



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1718-3

File ID: PP-1718-3

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 23

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 09/20/2017

File Name: Hallbrooke Addition Preliminary Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR HALLBROOKE ADDITION.
(GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST ROCK CREEK ROAD
AND 24TH AVENUE N.E.)

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

ACTION TAKEN: _____

Agenda Date: 11/14/2017

Agenda Number: 23

Attachments: Traffic Summary Table for Hallbrooke Addition,
Location Map, Preliminary Plat, Staff Report,
Transportation Impacts, Pre-Development Summary,
Greenbelt Commission Comments, Hallbrooke Protest
Map 10-12-17, Hallbrooke Protest 10-17, 10-12-17 PC
Minutes

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rachel.warila@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	10/12/2017	Recommended for Adoption at a subsequent City Council Meeting	City Council			Pass
Action Text: That this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting. to the City Council by consent roll call							

Text of Legislative File PP-1718-3

Body

BACKGROUND: This item is a preliminary plat for Hallbrooke Addition and is generally located at the southwest corner of the intersection of East Rock Creek Road and 24th Avenue N.E.

The Norman Board of Parks Commissioners, on February 5, 2004, recommended private park land for Hallbrooke Addition. City Council, at its meeting of September 23, 2003, adopted Ordinance O-0304-17, annexing and

placing this portion in the R-1, Single-Family Residential District. At its meeting of March 23, 2004, City Council adopted Ordinance O-0304-50 placing a portion of this property in the PUD, Planned Unit Development, and removing it from the R-1, Single-Family Dwelling District. Planning Commission, at its meeting of October 12, 2017, recommended to City Council the approval of the preliminary plat for Hallbrooke Addition. The final plats for Hallbrooke Addition, Sections 1 through 6 have been filed of record with the Cleveland County Clerk. The developer proposes to develop the property as single family development. There have been 242 single-family residential lots filed of record consisting of 187 R-1, single-family lots and 55 PUD lots. There are 30 R-1, single-family residential lots and 53 PUD lots remaining to be platted. That will bring a total of 325 lots within 142 acres. At a Greenbelt Commission meeting, questions were raised regarding accessibility to Northeast Lions Park. This development has an abundance of common open space that will provide access to the private park within the development and Northeast Lions Park.

DISCUSSION: The proposed 83 single-family residential lots in this addition are expected to generate approximately 884 trips per day, 68 AM peak hour trips, and 89 PM peak hour trips. The development is proposed for the south side of Rock Creek Road west of 24th Avenue NE. Traffic capacities on Rock Creek Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

Since the development, as proposed, generates less than 100 peak hour trips, this development was not required to submit a traffic impact study. The development will be served by one existing and one proposed access point along Rock Creek Road. Driveway spacing meets the City requirements in the Engineering Design Criteria. Limits of No Access would be defined for those lots with frontage along either Rock Creek Road or 24th Avenue NE. In these cases, the lot should take access from the street that is internal to the development.

Public improvements for this property consist of the following:

Fencing. Fencing will be installed adjacent to Rock Creek Road and 24th Avenue N.E. for the residential lots backing up to the arterial streets.

Fire Hydrants. Fire hydrants will be installed in accordance with approved. The Fire Department has approved their locations.

Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality.

Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks will be required adjacent to East Rock Creek Road and 24th Avenue N.E.

Drainage. Stormwater runoff will be conveyed to several privately-maintained detention facilities. A property owners' association has been established to maintain these facilities.

Streets. Streets will be constructed in accordance with approved plans and City paving standards. East Rock Creek road will be constructed as an arterial street. Staff will recommend deferral of improvements with final platting. Twenty-fourth Avenue N.E. is existing.

Water Mains. There are existing 16" water mains adjacent to East Rock Creek Road and 24th Avenue N.E. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

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

STAFF RECOMMENDATIONS: The Preliminary Plat for Hallbrooke Addition includes areas that have the stream planning corridor (SPC) identified. Areas within the SPC and in the Lake Thunderbird watershed are subject to the Water Quality Protection Zone (WQPZ) Ordinance (O-1011-52) adopted by City Council on June 28, 2011. This ordinance establishes requirements for stream buffers to protect the stream corridors and Lake Thunderbird.

The buffers provide vegetative materials that reduce water velocities and help remove harmful contaminants from the runoff from storm events.

The WQPZ Ordinance Section 19-601.C contains the following language under the "Variations and Exceptions" Article to the subdivision regulation ordinance:

"Whenever infrastructure has been installed that will benefit the full build-out of a Preliminary Plat which was approved within five (5) years prior to the effective date of this ordinance, the Preliminary Plat shall not be deemed expired, for purposes only of the application of this ordinance, even after the passage of three (3) years from the date of approval of the Preliminary Plat, or five (5) years from the date of approval of the Preliminary Plat if a Final Plat has been filed on a part of the land embraced in the Preliminary Plat."

This provision has been interpreted to provide an exception to the WQPZ Ordinance if factual circumstances described exist for a particular subdivision. Staff supports this exception for the Preliminary Plat for Hallbrooke Addition, as it appears to meet the factual circumstances described in this section to qualify for the exception.

However, after careful consideration of the WQPZ Ordinance and the Preliminary Plat for Hallbrooke Addition, staff has determined that the Preliminary Plat meets or exceeds the requirements of the WQPZ Ordinance. The developer and engineer utilized thoughtful and responsible land planning and development principles that meet the current WQPZ Ordinance. The previous sections of Hallbrooke Addition utilized large open space areas around drainage channels and ponds adjacent to the remaining area to be developed with this preliminary plat. These areas when utilized with WQPZ width averaging exceed the buffer width requirements in the WQPZ Ordinance. In addition, there are multiple ponds in series allowing the water to have adequate storage time to reduce contaminants. Although the applicant does not intend to provide private engineering analysis to support technical compliance, Staff's review of the submittals indicates that an acceptable engineered solution is contained in the development plan to support a reduction in the total width of the WQPZ.

The developer proposes to develop the property as single family development. At the Greenbelt Commission, questions were raised regarding accessibility to Northeast Lions Park. This development has an abundance of common open space that will provide access to the private park within the development and Northeast Lions Park. Planning Commission and City Council have previously approved the preliminary plat as submitted.

Based on the above information, Staff recommends approval of the preliminary plat for Hallbrooke Addition.