

PRELIMINARY PLAT

ITEM NO. 6

PP-1516-6

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for MARIETTA COURT ADDITION, A TOWNHOUSE PLAT (Previously known as Abumark Addition).

LOCATION: Located at 1508 24th Avenue S.E.

INFORMATION:

1. Owner. Bill Neff.
2. Developer. Abumark Enterprises, L.L.C.
3. Engineer. Anchor Engineering L.L.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 placing this property in A-2, Rural Agricultural District.
2. October 8, 1970. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in RM-6, Medium Density Apartment District and removed from A-2, Rural Agricultural District.
3. November 3, 1970. City Council adopted Ordinance No. 2342 placing a portion of this property in RM-6, Medium Density Apartment District and removing it from A-2, Rural Agricultural District.
4. October 14, 1971. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in RM-6, Medium Density Apartment District and removed from A-2, Rural Agricultural District.
5. November 2, 1971. City Council adopted Ordinance No. O-7172-21 placing a portion of this property in RM-6, Medium Density Apartment District and removing it from A-2, Rural Agricultural District.

HISTORY (CON'T.):

- 6 January 8, 2004. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended fee in lieu of park land.
- 7 January 8, 2004. Planning Commission, on a vote of 8-0, recommended that a portion of this property be placed in RM-6, Medium Density Apartment District and removed from A-2, Rural Agricultural District.
- 8 January 8, 2004. Planning Commission, on a vote of 8-0, recommended approval of the preliminary plat for Abumark Addition to City Council.
- 9 February 24, 2004. City Council adopted Ordinance No. O-0304-47 placing a portion of this property in RM-6, Medium Density Apartment District and removing from A-2, Rural Agricultural District
- 10 February 24, 2004. City Council approved the preliminary plat for Abumark Addition.
- 11 July 14, 2005. Planning Commission, on a vote of 5-0, approved the final plat for Abumark Addition.
- 12 August 23, 2005. City Council approved the final plat for Abumark Addition.

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. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
3. Sidewalks. Sidewalks will be constructed adjacent to each lot prior to occupancy. Sidewalks are existing adjacent to 24th Avenue S.E.
4. Storm Sewers. A privately-maintained detention pond will be constructed to control storm water runoff as it leaves the property. Maintenance will be required to be accomplished by a mandatory Property Owners Association.
5. Streets. Streets will be constructed in accordance with approved plans and City paving standards. The connection with 24th Avenue S.E. will meet the traffic signal serving Reagan Elementary School. Additional traffic signal improvements will be required of this developer. Street paving for 24th Avenue S.E. is existing.

IMPROVEMENT PROGRAM (CON'T):

6. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. There is an existing 12-inch water main adjacent to 24th Avenue S.E.

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 5.4 acres and forty (40) townhouse lots. Staff recommends approval of the preliminary plat for Marietta Court Addition, a Townhouse Plat.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Marietta Court Addition, a Townhouse Plat to City Council.

ACTION TAKEN: _____