



City of Norman, OK

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

Text File

File Number: PP-1112-15

Introduced: 4/17/2012

Current Status: Non-Consent Items

Version: 1

Matter Type: Preliminary Plat

Title

CONSIDERATION OF A PRELIMINARY PLAT FOR COBBLESTONE CREEK ADDITION. (GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE S.E. ONE-HALF MILE SOUTH OF CEDAR LANE ROAD)

ACTION NEEDED: Motion to approve or reject the preliminary plat for Cobblestone Creek Addition.

ACTION TAKEN: _____

body

BACKGROUND: This item is a preliminary plat for Cobblestone Creek Addition and is generally located one-half mile south of Cedar Lane Road on the east side of 12th Avenue S.E.

The preliminary plat consists of 18.6 acres of undeveloped property. There are 35 R-1 single family residential lots and 8 Single Family Planned Unit Development lots with one open space lot for the Planned Unit Development and 65 open space lots within the R-1 Single Family Dwelling District in this preliminary plat. The open space lots are currently for the purpose of a golf course. The proposal is for the opportunity to purchase one or more of the lots as part of their ownership, but maintain it as part of the golf course.

City Council, at its meeting of May 8, 2001, adopted Ordinance No. O-0001-50 placing a portion of this property in RE, Residential Estates District and removing it from A-2, Rural Agricultural District.

City Council, at its meeting of May 28, 2002, adopted Ordinance No. O- 0102-47 placing a portion of the property in R-1, Single Family Dwelling District and removing it from A-2, Rural Agricultural District.

Planning Commission, at its meeting of June 14, 2012, recommended to City Council that a portion of this property be placed in a PUD, Planned Unit Development and removed from RE, Residential Estates District.

On June 14, 2012, Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Cobblestone Creek Addition be approved.

DISCUSSION: The 43 residential lots in this addition are expected to generate approximately 478 trips per day. The traffic capacities on the surrounding arterial and collector roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. See Attachment A.

Because of its size and traffic generation potential, this parcel of land was included in a previously approved Traffic Impact Analysis for the Eagle Cliff Addition. This study was a more in-depth analysis that evaluated future peak hour traffic conditions. The study concluded that two intersections will need to be improved once the area is fully developed (12th Avenue SE and Cedar Lane and, 12th Avenue SE and State Highway 9). It also established the proportional share of the cost of these improvements for this particular development.

The intersection of 12th Avenue SE and Cedar Lane will require additional lanes and a new traffic signal. The estimated cost of design and construction is \$400,000 of which this applicant will be responsible for 0.19% of the cost (or \$760.00) based on their share of the PM peak hour traffic impacting the intersection. The City of Norman and other development will fund the remaining cost.

The intersection of 12th Avenue SE and State Highway 9 will require an additional northbound left turn lane. The estimated cost of design and construction is \$50,000 of which this applicant will be responsible for 0.36% of the cost (or \$180.00) based on their share of the PM peak hour traffic impacting the intersection.

Public improvements for this property consist of the following:

Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City water standards. Their locations have been approved by the Fire Department.

Sanitary Sewers. Eight inch (8") sanitary sewer mains (or larger) are proposed for the R-1, Single Family Residential Dwelling District and private systems approved by the Oklahoma Department of Environmental Quality Standards for the Planned Unit Development lots.

Sidewalks. Sidewalks will be constructed adjacent to 12th Avenue S.E. Sidewalks will be required adjacent to all of the interior streets of the R-1, Single Family Dwelling District. Sidewalks will not be installed adjacent to Augusta Drive for the PUD, Planned Unit Development lots so as to continue the rural setting established in this portion of this property with the previous filed final plat of Cobblestone Creek Golf Club Addition.

Drainage. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be within the golf course used to convey stormwater from the streets and lots. A portion of the storm water will be conveyed through an existing drainage structure under 12th Avenue S.E. and utilize an existing outlet. A property owners' association will maintain these facilities.

Streets. Interior streets will be constructed in accordance with approved plans and City paving standards. Augusta Drive serving the Planned Unit Development lots is existing. A portion of 12th Avenue S.E. is existing. Staff will recommend deferral for the southern portion of 12th Avenue S.E. with a final plat.

Traffic Signal. The intersection of 12th Avenue SE and Cedar Lane will require additional lanes and a new traffic signal, and the intersection of 12th Avenue SE and State Highway 9 will

require an additional northbound left turn lane. The estimated cost of design and construction is \$400,000 and \$50,000, respectively. This applicant will be responsible for 0.19% of the cost (or \$760.00) at the intersection at 12th Avenue SE and Cedar Lane and 0.36% of the cost (or \$180.00) at the intersection of 12th Avenue SE and State Highway 9. Both are based on their share of the PM peak hour traffic impacting each intersection.

Water Mains. A 12-inch water main will be extended to the end of the property adjacent to 12th Avenue S.E. Interior 6-inch and 8-inch water mains will be installed in accordance with approved plans and City and Department of Environmental Quality Standards.

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

Park Land Fee. Park land fee will be negotiated for the R-1, Single Family Dwelling District property whenever a final plat is submitted for that area.

STAFF RECOMMENDATION: Based on the above information, Staff recommends approval of the preliminary plat for Cobblestone Creek Addition subject to adoption of Ordinance No. O-1112-37.