

FINAL PLAT
FP-1213-29

ITEM NO. 6

STAFF REPORT

ITEM: Consideration of a Final Plat for CARRINGTON TRAILS ADDITION, SECTION 1, A PLANNED UNIT DEVELOPMENT (Formerly known as J & J Properties Addition).

LOCATION: Generally located on the east side of 48th Avenue N.W. approximately 1,986 feet north of West Franklin Road.

INFORMATION:

1. Owners. J & J Family Properties, LLC.
2. Developer. J & J Family Properties, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. November 17, 1961. City Council adopted Ordinance No. 1323 annexing this property into the city limits.
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 the A-2, Rural Agricultural District.
4. December 3, 2009. The Norman Board of Parks Commissioners, on a vote of 4-3, did not approve the developers proposal for J & J Properties Addition, a Planned Unit Development.
5. December 10, 2009. Planning Commission, on a vote of 9-0, postponed the Land Use and Transportation Plan Amendment, rezoning and the preliminary plat for J & J Properties Addition, a Planned Unit Development.
6. January 7, 2010. The Norman Board of Parks Commissioners, on a vote of 9-0, recommended private park with preliminary plat for J & J Properties Addition, a Planned Unit Development.

7. January 14, 2010. Planning Commission, on a vote of 9-0, recommended to City Council amending the NORMAN 2025 Land use and Transportation Plan from Future Urban Service Area to Current Service Area.
8. January 14, 2010. Planning Commission, on a vote of 9-0, recommended to City Council that this property be placed in the Planned Unit Development and removed from A-2 zoning classification.
9. January 14, 2010. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for J & J Properties Addition, a Planned Unit Development, be approved with a variance in the number of street connections located on 48th Avenue N.W.
10. March 23, 2010. City Council amended the NORMAN 2025 Land Use and Transportation Plan to place this property in the Current Urban Service Area and remove it from Future Urban Service Area.
11. March 23, 2010. City Council adopted Ordinance No. O-0910-14 placing this property in the Planned Unit Development and removing it from A-2, Rural Agricultural District.
12. March 23, 2010. City Council approved the preliminary plat for J & J Properties Addition.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing/screening will be required adjacent to the arterial streets where single family residential lots side or back up to these designated arterial streets.
2. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. The owner/developer contributed to the installation of a sanitary sewer interceptor main to serve this property. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. Off plat easements will be required for sanitary sewer main that will connect to the existing sanitary sewer interceptor main located off plat.
5. Sidewalks. Sidewalks will be constructed adjacent to 48th Avenue N.W. Sidewalks will be constructed adjacent to all interior streets.

6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Several privately maintained detention facilities will be constructed for the conveyance of storm water. A Property Owners Association will be established for the maintenance of the detention facilities. Off plat easements will be required for drainage outside the platted area.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Interior streets will be installed to City standards. Forty-eighth Avenue N.W. is designated as a minor arterial street. The right-of-way width requirement is 100-feet with two lanes including turning lanes as needed. The Traffic Impact Analysis indicates the need for a three lane section from Franklin Road to Indian Hills Road. As final plats are submitted adjacent to 48th Avenue N.W., the three (3) paved lanes will be required to be built by this developer.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. The twelve-inch (12") water mains will be installed adjacent to Franklin Road and 48th Avenue N.W. to serve this property. Interior water lines will be installed and looped, where possible, to provide domestic water and fire protection. Depending on the phasing, twelve-inch (12") water mains may need to be utilized within the development.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way are dedicated to the City on the final plat. Three (3) petroleum pipelines located within their private easements outside the thirty-three foot (33') statutory right-of-way on the east side of 48th Avenue N.W. made it impossible for the owners to dedicate seventeen feet (17') of additional right-of-way contiguous to the thirty-three feet (33') without relocating the pipelines. Although not contiguous, the owners will dedicate seventeen feet (17') of public right-of-way east of the pipelines. This right-of-way will be outside the proposed platted lots and under the City's control. This will provide the City with a total of fifty feet (50') as required by City standards and regulations. The Property Owners Association will be responsible for mowing the right-of-way.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 7.6 acres and 19 residential lots. Staff recommends approval of the final plat for Carrington Trails Addition, Section 1, a Planned Unit Development.

ACTION NEEDED: Approve or reject the final plat for Carrington Trails Addition, Section 1,
a Planned Unit Development.

ACTION TAKEN: _____