

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2021-9

DATE:
January 8, 2021

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

LOCATION: Generally located on the south side of East Lindsey Street approximately 1/2 mile east of 24th Avenue S.E.

INFORMATION:

1. Owner. Farzaneh Development, LLLP.
2. Developer. Farzaneh Development, LLLP.
3. Engineer. Crafton Tull.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Norman 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. July 17, 1973. City Council approved a request for a lift station as a sanitary sewer solution for this property.
6. February 14, 1974. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the RM-6, Medium Density Apartment District, RM-2, Low Density Apartment District and A-2, Rural Agricultural District and removed from A-2, Rural Agricultural District.
7. February 14, 1974. Planning Commission, on a vote of 7-0, approved the preliminary plat for Indian Creek Addition.
8. March 5, 1974. City Council adopted Ordinance No. O-7374-42 placing this property in the RM-6, Medium Apartment District, RM-2, Low Density Apartment District and A-2, Rural Agricultural District and removing it from A-2, Rural Agricultural District.
9. April 2, 1981. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended park land dedication for East Ridge Addition.

HISTORY (CONT’):

10. April 9, 1981. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the RM-6, Medium Apartment District and RM-2, Low Density Apartment District and removed from RM-6, Medium Density Apartment District, RM-2, Low Density Apartment District and A-2, Rural Agricultural District.
11. April 9, 1981. Planning Commission, on a vote of 8-0, approved the preliminary plat for East Ridge Addition.
12. May 5, 1981. City Council adopted Ordinance No. 0-8081-50, placing this property in RM-6, Medium Density Apartment District and RM-2, Low Density Apartment District and removing it from RM-6, Medium Apartment District, RM-2, Low Density Apartment District and A-2, Rural Agricultural District.
13. April 9, 1986. Approval of the preliminary plat for East Ridge Addition became null and void.
14. June 10, 1993. Planning Commission, on a vote of 6-0, approved the revised preliminary plat for East Ridge Addition.
15. June 10, 1998. Approval of the preliminary plat for East Ridge Addition became null and void.
16. March 8, 2001. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for East Ridge Addition be approved.
17. August 14, 2001. City Council approved the preliminary plat for East Ridge Addition.
18. August 14, 2006. Approvals of the preliminary plat for East Ridge Addition became null and void.
19. February 13, 2020. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from RM-6, Medium Density Apartment District and RM-2, Low Density Apartment District.
20. February 13, 2020. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Turtle Crossing, a Planned Unit Development be approved.
21. March 24, 2020. City Council adopted Ordinance No. O-1920-38 placing this property in the PUD, Planned Unit Development and removing it from RM-6, Medium Density Apartment District and RM-2, Low Density Apartment District.

22. March 24, 2020. City Council approved the preliminary plat for Turtle Crossing Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing will be installed adjacent to East Lindsey Street for the residential lots siding or backing up to 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. City Council at its meeting of March 24, 2020, approved Contract No. K-1920-111 declaring a payback project in which the developer will participate. Turtle Crossing Addition, a Planned Unit Development will gain access to the City's Sanitary Sewer System by a gravity sanitary sewer main and utilizing the Summit Valley Lift Station. Also, the developer has agreed to the monthly lift station fee from lots developed within the Turtle Crossing development.
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. East Lindsey Street will be constructed in accordance with approved plans and City paving standards as an Urban Minor Arterial street. Interior streets will be constructed in accordance with approved plans and City paving standards.
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 owners and they have been reviewed by City Legal staff as to form.
4. Park Land. Park land has been accommodated at the time the entire park site was deeded by the original owner developing East Ridge Addition. This property was originally a part of the East Ridge development.

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

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee approve the program of public improvements and the final site development plan and final plat for Turtle Crossing Addition, a Planned Unit Development and submit them to City Council for consideration.

The final plat consists of 10.52 acres and 43 single-family residential lots.

The final plat is consistent with the preliminary plat.

APPLICATION FOR
DEVELOPMENT COMMITTEE
ACTION

Date: 09/28/2020

Part I: To be Completed by Applicant:

1. Applicant(s):
Farzaneh Development, LLLP

Signature of Applicant(s):

Telephone Number and Address:
2252 N. Broadway, Moore, OK 73160
(405) 692-2222

2. Project Name and Legal Description:
Turtle Crossing
A Part of the Northwest Quarter (NW/4) of Section 3, Township 8 North, Range 2 West of the Indian Meridian, Norman, Cleveland County, OK

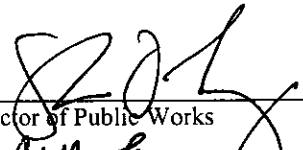
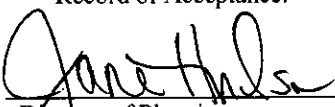
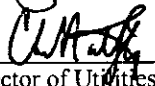

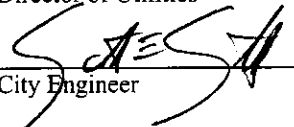

3. Action Request of Development Committee:
This application is to request the Development Committee to approve the public improvements and Final plat for Turtle Crossing

Part II: To Be Completed by Development Committee:

Development Committee Met on: January 8, 2021

Development Committee Findings:
The engineer for the developer has requested the Development Committee approve the program of public improvements, final site development plan and final plat for Turtle Crossing Addition, a Planned Unit Development and submit them to City Council for consideration. The public improvements consist of paving, drainage, sanitary sewer, water, fencing adjacent to Lindsey Street and sidewalks.

Development Committee Recommendations:
Recommend approval of the final site development plan and final plat and submit to City Council for consideration.

		Record of Acceptance:			
		Yes	No	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Director of Public Works			Director of Planning		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Director of Utilities			Planning Services Manager		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
City Engineer			Subdivision Development Manager		