

FINAL PLAT
FP-1213-21

ITEM NO. 5

STAFF REPORT

ITEM: Consideration of a Final Plat for RED CANYON RANCH ADDITION, SECTION 4, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located one-quarter mile west of 12th Avenue NE and one-quarter mile north of East 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 zoning classification.
2. December 27, 1966. City Council, on a vote of 6-0, adopted Ordinance No. 1954, rezoning a portion of this property from A-2 to R-1 zoning classification.
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 and RM-2, and removed from A-2 and R-1 zoning classifications.
5. December 15, 1983. Planning Commission, on vote of 8-0-1, approved the preliminary plat for Woodcrest II Addition.
6. January 10, 1984. City Council adopted Ordinance No. O-8384-76, placing a portion of this property in R-1 and RM-2, and removing it from A-2 and R-1 zoning classifications.
7. December 15, 1988. Approval of the preliminary plat for Woodcrest II Addition became null and void.

HISTORY (con't)

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 and RM-2, and removing it from R-1 and RM-2 zoning classifications.
9. June 14, 2001. Planning Commission, on a vote of 6-0-1, recommended to City Council that the preliminary plat for Summerlin Addition be approved.
10. July 25, 2001. City Council adopted Ordinance No. O-0001-68 placing this property in R-1 and RM-2 and removing it from R-1 and RM-2 zoning classifications.
11. July 25, 2001. City Council approved the preliminary plat for Summerlin Addition.
12. October 14, 2004. Planning Commission, on a vote of 6-0-1, postponed the request to place this property in a PUD, Planned Unit Development and remove it from R-1 and RM-2 zoning classifications.
13. 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.
14. March 2, 2006. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended private park land for Red Rock Addition.
15. March 9, 2006. Planning Commission, on a vote of 8-0-1, recommended to City Council that this property be placed in Planned Unit Development and removed from RM-2 and R-1 zoning classifications.
16. 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.
17. April 25, 2006. City Council postponed Ordinance No. O-0506-45 that would place this property in Planned Unit Development and R-1 with Special use for a church and remove it from RM-2, R-1 and PL zoning classifications.
18. May 9, 2006. City Council adopted Ordinance No. O-0506-45 placing this property in Planned Unit Development and removing it from RM-2 and R-1 zoning classifications.
19. May 9, 2006. City Council approved the preliminary plat for Red Rock Addition.
20. April 10, 2008. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the Planned Unit Development and removing it from R-1, C-1 and PUD.

HISTORY (con't)

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 adopted Ordinance No. O-0708-40 placing this property in the Planned Unit Development.
23. May 27, 2008. City Council approved the preliminary plat (Proposal "B") for Red Canyon Ranch Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Norman Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.
5. 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. A privately maintained detention facility will be constructed for the conveyance of storm water.
6. Streets. 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.

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.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat and final plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: There are 41 proposed residential lots and one detention pond/common open space. The property owners association will be responsible for the open space properties which includes a privately maintained detention facility. Staff recommends approval of the final plat for Red Canyon Ranch Addition, Section 4, a Planned Unit Development.

ACTION NEEDED: Approve or disapprove the final plat for Red Canyon Ranch Addition, Section 4, a Planned Unit Development.

ACTION TAKEN: _____