

PRELIMINARY PLAT

ITEM NO. 10c

PP-1516-12

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for RED CANYON RANCH ADDITION, A PLANNED UNIT DEVELOPMENT.

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

INFORMATION:

1. Owners. Sweetgrass Communities, LLC.
2. Developer. Sweetgrass Communities, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. December 8, 1966. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be rezoned from A-2 to R-1, RM-2, and RM-6 zoning classifications.
2. December 27, 1966. City Council, on a vote of 6-0, enacted Ordinance No. 1954, rezoning a portion of this property from A-2 to R-1, RM-2, and RM-6 zoning classifications.
3. November 3, 1983. The Norman Board of Parks Commissioners, on a vote of 6-0, voted to accept park land dedication for Woodcrest II Addition.
4. December 15, 1983. Planning Commission, on a vote of 8-0-1, recommended to City Council that this property be placed in R-1, RM-2, C-1 and PL and removed from A-2, R-1, RM-2, and RM-6 zoning classifications.
5. December 15, 1983. Planning Commission on vote of 8-0-1, approved the preliminary plat for Woodcrest II Addition.

HISTORY (CON'T)

6. January 10, 1984. City Council adopted Ordinance No. O-8384-76 placing a portion of this property in R-1, RM-2, C-1 and PL and removing it from A-2, R-1, RM-2 and RM-6 zoning classification.
7. December 15, 1988. Approval of the preliminary plat for Woodcrest II Addition became null and void.
8. June 14, 2001. Planning Commission, on a vote of 6-0-1, recommended to City Council that a portion of this property be placed in R-1, RM-2 and PL and remove it from R-1, RM-2 and PL zoning classifications.
9. June 24, 2001. City Council adopted Ordinance No. O-0001-68 placing a portion of this property in R-1, RM-2 and PL and removing it from R-1, RM-2 and PL zoning classifications.
10. July 25, 2001. City Council approved the preliminary plat for Summerlin Addition.
11. October 14, 2004. Planning Commission, on a vote of 6-0-1 postponed the request to place a portion of this property in a PUD, Planned Unit Development and remove it from R-1, RM-2 and PL zoning classifications.
12. October 14, 2004. Planning Commission, on a vote of 6-0-1, postponed the preliminary plat for Red Rock Addition at the request of the applicant.
13. March 2, 2006. The Norman Board of Parks Commissioners, on a vote of 7-0, recommend private park land for Red Rock Addition.
14. March 9, 2006. Planning Commission, on a vote of 8-0-1 recommended to City Council that this property be placed in C-1, Planned Unit Development and R-1 with Special Use for a Church and removed from RM-2, R-1 and PL zoning classification.
15. March 9, 2006. Planning Commission, on a vote of 8-0-1 recommended to City Council the approval of the preliminary plat for Red Rock Addition with waiver of all requirements for the commercial property.
16. April 25, 2006. City Council postponed Ordinance No. 0-0506-45 that would place this property in C-1, Planned Unit Development and R-1 with Special use for a church and remove it from RM-2, R-1 and PL zoning classified.
17. May 9, 2006. City Council adopted Ordinance NO. 0-0506-45 placing this property in C-1, Planned Unit Development and R-1 with Special Use for a church and removing it from RM-2, R-1 and PL zoning classification.

HISTORY (CON'T)

18. May 9, 2006. City Council approved the preliminary plat for Red Rock Addition with a waiver in alley requirements for the commercial property.
19. April 10, 2008. Planning Commission, on a vote of 8-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Medium Density Residential to Low Density Residential and Commercial Designation and eliminating Open Space/Park Designation.
20. April 10, 2008. Planning Commission, on a vote of 8-0, recommended to City Council this property be placed in the PUD, Planned Unit Development and removing it from R-1, Single Family Dwelling District, C-1, Local Commercial District, and PUD, Planned Unit Development.
21. April 10, 2008. Planning Commission, on a vote of 8-0 recommended to City Council that Proposals “A” and “B” of the preliminary plat for Red Canyon Ranch Addition, a Planned Unit Development, be approved with alley waiver for the commercial property.
22. May 27, 2008. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Medium Density Residential to Low Density Residential and Commercial Designation and eliminating Open Space/Park Designation.
23. May 27, 2008. City Council adopted Ordinance No. O-0708-40 placing this property in the PUD, Planned Unit Development and removing it from PUD, Planned Unit Development, R-1, Single Family Dwelling District and C-1, Local Commercial District.
24. May 27, 2008. City Council approved Proposal “B” of the preliminary plat for Red Canyon Ranch Addition, a Planned Unit Development.
25. May 27, 2015. The approval of the preliminary plat for Red Canyon Ranch became null and void.

IMPROVEMENT PROGRAM:

1. Alley. The engineer for the owner has made a request to waive alley requirements for the commercial property.
2. Fencing and Screening. Fencing and screening will be required adjacent to Tecumseh Road and 12th Avenue N.E. for the residential lots backing up to these principal arterial streets.

IMPROVEMENT PROGRAM (CON'T):

3. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.
4. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
5. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. An 8-inch off-the-plat sanitary sewer main will be constructed to connect to Lift Station "D". The eastern portion of the property will utilize a lift station. The future lot owners will contribute to the maintenance of this lift station.
6. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. A five-foot (5') width sidewalk will be installed adjacent to 12th Avenue N.E. and a five-foot (5') width sidewalk will be installed adjacent to East Tecumseh Road. However, if it is installed adjacent to the street curb an additional foot will be added.
7. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm sewers will be constructed to drain streets and lots. Privately maintained detention facilities will be constructed for the conveyance of storm water.
8. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Twelfth Avenue N.E. is existing. East Tecumseh Road is existing. However, a signalized intersection is proposed in the future with this development and Montoro Ridge Addition located to the south. The developer will contribute with traffic impact fees.
9. Water Mains. Interior water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 24-inch water main adjacent to East Tecumseh Road. There is a proposed 12-inch water main to be constructed adjacent to 12th Avenue N.E.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. 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 letter of request to waive alley requirements are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION:

The engineer for the owner has made a request to waive alley requirements. Subject to the installation of paving with adjacent lots adequate circulation will be provided, staff can support the waiver of alley requirements.

There have been 229 single family residential lots platted with Red Canyon Ranch Addition, Sections 1 through 5. There are 142 proposed single family residential lots remaining. Also, the preliminary plat consists of nine (9) commercial lots and 12 acres of remaining of open space. The property owners association will be responsible of the open space including privately maintained detention facilities.

ACTION NEEDED: Recommend approval or disapproval of the request to waive alley requirements for the commercial property and approval or disapproval of the preliminary plat for Red Canyon Ranch Addition, A Planned Unit Development to the City Council.

ACTION TAKEN: _____