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PRELIMINARY PLAT  
PP-1920-5

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ITEM NO. 8c

**STAFF REPORT**

**ITEM:** Consideration of a Revised Preliminary Plat for **COBBLESTONE CREEK SENIOR COMMUNITY** (Previously known as Cobblestone Creek Addition).

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

**INFORMATION:**

1. Owner. CCDG, L.L.C.
2. Developers. Juniper Norman OZ Senior Housing L.P. and CCDG, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Corporate City Limits.
2. January 23, 1961. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
3. March 8, 2001. Planning Commission, on a vote of 5-0, postponed indefinitely a request to place a portion of this property in a PUD, Planned Unit Development.
4. April 4, 2002. The Norman Board of Parks Commissioners recommended fee in lieu of parkland for Cobblestone Creek II Addition.
5. April 11, 2002. Planning Commission, on a vote of 8-0, 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.

6. April 11, 2002. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in R-1, Single Family Dwelling District and the remainder of the property in R-1, Single-Family Dwelling District with Special Use for a Golf Course and removed from A-2, Rural Agricultural District.
7. April 11, 2002. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Cobblestone Creek II Addition be approved.
8. May 28, 2002. City Council amended the NORMAN 2020 Land Use and Transportation Plan from Future Urban Service Area Designation to Current Urban Service Area Designation.
9. 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 the remainder of this property in R-1, Single-Family District with Special Use for a Golf Course and removing it from A-2, Rural Agricultural District.
10. May 28, 2002. City Council approved the preliminary plat for Cobblestone Creek II Addition.
11. May 28, 2007. Approvals of the preliminary plat for Cobblestone Creek II Addition became null and void.
12. June 14, 2012. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Cobblestone Creek Addition be approved.
13. July 24, 2012. City Council approved the preliminary plat for Cobblestone Creek Addition.
14. August 6, 2015. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended fee in lieu of park land.
15. August 13, 2015. Planning Commission, on a vote of 8-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to High Density Residential Designation on a portion of the property.
16. August 13, 2015. Planning Commission, on a vote of 8-0, recommended to City Council rezoning a portion of the property from R-1, Single Family Dwelling District to PUD, Planned Unit Development.
17. August 13, 2015. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Cobblestone Creek Addition be approved.

## **HISTORY (CON'T)**

18. September 22, 2015. City Council amended the NORMAN 2025 Land Use and Transportation Plan removing a portion of the property from Low Density Residential Designation and placing it into the High Density Designation.
19. September 22, 2015. City Council adopted Ordinance No. O-1516-8 placing a portion of this property in the PUD, Planned Unit Development and removing it from the R-1, Single-Family Residential Dwelling District.
20. September 22, 2015. City Council approved the preliminary plat for Cobblestone Creek Addition.
21. October 10, 2019. The applicants have made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to High Density Residential Designation for a portion of the property.
22. October 10, 2019. The applicants have made a request to rezone a portion of this property from R-1, Single-Family Dwelling District to PUD, Planned Unit Development.

## **IMPROVEMENT PROGRAM:**

1. Screening. Screening is not required as a public improvement adjacent to 12<sup>th</sup> Avenue S.E. Twelfth Avenue S.E. is classified as a collector street.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City standards. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing the final plat with the Cleveland County Clerk.
4. Sanitary Sewers. Sanitary sewers will be constructed in accordance with approved plans and City and Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be constructed adjacent to 12<sup>th</sup> Avenue S.E. Sidewalks will be constructed on the north side of Cobblestone Creek Drive and sidewalks will be constructed on both sides of Augusta Drive.
6. Drainage. Storm water drainage structures will be installed in accordance with approved plans and City drainage standards. Based on the location of this property within the basin, staff is recommending fee in lieu of detention.

**PUBLIC IMPROVEMENTS (CON'T)**

7. Streets. Twelfth Avenue S.E. and Augusta Drive will be constructed in accordance with City standards. The applicant proposes to reconstruct a portion of the existing Cobblestone Creek Drive.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There are existing 12-inch water mains adjacent to 12<sup>th</sup> Avenue S.E. and Cobblestone Creek Drive. A proposed 8-inch water main will be installed 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 revised preliminary plat are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** This development consists of 15.64 acres. The proposed senior living center including public rights-of-way consists of 7.09 acres and Block B, open space/golf course consists of 8.55 acres.

**ACTION NEEDED:** Recommend approval or disapproval of the revised preliminary plat for Cobblestone Creek Senior Community to City Council.

**ACTION TAKEN:** \_\_\_\_\_