



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: PP-1920-5**

**File ID:** PP-1920-5

**Type:** Preliminary Plat

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 32

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 09/18/2019

**File Name:** Cobblestone Creek Senior Community PP

**Final Action:**

**Title:** CONSIDERATION OF A PRELIMINARY PLAT FOR COBBLESTONE CREEK SENIOR COMMUNITY. (GENERALLY LOCATED AT THE NORTHEAST CORNER OF 12TH AVENUE S.E. AND COBBLESTONE CREEK DRIVE.

**Notes:** ACTION NEEDED: Motion to approve or reject the preliminary plat for Cobblestone Creek Senior Community.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 11/26/2019

**Agenda Number:** 32

**Attachments:** Location Map, Preliminary Plat 10-4-19, Staff Report, Transportation Impacts, Preliminary Site Development Plan 10-4-19, Protest & Support Map-Letters 10-9-19, Additional Emails of Support 10-10-19, 10-10-19 PC Minutes - Item 8 - Juniper Norman OZ, Traffic Table

**Project Manager:** Ken Danner, Subdivision Development Manager

**Entered by:** rachel.warila@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	10/10/2019	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/26/2019		Pass
<b>Action Text:</b> A motion was made by Lewis, seconded by Boeck, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 11/26/2019. The motion carried by the following vote:							

### Text of Legislative File PP-1920-5

Body

**BACKGROUND:** This item is a revised preliminary plat for Cobblestone Creek Senior

Community, which is generally located one-half mile south of Cedar Lane Road on the east side of 12th Avenue S.E.

The preliminary plat consists of 15.64 acres of undeveloped property. A proposed senior living center consisting of 7.09 acres, including public right-of-way and Block B open space/golf course consists of 8.55 acres.

Planning Commission, at its meeting of October 10, 2019, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan, placing a portion of this property in the High Density Residential Designation and removing it from Low Density Residential Designation.

Planning Commission, at its meeting of October 10, 2019, recommended to City Council that a portion of this property be placed in a PUD, Planned Unit Development and removed from R-1, Single Family Dwelling District.

On October 10, 2019, Planning Commission, on a vote of 7-0, recommended to City Council that the revised preliminary plat for Cobblestone Creek Senior Community be approved.

**DISCUSSION:** The 168 multi-family residential units in this addition are expected to generate approximately 914 trips per day. The traffic capacities on the surrounding arterial and collector roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

Because the land use has changed since the last time this Preliminary Plat was considered, a revised traffic review letter was requested. The traffic review letter prepared by Traffic Engineering Consultants, Inc., was submitted on September 3, 2019. This letter provided revised trip generation information for the new land uses.

The letter also provided information regarding driveway spacing. At the time that the letter was written, the site development plan showed an entrance and exit drive along 12th Avenue SE neither of which lined up with the existing Eagle Cliff Drive intersection. Staff was unable to support that plan. Since then, the site development plan was modified to show a single driveway that does line up with the existing Eagle Cliff Drive intersection. Staff is now able to support this access plan.

Public improvements for this property consist of the following:

**Fire Hydrants.** Fire hydrants will be installed in accordance with approved plans and City water standards. Their locations have been approved by the Fire Department.

**Sanitary Sewers.** An eight inch (8") sanitary sewer main is proposed for the senior living center.

**Sidewalks.** Sidewalks will be constructed adjacent to 12th Avenue S.E. Sidewalks will be constructed on the north side of Cobblestone Drive. Sidewalks will be constructed on

the both sides of Augusta Drive.

**Drainage.** Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. A portion of the stormwater will be conveyed through an existing drainage structure under 12th Avenue S.E. and utilize an existing outlet. Based on the location of this property within the drainage basin, staff is recommending fee in lieu of detention. Fees will be paid with final platting.

**Streets.** Twelfth Avenue S.E. and Augusta Drive will be constructed in accordance with City paving standards. The applicant proposes to reconstruct a portion of Cobblestone Creek drive with curb and gutter.

**Water Mains.** Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 12" water main adjacent to 12th Avenue S.E.

**Public Dedications.** All rights-of-ways and easements will be dedicated to the City with final platting.

**Park Land Fee.** Park land fee will be negotiated for the property whenever a final plat is submitted.

**STAFF RECOMMENDATION:** Based on the above information, Staff recommends approval of the revised preliminary plat for Cobblestone Creek Senior Community subject to Ordinance No. O-1920-22.