



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1415-17

File ID: PP-1415-17

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 36

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 02/17/2015

File Name: Stone Lake Preliminary Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR STONE LAKE ADDITION.
(GENERALLY LOCATED ON THE SOUTH SIDE OF EAST LINDSEY STREET
APPROXIMATELY ONE-HALF MILE EAST OF 24TH AVENUE S.E.)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Stone Lake Addition.

ACTION TAKEN: _____

Agenda Date: 04/28/2015

Agenda Number: 36

Attachments: Traffic Capacity, Location Map, Preliminary Plat,
Staff Report, Transportation Impacts,
Predevelopment Summary, Greenbelt Comments,
3-12-15 PC Minutes

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	03/12/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council	04/28/2015		Pass
Action Text: A motion was made by Gasaway, seconded by Lewis, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 4/28/2015. The motion carried by the following vote:							

Text of Legislative File PP-1415-17

Body

BACKGROUND: This item is a preliminary plat for Stone Lake Addition and is located one half mile east of 24th Avenue S.E. on the south side of East Lindsey Street. This property consists of approximately 10 acres and 48 single family residential lots.

The Norman Board of Parks Commissioners, at its meeting of February 6, 2014, recommended park land fee in lieu of park land dedication.

Planning Commission, at its meeting of March 12, 2015, recommended to City Council that this property be

placed in the Current Urban Service Area from Future Urban Service Area, and that this property be placed in R-1, Single Family Dwelling District, and removed from A-2, Rural Agricultural District.

Planning Commission, at its meeting of March 12, 2015, recommended approval of the preliminary plat for Stone Lake Addition.

DISCUSSION: The proposed Preliminary Plat for Stone Lake Addition will involve the development of 48 single family residential homes on the south side of Lindsey Street between 24th and 36th Avenues SE. As such, this Addition is expected to generate 534 additional trips per day, 43 additional AM peak hour trips and 54 additional PM peak hour trips. As such, the trip generation potential for this development is well below the threshold for when a traffic impact study is required. Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

The Stone Lake Addition site features slightly less than 550 feet of frontage along Lindsey Street. The proposed subdivision will feature a single point of access located approximately midway across the property frontage. This will locate the proposed intersection approximately 235 feet west of the existing Siena Springs access immediately to the east. While this is less than the 330 feet required in the City's Engineering Design Criteria (based upon the trip generation potential and the speed of the roadway), staff supports the variance. This is due, in part, because the City's Comprehensive Transportation Plan shows a proposed collector roadway to be located just west of the west property line for Stone Lake. This would put the Stone Lake access roughly equidistant from both Siena Springs and the proposed collector roadway.

Public improvements for this property consist of the following:

Fencing. Fencing (screening) will be installed adjacent to East 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 State Department of Environmental Quality Standards. City Council is scheduled to consider Contract No. K-1415-130 declaring a payback project in which the developer of this property will participate. The proposed sanitary sewer solution recommended by the City Utilities Department will eliminate one (1) existing lift station. Instead, Stone Lake Addition will gain access to the City's Sanitary Sewer System by a gravity sanitary sewer and utilizing the East Ridge Lift Station.

Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks will be constructed adjacent to East Lindsey Street.

Drainage. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. A privately maintained detention facility will be constructed for the conveyance of storm water. A property owners association will be established for the maintenance of the detention facility.

Streets. Streets will be constructed in accordance with approved plans and City paving standards. East Lindsey Street will be built half-width as an arterial street.

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

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

STAFF RECOMMENDATION: Based on the above information, staff recommends approval of the preliminary plat for Stone Lake Addition, subject to the approvals of Contract K-1415-130 and Resolution No. R-1415-85 and Ordinance O-1415-34.

