



# City of Norman, OK

Municipal Building Council  
Chambers  
201 West Gray Street  
Norman, OK 73069

## Master

**File Number: PP-1213-17**

**File ID:** PP-1213-17

**Type:** Preliminary Plat

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item No. 34

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 05/07/2013

**File Name:** Summit Valley Rev Prelim Plat

**Final Action:**

**Title:** CONSIDERATION OF A REVISED PRELIMINARY PLAT FOR SUMMIT VALLEY ADDITION. (GENERALLY LOCATED ON THE WEST SIDE OF 36TH AVENUE S.E. APPROXIMATELY ONE-FOURTH MILE NORTH OF STATE HIGHWAY NO. NINE.)

**Notes:** ACTION NEEDED: Motion to approve or reject the revised preliminary plat for Summit Valley Addition.

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

**Agenda Date:** 08/27/2013

**Agenda Number:** 34

**Attachments:** Attachment A.pdf, SummitValley Location Map,  
Summit Valley Revised Preliminary Plat, Staff Report,  
Transportation Impact Analysis, Predevelopment  
Summit Valley, 6-13-13 PC Minutes - PP-1213-17

**Project Manager:** Ken Danner, Subdivision 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	06/13/2013					

### Text of Legislative File PP-1213-17

body

**BACKGROUND:** This item is a revised preliminary plat for Summit Valley Addition and is generally located north of State Highway No. 9 and west of 36th Avenue S.E. This revised preliminary plat includes 123.52 acres and 237 single family residential lots and 7 large open spaces. One hundred ninety-eight acres were removed from this preliminary plat and included in the revised preliminary plat for Bellatona Addition. The original preliminary plat for Summit Valley Addition contained 365.46 acres, 1,039 single family lots, one (1) 2.21 acres of commercial lot, 49 open space lots and a 6.91 acre park land. Since that time, 60.75 acres, 151 single family lots, and one (1) commercial lot and 9 open space lots have been platted.

Due to the changes in lot size, the developers desire to divide the preliminary plat into two (2) preliminary plats. The preliminary plat for Summit Valley Addition is located west of 36th Avenue S.E. This area will continue the same lot sizes of the existing lots that were platted as Summit Valley Addition and Summit Valley Addition,

Section 2. The eastern area to be known as Bellatona Addition will be designed as a smaller sized lot subdivision.

The Norman Board of Parks Commissioners, at its meeting of August 7, 2003, recommended public parkland for subject property. City Council, at its meeting of October 14, 2003, adopted Ordinance No. O-0304-15 placing this property in R-1, single family dwelling district, and removing it from A-2, rural agricultural district. The preliminary plat for Summit Valley Addition was originally approved by City Council on August 14, 2003, revised on August 14, 2008 and approved again on June 21, 2011. Planning Commission, at its meeting of June 13, 2013, recommended to City Council that the revised preliminary plat for Summit Valley Addition be approved.

**DISCUSSION:** The 237 residential lots in this addition are expected to generate approximately 2,323 trips per day. The traffic capacities on the nearby arterials and collector roadways exceed the demand for existing and proposed trips as a result of this project. No negative traffic impacts are anticipated. See Attachment A.

Because of the size of the development, the applicant was also required to prepare and submit a more in-depth traffic impact analysis to evaluate peak hour traffic conditions. The study, which actually included both Summit Valley and the adjacent Bellatona development, concluded that the intersection of State Highway 9 and 36th Avenue SE will need to be signalized once ½ of the preliminary plat is developed. Construction of this signal will be underway in the very near future.

In order to fund the design and construction of the new signal, the applicant will be required to pay \$150,000 to cover 100% of the cost. These funds will be collected incrementally based on the trip generation potential of each individual final plat (from Summit Valley and Belletona) so that the total cost is collected by the time ½ of the preliminary plat (for both Summit Valley and Bellatona) is developed.

Public improvements for this property consist of the following:

**Fire Hydrants.** Fire hydrants will be installed at each intersection and spacing of 300-feet between intersections.

**Sanitary Sewers.** Eight inch (8") sanitary sewer mains (or larger) are proposed for this development. A lift station has been constructed.

**Sidewalks.** Sidewalks will be constructed on each lot prior to occupancy.

**Drainage.** Storm water runoff will be conveyed to several privately-maintained detention facilities. A property owners' association has been/or will be established to maintain these facilities. This preliminary plat contains Water Quality Protection Zone (WQPZ). The developer has honored that area within the revised preliminary plat.

**Streets.** Streets will be constructed in accordance with approved plans and City paving standards. The Oklahoma Department of Transportation with the widening and reconstruction of State Highway 9 will address the improvements that were recommended for this highway in the Traffic Impact Study.

**Traffic Signal.** A new traffic signal will be required at the intersection of State Highway 9 and 36th Avenue SE. The need for the signal is anticipated at the time one half of the preliminary plat is developed (for both Summit Valley and Bellatona). A traffic impact fee will be assessed on each final plat so that funding for the new signal is available at the time this development milestone is reached.

**Water Mains.** A 12-inch water main has been installed adjacent to State Highway No. 9. Interior water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

**Public Dedications:** All rights-of-ways and easements will be dedicated to the City with final platting.

**Flood Plain.** The preliminary plat contains flood plain. There are no proposed residential lots located in the

flood plain. Flood Plain permits will be required for any utilities that might be located in the flood plain.

Water Quality Protection Zone (WQPZ). This preliminary plat contains Water Quality Protection Zone (WQPZ). The owners have not proposed any 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.

**STAFF RECOMMENDATIONS:** Access out of this development will be State Highway No. 9 to the south and Wheatland Drive to the west. At some time in the future, Lindsey Street to the north will be available. The previous approved preliminary plat provided a street stub to the property in the northeast section of the preliminary plat. The property owners to the east do not want this access. As a result the street stub has been replaced with a cul-de-sac.

Based on the above information, Staff recommends approval of the revised preliminary plat for Summit Valley Addition.