

PRELIMINARY PLAT
PP-2122-1

ITEM NO. 5

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **UPLANDS ADDITION**.

LOCATION: Located at the northwest corner of the intersection of 36th Avenue NW and West Indian Hills Road.

INFORMATION:

1. Owner. Hallbrooke Development Group-One, LLC
2. Developer. Hallbrooke Development Group-One, LLC
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. November 17, 1961. City Council adopted Ordinance No. 1323 annexing this property into the Norman Corporate City Limits without zoning.
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 the A-2, Rural Agricultural District.
4. June 2, 2011. The Norman Board of Parks Commissioners, on a vote of 9-0, recommended parkland dedication for Uplands Addition.
5. June 9, 2011. The applicant requested postponement of the amendment to the NORMAN 2025 Land Use and Transportation Plan, Ordinance No. O-1011-55 and the preliminary plat for Uplands Addition. The Planning Commission, on a vote of 8-0, postponed R-1011-115, Ordinance No. O-1011-55 and the preliminary plat for Uplands Addition.

6. July 14, 2011. Planning Commission, on a vote of 6-2, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area, removal of the Proposed Outer Loop Designation, expansion of the Commercial Designation from approximately 9.3 acres to 21.64 acres, and amending 9.79 acres from Low Density Residential Designation to Office Designation, 16.56 acres from Low Density Residential Designation to Medium Density Residential Designation, and 11.02 acres from Low Density Residential Designation to High Density Residential Designation.
7. July 14, 2011. Planning Commission, on a vote of 6-2, recommended to City Council rezoning this property from A-2, Rural Agricultural District, to C-2, General Commercial District (21.64 acres), CO, Suburban Office Commercial District (9.79 acres), RM-2, Low Density Apartment District (16.56 acres), RM-6, Medium Density Apartment District (11.02), R-1, Single Family Dwelling District (65.57 acres), and PL, Parkland (5.27 acres).
8. July 14, 2011. Planning Commission, on a vote of 6-2, recommended to City Council approving the preliminary plat for Uplands Addition.
9. September 27, 2011. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area, removal of the Proposed Outer Loop Designation, expansion of the Commercial Designation from approximately 9.3 acres to 21.64 acres, and amending 9.79 acres from Low Density Residential Designation to Office Designation, 16.56 acres from Low Density Residential Designation to Medium Density Residential Designation, and 11.02 acres from Low Density Residential Designation to High Density Residential Designation.
10. September 27, 2011. City Council adopted Ordinance No. O-1011-55 placing this property in the C-2, General Commercial District (21.64 acres), CO, Suburban Office Commercial District (9.79 acres), RM-2, Low Density Apartment District (16.56 acres), RM-6, Medium Density Apartment District (11.02), R-1, Single Family Dwelling District (65.57 acres), and PL, Parkland (5.27 acres).
11. September 27, 2011. City Council approved the preliminary plat for Uplands Addition.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department. Additional fire hydrants may be required for the larger commercial tracts.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. A major interceptor line to the south of this property has been installed. This interceptor line has opened up the service area which includes this property. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

IMPROVEMENT PROGRAM (CONT’):

4. Sidewalks. Sidewalks will be constructed adjacent to 36th Avenue NW and Indian Hills Road. Sidewalks will be constructed adjacent to all interior streets.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Several 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. Streets will be constructed in accordance with approved plans and City paving standards. Thirty-sixth Avenue NW and Indian Hills Road will be built as arterial streets. Interior streets will be installed to City paving standards.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. Interior water lines will be installed and looped, where possible, to provide domestic water and fire protection. Depending on the phasing, twelve-inch (12”) water mains may need to be utilized within the development. There is an existing 24” water main adjacent to 36th Avenue N.W. and 12” water main adjacent to Indian Hills Road.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.
3. Water Quality Protection Zone. This property contains WQPZ located in the northeast corner of the property. With final platting, the owners will submit covenants for the purpose of protecting the WQPZ.
4. Flood Plain. Flood Plain is located in the very northeast corner of the property. There are no proposed structures to be located in the flood plain.
5. Parkland. Parkland is located in the northern portion of the property located within the designated zoned PL (Park Land).

SUPPLEMENTAL MATERIAL: Copies of a location map, site plans and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owners are proposing residential, commercial, commercial offices and duplexes/apartments for this property. Staff can support the preliminary plat for Uplands Addition.

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

ACTION TAKEN: _____