

FINAL PLAT  
FP-1213-36

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ITEM NO. 13d

**STAFF REPORT**

**ITEM:** Consideration of a Final Plat for FOUNTAIN VIEW NORTH ADDITION, A PLANNED UNIT DEVELOPMENT.

**LOCATION:** Located at the southeast corner of the intersection of 48<sup>th</sup> Avenue N.E. and West Tecumseh Road.

**INFORMATION:**

1. Owner. Sassan Moghadam
2. Developer. Sassan Moghadam
3. Engineer. SMC Consulting Engineers P.C.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the City of Norman.
2. December 19, 1961. Planning Commissioners 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 A-2, Rural Agricultural District.
4. February 2, 2012. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended fee in lieu of park land.
5. February 9, 2012. Planning Commission, on a vote of 7-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Flood Plain Designation and Very Low Density Residential Designation Low Density Residential Designation.

**HISTORY (cont'):**

6. February 9, 2012. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in the Planned Unit Development and removed from A-2, Rural Agricultural District.
7. February 9, 2012. Planning Commission, on a vote of 7-0, recommended approval of the preliminary plat for Fountain View North Addition, a Planned Unit Development.
8. March 13, 2012. City Council amended the NORMAN 2025 Land Use and Transportation Plan removing this property from Flood Plain Designation and Very Low Density Residential Designation to Low Density Residential Designation.
9. March 13, 2012. City Council adopted Ordinance No. O-1112-23 placing this property in the Planned Unit Development and removing it from A-2, Rural Agricultural District.
10. March 13, 2012. City Council approved the preliminary plat for Fountain View North Addition, a Planned Unit Development.
11. June 14, 2012. Planning Commission, on a vote of 9-0, approved the final plat for Fountain View North Addition, a Planned Unit Development.
12. March 14, 2013. Planning Commission, on a vote of 8-0, postponed a request to place a portion of this property in the Planned Unit Development and remove it from A-2, Rural Agricultural District.
13. March 14, 2013. Planning Commission, on a vote of 8-0, postponed the revised preliminary plat for Fountain View North Addition, a Planned Unit Development.
14. April 11, 2013. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation to Low Density Residential.
15. April 11, 2013. The applicant has made a request to place a portion of this property in the Planned Unit Development and remove it from A-2, Rural Agricultural District.
16. April 11, 2013. Planning commission is scheduled to consider the preliminary plat for Fountain View North, a Planned Unit Development.

**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 Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed adjacent to 48<sup>th</sup> Avenue NW. The owner/developer proposes sidewalks adjacent to the private streets.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with plans and City drainage standards. Detention facilities will be constructed throughout the development. They will be maintained by a Property Owners Association.
6. Streets. Although private, interior streets will be constructed in accordance with approved plans and City paving standards. Currently 48<sup>th</sup> Avenue N.W. is designated as a minor arterial street and will be constructed as a collector street. Staff recommends deferral of street improvements for 48<sup>th</sup> Avenue N.W. based on the lack of connecting facilities. If constructed, it would become a “piece meal” paving and could be removed in the future, with a project. As a result, it is not in the city’s best interest to require the improvements to be constructed at this time.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. An off-plat twelve-inch (12”) water main has been extended and connected to an existing twelve-inch (12”) water main parallel to West Tecumseh Road.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. All 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, final plat, and memorandum for deferral of street improvements for 48<sup>th</sup> Avenue N.W. are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** This property consists of 84 senior adult lots and several open space lots that will be maintained by a mandatory Property Owners’ Association. Staff recommends approval of the final plat for Fountain View North Addition, a Planned Unit Development.

**ACTION NEEDED:** Approve or disapprove deferral of paving and drainage improvements for 48<sup>th</sup> Avenue N.W. and the final plat for Fountain View North Addition, a Planned Unit Development.

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