
REVISED PRELIMINARY PLAT
PP-1213-12

ITEM NO. 5

STAFF REPORT

ITEM: Consideration of a Revised Preliminary Plat for ST. JAMES PARK ADDITION.

LOCATION: Generally located on both sides of 24th Avenue S.E. between State Highway No. 9 and Cedar Lane Road.

INFORMATION:

1. Owner. St. James Park, LLC.
2. Developer. St. James Park, LLC.
3. Engineer. Crafton Tull

HISTORY:

1. September 12, 1967. City Council adopted Ordinance No. 1987 placing a portion of this property in I-1, and removing it from A-2, zoning classification.
2. February 27, 1968. City Council adopted Ordinance No. 2033 placing a portion of this property in I-1, and removing it from A-2, zoning classification.
3. July 8, 1968. City Council adopted Ordinance No. 2177 placing a portion of this property in I-1, and removing it from A-2, zoning classification.
4. April 7, 1983. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended park land dedication for South Lake Addition.
5. April 14, 1983. Planning Commission, on a vote 7-0, recommended to the City Council that a portion of this property be placed in R-1 and RM-2, and removed from I-1, zoning classification.
6. April 14, 1983. Planning Commission, on a vote 7-0, approved the preliminary plat for South Lake Addition.

7. May 10, 1983. City Council adopted Ordinance No. O-8283-89 placing a portion of this property in R-1, and removing it from I-1 zoning classification.
8. May 12, 1983. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in RM-2 with permissive use for a Planned Unit Development and removed from RM-2 zoning classification.
9. May 12, 1983. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for South Lake Addition Addition.
10. June 7, 1983. City Council adopted Ordinance No. O-8283-91 placing a portion of this property in RM-2 with permissive use for a Planned Unit Development, and removing it from RM-2 zoning classification.
11. April 11, 1985. Planning Commission, on a vote of 8-1, recommended to City Council that a portion of this property be placed in RM-2 with a revised site development plan for a Planned Unit Development and removed from RM-2 with permissive use for a Planned Unit Development, zoning classification.
12. April 11, 1985. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for South Lake Addition.
13. May 7, 1985. City Council adopted Ordinance No. O-8485-72 placing a portion of this property in RM-2 with a revised site development plan for a Planned Unit Development, and removing it from RM-2 with permissive use for a Planned Unit Development zoning classification.
14. June 5, 2003. The Norman Board of Parks Commissioners recommended park land requirements.
15. June 12, 2003. Planning Commission, on a vote of 6-0, postponed the request to place this property in R-1, Single Family Dwelling District and remove it from I-1, Light Industrial District and RM-2, Low Density Apartment District for one (1) month.
16. June 12, 2003. Planning Commission, on a vote of 6-0, postponed the preliminary plat for St. James Park Addition for one (1) month.
17. July 10, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in R-1 and removed from I-1 and RM-2 zoning classifications.
18. July 10, 2003. Planning Commission, on a vote of 7-0, recommended to City Council the approval of the preliminary plat for St. James Addition.
19. August 26, 2003. City Council adopted Ordinance No. O-0203-59 placing this property in R-1 and removing it from I-1 and RM-2 zoning classifications.

20. August 26, 2003. City Council approved the preliminary plat for St. James Park Addition.
21. August 26, 2008. Approvals of the preliminary plat for St. James Park Addition became null and void in accordance with the City code.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to acceptance of street improvements.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality Standards. Existing sanitary sewers that are in conflict with the proposed residential lots will be relocated.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks are required adjacent to Cedar Lane Road. However, with the Cedar Lane Project, staff will recommend deferral with any final plat that might be proposed adjacent to Cedar Lane Road.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately-maintained detention facilities will be utilized. The owners have provided documents that state the property to the east of this property will accept storm water and will provide some detention.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Cedar Lane Road will be constructed as half-width arterial adjacent to this development. However, with the Cedar Lane Project, staff will recommend deferral with any final plat proposed adjacent to Cedar Lane Road.

Traffic calming devices will be utilized at the intersections of 24th Avenue S.E. and "H" Street; 26th Avenue S.E. and Everton Lane; Southlake Boulevard and 21st Street; and Bretford Way and "E" Street. The design and type of calming devices will be decided with submittal of construction plans with final platting.

Common Open Space Blocks "K", "I" and "H" adjacent to Cedar Lane Road includes Limits of No Access. Common Open Space Blocks "M" and "N" adjacent to 24th Avenue S.E. includes Limits of No Access.

In the event the petroleum pipeline located on the eastern boundary of the plat has to be upgraded, a temporary access road will be constructed to provide access to Block 19, Lots 1-10. While Everton Lane is closed for pipeline installation, the temporary access road will be an all-weather surface that meets the requirements of the Director of Public Works and the Norman Fire Department. The cost of the temporary access road will be the responsibility of the developers/Home Owners Association.

7. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. There are existing twelve inch (12") water mains adjacent to 24th Avenue S.E. and Cedar Lane Road. There are existing water mains that may be abandoned or relocated with the design of this preliminary plat.

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 revised preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION:

Twenty-fourth Avenue S.E. is designated as a collector street through this project. The owners are proposing the southern portion of 24th Avenue S.E. with its intersection with "H" Street to the south with its intersection of Cedar Lane Road as a one-way south. This will eliminate the traffic from the apartments to the south to cut through this single family development to obtain access to State Highway No. 9.

The owners proposed to develop this entire tract as single family development. Many of the open space "Blocks" adjacent to and parallel to Cedar Lane Road will also be used as utility easements and will be maintained by the Home Owners Association. Staff recommends approval of the revised preliminary plat for St. James Park Addition.

A Traffic Impact Summary is attached.

ACTION NEEDED: Recommend approval or disapproval of the revised preliminary plat for St. James Park Addition to City Council.

ACTION TAKEN: _____