
REVISED PRELIMINARY PLAT
PP-1415-13

ITEM NO. 10c

STAFF REPORT

ITEM: Consideration of a Revised Preliminary Plat for LEGACY BUSINESS PARK ADDITION AND LEGACY TRAILS APARTMENTS, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located 560' east of 36th Avenue N.W. on the north side of West Rock Creek Road.

INFORMATION:

1. Owners. S&S Family Properties, L.L.C.
2. Developer. Legacy Business Park, L.L.C. & Legacy Trails Apartments, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the City of Norman.
2. December 19, 1961. Planning Commission recommended that this property be placed in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. June 9, 2009. City Council approved Resolution No. R-0809-116 amending the NORMAN 2025 Land Use and Transportation Plan from the Low-Density Residential Designation to Commercial Designation.
5. September 29, 2010. A Letter of Map Revision approved by the Federal Emergency Management Agency became effective September 29, 2010, removing the flood plain from this property.
6. April 12, 2012. Planning Commission, on a vote of 7-0, recommended approval of the preliminary plat for S&S Family Properties Addition. (This property was included in the preliminary plat but there was no design or use of the property).

HISTORY CONT'D:

7. May 22, 2012. City Council approved the preliminary plat for S&S Family Properties Addition.
8. August 14, 2014. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in the C-2, General Commercial District and removed it from A-2, Rural Agricultural District.
9. August 14, 2014. Planning Commission, on a vote of 6-0, recommended to City Council that the revised preliminary plat for Legacy Business Park be approved. (Formerly known as S & S Family Properties Addition).
10. September 23, 2014. City Council adopted Ordinance No. O-1415-5 placing a portion of this property in the C-2, General Commercial District and remove it from A-2, Rural Agricultural District.
11. September 23, 2014. City Council approved the revised preliminary plat for Legacy Business Park Addition (Formerly known as S & S Family Properties Addition).
12. December 4, 2014. The Norman Board of Parks Commissioners is scheduled to consider the preliminary plat for Legacy Business Park Addition and Legacy Trails Apartments Addition, a Planned Unit Development. Results of that consideration will be presented separately.
13. December 11, 2014. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan placing a portion of this property in the High Density Residential Designation and remove it from the Commercial Designation.
14. December 11, 2014. The applicant has made a request to place a portion of this property in the PUD, Planned Unit Development and removed from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Alley. Alleys are not required on lots greater than one (1) acre if sufficient circulation is provided. The proposed site plan shows proper circulation for delivery trucks and sanitation vehicles.
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.

IMPROVEMENT PROGRAM CONT'D:

4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
5. Sidewalks. There is an existing ten-foot width (Legacy Trail) sidewalk adjacent to Rock Creek Road. Five-foot width sidewalks will be constructed adjacent to Pendleton Drive. A five foot width sidewalk adjacent to Yarbrough Way will be extended to the west and tie into the existing park walking trail around the City-owned detention facility.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. For the commercial property a privately maintained detention facility will be constructed in the southwest corner of the preliminary plat. The developer intends to make it an amenity for the development. The eastern portion of the property will utilize an existing City owned detention pond. As part of the contracts for the Rock Creek Road overpass it was agreed this detention pond could be utilized. For the proposed apartment project, a detention pond will be installed in the southwest portion of the property and the eastern portion of the property will utilize the existing City owned detention pond.
7. Streets. Rock Creek Road is existing. Pendleton Drive will be constructed as a collector street and provide access to the business and apartment project. It will be constructed to City paving standards.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards to serve the proposed fire hydrants and a water main adjacent to Pendleton Drive. There is an existing 12-inch water main adjacent to Rock Creek Road.

PUBLIC DEDICATIONS:

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

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

STAFF RECOMMENDATION: The applicants are proposing a multiple lot commercial retail professional offices on 9.03 acres and a single lot for the apartments on 10.31 acres. City traffic engineers have performed an assessment of the entire property for any traffic impacts. With the recent completion of the traffic signal at 36th Avenue N.W. and Rock Creek Road, additional improvements are not required at this time.

STAFF RECOMMENDATION CONT'D:

However, as this area (vacant land) continues to develop, there will be need for a traffic signal at the intersection of Rock Creek Road and Pendleton Drive. With this proposed development traffic impact fees will be required for the commercial property and the proposed residential property.

ACTION NEEDED: Recommend approval or disapproval of the revised preliminary plat for Legacy Business Park Addition and Legacy Trails Apartments, a Planned Unit Development to City Council.

ACTION TAKEN: _____