

PRELIMINARY PLAT

ITEM NO. 9

PP-1415-23

STAFF REPORT

ITEM: Consideration of a preliminary plat for CEDAR LANE ADDITION.

LOCATION: Located at the southeast corner of the intersection of 12th Avenue S.E. and Cedar Lane Road.

INFORMATION:

1. Owners. Cedar Lane L.L.C.
2. Developer. Cedar Lane L.L.C.
3. Engineer. ARC Engineering Consultants, L.L.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the corporate city limits.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property into the A-2, Rural Agricultural District.
1. November 3, 2005. The Norman Board of Parks Commissioners reviewed the preliminary plat for Cedar Lane Addition and, on a vote of 6-0, recommended park land.
2. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council the amending of the Norman 2025 Land Use and Transportation Plan from Future Urban Service Area Designation to Current Urban Service Area Designation and from Very Low Density Residential to Low Density Residential and Commercial Designations.
3. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District, C-1, Local Commercial District, PL, Park Land and PUD, Planned Unit Development and removed from A-2 Rural Agricultural District.

HISTORY (CON'T):

4. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Cedar Lane Addition be approved.
5. April 25, 2006. City Council amended the Norman 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area Designation and from Very Low Density Residential to Low Density Residential and Commercial Designations.
6. April 25, 2006. City Council adopted Ordinance No. O-0506-16 placing this property in R-1, Single-Family Dwelling District, C-1, Local Commercial District, PL Park, Land and PUD, Planned Unit Development and removed from A-2, Rural Agricultural District.
7. April 25, 2006. City Council approved the preliminary plat for Cedar Lane Addition with alley waiver for the commercial lot.
8. December 14, 2006. Planning Commission, on a vote of 6-0, recommended to City Council that the revised preliminary plat for Cedar Lane Addition be approved.
9. February 13, 2007. City Council approved the revised preliminary plat for Cedar Lane Addition.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing will be required for residential lots backing or siding to Cedar Lane Road.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks are existing adjacent to Cedar Lane Road.

IMPROVEMENT PROGRAM (CON'T):

6. Storm Sewers. Drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water runoff will be conveyed to privately maintained detention facilities.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Cedar Lane Road is existing. Traffic impact fees will be required to be paid prior to filing of the final plat.
8. Water Main. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 12" water main adjacent to Cedar Lane Road.

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, preliminary plat and oil well site plans are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The preliminary plat has expired. The owners are requesting reapproval of the preliminary plat for Cedar Lane Addition. Cedar Lane Addition, Section 1 consisted of 111 single-family residential lots and 3 common areas. A 4.37 acre park land has been deeded to the City. The remainder of the preliminary plat consists of 526 single-family residential lots, one (1) 4.55 acre commercial lot with an active well, and thirty-one (31) single-family large lots within the PUD. There are several open space areas within the property. A buffer (open space) is provided between Dolese and other industrial developments east of the railroad tracks from Cedar Lane Road to Post Oak Road. There are several plugged and active oil wells within the development. Site plans have been submitted reflecting these oil wells and accessibility. Two (2) petroleum pipelines have been relocated in order to have less impact on the residential lots. Minor changes have been made since the previous preliminary plat was approved. Staff recommends approval of the preliminary plat for Cedar Lane Addition.

CONDITION OF APPROVAL:

Staff recommends attaching the following condition to the approval: Prior to City Council approval several intersections must be revised in order for oil well work over rigs to be able to travel to the well sites.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Cedar Lane Addition to the City Council.

ACTION TAKEN: _____