

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1415-16

DATE:
March 25, 2015

STAFF REPORT

ITEM: Consideration of a Final Site Development Plan and Final Plat for WEST MAIN LOFTS ADDITION, A PLANNED UNIT DEVELOPMENT.

LOCATION: Located at the southeast corner of the intersection of West Main Street and 48th Avenue S.W.

INFORMATION:

1. Owner. Aria Development, LLC
2. Developer. Aria Development, LLC
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the City limits.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. May 5, 1970. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in RM-4, Mobile Home Park District and removed from A-2, Rural Agricultural District.
5. June 9, 1970. City Council adopted Ordinance No. 2276 placing this property in RM-4, Mobile Home Park District and removing it from A-2, Rural Agricultural District.
6. July 13, 1972. Planning Commission, on a vote of 7-0, approved the preliminary plat for Willowcrest Addition.
7. July 12, 1973. Planning Commission, on a vote of 6-0, tabled a request to place this property in C-2, General Commercial District and removed it from RM-4, Mobile Home Park District.

HISTORY (Cont'd):

8. July 12, 1973. Planning Commission, on a vote of 6-0, approved the preliminary plat for Willowcrest Addition.
9. September 13, 1973. Planning Commission, on a vote of 6-0, recommended to the City Council that this property be placed in C-1, Local Commercial District and removed from RM-4, Mobile Home Park District.
10. October 2, 1973. City Council adopted Ordinance No. O-7374-1 placing this property in C-1, Local Commercial District and removing it from RM-4, Mobile Home Park District.
11. July 12, 1978. In accordance with the City Code, the approval of the preliminary plat for Willowcrest Addition became null and void.
12. June 12, 2008. Planning Commission, on a vote of 5-0, recommended to City Council that this property be placed in C-2, General Commercial District with Special Use for a Mini-Storage Facility and removed from C-1, Local Commercial District.
13. June 12, 2008. Planning Commission, on a vote of 5-0, recommended to City Council the approval of the preliminary plat for Arbor Plaza Addition, Section Two, with alley waiver.
14. July 22, 2008. City Council adopted Ordinance No. O-0708-48 placing this property in C-2, General Commercial District with Special Use for a Mini-Storage Facility.
15. July 22, 2008. City Council approved the preliminary plat for Arbor Plaza Addition, Section Two.
16. August 14, 2008. Planning Commission, on a vote of 8-0, approved the final plat for Arbor Plaza Addition, Section Two.
17. August 14, 2010. In accordance with the City Code, approval of the final plat for Arbor Plaza Addition, Section Two became null and void.
18. July 22, 2011. In accordance with the City Code, approval of the preliminary plat became null and void.
19. October 2, 2014. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended fee in lieu of park land dedication.

HISTORY(Cont'd):

20. October 9, 2014. Planning Commission, on a vote of 9-0, recommended to City Council that the NORMAN 2025 Land Use and Transportation Plan be amended from Commercial Designation to Medium Density Residential Designation.
21. October 9, 2014. Planning Commission, on a vote of 9-0, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from C-2, General Commercial District with Special Use for a Mini-Storage Facility.
22. October 9, 2014. Planning Commission, on a vote of 9-0, recommended to City Council the approval of preliminary plat for West Main Lofts Addition, a Planned Unit Development.
23. November 25, 2014. City Council approved amending the NORMAN 2025 Land Use and Transportation Plan placing this property in the Medium Density Residential Designation and removing it from Commercial Designation.
24. November 25, 2014. City Council adopted Ordinance No. O-1415-11 placing this property in PUD, Planned Unit Development District and removing it from C-2, General Commercial District with Special Use for a Mini-Storage Facility.
25. November 25, 2014. City Council approved the preliminary plat for West Main Lofts Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant will be installed in accordance with approved plans. Its location has been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.
3. Sanitary Sewers. Sanitary sewer is existing.
4. Sidewalks. Sidewalks will be located and constructed adjacent to West Main Street and 48th Avenue SW.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to a tributary of Brookhaven Creek. A fee in lieu of detention will be utilized since this property is located in the lower drainage basin.
6. Streets. West Main Street is existing. The developer will install curb and gutter for 48th Avenue SW.

IMPROVEMENT PROGRAM (CONT'D):

7. Water Mains. There is an existing 12-inch water main adjacent to West Main Street. An 8-inch water main will be installed within the property to complete a loop to the 12" water main at Main Street and provide internal fire protection in accordance with approved plans and City and Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Right-of-Way. All required rights-of-way are dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, final site development plan and final plat are included as attachments.

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee review the final site development plan and final plat for West Main Lofts Addition, a Planned Unit Development and submit it to City Council.

The project will consist of one (1) lot with 20 multi-family units on 2.14 acres. There will be one access on West Main Street and one access on 48th Avenue S.W.

Park land fee in the amount of \$1,106.25 has been negotiated between the developer and City staff. A fee in the amount of \$5,800.62 has been determined for fee in lieu of detention. The developer has paid the required fee. The developer has paid the recoupment fee for West Main Street Paving Project.

The final plat is consistent with the approved preliminary plat.

The City Development Committee supports the final plat for West Main Lofts Addition, a Planned Unit Development and recommends the final plat be submitted to City Council for consideration.