



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: PP-2021-2**

**File ID:** PP-2021-2

**Type:** Preliminary Plat

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 29

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 08/13/2020

**File Name:** Flint Hills PUD Preliminary Plat

**Final Action:**

**Title:** CONSIDERATION OF A PRELIMINARY PLAT FOR FLINT HILLS ADDITION, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED AT THE NORTHWEST CORNER OF WEST TECUMSEH ROAD AND 12TH AVENUE N.W.)

**Notes:** ACTION NEEDED: Motion to approve or reject the preliminary plat for Flint Hills Addition, a Planned Unit Development.

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

**Agenda Date:** 10/27/2020

**Agenda Number:** 29

**Attachments:** Attachment A, Location Map, Preliminary Plat, Staff Report, Transportation Impacts, Parks Board Action Memo, Preliminary Plat - No Contours, Preliminary Site Development Plan, Flint Hills PUD Preliminary Plat PD20-17, Greenbelt Commission Comments, 9-10-20 PC Minutes - Flint Hills PUD, Landmark Connally PP

**Project Manager:** Ken Danner, Subdivision Development Manager

**Entered by:** brenda.gomez@gmail.com

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	09/10/2020	Recommended for Adoption at a subsequent City Council Meeting	City Council	10/27/2020		
	<b>Action Text:</b> Recommended for Adoption at a subsequent City Council Meeting to the City Council due back on 10/27/2020						
1	Planning Commission	09/10/2020					

### Text of Legislative File PP-2021-2

Body

**BACKGROUND:** This item is a preliminary plat for Flint Hills Addition, a Planned Unit Development, located at the northwest corner of the intersection of West Tecumseh Road and 12th Avenue N.W. The original preliminary plat for the Founder's Park Addition was approved by the City Council on June 8, 2010.

The preliminary plat consists of 139.43 acres. There are 65.04 acres of single-family lots with 255 lots on the western portion of the property and 99 single-family lots within a gated community on the eastern portion of the property. There is a single commercial lot on 6.77 acres located in the southeast portion of the property. The 14 industrial/office lots on 16.51 acres are located in the southwest portion of the property. The single lot townhouse/multifamily on 2.67 acres is located east of the industrial/office lots. There is approximately 48 acres of open space through the middle and northern boundary of the property. Private park land will be located within the northern portion of the property.

The Norman Board of Parks Commissioners, at its meeting of September 3, 2020, recommended private park land for Flint Hills Addition, a Planned Unit Development.

The Planning Commission, at its meeting of September 10, 2020, recommended to City Council that the NORMAN 2025 Land Use and Transportation Plan be amended from Low Density Residential, Medium Density Residential, Commercial, Office Industrial and Open Space Designations to Mix Use Designation on approximately 139.43 acres.

Planning Commission, at its meeting of September 10, 2020, recommended to City Council that this property be placed in PUD, Planned Unit Development and removed from PUD, Planned Unit Development.

Planning Commission, at its meeting of September 10, 2020, recommended to City Council that the preliminary plat for Flint Hills Addition, a Planned Unit Development be approved.

(See Attachment A)

**DISCUSSION:** The proposed mixed-use project includes 331 single-family residential lots, 20.45 industrial acres, a 2.85-acre town home development, 246 multi-family apartments, and a 7.45-acre commercial tract. In total, the development is expected to generate approximately 10,376 trips per day, 575 AM peak hour trips, and 903 PM peak hour trips. Traffic capacities on Tecumseh Road and 12th Avenue NW exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

Being above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact study in July, 2020. The development will feature seven total access points. Five of these are located along Tecumseh Road and two along 12th Avenue NW. All connections to public roadways will afford full access.

While no negative traffic impacts are anticipated, the intersection of Tecumseh Road with Street 2 will be monitored as the project progresses for future traffic signal warranting

purposes. No other improvements are recommended.

**PUBLIC IMPROVEMENTS:**

Fencing. Fencing will be installed adjacent to 12th Avenue N.W. for the single-family residential lots that will back up to this.

Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City water standards. Their locations have been approved by the Fire Department.

Sanitary Sewers. Eight inch (8") sanitary sewer mains (or larger) are proposed for this development and will be installed in accordance with City and Department of Environmental Quality standards.

Sidewalks. Sidewalks will be constructed adjacent to West Tecumseh Road and 12th Avenue N.W. Sidewalks will be required adjacent to all of the interior streets.

Drainage. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be constructed to convey stormwater from the streets and lots. A property owners' association will maintain these facilities. With the use of a detention/retention pond, downstream properties will not be impacted.

Streets. Streets will be constructed in accordance with approved plans and City paving standards. Twelfth Avenue NW will be built half-width of an arterial street. Tecumseh Road is existing. Interior streets will be constructed to City standards. Within the proposed gated community for the eastern single-family development, streets will be private however constructed to City standards. A portion of Founders Park Boulevard is being constructed full width to serve the apartments in Artisan Crossing.

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 twenty-four inch (24") water main adjacent to Tecumseh Road and a twelve-inch (12") water main adjacent to 12th Avenue NW. 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 installed within the development.
8. Water Quality Protection Zone. This property contains WQPZ. The engineer for the developer has submitted engineering solutions establishing the overall layout for the WQPZ. Covenants will be required with any final plat that has WQPZ within the plat.
9. Flood Plain. The northern portion of the property contains flood plain. A detention pond, walking trails and other open space amenities will require a flood plain permit. There are no proposed lots located within the flood plain.
10. Public Dedications. All rights-of-ways and easements will be dedicated to the City with final platting.

**STAFF RECOMMENDATION:** Based on the above information, Staff recommends approval of the preliminary plat for Flint Hills Addition, a Planned Unit Development.