

PRELIMINARY PLAT
PP-1314-8

ITEM NO. 5c

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for MONTORO RIDGE ADDITION, A PLANNED UNIT DEVELOPMENT (Excluding the Commercial Property and Rural Agricultural Property from the PUD).

LOCATION: Located at the southwest corner of the intersection of 12th Avenue N.E. and East Tecumseh Road.

INFORMATION:

1. Owners. Landmark Land, LLC.
2. Developer. Landmark Land, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Corporate City Limits.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in the A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
4. December 8, 1966. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in R-1, Single Family Dwelling District, RM-2, Low Density Apartment District and RM-6, Medium Density Apartment District and removed from A-2, Rural Agricultural District.
5. December 27, 1966. City Council adopted Ordinance No. 1954 placing a portion of this property in R-1, Single Family Dwelling District, RM-2, Low Density Apartment District and RM-6, Medium Density Apartment District and removing it from A-2, Rural Agricultural District.
6. November 3, 1983. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended park land dedication for Woodcrest II Addition.

HISTORY (cont.)

7. December 1, 1983. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended park land dedication for Bunker Hill Addition.
8. December 15, 1983. Planning Commission, on a vote of 8-0-1, recommended to City Council that a portion of this property be placed in R-1, Single Family Dwelling District, RM-2, Low Density Apartment District and RM-6, Medium Density Apartment District, C-1, Local Commercial District with Permissive Use for a building in excess of 35,000 gross square feet and fuel service station and Park Land and removed from R-1, Single Family Dwelling District, A-2, Rural Agricultural District, RM-2, Low Density Apartment District and RM-6, Medium Density Apartment.
9. December 15, 1983. Planning Commission, on a vote of 8-0-1 approved the preliminary plat for Woodcrest II Addition.
10. December 15, 1983. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in R-1, Single Family Dwelling District and RM-2, Low Density Apartment District and removed from A-2, Rural Agricultural District and R-1, Single Family Dwelling District.
11. December 15, 1983. Planning Commission, on a vote of 9-0, approved the preliminary plat for Bunker Hill Addition.
13. January 10, 1984. City Council adopted Ordinance No. O-8384-76 placing a portion of this property in R-1, Single Family Dwelling District, RM-2, Low Density Apartment District and RM-6, Medium Density Apartment District, C-1, Local Commercial District with Permissive Use for a building in excess of 35,000 gross square feet and fuel service station and Park Land and removing it from R-1, Single Family Dwelling District, A-2, Rural Agricultural District, RM-2, Low Density Apartment District and RM-6, Medium Density Apartment.
14. January 10, 1984. City Council adopted Ordinance No. O-8384-72 placing a portion of this property in R-1, Single Family Dwelling District and RM-2, Low Density Apartment District and removing it from A-2, Rural Agricultural District and R-1, Single Family Dwelling District.
15. October 11, 1984. Planning Commission, on a vote of 8-0-1, recommended to City Council that a portion of this property be placed in A-2, Rural Agricultural District for the purpose of an oil well and removed from R-1, Single Family Dwelling District and RM-2, Low Density Apartment District.
16. October 11, 1984. Planning Commission, on a vote of 8-0, approved the preliminary plat for Bunker Hill Addition.

HISTORY (cont.)

17. November 6, 1984. City Council adopted Ordinance No. 0-8485-38 placing a portion of this property in A-2, Rural Agricultural District and removing it from R-1, Single Family Dwelling District and RM-2, Low Density Apartment District.
18. December 15, 1988. In accordance with the City Code the approval of the preliminary plat for Woodcrest II Addition became null and void.
19. October 11, 1989. In accordance with the City Code the preliminary plat for Bunker Hill Addition became null and void.
20. January 2, 2014. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended fee in lieu of park land for Montoro Ridge Addition, a Planned Unit Development.
21. January 9, 2014. The Planning Commission, on a vote of 8-0, postponed amending the NORMAN 2025 Land Use and Transportation Plan from Medium Density Residential Designation, High Density Residential Designation and Commercial Designation to Low Density Residential Designation and Commercial Designation at the request of the applicant.
22. January 9, 2014. The Planning Commission, on a vote of 8-0, postponed placing a portion of this property in the PUD, Planned Unit Development and remove it from R-1, Single Family Dwelling District; RM-2, Low Density Apartment District; RM-6, Medium Apartment District; PL, Parkland and C-1, Local Commercial District and expand the C-1, Local Commercial District with Permissive Use for a building in excess of 35,000 gross square feet and fuel service station and remove it from RM-2, Low Density Apartment District and RM-6, Medium Density Apartment District and expand the A-2, Rural Agricultural District and remove it from R-1, Single Family Dwelling District at the request of the applicant.
23. January 9, 2014. Planning Commission, on a vote of 8-0, postponed the preliminary plat for Montoro Ridge Addition, a Planned Unit Development at the request of the applicant.
24. February 13, 2014. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Medium Density Residential Designation, High Density Residential Designation and Commercial Designation to Low Density Residential Designation and Commercial Designation.
25. February 13, 2014. The applicant has made a request to place a portion of this property in the PUD, Planned Unit Development and remove it from R-1, Single Family Dwelling District; RM-2, Low Density Apartment District; RM-6, Medium Apartment District; PL, Parkland and C-1, Local Commercial District and expand the C-1, Local Commercial District with Permissive Use for a building in excess of 35,000 gross

square feet and fuel service station and remove it from RM-2, Low Density Apartment District and RM-6, Medium Density Apartment District and expand the A-2, Rural Agricultural District and remove it from R-1, Single Family Dwelling District.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing (screening) will be installed for those lots backing or siding East Tecumseh Road and 12th Avenue N.E.
2. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. A five-foot (5') width sidewalk will be installed adjacent to 12th Avenue N.E. and a five-foot (5') width sidewalk will be installed adjacent to East Tecumseh Road. However, if it is installed adjacent to the street curb an additional foot will be added.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm sewers will be constructed to drain streets and lots. Privately maintained detention facilities will be constructed for the conveyance of storm water.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. It should be noted within the PUD, Planned Unit Development the streets are proposed as RE, Residential Estates type streets without curb and gutter. The developer is attempting to create somewhat of a rural/country setting. With the proposed Norman Public School site, sidewalks will be required; however, they may not be located within their standard location. Twelfth Avenue N.E. is existing. East Tecumseh Road is existing. However, a signalized intersection is proposed in the future with this development and Red Canyon Ranch located to the north. The developer will contribute with traffic impact fees.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 24" water main adjacent to East Tecumseh Road, a 12" water main adjacent to 12th Avenue N.E. and a connection to an existing 8" main located in The Vineyard Phase III Addition.
8. WQPZ. This property contains the Water Quality Protection Zone. The engineer for the developer has submitted an engineered solution to reduce the area of the WQPZ. Covenants will be required for the maintenance and protection of the WQPZ upon the submittal of a final plat that contains the WQPZ.

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, preliminary site development plan, site plan and preliminary plat (including preliminary plat without contours) are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: There are 67 proposed large residential lots and several detention pond/common open spaces within the proposed PUD, Planned Unit Development. The property owners association will be responsible for the open space properties which include privately maintained detention facilities. Although included in the preliminary plat as a result of ownership, the commercial property consisting of Lot 1, Block 5 and agricultural property (oil well) consisting of Lot 1, Block 6 are not included in the proposed PUD zoning. Also, it should be noted a petroleum pipeline will be relocated with this development. The proposal is to utilize the commercial property as much as possible and only crossing Lots 12, 13, 16, and 17, Block 1 within the residential property. Staff recommends approval of the preliminary plat for Montoro Ridge Addition, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Montoro Ridge Addition, a Planned Unit Development subject to approval of Resolution No. R-1314-46 and Ordinance No. O-1314-21.

ACTION TAKEN: _____