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REVISED PRELIMINARY PLAT  
PP-1213-18

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ITEM NO. 7c

**STAFF REPORT**

**ITEM:** Consideration of a Revised Preliminary Plat for BELLATONA ADDITION (formerly a part of Summit Valley Addition).

**LOCATION:** Generally located between State Highway No. 9 and East Lindsey Street and east of 36<sup>th</sup> Avenue S.E.

**INFORMATION:**

1. Owner. M.S.D.C., LLC.
2. Developer. M.S.D.C., LLC.
3. Engineer. Clour Planning & Engineering Services

**HISTORY:**

1. August 7, 2003. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended to City Council that park land dedication be required for Summit Valley Addition.
2. August 14, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that the Norman 2020 Land Use and Transportation Plan be amended from Very Low Density Residential Designation to Low Density Residential Designation.
3. August 14, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in R-1, Single Family Dwelling District and PL, Park Land and removing it from A-2, Rural Agricultural District.
4. October 14, 2003. City Council amended the Norman 2020 Land Use and Transportation Plan from Very Low Density Residential to Low Density Residential Designation.
5. October 14, 2003. City Council adopted Ordinance No. O-0304-15 placing this property in R-1, Single Family Dwelling District and PL, Park Land and removing it from A-2, Rural Agricultural District.
6. October 14, 2003. City Council approved the preliminary plat for Summit Valley Addition.
7. August 14, 2008. Planning Commission, on a vote of 8-0, recommended to City Council the approval of the revised preliminary plat for Summit Valley Addition.

8. September 23, 2008. City Council approved the revised preliminary plat for Summit Valley Addition.
9. May 12, 2011. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Summit Valley Addition be approved.
10. June 21, 2011. City Council approved the preliminary plat for Summit Valley Addition.
11. June 13, 2013. Planning Commission, on a vote 5-0, postponed consideration of amending the NORMAN 2025 Land Use and Transportation Plan to place a portion of this property in Commercial Designation and remove it from Low Density Residential Designation at the request of the applicant.
12. June 13, 2013. Planning Commission, on a vote of 5-0, postponed consideration of placing a portion of this property in C-1, Local Commercial District and removing it from R-1, Single Family Dwelling District at the request of the applicant.
13. June 13, 2013. Planning Commission, on a vote of 5-0, postponed consideration of the revised preliminary plat for Bellatona Addition (formerly a part of Summit Valley Addition) at the request of the applicant.
14. July 11, 2013. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan to place a portion of this property in Commercial Designation and remove it from Low Density Residential Designation.
15. July 11, 2013. The applicant has made a request to place a portion of this property in C-1, Local Commercial District and remove it from R-1, Single Family Dwelling District.

#### **IMPROVEMENT PROGRAM:**

1. Alley. The engineer for the owner has made a request to waive the alley requirements for the commercial lots. Adequate circulation for service and emergency vehicles has been provided per the site plan.
2. Fencing. Fencing will be installed adjacent to East Lindsey Street for the residential lots backing up to the arterial street.
3. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
4. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
5. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. An existing lift station and off peak holding area will be utilized. The property owners association is responsible for maintenance cost of the lift station until such time it is no longer needed.
6. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.

7. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately-maintained detention facilities located throughout the property. A mandatory property owners association has been established.
8. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Traffic calming devices will be utilized as per the review by the Traffic Division of the Public Works Department.
9. Water Main. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. A twelve-inch (12") water main will be constructed adjacent to East Lindsey Street and State Highway No. 9.
10. Flood Plain. Although the flood plain does not impact the residential lots, a flood plain permit will be required for any streets or utilities that might have to be elevated in order to meet City standards.
11. WQPZ. This property contains the Water Quality Protection Zone. However, there are no proposed residential lots within the WQPZ. The WQPZ is located in several proposed open space areas. Covenants will be required for the maintenance and protection of the WQPZ.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, site plan and revised preliminary plat and letter of request to waive alley requirements for the commercial lots are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The owner proposes to develop 692 single family dwellings, 6 commercial lots and 12 open space blocks and 1 park land block. Flood plain is located outside the building area of any platted lots. Streets and utilities may have to receive flood plain permits prior to their construction. Staff recommends approval of the revised preliminary plat for Bellatona Addition, formerly a part of Summit Valley Addition, subject to the approvals of the Land Use Plan and Rezoning request.

**ACTION NEEDED:** Recommend approval or disapproval of the request to waive alley requirements for the commercial lots and recommend approval or disapproval of the revised preliminary plat for Bellatona Addition, formerly a part of Summit Valley Addition, to City Council.

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