



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Master

File Number: PP-1213-18

File ID: PP-1213-18

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item No. 37

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 05/07/2013

File Name: Bellatona Prelim Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR BELLATONA ADDITION, FORMERLY A PART OF SUMMIT VALLEY ADDITION, AND WAIVER OF ALLEY REQUIREMENTS FOR THE COMMERCIAL LOTS. (GENERALLY LOCATED ON THE EAST SIDE OF 36TH AVENUE S.E. BETWEEN EAST LINDSEY STREET AND STATE HIGHWAY NO. NINE)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Summit Valley Addition and waiver of alley requirements for the commercial lots.

ACTION TAKEN: _____

Agenda Date: 08/27/2013

Agenda Number: 37

Attachments: Attachment A.pdf, Bellatona Location Map, Bellatona Revised Prelim (Overall), Bellatona Revised Prelim, Staff Report - Bellatona PP, Transportation Impacts - Bellatona Addition, Alley Waiver - Bellatona Commercial, Bellatona Predevelopment, Bellatona Greenbelt Comments, Bellatona Postponement Memo, 7-11-13 PC Minutes - R-1213-133 O-1213-49 PP-1213-18, 6-13-13 PC Minutes

Project Manager: Ken Danner, Subdivision Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	06/13/2013	Postponed				Pass
	Action Text: A motion was made by Commissioner Boeck, seconded by Commissioner Gordon, that this Preliminary Plat be Postponed . The motion carried by the following vote:						
1	Planning Commission	07/11/2013	Recommended for Adoption at a subsequent City Council Meeting	City Council	08/27/2013		Pass
	Action Text: A motion was made by Commissioner Sherrer, seconded by Commissioner Gasaway, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 8/27/2013. The motion carried by the following vote:						

Text of Legislative File PP-1213-18

body

BACKGROUND: This item is a revised preliminary plat for Bellatona Addition and is generally located between State Highway No. 9 and East Lindsey Street, on the east side of 36th Avenue S.E. This preliminary plat includes 186.40 acres and 692 residential lots with open spaces. In addition, the developers propose six (6) commercial lots located on 12.38 acres. All of the property contained in the proposed Bellatona Addition was previously a portion of the Summit Valley Addition.

The Norman Board of Parks Commissioners, at its meeting of August 7, 2003, recommended public parkland for subject property. City Council, at its meeting of October 14, 2003, adopted Ordinance No. O-0304-15 placing this property in R-1, Single Family Dwelling District, and removing it from A-2, Rural Agricultural District. The preliminary plat was approved by City Council on June 21, 2011. Planning Commission, at its meeting of July 11, 2013, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation on 12.38 acres adjacent to State Highway No. 9. At this same meeting, Planning Commission recommended adoption of Ordinance No. O-1213-49 placing a portion of this property in C-1, Local Commercial District and removing it from R-1, Single Family Dwelling District. Planning Commission recommended to City Council that the revised preliminary plat for Bellatona Addition be approved.

Although there is not a substantial amount of change to the design of this revised preliminary plat, the owners desire to separate it from their preliminary plat of Summit Valley Addition. There are now two different products for potential owners.

DISCUSSION: The 692 residential lots and the six (6) commercial lots in this addition are expected to generate approximately 10,746 trips per day. The traffic capacities on the nearby arterials and collector roadways exceed the demand for existing and proposed trips as a result of this project. No negative traffic impacts are anticipated. See Attachment A.

Because of the size of the development, the applicant was also required to prepare and submit a more in-depth traffic impact analysis to evaluate peak hour traffic conditions. The study, which actually included both Bellatona and the adjacent Summit Valley development, concluded that the intersection of State Highway 9 and 36th Avenue SE will need to be signalized once ½ of the preliminary plat is developed. Construction of this signal will be underway in the very near future as part of the State Highway 9 Widening Project by the Oklahoma Department of Transportation.

In order to fund the design and construction of the new signal, the applicant will be required to pay \$150,000 to cover 100% of the cost. These funds will be collected incrementally based on the trip generation potential of each individual final plat (from Bellatona and Summit Valley) so that the total cost is collected by the time ½ of the preliminary plat (for both Bellatona and Summit Valley) is developed.

Public improvements for this property consist of the following:

Fencing. Fencing will be installed adjacent to East Lindsey Street for residential lots backing up to this arterial street.

Fire Hydrants. Fire hydrants will be installed at each intersection and spacing of 300-feet between intersections.

Sanitary Sewers. Eight inch (8") sanitary sewer mains (or larger) are proposed for this development. A lift station has been constructed.

Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks will be required adjacent to East Lindsey Street.

Drainage. Storm water runoff will be conveyed to several privately-maintained detention facilities. A property owners' association has been/or will be established to maintain these facilities.

Streets. Streets will be constructed in accordance with approved plans and City paving standards. The Oklahoma Department of Transportation with the widening and reconstruction of State Highway 9 will address the improvements that were recommended for this highway in the Traffic Impact Study. Streets located in this development may need the use of calming devices. These locations and type will be determined by the Traffic Engineer and Director of Public Works with final platting.

Traffic Signal. A new traffic signal will be required at the intersection of State Highway 9 and 36th Avenue SE. The need for the signal is anticipated at the time one half of the preliminary plat is developed (for both Bellatona and Summit Valley). A traffic impact fee will be assessed on each final plat so that funding for the new signal is available at the time this development milestone is reached.

Water Mains. A 12-inch water main has been installed adjacent to State Highway No. 9 and 12-inch (12") water line will be installed adjacent to East Lindsey Street. Interior water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

Public Dedications: All rights-of-ways and easements will be dedicated to the City with final platting.

Flood Plain. The preliminary plat contains flood plain. There are no proposed residential lots located in the flood plain. Flood Plain permits will be required for any utilities that might be located in the flood plain.

Water Quality Protection Zone (WQPZ). This preliminary plat contains Water Quality Protection Zone (WQPZ). The owners have not proposed any residential lots within the WQPZ. The WQPZ is located in several proposed open space areas. Covenants will be required for the maintenance and protection of the WQPZ.

STAFF RECOMMENDATION: Access out of this development will be State Highway No. 9, Lindsey Street and Wheatland Drive. Based on the above information, Staff recommends approval of the revised preliminary plat for Bellatona Addition, subject to City Council adoption of Ordinance No. O-1213-49.