#### 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.

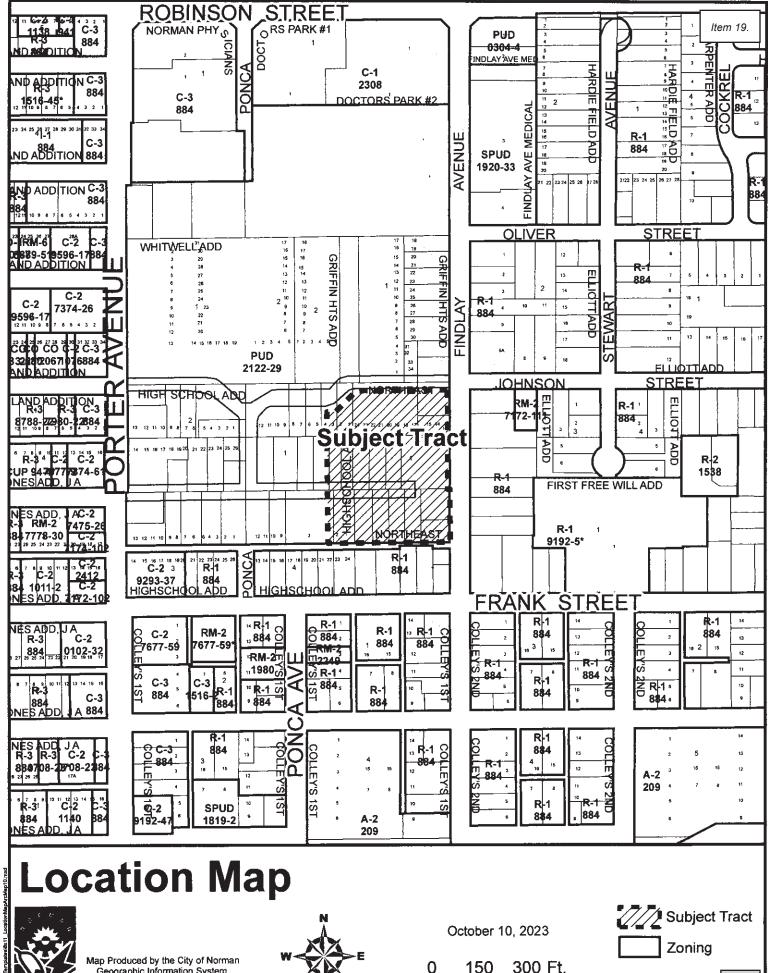
The Norman Development Committee, on October 11, 2023, approved the final site development plan and final plat and recommended the final site development plan and final plat for the Norman Regional Health System Porter Campus Section 1, a Planned Unit Development be submitted to City Council for consideration. 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:

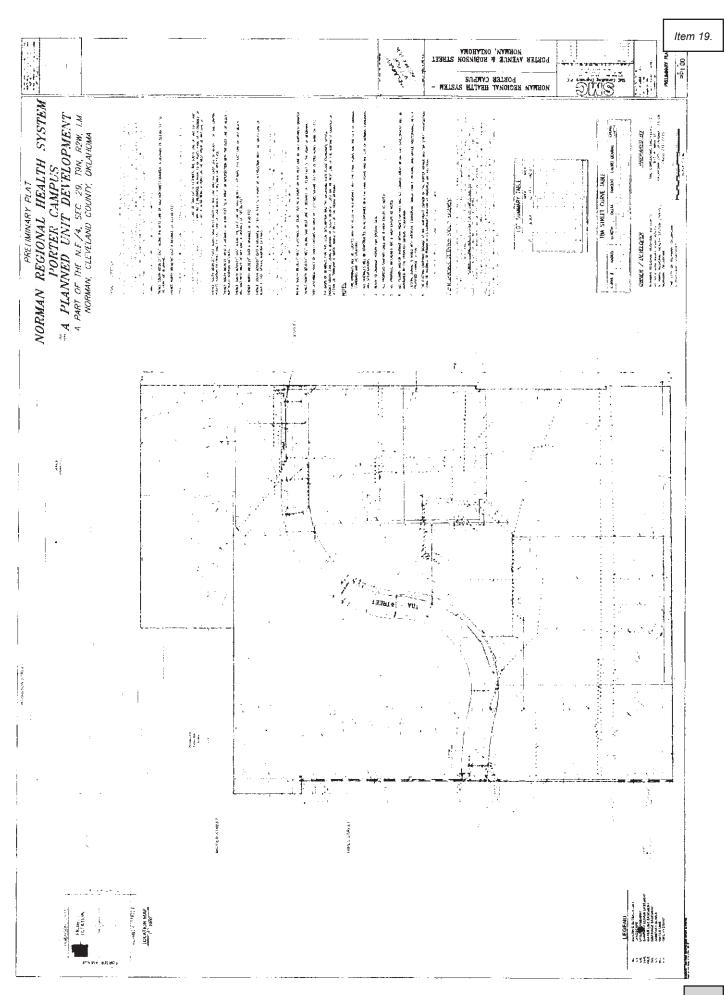
The final plat is consistent with the approved preliminary plat. Based on the above information, staff recommends acceptance of the public dedications, approval of the final site development plan and final plat and filing of the final site development plan and final plat subject to City Council's action.



Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

150 300 Ft.

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# NORMAN REGIONAL HEALTH SYSTEM

PORTER CAMPUS SECTION 1 A PLANNED UNIT DEVELOPMENT A PART OF THE N.W. 1/4, SECTION 29, TSN, R2W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



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NOTARY PUBLIC

BONDED ABSTRACTER'S CERTIFICATE
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2023 mortgages of record. Executed this

Cleveland County Abstract & Fills Company.

Abstractor

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Development Consmittee Choxman

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Be it resolved by the City Council of the City of Norman, Oklahama that the destactions shown on the annexed pink of MORIUM RECIDIAL HEALTH STSTEW.

2023

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Signed by the Mayor at the City of Norman, Oklohama thus

CITY CLERK

ACCEPTANCE OF DEDICATIONS

MAYOR.

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2025. doy of Signed by the City Clerk on this

COUNTY TREASURER'S DERTIFICATE

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CITY CLERK, Brando

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COUNTY TREASURER, Jim Reynolds

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Lard Sunepor

COWAN GROUP ENGINEERING 7100 N. Classen, Suite 500 Okiahoma City, OK 73116 PH: (405) 463-5389

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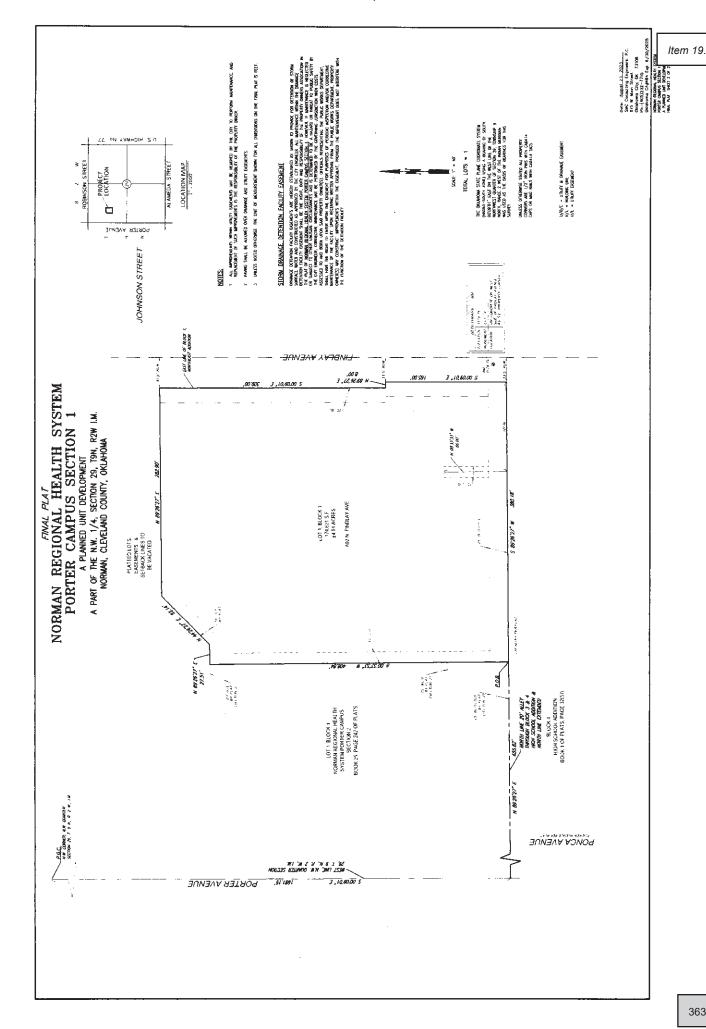
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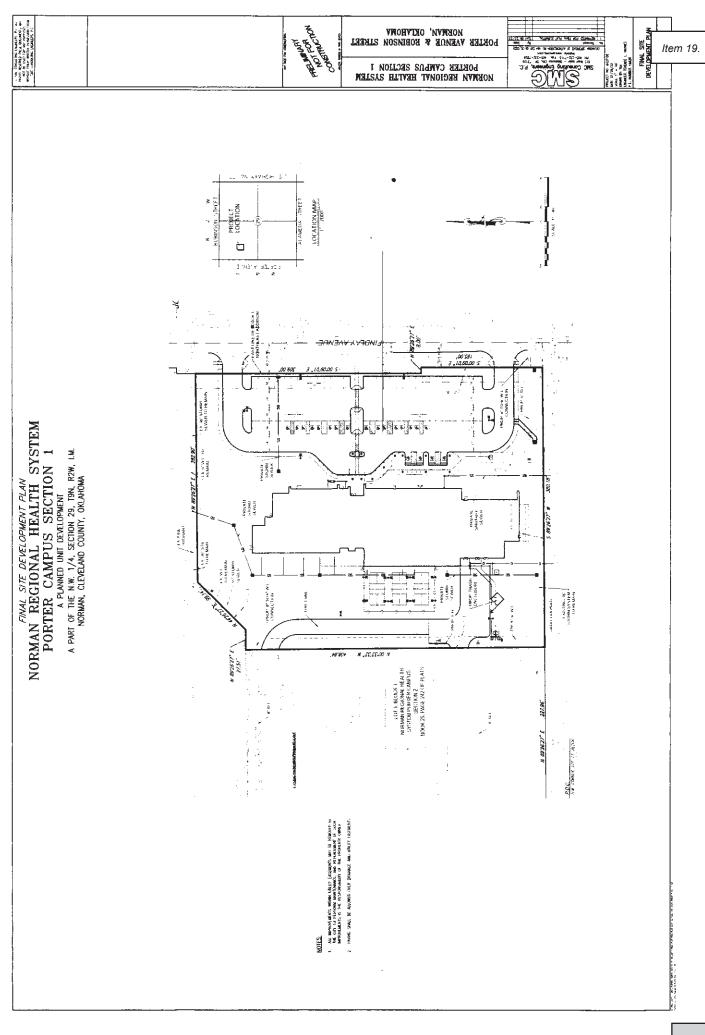
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APPLICATION FOR DEVELOPMENT COMMITTEE ACTION

Date: 08/24/2023

Part I: To be Completed by Applicant:

	c Completed by Applicant.		
Applic			
THE	CITY OF NORMAN, OKLAHOMA, an Oklahoma municipal corporation		
Signati	are of Applicant(s):		
	NCE L. HAYNES, P.E., AGENT FOR APPLICANT	Laye	me
	CONSULTING ENGINEERS, P.C.		
	one Number and Address:		
	EST MAIN, OKLAHOMA CITY, OK 73106		
405-23	2-7715		
Project	Name and Legal Description:	<del></del> -	
	n Regional Health System Porter Campus Section 1, a PUD		
A part	of the NW/4 of Section 29, T9N, R2W of the I.M.		
	D. C. C. C. C. C.		
	Request of Development Committee: EST DEVELOPMENT COMMITTEE APPROVAL OF THE FINAL PLAT,	CINIAI I	SITE
DEVE	LOPMENT PLAN AND ASSOCATED PUBLIC IMPROVEMENTS.	CHNAL	311E
	DOLVIENT LEAVING TOO OCH LEG TO DESCRIPTION		
The er	nt Committee Findings:  Igineer for the owner has requested the Development Commit cogram of public improvements, final site development plants to City Council for consideration.		
evelopme Recomm	nt Committee Recommendations: nend City Council approve the final site development plan	n and	final n
	orman Regional Health System Porter Campus Section 1, a I		
	pment.		
	Pagard of Aggartance		
	Record of Acceptance:	Yes	No
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City Engine	er Subdivision Development Manager		

#### **DEVELOPMENT COMMITTEE**

FINAL PLAT FP-2324-8

DATE: October 11, 2023.

#### **STAFF REPORT**

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

**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. <u>July 1, 1909</u>. 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. <u>December 10, 1921</u>. The final plat for Whitwell Addition was filed of record with the Cleveland County Clerk.
- 4. <u>September 8, 1925</u>. 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. <u>July 13, 1954.</u> City Council adopted Ordinance No. 884 placing this property in R-1, Single-Family Dwelling District and C-3, Intensive Commercial District.
- 9. <u>February 24, 1959</u>. 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. <u>January 12, 1988</u>. 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. <u>August 12, 1999</u>. 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. <u>June 13, 2000</u>. 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. <u>June 13, 2000</u>. 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. <u>July 10, 2001</u>. 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. <u>December 17, 2002</u>. 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. <u>December 17, 2002</u>. 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. <u>December 9, 2021 (Special Meeting)</u>. 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. <u>December 9, 2021</u>. 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. <u>December 9, 2021</u>. 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. <u>December 9, 2021</u>. 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. <u>December 9, 2021</u>. 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. <u>January 25, 2022</u>. 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. <u>January 25, 2022</u>. 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. <u>January 25, 2022</u>. City Council adopted Ordinance No. O-2122-30 closing 20' right-of-way (alley), a portion of Ponca Avenue and Griffin Avenue.
- 30. <u>January 25, 2022</u>. City Council approved the preliminary plat for Norman Regional Health System Porter Campus, a Planned Unit Development

#### **IMPROVEMENT PROGRAM:**

- 1. <u>Fire Hydrants</u>. Fire hydrants will be installed in accordance with approved plans.
- 2. <u>Permanent Markers</u>. Permanent markers will be installed prior to filing of the final plat.
- 3. <u>Sanitary Sewers.</u> 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. <u>Storm Sewers</u>. 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. <u>Rights-of-Way</u>. 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 <u>Developer</u>. City of Norman.
- <u>3 Engineer</u>. SMC Consulting Engineers PC.

#### **HISTORY**:

- 1. Refer to the Norman Development Committee Staff Report, October 11, 2023.
- 2. <u>January 25, 2022</u>. 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. <u>January 25, 2022</u>. 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. <u>January 25, 2022</u>. City Council adopted Ordinance No. O-2122-30 closing 20' right-of-way (alley), a portion of Ponca Avenue and Griffin Avenue.
- 5. <u>January 25, 2022</u>. 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.

Agenda Item – Final Plat for Norman Regional Health System Porter Campus Section 1, a Planned Unit Development Page 2

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:
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