

PRELIMINARY PLAT

PP-1920-12

ITEM NO. 6

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **TRAILWOODS WEST ADDITION**.

LOCATION: Generally located east side of 12th Avenue N.W. approximately ½ mile north of Rock Creek Road.

INFORMATION:

1. Owners. Builders Rock Creek Land Investments, L.P.
2. Developer. Builders Rock Creek Land Investments, L.P.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. August 23, 1960. City Council adopted Ordinance No. 1241 annexing this property into the City limits.
2. October 18, 1960. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. November 22, 1960. City Council adopted Ordinance No. 1265 placing this property in A-2, Rural Agricultural District.
4. September 10, 1970. Planning Commission, on a vote of 9-0, recommended to City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
5. September 10, 1970. Planning Commission, on a vote of 9-0, approved the preliminary plat for Rock Creek Industrial Tract Development with the comment that the City Council's approval of the sewage lagoon would be required prior to the submission of the final plat and plans.
6. September 29, 1970. City Council adopted Ordinance No. 2314, placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.

HISTORY (Cont'd):

7. May 4, 1971. City Council approved an agreement between Rock Creek Development Corporation and the City of Norman for the construction of a temporary lagoon.
8. September 10, 1975. In accordance with the City Code approvals for the preliminary plat and construction of a temporary lagoon became null and void.
9. December 9, 1999. Planning Commission, on a vote of 7-0, approved the preliminary plat for Rock Creek Industrial Tract Development, Section 1.
10. December 9, 1999. Planning Commission, on a vote of 7-0, recommended to City Council that the final plat for Rock Creek Industrial Tract Development, Section 1 be approved.
11. December 9, 2000. In accordance with the City Code the approval of the final plat for Rock Creek Industrial Tract Development, Section 1 became null and void.
12. December 9, 2004. In accordance with the City Code the approval of the preliminary plat for Rock Creek Industrial Tract Development, Section 1 became null and void.
13. June 9, 2005. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for Forest Lumber Addition be approved.
14. July 12, 2005. City Council approved the preliminary plat for Forest Lumber Addition.
15. July 12, 2010. In accordance with the City Code the approval of the preliminary plat became null and void.
16. October 2, 2014. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended fee in lieu of park land for the preliminary plat for Trailwoods West Addition.
17. October 9, 2014. Planning Commission, on a vote of 9-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Low Density Residential Designation and from Future Urban Service Area to Current Urban Service Area.
18. October 9, 2014. Planning Commission, on a vote of 9-0, recommended to City Council placing this property in the R-1, Single Family Dwelling District and removing it from I-1, Light Industrial District.
19. October 9, 2014. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Trailwoods West Addition be approved.

HISTORY (Cont'd):

20. November 25, 2014. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Low Density Residential Designation and from Future Urban Service Area to Current Urban Service Area.
21. November 25, 2014. City Council adopted Ordinance No. O-1415-8 placing this property in the R-1, Single-Family Dwelling District and removing it from I-1, Light Industrial District.
22. November 25, 2014. City Council approved the preliminary plat for Trailwoods West Addition.
23. November 25, 2019. Approval of the preliminary plat for Trailwoods West Addition became null and void.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. A sidewalk will be required adjacent to 12th Avenue N.W. Staff may recommend deferral of the sidewalk adjacent to 12th Avenue N.W. with final platting.
5. Storm Sewers. This property will utilize an existing off-plat detention facility to convey storm water runoff. An easement will be required that serves the off plat detention facility.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Twelfth Avenue N.W. will be constructed as an arterial street. Staff may recommend deferral with final platting.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. A 12" water main will be installed adjacent to 12th Avenue N.W.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consist of 10.48 acres and 42 single family residential lots and 2 common open spaces. Screening (fencing) will be installed adjacent to 12th Avenue N.W. and Limits of No Access applied. There are no changes to the preliminary plat from its previous approval. The approval of the preliminary plat has expired and the owner/developer has submitted the preliminary plat for reapproval. Staff recommends approval of the preliminary plat for Trailwoods West Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Trailwoods West Addition.

ACTION TAKEN: _____