

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1415-18

DATE:
March 25, 2015

STAFF REPORT

Consideration of a Final Plat for MONTORO RIDGE ADDITION, SECTION 1, A PLANNED UNIT DEVELOPMENT

LOCATION: Located at the southwest corner of the intersection of 12th Avenue N.E. and East Tecumseh Road.

INFORMATION:

1. Owners. Landmark Land, LLC.
2. Developer. Landmark Land, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Corporate City Limits.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in the A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
4. December 8, 1966. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in R-1, Single Family Dwelling District, RM-2, Low Density Apartment District and RM-6, Medium Density Apartment District and removed from A-2, Rural Agricultural District.
5. December 27, 1966. City Council adopted Ordinance No. 1954 placing a portion of this property in R-1, Single Family Dwelling District, RM-2, Low Density Apartment District and RM-6, Medium Density Apartment District and removing it from A-2, Rural Agricultural District.
6. November 3, 1983. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended park land dedication for Woodcrest II Addition.
7. December 1, 1983. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended park land dedication for Bunker Hill Addition.

HISTORY(Cont'd):

8. December 15, 1983. Planning Commission, on a vote of 8-0-1, recommended to City Council that a portion of this property be placed in R-1, Single Family Dwelling District, RM-2, Low Density Apartment District and RM-6, Medium Density Apartment District, C-1, Local Commercial District with Permissive Use for a building in excess of 35,000 gross square feet and fuel service station and Park Land and removed from R-1, Single Family Dwelling District, A-2, Rural Agricultural District, RM-2, Low Density Apartment District and RM-6, Medium Density Apartment.
9. December 15, 1983. Planning Commission, on a vote of 8-0-1 approved the preliminary plat for Woodcrest II Addition.
10. December 15, 1983. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in R-1, Single Family Dwelling District and RM-2, Low Density Apartment District and removed from A-2, Rural Agricultural District and R-1, Single Family Dwelling District.
11. December 15, 1983. Planning Commission, on a vote of 9-0, approved the preliminary plat for Bunker Hill Addition.
13. January 10, 1984. City Council adopted Ordinance No. O-8384-76 placing a portion of this property in R-1, Single Family Dwelling District, RM-2, Low Density Apartment District and RM-6, Medium Density Apartment District, C-1, Local Commercial District with Permissive Use for a building in excess of 35,000 gross square feet and fuel service station and Park Land and removing it from R-1, Single Family Dwelling District, A-2, Rural Agricultural District, RM-2, Low Density Apartment District and RM-6, Medium Density Apartment.
14. January 10, 1984. City Council adopted Ordinance No. O-8384-72 placing a portion of this property in R-1, Single Family Dwelling District and RM-2, Low Density Apartment District and removing it from A-2, Rural Agricultural District and R-1, Single Family Dwelling District.
15. October 11, 1984. Planning Commission, on a vote of 8-0-1, recommended to City Council that a portion of this property be placed in A-2, Rural Agricultural District for the purpose of an oil well and removed from R-1, Single Family Dwelling District and RM-2, Low Density Apartment District.
16. October 11, 1984. Planning Commission, on a vote of 8-0, approved the preliminary plat for Bunker Hill Addition.
17. November 6, 1984. City Council adopted Ordinance No. O-8485-38 placing a portion of this property in A-2, Rural Agricultural District and removing it from R-1, Single Family Dwelling District and RM-2, Low Density Apartment District.
18. December 15, 1988. In accordance with the City Code the approval of the preliminary plat for Woodcrest II Addition became null and void.

HISTORY(Cont'd):

19. October 11, 1989. In accordance with the City Code the preliminary plat for Bunker Hill Addition became null and void.
20. January 2, 2014. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended fee in lieu of park land for Montoro Ridge Addition, a Planned Unit Development.
21. January 9, 2014. The Planning Commission, on a vote of 8-0, postponed placing this property in the PUD, Planned Unit Development and remove it from R-1, Single Family Dwelling District and PL, Parkland District at the request of the applicant.
22. January 9, 2014. Planning Commission, on a vote of 8-0, postponed the preliminary plat for Montoro Ridge Addition, a Planned Unit Development at the request of the applicant.
23. February 13, 2014. Planning Commission, on a vote of 5-0, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from R-1, Single-Family District and PL, Parkland District.
24. February 13, 2014. Planning Commission, on a vote of 5-0, recommended to City Council that the preliminary plat for Montoro Ridge Addition, a Planned Unit Development be approved.
25. April 8, 2014. City Council adopted Ordinance O-1314-21 placing this property in the PUD, Planned Unit Development and removing it from R-1, Single-Family Dwelling District and PL. Parkland District.
26. April 8, 2014. City Council approved the preliminary plat for Montoro Ridge Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing (screening) will be installed for those lots backing or siding East Tecumseh Road.
2. Fire Protection. 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 approved plans and City and Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks will be required; however, they may not be located within their standard location. A five-foot (5') width sidewalk will be installed adjacent to East Tecumseh Road. However, if it is installed adjacent to the street curb an additional foot will be added.

IMPROVEMENT PROGRAM (CONT'D):

5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm sewers will be constructed to drain streets and lots. Privately maintained detention facilities will be constructed for the conveyance of storm water.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. It should be noted within the PUD, Planned Unit Development the streets are proposed as RE, Residential Estates type streets without curb and gutter. The developer is attempting to create somewhat of a rural/country setting. East Tecumseh Road is existing.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 24" water main adjacent to East Tecumseh Road and a connection to an existing 8" main located in The Vineyard Phase III Addition.
8. WQPZ. This property contains the Water Quality Protection Zone. The engineer for the developer has submitted an engineered solution to reduce the area of the WQPZ.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street 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 attached.

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee review the final plat for Montoro Ridge Addition, Section 1, a Planned Unit Development and submit it to City Council for its consideration. There are 33 proposed large residential lots and several detention pond/common open spaces on 34.86 acres within the proposed PUD, Planned Unit Development. The property owners association will be responsible for the open space properties which include privately maintained detention facilities. Covenants with regard to the common areas and the WQPZ have been reviewed by City Legal staff. Part of the WQPZ will be located in the common areas and part of it will be located within some of the rear property of the single-family lots. The covenants and final plat state these areas are not to be disturbed.

Park land fee has been negotiated by the developer and City staff. Park land fee in the amount of \$ 5,486.25 has been paid.

The developer will contribute traffic impact fees in the amount of \$18,154.10 for a future traffic signal at East Tecumseh Road and Montoro Ridge Drive.

The final plat is consistent with the approved preliminary plat.

The Development Committee supports the final plat for Montoro Ridge Addition, Section 1, a Planned Unit Development and recommends the final plat be submitted to City Council for consideration.