



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Text File

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Title

CONSIDERATION OF A REVISED PRELIMINARY PLAT FOR FOUNTAIN VIEW NORTH ADDITION, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 48TH AVENUE N.W. AND WEST TECUMSEH ROAD)

body

BACKGROUND: This item is a revised preliminary plat for Fountain View North Addition, a Planned Unit Development (PUD), and is located at the southeast corner of the intersection of West Tecumseh Road and 48th Avenue N.W. This property consists of approximately 25.43 acres. The 84 senior adult residential lots consist of 16.01 acres including club house and several open space common areas that include storm water detention ponds and landscaping. The 7 large single family residential lots consist of 9.42 acres.

The Norman Board of Parks Commissioners, at its meeting of February 2, 2012, recommended fee in lieu of park land dedication.

City Council, at its meeting of March 13, 2012, adopted Ordinance No. O-1112-23 placing a portion of this property in the Low Density Residential Designation from Flood Plain Designation and that this property be placed in a Planned Unit Development (PUD) and removed from A-2 zoning classification. Also, City Council approved the preliminary plat for Fountain View North Addition, a Planned Unit Development.

Planning Commission, at its meeting of June 14, 2012, approved the final plat for Fountain View North Addition, a Planned Unit Development. The developer has hired contractors to install public improvements that were approved for 14.89 acres. Since that time, the owner/developer purchased an additional 10.54 acres for a total of 25.43 acres which will include additional public improvements.

Planning Commission, at its meeting of April 11, 2013, recommended to City Council that the remainder of this property be placed in the "Low Density Residential Designation and Very Low Density Residential Designation from Flood Plain Designation and that this property be placed in a Planned Unit Development (PUD) and removed from A-2, Rural Agricultural District. Also, the Planning Commission recommended approval of the revised preliminary plat for Fountain View North Addition, a Planned Unit Development.

DISCUSSION: The Fountain View North Addition is located in the southeast corner of the West Tecumseh Road intersection with 48th Avenue N.W. The proposed 8 single-family detached housing lots and the 84 senior adult housing detached units are expected to generate 508 trips on an average weekday, 60 trips during the AM peak hour, and 50 trips during the PM peak hour. Traffic impact fees were established in previous studies of this general area which remain applicable to the current plan for build out of this addition. As such, no revised or updated traffic impact study was required. Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. See Attachment A.

All access to the single-family detached housing lots will be by way of Tecumseh Road and all access to the senior adult housing detached units will be by way of 48th Avenue NW. Traffic impact fees of \$21.31 per peak hour trip were previously calculated for the Fountain View Addition for improvements at 48th Avenue NW and Tecumseh Road. Consequently, an impact fee of \$1,278.60 (\$21.31 per peak hour trip * 60(peak hour trips) = \$1,278.60) should be collected with the filing of the final plat.

Public improvements for this property consist of the following:

1. Fencing. Fencing (screening) will be installed adjacent to 48th Avenue N.W.
2. Fire Hydrants. 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 accepted plans and City and Department of Environmental Quality standards.
4. Sidewalks. Although private streets, the owner/developer proposes interior sidewalks. Sidewalks will be constructed adjacent to 48th Avenue N.W.
5. Drainage. Storm sewers and appurtenant drainage structures will be installed in accordance with accepted plans and City drainage standards. 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.
6. Streets. Forty-eighth Avenue N.W. will be constructed in accordance with accepted plans and City paving standards. A determination for deferral of 48th Avenue N.W. will be made with final platting. The proposed private interior streets will be installed to City standards.
7. Traffic Signal and Intersection Improvements. The applicant will be required to fund a portion of the cost of improvements to signalize the intersection of Tecumseh Road with 48th Avenue NW. Traffic impact fees of \$21.31 per peak hour trip were previously calculated for the Fountain View Addition for improvements at 48th Avenue NW and Tecumseh Road. Consequently, an impact fee of \$1,278.60 ($\$21.31 \text{ per peak hour trip} \times 60(\text{peak hour trips}) = \$1,278.60$) should be collected with the filing of the final plat.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. A 12" water main has been installed adjacent to 48th Avenue N.W. and is connected to a 12-inch water main at Tecumseh Road. Interior water lines will be installed in accordance with accepted plans and City and State Department of Environmental Quality standards.
9. Public Dedications. All rights-of-way and easements will be dedicated to the City with final platting. The Property Owners Association will be responsible for mowing the right-of-way.

STAFF RECOMMENDATION: This property is proposed as a gated development. Private streets will be constructed to City paving standards. The main entrance to 48th Avenue N.W. utilizes the private gate design approved with previous developments. The large seven (7) lots development will be a gated development with access to West Tecumseh Road. Staff recommends approval of the revised preliminary plat for Fountain View North Addition, a Planned Unit Development, subject to the approvals of R-1213-111 and Ordinance No. O-1213-35.