



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: PP-1415-23**

**File ID:** PP-1415-23

**Type:** Preliminary Plat

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 21

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 05/15/2015

**File Name:** Cedar Lane Addition Preliminary Plat

**Final Action:**

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| <p><b>Title:</b> CONSIDERATION OF A PRELIMINARY PLAT FOR CEDAR LANE ADDITION.<br/>(GENERALLY LOCATED SOUTH OF CEDAR LANE AND NORTH OF POST OAK ROAD<br/>ON THE WEST SIDE OF THE RAILROAD TRACKS)</p> |
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**Notes:** ACTION NEEDED: Motion to approve or reject the preliminary plat for Cedar Lane Addition.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 12/22/2015

**Agenda Number:** 21

**Attachments:** Table, Location Map, Preliminary Plat, Well Site  
Plans, Staff Report, Transportation Impacts,  
Greenbelt Commission Comments, Letter Greenbelt  
Commission Comments, Pre-Development  
Summary, 10-8-15 PC Minutes, Revised Preliminary  
Plat, Revised Well Site Plan

**Project Manager:** Ken Danner, Subdivision Development Manager

**Entered by:** rachel.warila@normanok.gov

**Effective Date:**

### History of Legislative File

| Ver-<br>sion: | Acting Body:        | Date:      | Action: | Sent To: | Due Date: | Return<br>Date: | Result: |
|---------------|---------------------|------------|---------|----------|-----------|-----------------|---------|
| 1             | Planning Commission | 09/10/2015 |         |          |           |                 |         |
| 1             | Planning Commission | 10/08/2015 |         |          |           |                 |         |

### Text of Legislative File PP-1415-23

body

**BACKGROUND:** This item is a preliminary plat for Cedar Lane Addition and is located at the southeast corner of the intersection of Cedar Lane Road and 12th Avenue S. E.

The Norman Board of Parks Commissioners, at its meeting of November 3, 2005, recommended parkland for subject property. City Council, at its meeting of April 25, 2006 adopted Ordinance No. O-0506-16 that this property be placed in R-1, Single Family Dwelling District, C-1, Local Commercial District, PUD, Planned Unit Development and removed from A-2, Rural Agricultural District. City Council approved the original Preliminary Plat for Cedar Lane Addition on April 25, 2006. On February 13, 2007, City Council approved the revised Preliminary Plat for Cedar Lane Addition. That Preliminary Plat expired on February 13, 2012. Planning

Commission, at its meeting of October 8, 2015, recommended approval of the preliminary plat for Cedar Lane Addition subject to adjusting some intersections for the routing of oil well equipment. Since that meeting, the engineer and developer have worked with the oil well operator and staff to accommodate the oil well work over rigs traveling to the existing oil wells.

The current preliminary plat consists of 196 acres. Cedar Lane Addition, Section 1, is already developed and consists of 111 single-family residential lots and 3 common areas (including detention) and park land. This preliminary plat consists of 526 single-family residential lots, one (1) 4.55 acre commercial lot, 31 larger single-family lots within the PUD, Planned Unit Development and several common areas including privately-maintained detention facilities.

**DISCUSSION:** The proposed 564 single-family residential lots and 8,600 square feet of commercial space in this addition are expected to generate approximately 6,114 trips per day, 440 AM peak hour trips, and 628 PM peak hour trips. Traffic capacities on 12th Avenue SE, Cedar Lane Road, and Post Oak Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

The development proposed with this addition was analyzed as part of the original traffic impact study prepared for the Cedar Lane Addition Preliminary Plat. This study previously identified traffic impact fees for improvements to the Cedar Lane Road intersection with 12th Avenue SE, the 12th Avenue SE intersection with State Highway 9, and the Classen Boulevard intersection with Post Oak Road. Based upon the trip generation potential of this Addition, the fees to be collected with the filing of the Final Plat are \$65,626 (for Cedar Lane Road and 12th Avenue SE intersection), \$4,650 (for the 12th Avenue SE and State Highway 9 intersection), and \$1,872 (for the Classen Boulevard and Post Oak Road intersection) for a total of \$72,148.

A supplemental letter was submitted with the current application that identified potential issues with proposed driveway locations. This analysis found that the northernmost of the two driveways proposed along 12th Avenue SE for the commercial corner should be shifted to the north to line up with the existing driveway for the convenience store located at the southwest corner of the 12th Avenue SE intersection with Cedar Lane Road. This change was made to the site plan.

Public improvements for this property consist of the following:

**Fire Hydrants.** Fire hydrants will be installed at each intersection and spacing of 300-feet between intersections.

**Sanitary Sewers.** Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

**Sidewalks.** Sidewalks have been constructed adjacent to Cedar Lane Road. Sidewalks will be required for all of the interior streets and adjacent to 12th Avenue S.E.

**Drainage.** Storm water runoff will be conveyed to several privately-maintained detention facilities. A property owners' association will be established to maintain these facilities.

**Streets.** Streets will be constructed in accordance with approved plans and City paving standards. Cedar Lane Road is existing and the owners/developers contributed to the cost with deferral money.

**Traffic Signals and Intersection Improvements.** Based upon the trip generation potential of this Addition, the fees to be collected with the filing of the Final Plat are \$65,626 (for Cedar Lane Road and 12th Avenue SE intersection), \$4,650 (for the 12th Avenue SE and State Highway 9 intersection), and \$1,872 (for the Classen Boulevard and Post Oak Road intersection) for a total of \$72,148.

**Water Mains.** Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality. There are existing 12-inch water mains adjacent to 12th Avenue S. E and Cedar Lane Road.

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

Plat Conditions.

- That the applicant shall provide a shelter belt composed of three rows of native cedar trees that would begin at a point three hundred (300) feet north of Dolese Bros. Co.'s north property line parallel to the railroad tracks and ending at a point three hundred (300) feet south of Dolese Bros. Co.'s south property line, with the exception that said shelter belt would not have to be installed until Final Plat. Planting shall conform to the layout approved by the City Forester (copy attached).
- That the height of the cedar trees at the time of transplanting would not be less than six (6) feet, and the spacing between the rows and individual trees shall be ten (10) feet.
- That the developer would provide for an automatic irrigation system that would insure adequate water was available for the trees' need. This condition shall be done concurrent with the planting of the shelter belt.
- That the developer and/or builder and/or homeowner will replace any cedar tree that dies or was cut down and/or removed within the first ten (10) years of transplanting with another cedar tree that is at least six (6) feet high. Cutting of live trees in the shelter belt would be prohibited by covenant.
- That the developer and/or builder will provide written notification to all potential purchasers of lots and/or homes within one thousand (1,000) feet of Dolese Bros. Co.'s property of its I-2, Heavy Industrial, zoning and that the site is used for the storage of cement, as a cement terminal that unloads and reloads bulk cement into tanker trucks, batching and production of ready-mixed concrete, and warehousing, storage and sales of their products used in its' business, the construction industry, and to others. The notification will also include the summary description of I-2 used by the City of Norman, Oklahoma ("I-2 The Heavy Industrial District permits all industrial uses, except those expressly prohibited. Ordinarily this district is located away from residential and business districts.") They will also include the notice that Dolese Bros. Co., has owned and used the property in the course of its' business since 1950 and is planning for future upgrading of its' facilities at this location. The upgrading will include a larger plant that will allow for a much greater increase in sales volumes. Any future resale of lots and/or homes within one thousand (1,000) feet of Dolese Bros. Co.'s property would also be required to provide the above notifications. All notifications would become a part of the lot's abstract and/or any other article of sale, offer for sale, resale, mortgage and/or deed. Additionally, the notifications would be required in any offer to purchase, counteroffer to purchase, and/or disclosures required of the property owner by a purchaser/potential purchaser.

**STAFF RECOMMENDATION:** Based upon the above information, Staff recommends approval of the preliminary plat for Cedar Lane Addition.