
REVISED PRELIMINARY PLAT
PP-1213-17

ITEM NO. 6

STAFF REPORT

ITEM: Consideration of a Revised Preliminary Plat for SUMMIT VALLEY ADDITION.

LOCATION: Generally located on the west side of 36th Avenue S.E. and one-quarter of a mile north of State Highway No. 9.

INFORMATION:

1. Owner. M.S.D.C., LLC.
2. Developer. M.S.D.C., LLC.
3. Engineer. Clour Planning & Engineering Services

HISTORY:

1. August 7, 2003. The Norman Board of Parks Commissioners, on a vote of 8-0 recommended to City Council that park land dedication be required for Summit Valley Addition.
2. August 14, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that the Norman 2020 Land Use and Transportation Plan be amended from Very Low Density Residential Designation to Low Density and Commercial Designation.
3. August 14, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in R-1, Single Family Dwelling District and removing it from A-2, Rural Agricultural District.
4. October 14, 2003. City Council amended the Norman 2020 Land Use and Transportation Plan from Very Low Density Residential to Low Density Designation.
5. October 14, 2003. City Council adopted Ordinance No. O-0304-15 placing this property in R-1, Single Family Dwelling District and removing it from A-2, Rural Agricultural District.
6. October 14, 2003. City Council approved the preliminary plat for Summit Valley Addition.

7. August 14, 2008. Planning Commission, on a vote of 8-0, recommended to City Council the approval of the revised preliminary plat for Summit Valley Addition.
8. September 23, 2008. City Council approved the revised preliminary plat for Summit Valley Addition.
9. May 12, 2011. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Summit Valley Addition be approved.
10. June 21, 2011. City Council approved the preliminary plat for Summit Valley Addition.

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 State Department of Environmental Quality standards. An existing lift station and off peak holding area will be utilized. The property owners association is responsible for maintenance cost of the lift station until such time it is no longer needed.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.
5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately-maintained detention facilities located throughout the property. A mandatory property owners association has been established.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards.
7. Water Main. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. A twelve-inch (12") water main will be constructed adjacent to East Lindsey Street.
8. Flood Plain. Although the flood plain does not impact the residential lots, a flood plain permit will be required for any streets that might have to be elevated in order to meet City standards.
9. WQPZ. This property contains the Water Quality Protection Zone. However, there are no proposed residential lots within the WQPZ. The WQPZ is located in several proposed open space areas. Covenants will be required for the maintenance and protection of 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 and revised preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owner proposes to develop 237 single family dwellings and 5 open space blocks. Flood plain is located outside the building area of any platted lots. The only change in the existing preliminary plat is the street accessing property to the east owned by others. The adjacent property owners do not want a connection from this development. As a result, the street stub has been replaced with a cul-de-sac. Staff recommends approval of the revised preliminary plat for Summit Valley Addition.

ACTION NEEDED: Recommend approval or disapproval of the revised preliminary plat for Summit Valley Addition to City Council.

ACTION TAKEN: _____