

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1516-5

DATE:
July 2, 2015

STAFF REPORT

ITEM: Consideration of a Final Plat for LEGACY TRAILS APARTMENTS ADDITION, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located 560' east of 36th Avenue N.W. and 275' north of West Rock Creek Road.

INFORMATION:

1. Owners. S&S Family Properties, L.L.C.
2. Developer. 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. 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.
6. May 22, 2012. City Council approved 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. 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. This property was included in the preliminary plat but there was no design or use of the property. Formerly known as S & S Family Properties Addition.
8. September 23, 2014. City Council approved the revised preliminary plat for Legacy Business Park Addition. This property was included in the preliminary plat but there was no design or use of the property. Formerly known as S & S Family Properties Addition.
9. December 4, 2014. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended fee in lieu of land for the residential component of Legacy Business Park and Legacy Trails Apartments Additions, a Planned Unit Development.
10. December 11, 2014. Planning Commission on a vote of 8-0, recommended to City Council an amendment to the NORMAN 2025 Land Use and Transportation Plan to place a portion of this property in the High Density Residential Designation and remove it from Commercial Designation.
11. December 11, 2014. Planning Commission, on a vote of 8-0, recommended placing a portion of this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District.
12. December 11, 2014. Planning Commission, on a vote of 8-0, recommended to City Council the approval of the revised preliminary plat for Legacy Business Park and Legacy Trails Apartments, a Planned Unit Development.
13. January 13, 2015. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing this property in the High Density Residential Designation and removing it from Commercial Designation.
14. January 13, 2015. City Council adopted Ordinance No. O-1415-29 placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District.
15. January 13, 2015. City Council approved the revised preliminary plat for Legacy Business Park Addition and Legacy Trails Apartments, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
4. 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.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. 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.
6. Streets. Rock Creek Road is existing.
7. 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 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.

SUPPLEMENTAL MATERIAL: Copies of a location map, revised preliminary plat, site plan and final plat are attached.

STAFF COMMENTS:

The engineer for the developer has requested the Development Committee review the site plan and final plat for Legacy Business Park Addition and submit to City Council.

The project will consist of one (1) lot with 210 residential units, garages, club house and amenities on 10.3 acres.

Yarborough Way will be extended to the apartment project as a private emergency access. The existing sidewalk adjacent to Yarborough Way will be extended into the City park/open space facility and connect to the existing trail system. The apartment project will also connect to the existing trail system. The developer is proposing a Bike Share Station, a Gazebo and two pieces of public art as part of their project.

Public improvements consist of drainage, water lines with fire hydrants and sanitary sewer main.

A traffic impact fee in the amount of \$16,885.09 will be required to be submitted.

The final plat is consistent with the approved preliminary plat.