
PRELIMINARY PLAT

ITEM NO. 4c

PP-2021-2

STAFF REPORT

ITEM: Consideration of a preliminary plat for **FLINT HILLS ADDITION, A PLANNED UNIT DEVELOPMENT** (Formerly known as Founders Park Addition, a Planned Unit Development).

LOCATION: Located at the northwest corner of the intersection of Tecumseh Road and 12th Avenue N.W.

INFORMATION:

1. Owners. Kent Connally.
2. Developer. Landmark Land Company.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City Limits without zoning.
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. February 4, 2010. The Norman Board of Parks Commissioners, on a vote of 7-1, recommended private park with a combination of active and passive land for Founders Park Addition, a Planned Unit Development.
5. February 11, 2010. Planning Commission, on a vote of 7-0, postponed for sixty (60) days a request to amend the NORMAN 2025 Land use and Transportation Plan from Future Urban Service Area to Current Urban Service Area and from Industrial Designation to Low Density Residential Designation, Medium Density Residential Designation, Commercial Designation, Office Designation, Industrial Designation and Open Space Designation.

6. February 11, 2010. Planning Commission, on a vote of 7-0, postponed for sixty (60) days a request to rezone this property from A-2, Rural Agricultural District to PUD, Planned Unit Development.
7. February 11, 2010. Planning Commission, on a vote of 7-0, postponed for sixty (60) days the preliminary plat for Founders Park Addition, A Planned Unit Development.
8. April 8, 2010. Planning Commission, on a vote of 4-3-1, recommended amendment of the NORMAN 2025 Land Use and Transportation Plan to place this property in the Current Urban Service Area from Future Urban Service Area and from Industrial Designation to Low Density Residential Designation, Medium Density Residential Designation, Commercial Designation, Office Designation, Industrial Designation and Open Space Designation.
9. April 8, 2010. Planning Commission, on a vote of 4-3-1, recommended that this property be placed in the Planned Unit Development PUD and removed from A-2, Rural Agricultural District.
10. April 8, 2010. Planning Commission, on a vote of 4-3-1, recommended to City Council the approval of the preliminary plat for Founders Park Addition, a Planned Unit Development.
11. June 8, 2010. City Council approved amending the NORMAN 2025 Land Use and Transportation Plan to place this property in the Current Urban Service Area from Future Urban Service Area and from Industrial Designation to Low Density Residential Designation, Medium Density Residential Designation, Commercial Designation, Office Designation, Industrial Designation and Open Space Designation.
12. June 8, 2010. City Council adopted Ordinance No. O-0910-17 placing this property in the Planned Unit Development (PUD) and removing it from A-2, Rural Agricultural District.
13. June 8, 2010. City Council approved the preliminary plat for Founders Park Addition, a Planned Unit Development.
14. May 31, 2017. The City Development Committee administratively approved the preliminary plat for Founders Park Addition, a Planned Unit Development for an additional five (5) years.
15. September 3, 2020. Flint Hills is scheduled to be considered by the Norman Board of Parks Commissioners. Results of that consideration will be presented separately.
16. September 10, 2020. The applicant has submitted a request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential, Medium Density Residential, Commercial, Office Industrial and Open Space Designations to Mixed Use Designation for approximately 139.43 acres.
17. September 10, 2020. The applicant has submitted a request for rezoning from PUD, Planned Unit Development to PUD, Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing/screening will be required adjacent to single-family residential lots that side or backup to 12th Avenue N.W.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been reviewed by the Fire Department. Additional fire hydrants may be required for the larger commercial, townhomes and industrial properties at final platting.
3. Permanent Markers. Permanent markers will be installed prior to filing of final plat.
4. Sanitary Sewers. Sanitary sewer mains will be extended and connect to an existing sanitary sewer interceptor. The sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be constructed adjacent to 12th Avenue NW and Tecumseh Road. Sidewalks will be constructed adjacent to all interior streets.
6. Drainage. Proposed privately maintained detention facilities will be constructed to serve this development. With the use of a detention/retention pond, downstream properties will not be impacted.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Twelfth Avenue NW will be built half-width of an arterial street. Tecumseh Road is existing. Interior streets will be constructed to City standards. Within the proposed gated community for the east single-family development, streets will be private however constructed to City standards. A portion of Founders Park Boulevard is being constructed full width to serve the apartments in Artisan Crossing.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing twenty-four inch (24") water main adjacent to Tecumseh Road and a twelve-inch (12") water main adjacent to 12th Avenue NW. Interior water lines will be installed and looped, where possible, to provide domestic water and fire protection. Depending on the phasing, twelve-inch (12") water mains may need to be installed within the development.
9. Water Quality Protection Zone. This property contains WQPZ. The engineer for the developer has submitted engineering solutions establishing the overall layout for the WQPZ. Covenants will be required with any final plat that has WQPZ within the plat.
10. Flood Plain. The northern portion of the property contains flood plain. A detention pond, walking trails and other open space amenities will require a flood plain permit.

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 site development plan and preliminary plat are included in the Agenda Book

STAFF COMMENTS AND RECOMMENDATION: This property consists of 139.43 acres. The single family tracts consist of 65.04 acres with 225 proposed single-family lots on the west side and 99 single-family lots located as a gated community on the east side, the townhomes/apartments lot consist of 2.67 acres, industrial/offices consist of 16.51 acres, commercial property consist of 6.77 acres and approximately 48 acres of open space.

The owner is proposing single-family residential, townhomes/apartments, commercial, and offices/light industrial development.

Because of its size and traffic generation potential, the applicant was required to prepare and submit a Traffic Impact Analysis for the area. This analysis looked not only at the full development scenario for the Flint Hills Addition but also included other potential and planned development in the area. The study was an in-depth analysis that evaluated future peak hour traffic conditions. That information provided by the City's Traffic Engineer is submitted separately.

There is an apartment project under construction as part of Founders Park and is not part of this proposal. Staff recommends approval of the preliminary plat for Flint Hills Addition, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Flint Hills, a Planned Unit Development to City Council subject to approvals of R-2021-34 and O-2021-9.

ACTION TAKEN: _____