



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1819-1

File ID: PP-1819-1

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 40

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 04/25/2019

File Name: Varena Landing Addition PP

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR VARENNALANDING ADDITION, A PLANNED UNIT DEVELOPMENT. (LOCATED ON THE NORTH SIDE OF EAST LINDSEY STREET APPROXIMATELY ¼ MILE EAST OF 24TH AVENUE S.E.)

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

ACTION TAKEN: _____

Agenda Date: 06/25/2019

Agenda Number: 40

Attachments: Location Map, Table, Preliminary Plat - 5-1-19, Staff Report Varena, Transportation Impacts, Varena Landing Addition - Typical Lot Site Plan, Predevelopment Summary, GBC Varena Landing, Protest Letter, 5-9-19 PC Minutes - Item 5 - Varena Landing PP

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|---------------------|------------|---|--------------|------------|-----------------|---------|
| 1 | Planning Commission | 05/09/2019 | Recommended for Adoption at a subsequent City Council Meeting | City Council | 06/25/2019 | | Pass |

Text of Legislative File PP-1819-1

Body

BACKGROUND: This item is a preliminary plat for Varena Landing Addition, a Planned Unit Development, generally located on the north side of East Lindsey Street approximately ¼ mile east of 24th Avenue S.E. This property contains 18.46 acres with 87 single-family lots within

the proposal, 1 detached single-family lot and 4 common areas. The property is designed as a planned unit development.

City Council, at its meeting of May 15, 1984, adopted Ordinance No. O-8384-109 placing this property in the R-1, Single Family Dwelling District with permissive use for a Planned Unit Development. Planning Commission, on May 9, 2019, recommended approval of the preliminary plat for Varena Landing Addition, a Planned Unit Development.

DISCUSSION: The proposed 88 single-family residential lots in this addition are expected to generate approximately 924 trips per day, 67 AM peak hour trips, and 90 PM peak hour trips. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact review documenting the trip generation information for these 88 single family residential lots as well as any potential sight distance concerns at the proposed access to Lindsey Street. The development is proposed for location along the north side of Lindsey Street between 24th and 36th Avenues SE.

The proposed addition will access Lindsey Street between 24th Avenue SE and 36th Avenue SE. In addition, the addition will include stub-outs for future connections to future developments to the west, north, and east. Capacity clearly exceeds demand in this area. As such, no off-site improvements are anticipated.

Public improvements for this property consist of the following:

Fencing. Fencing will be installed for the residential lots backing or siding Lindsey Street.

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

Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

Sidewalks. Sidewalks will be constructed adjacent to Lindsey Street. Sidewalks will be constructed adjacent to the interior streets within the development.

Storm Sewers. Stormwater runoff will be conveyed to proposed detention facilities.

Streets. Lindsey Street will be constructed in accordance with approved plans and City paving standards for an Urban Minor Arterial street. Interior streets will be constructed in accordance with city paving standards.

Water Mains. There is an existing twelve-inch (12") water main adjacent to Lindsey Street. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

Public Dedications. All rights-of-way and easements will be dedicated to the City with final

platting.

RECOMMENDATION: Staff recommends approval of the preliminary plat for Varena Landing Addition, a Planned Unit Development.