

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-2021-13

DATE:  
April 8, 2021

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**ITEM:** Consideration of a Final Plat for **VARENNA LANDING ADDITION, A PLANNED UNIT DEVELOPMENT.**

**LOCATION:** Generally located on the north side of East Lindsey Street approximately 1,400 feet east of 24<sup>th</sup> Avenue S.E.

**INFORMATION:**

1. Owner. Varenna Landing, L.L.C.
2. Developer. Varenna Landing, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1311 annexing a portion of this property into the Corporate City Limits.
2. October 18, 1961. City Council adopted Ordinance No. 1312 annexing the remainder of this property into the Corporate City Limits.
3. October 30, 1961. Planning Commission recommended placing this property in the A-2, Rural Agricultural District.
4. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
5. March 3, 1983. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended park land fee for East Land Addition.
6. March 10, 1983. Planning Commission, on a vote of 6-0, recommended denial of a request to rezone this property from A-2, Rural Agricultural District to RM-2, with permissive use for a Planned Unit Development.
7. March 10, 1983. Planning Commission, on a vote of 6-0, tabled the preliminary plat for East Land Addition.

8. April 18, 1983. City Council postponed indefinitely Ordinance No. O-8283-72 placing this property in RM-2 with permissive use for a Planned Unit Development and removing it from A-2, Rural Agricultural District.
9. September 8, 1983. Planning Commission, on a vote of 5-2, tabled a request to rezone this property from A-2, Rural Agricultural District to R-1, with permissive use for a Planned Unit Development.
10. September 8, 1983. Planning Commission, on a vote of 7-0, tabled the preliminary plat for East Land Addition.
11. January 12, 1984. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in R-1, with permissive use for a Planned Unit Development and removed from A-2, Rural Agricultural District.
12. January 12, 1984. Planning Commission, on a vote of 8-0, approved the preliminary plat for East Land Addition, a Planned Unit Development.
13. April 5, 1984. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended fee in lieu of land for East Land Addition. (Additional property was purchased increasing the size of the development).
14. April 12, 1984. Planning Commission, on a vote of 9-0, recommended to City Council that this property be placed in R-1 with permissive use for a Planned Unit Development and removed from A-2, Rural Agricultural District.
15. April 12, 1984. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for East Land Addition, a Planned Unit Development.
16. May 15, 1984. City Council adopted Ordinance No. O-8384-109 placing this property in R-1 with permissive use for a Planned Unit Development and removing it from A-2, Rural Agricultural District.
17. June 14, 1984. Planning commission, on a vote of 8-0, recommended to City Council that the final plat for East Land Addition, a Planned Unit Development be approved.
18. October 10, 1984. City Council approved the final plat for East Land Addition, a Planned Unit Development.
19. October 10, 1989. Approval of the preliminary plat became null and void.

20. May 9, 2019. Planning Commission, on a vote of 7-1, recommended approval of the preliminary plat for Varena Landing Addition, a Planned Unit Development to City Council.
21. June 25, 2019. City Council approved the preliminary plat for Varena Landing Addition, a Planned Unit Development.

#### **IMPROVEMENT PROGRAM:**

1. Fencing. Fencing will be installed adjacent to East Lindsey Street for the residential lot siding the arterial street.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
4. Sidewalks. A 5' to 6' wide sidewalk will be installed adjacent to East Lindsey Street. Sidewalks adjacent to the interior streets will be installed in accordance with approved plans and City standards.
5. Drainage. Drainage will be conveyed to privately-maintained detention facilities.
6. Streets. Interior streets will be constructed in accordance with approved plans and City paving standards. East Lindsey Street will be constructed in accordance with approved plans and City paving standards as an urban minor arterial street. There are conflicts with existing utilities within the construction of Lindsey Street. The developer/contractor is working with the utility companies to lower their lines within these conflicts. The developer has posted a subdivision bond/cash surety securing the Lindsey Street improvements that will be constructed in the near future.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. A 12" water main is existing adjacent to East Lindsey Street.

#### **PUBLIC DEDICATIONS:**

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way are dedicated to the City on the final plat.
3. WQPZ. Water Quality Protection Zone is located within the property as part of the open space areas. Covenants have been submitted by the developer and they have been reviewed by City Legal staff as to form.

4. Park Land. Park land fee in lieu of park land has been determined. The developer has paid \$4,585 fulfilling this requirement.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary plat and final plat are attached.

**DEVELOPMENT COMMITTEE COMMENTS:**

The engineer for the developer has requested the Development Committee review the final plat for Varena Landing Addition, a Planned Unit Development and submit it to City Council for consideration.

The final plat consists of 12.58 acres and 51 single-family residential lots. There are approximately 36 single-family residential lots remaining to be platted on 5.70 acres.

Park land fee in the amount of \$4,585 has been paid.

The final plat is consistent with the preliminary plat.