

PRELIMINARY PLAT

ITEM NO. 6b

STAFF REPORT

ITEM: CONSIDERATION OF A PRELIMINARY PLAT FOR COBBLESTONE CREEK ADDITION.

LOCATION: Generally located one-half mile south of Cedar Lane Road on the east side of 12th Avenue S.E.

INFORMATION:

1. Owner. Tim Shannon.
2. Developer. Tim Shannon.
3. Engineer. SMC Consulting Engineers, PC.

HISTORY:

1. February 1, 2001. The Norman Board of Park Commissioners, on a vote of 8-0, recommended fee in lieu of parkland for the area that will be developed as part of the future Urban Service area.
2. March 8, 2001. Planning Commission, on a vote of 5-0, recommended to City Council that a portion of this property be placed in RE, Residential Estates Dwelling District and removed from A-2, Rural Agricultural District.
3. March 8, 2001. Planning Commission, on a vote of 5-0, recommended to City Council that the preliminary plat for Cobblestone Creek Golf Club Addition be approved.
4. May 8, 2001. City Council adopted Ordinance No. O-0001-50 placing a portion of this property in RE, Residential Estates Dwelling District removing it from A-2, Rural Agricultural District.
5. May 8, 2001. City Council approved the preliminary plat for Cobblestone Creek Golf Club Addition.

6. April 4, 2002. The Norman Board of Parks Commissioners recommended fee in lieu of parkland for Cobblestone Creek II Addition.
7. April 11, 2002. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the Current Urban Service Area Designation and removed from the Future Urban Service Area Designation.
8. April 11, 2002. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in R-1 and Special Use for a Golf Course and removed from A-2 zoning classification.
9. April 11, 2002. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Cobblestone Creek II Addition be approved.
10. May 28, 2002. City Council amended the NORMAN 2020 Land Use and Transportation Plan from Urban Service Area Designation to Current Urban Service Area Designation.
11. May 28, 2002. City Council adopted Ordinance No. O-0102-47 placing a portion of this property in R-1, Single Family Dwelling District and removing it from A-2, Rural Agricultural District.
12. May 28, 2002. City Council approved the preliminary plat for Cobblestone Creek Addition.
13. May 28, 2007. Approvals of the preliminary plat for Cobblestone Creek II Addition became null and void.
14. May 10, 2012. Planning Commission, on a vote of 8-0, postponed placing a portion of this property in the Planned Unit Development and removing it from RE, Residential Estates District at the request of the applicant.
15. May 10, 2012. Planning Commission, on a vote of 8-0, postponed the preliminary plat for Cobblestone Creek Addition at the request of the applicant.
16. June 14, 2012. The applicant has made a request to place a portion of this property in the Planned Unit Development and remove it from RE, Residential Estates zoning classification.

IMPROVEMENT PROGRAM:

1. Screening. Screening is not required as a public improvement adjacent to 12th Avenue S.E. Twelfth Avenue S.E. is designated as a collector street.

2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. These locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing any final plat with the County Clerk.
4. Sanitary Sewers. Sanitary sewers will be constructed in accordance with approved plans and City and Department of Environmental Quality standards. The eight (8) lots designated as part of the proposed Planned Unit Development will utilize privately maintained individual sanitary sewer systems. A gravity sanitary sewer system is not available.
5. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks will be constructed adjacent to 12th Avenue S.E. including the lots backing up to 12th Avenue S.E. located in the Planned Unit Development. Sidewalks are not required on the interior street of Augusta Drive located in the Planned Unit Development District.
6. Storm Sewers. Storm water drainage structures will be installed in accordance with approved plans and City drainage standards. A privately maintained detention facility located at the golf course area is being utilized.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Cobblestone Creek Drive and Augusta Drive located south of Cobblestone Creek Drive currently exist. Twelfth Avenue S.E. will be constructed to collector standards adjacent to the R-1 single family residential lots.
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 12-inch water main adjacent to 12th Avenue S.E. for a portion of the property. A water main will be constructed adjacent to 12th Avenue SE to the south end of the plat. There is an existing 12-inch water main adjacent to Cobblestone Creek Drive. Also, an 8-inch water main is adjacent to Augusta Drive.

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

STAFF COMMENTS AND RECOMMENDATION: The developer proposes to develop this property as a single family development with a portion of the property to be utilized as open space/golf course. Staff recommends approval of the preliminary plat for Cobblestone Creek Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Cobblestone Creek Addition to City Council.

ACTION TAKEN: _____