

PRELIMINARY PLAT

ITEM NO. 12c

PP-1213-16

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**STAFF REPORT**

**ITEM:** Consideration of a Preliminary Plat for ASPEN HEIGHTS ADDITION, A PLANNED UNIT DEVELOPMENT.

**LOCATION:** Generally located on the south side of Imhoff Road and one-quarter of a mile east of Classen Boulevard (Highway No. 77).

**INFORMATION:**

1. Owner. Breckenridge Land Acquisition, LP.
2. Developer. Breckenridge Land Acquisition, LP.
3. Engineer. SMC Consulting Engineers, PC.

**HISTORY:**

1. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.
3. April 4, 2013. The Norman Board of Parks Commissioners is scheduled to consider park land requirements for the preliminary plat for Aspen Heights Addition, a Planned Unit Development. Results of that consideration will be presented separately.
4. April 11, 2013. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Medium Density Residential Designation.
5. April 11, 2013. The applicant has made a request to place this property in the Planned Unit Development (PUD) and remove it from A-2, Rural Agricultural District.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City Standards. Their locations have been approved by the Fire Department.
2. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. The interior sanitary sewers will be privately maintained.
3. Sidewalks. Sidewalks will be required adjacent to Imhoff Road.
4. Storm Sewers. Storm water runoff will be conveyed to a proposed privately-maintained detention facility. There is a proposal to eliminate an existing pond. It will be required to be filled in with suitable fill material.
5. Streets. Imhoff Road paving is existing.
6. Water Mains. Interior water mains will be installed to serve proposed fire hydrants. There is an existing 12-inch (12") water main adjacent to Imhoff Road and a 24-inch (24") water main adjacent to State Highway No. 9. The interior water lines will connect to the 12-inch (12") water main and 24-inch (24") water main creating a looped system.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Right-of-Way. All required right-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 project will consist of 158 units with three story buildings. The proposal is to have a gated development. Entry has been designed to satisfy City of Norman standards. There is one proposed access to the property. Staff recommends approval subject to the approvals of the NORMAN 2025 Land Use and Transportation Plan (LUP-1213-9) and Ordinance No. O-1213-41.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for Aspen Heights Addition, a Planned Unit Development to City Council.

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