

PRELIMINARY PLAT

ITEM NO.13c

PP-1213-19

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for PARK 7 GROUP ADDITION, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located approximately 620 feet north of Cedar Lane Road on the east side of 12th Avenue S.E.

INFORMATION:

1. Applicant. Park 7 Group
2. Developer. Park 7 Group
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the city limits.
2. December 19, 1961. Planning Commission, on a vote of 8-0, recommended to the 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. June 6, 2013. The Norman Board of Parks Commissioners is scheduled to consider the preliminary plat for Park 7 Group Addition, a Planned Unit Development. Results of that consideration will be presented separately.
5. June 13, 2013. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Medium Density Residential Designation.
6. June 13, 2013. The applicant has made a request to place this property in a PUD, Planned Unit Development and remove it from A-2, Rural Agricultural District.

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. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. A sanitary sewer main has been installed to serve this development.
4. Sidewalks. Sidewalks will be constructed in accordance with approved plans. Sidewalks adjacent to 12th Avenue S.E. will be deferred with the final plat.
5. Storm Sewers. Stormwater runoff will be conveyed to proposed privately-maintained detention facilities.
6. Streets. Twelfth Avenue S.E. will be constructed as an arterial street in accordance with approved plans and City paving standards. Staff will recommend deferral of street improvements with the final plat.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. A twelve-inch (12") water main will be installed adjacent to 12th Avenue SE.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, site plan, and oil well site plan and letter of request for variance to eliminate cul-de-sac requirement for 13th Place are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: When Campus Crest Addition was going through the plating process, staff anticipated that the property to the south of Campus Crest Addition would be developed as R-1, Single Family Dwelling District. As a result, a public street was stubbed to the south property line of Campus Crest Addition. Park 7 Group does not desire to take access to this street.

The Subdivision Regulations specify that whenever a public street is longer than 150 feet, a cul-de-sac is required. The engineer for the applicant has made a request for a variance in the cul-de-sac requirement. Since the office lots within Campus Crest can take access to parking lots from the public street, it is staff's opinion Park 7 Group does not need this access.

However, staff does see the need for Park 7 Group Addition to have a secondary access in the future. As a result, a connection to Cedar Lane Road where it will align with the future entrance to Cedar Lane Addition will be required with future development located on the north side of Cedar Lane Road and south of Park 7 Group Addition.

The developer and oil operator are working on an agreement for future accessibility, fencing and operation of electrical lines and oil lines and other procedures in developing around existing oil well sites. Staff recommends approval the variance in the elimination of the requirement for a cul-de-sac terminating 13th Place and approval of the preliminary plat for Park 7 Group Addition, a Planned Unit Development, subject to the approvals of the Land Use Plan and Rezoning requests.

ACTION NEEDED: Recommend approval or disapproval of a variance in the requirement for the construction of a cul-de-sac terminating 13th Place and approval or disapproval of the preliminary plat for Park 7 Group Addition, a Planned Unit Development, to City Council.

ACTION TAKEN: _____