
PRELIMINARY PLAT
PP-1415-16

ITEM NO. 8c

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for VINTAGE CREEK ADDITION, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located on the north side of West Tecumseh Road and one-half mile east of 12th Avenue N.W.

INFORMATION:

1. Owner. Vintage Creek, L.L.C.
2. Developer. Vintage Creek, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the City limits.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. March 5, 2015. The Norman Board of Parks Commissioners is scheduled to consider the preliminary plat for Vintage Creek Addition, a Planned Unit Development. Results of the consideration will be presented separately.
5. March 9, 2015. The Flood Plain Permit Committee is scheduled to consider Flood Plain Permit No. 556. Results of the consideration will be presented separately.
6. March 12, 2015. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Service Area and Low Density Residential.
7. March 12, 2015. The applicant has made a request to place this property in the PUD, Planned Unit Development and remove it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fencing and Screening. Fencing and screening will be required adjacent to West Tecumseh Road for the residential lots backing or siding the principal arterial street.
2. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of a final plat.
4. Sanitary Sewers. Sanitary sewer interceptors are existing and will serve this area. Sanitary sewer improvements will be constructed in accordance with approved plans and City and State Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be constructed adjacent to the interior residential lots. There is an existing sidewalk adjacent to West Tecumseh Road. A variable width Legacy Trail will be installed in the open space properties by the developer and connect to the Little River Trails Legacy Trail System.
6. Drainage. Drainage and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be constructed for the conveyance of storm water. A Property Owners Association will be established for the maintenance of the detention facilities.
7. Streets. Interior streets will be constructed in accordance with approved plans and City paving standards. West Tecumseh Road is existing.
8. 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 24" water main located on the south side of West Tecumseh Road.
9. Flood Plain. The engineer for the applicant has submitted a request for a flood plain permit. The purpose of the permit is to construct a public street across the flood plain to serve four proposed lots. There is no proposed fill within the flood plain for the proposed residential lots. Five lots will contain flood plain however the buildable area will be outside the flood plain.

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.
3. WQPZ. This property contains the Water Quality Protection Zone. The engineer has submitted documentation to City staff providing engineering solutions to reduce the width of the WQPZ.

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

STAFF COMMENTS AND RECOMMENDATION: The owners are proposing 185 residential lots within 82.40 acres. The owners propose 25.49 acres of open space areas throughout the development that will be maintained by a mandatory property owners association. Staff recommends approval of the preliminary plat for Vintage Creek Addition, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Vintage Creek Addition, a Planned Unit Development to City Council.

ACTION TAKEN: _____