

PRELIMINARY PLAT
PP-1718-1

ITEM NO. 10c

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for WARWICK ADDITION.

LOCATION: Generally located north and west of the intersection of Rock Creek Road and 36th Avenue N.W.

INFORMATION:

1. Owners. Heritage Fine Homes Investment, L.L.C.
2. Developer. Heritage Fine Homes Investments, L.L.C.
3. Engineer. Crafton Tull

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City Limits.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. May 1, 1986. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended park land dedication.
4. May 8, 1986. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in the R-1, Single-Family Dwelling District and removed from A-2, Rural Agricultural District.
5. May 8, 1986. Planning Commission, on a vote of 8-0 approved the preliminary plat for Warwick Addition.
6. June 17, 1986. City Council adopted Ordinance No. O-8586-76 placing a portion of this property in R-1, Single-Family Dwelling District and a portion of it in C-1, Local Commercial District and removing it from A-2, Rural Agricultural District.

HISTORY (CONT'D):

7. May 14, 1992. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for Warwick Addition.
8. May 8, 1997. Planning Commission, on a vote of 8-0, approved the preliminary plat for Warwick Addition.
9. October 12, 2017. The applicants have made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential and Flood Plain Designations to Office and Commercial Designations.
10. October 12, 2017. The applicants have made a request to place a portion of this property in PUD, Planned Unit Development District and removing it from A-2, Rural Agricultural District and C-1, Local Commercial District.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing will be installed adjacent to Rock Creek Road for the residential lots backing up to the arterial street.
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 Sewer. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be installed adjacent to 36th Avenue N.W. and the interior streets in accordance with approved plans and City standards.
6. Storm Sewers. Privately-maintained detention facilities will be utilized for storm water runoff.
7. Streets. 36th Avenue N.W. and Anna Lane are existing. Mahogany Lane and McCranor Court will be constructed in accordance with approved plans and City paving standards. A left turn lane on 36th Avenue N.W. will be installed to access McCranor Court. A future traffic signal will be installed at this intersection including the east leg of Bart Conner Drive. Staff will recommend deferral of street paving for West Rock Creek Road with any final plats that will be adjacent to the street.

IMPROVEMENT PROGRAM (CON'T):

8. Water Mains. There is an existing 16” water main adjacent to 36th Avenue N.W. and a 12” water main adjacent to Rock Creek Road. Water mains will be installed to serve proposed fire hydrants for fire protection.

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, site plan, and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The proposal has twenty single-family residential lots within the residential development remaining. There are a total of 152 single-family lots platted. There is one local commercial lot proposed wrapping around the existing 7-Eleven convenience store. There are three lots within the proposed PUD to be utilized for retail commercial fronting 36th Avenue N.W. and ten office lots within the proposed PUD. The site plan proposes one commercial drive accessing the commercial property from Rock Creek Road and two commercial drives accessing 36th Avenue N.W. Staff recommends approval of the preliminary plat for Warwick Addition subject to approvals of R-1718-45 and O-1718-12.

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

ACTION TAKEN: _____