

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-1415-13

DATE:  
January 30, 2015

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### STAFF REPORT

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

**LOCATION:** Located at the southeast corner of the intersection of 48<sup>th</sup> Avenue N. W. and West Tecumseh Road.

**INFORMATION:**

1. Owners. Sassan Moghadam.
2. Developer. Sassan Moghadam.
3. Engineer. SMC Consulting Engineers, P.C.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the City of Norman.
2. December 19, 1961. Planning Commission recommended that this property be placed in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. February 2, 2012. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended fee in lieu of park land requirements.
5. February 9, 2012. Planning Commission, on a vote of 7-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Flood Plain Designation and Very Low Density Residential Designation to Low Density Residential Designation for a portion of this property.
6. February 9, 2012. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in the Planned Unit Development and removed from A-2, Rural Agricultural District.
7. February 9, 2012. Planning Commission, on a vote of 7-0, recommended approval of the preliminary plat for Fountain View North Addition containing a portion of this property.

## **HISTORY (CONT'D):**

8. March 13, 2012. City Council amended the NORMAN 2025 Land Use and Transportation Plan removing a portion of this property from Flood Plain Designation and Very Low Density Residential Designation to Low Density Residential Designation.
9. March 13, 2012. City Council adopted Ordinance No. O-1112-23 placing a portion of this property in the Planned Unit Development and removing it from A-2, Rural Agricultural District.
10. March 13, 2012. City Council approved the preliminary plat for Fountain View North Addition, a Planned Unit Development containing a portion of this property.
11. June 14, 2012. Planning Commission, on a vote of 9-0, approved the final plat for Fountain View North Addition, a Planned Unit Development containing a portion of this property.
12. March 14, 2013. Planning Commission, on a vote of 8-0, postponed a request to place the remainder of this property in the Planned Unit Development and remove it from A-2, Rural Agricultural District.
13. March 14, 2013. Planning Commission, on a vote of 8-0, postponed the revised preliminary plat for Fountain View North Addition, a Planned Unit Development.
14. April 11, 2013. Planning Commission, on a vote of 8-0 recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Flood Plain Designation and amending a portion of this property from Low Density Residential Designation to Very Low Density Residential Designation.
15. April 11, 2013. Planning Commission, on a vote of 8-0 recommended to City Council placing a portion of this property in the Planned Unit Development and removing it from A-2, Rural Agricultural District.
16. April 11, 2013. Planning Commission, on a vote of 8-0, recommended approval of the revised preliminary plat for Fountain View North Addition.
17. May 28, 2013. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Flood Plain Designation and amending a portion of this property from Low Density Residential Designation to Very Low Density Designation.
18. May 28, 2013. City Council adopted Ordinance No. O-1213-35 amending Ordinance No. O-1112-23, The Fountain View North Planned Unit Development and removing a portion of this property from A-2, Rural Agricultural to PUD, Planned Unit Development.

## **HISTORY (CONT'D):**

19. May 28, 2013. City Council approved the revised preliminary plat for Fountain View North Addition, a Planned Unit Development.

## **IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. A sanitary sewer main will be installed in accordance with approved plans and City and Department of Environmental Quality standards to serve the proposed lots.
4. Sidewalks. Sidewalks will be constructed adjacent to 48<sup>th</sup> Avenue N.W. The owner/developer proposes sidewalks adjacent to the private streets.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Detention facility will be utilized in the northwest portion of the property. It will be maintained by a Property Owners Association.
6. Streets. Although private, an interior street will be constructed in accordance with approved plans and City paving standards. The private street accessing Tecumseh Road serving the large residential lots is proposed to be a gated community. Currently 48<sup>th</sup> Avenue N.W. is designated as a minor arterial street and will be constructed as a collector street. Staff is recommending deferral of the street paving improvements.
7. Water Mains. An eight-inch (8") water main will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. There are existing twelve-inch (12") water mains adjacent to West Tecumseh Road and 48<sup>th</sup> Avenue N.W.

## **PUBLIC DEDICATIONS:**

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way are dedicated to the City on the final plat.

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

**STAFF COMMENTS AND RECOMMENDATION:** The engineer for the developer has requested the City Development Committee review the final plat for VII Addition, a Planned Unit Development and submit it to City Council for consideration.

This property consists of 8.83 acres, 7 large single family residential lots and an open space lot containing a detention pond plus a private street that will be maintained by a mandatory Property Owners' Association. This is proposed as a gated development and the developer has incorporated the entry design to meet private road gated subdivisions. The Development Committee supports the final plat for VII Addition, a Planned Unit Development with deferral of street paving improvements for 48<sup>th</sup> Avenue N.W. and recommends the final plat be submitted to City Council for its consideration. Traffic Impact fee for the traffic signal at West Tecumseh Road and 48<sup>th</sup> Avenue N.W. has been determined to be \$937.64.

Covenants have been reviewed and approved by City Legal staff.

The final plat is consistent with the approved revised preliminary plat.