City Council for consideration.

**IMPROVEMENT PROGRAM:**

1. Refer to the Norman Development Committee Staff Report, October 11, 2023.

2. Concurrent Construction. Concurrent construction was approved for this development.

**PUBLIC DEDICATIONS:**

1. Refer to the Norman Development Committee Staff Report, October 11, 2023.

**SUPPLEMENTAL MATERIAL:** Copies of an advisory memorandums, location map, preliminary plat, final site development plan, final plat, Staff Report recommending approval and Development Committee form are included in the Agenda Book.

**ACTION NEEDED:** Motion to approve or reject the final site development plan and final plat; and if approved, accept the public dedications contained within the plat and authorize the Mayor to sign the final plat.

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