

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1617-10

DATE:
January 26, 2017

STAFF REPORT

ITEM: Consideration of a Final Plat for VINTAGE CREEK ADDITION, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located on the north side of West Tecumseh Road and one-half mile east of 12th Avenue N.W.

INFORMATION:

1. Owner. Vintage Creek, L.L.C.
2. Developer. Vintage Creek, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the City limits.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in 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. March 5, 2015. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended private park land which will include construction of the Legacy Trail, dedication of a pedestrian easement for the trail, and the City's perpetual maintenance of said trail, once constructed (the HOA will maintain the open space/private park beyond the trail width) for Vintage Creek Addition, a Planned Unit Development.
5. March 9, 2015. The Flood Plain Permit Committee approved Flood Plain Permit No. 556 permitting a small amount of fill to be utilized for a public street (Legacy Court). An equal amount of material will be removed from the flood plain providing compensatory storage.

6. March 12, 2015. Planning Commission, on a vote of 6-1, recommended amending the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Service Area and Low Density Residential.
7. March 12, 2015. Planning Commission, on a vote of 6-1, recommended placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District.
8. March 12, 2015. Planning Commission, on a vote of 6-1, recommended to City Council the approval of Vintage creek Addition, a Planned Unit Development.
9. April 28, 2015. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Service Area and Low Density Residential.
10. April 28, 2015. City Council adopted Ordinance No. O-1415-8 placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District.
11. April 28, 2015. City Council approved the preliminary plat for Vintage Creek Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fencing and Screening. Fencing and screening will be required adjacent to West Tecumseh Road for the residential lots backing or siding the principal arterial street.
2. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of a final plat.
4. Sanitary Sewers. Sanitary sewer interceptors are existing and will serve this area. Sanitary sewer improvements will be constructed in accordance with approved plans and City and State Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be constructed adjacent to the interior residential lots. There is an existing sidewalk adjacent to West Tecumseh Road. A variable width Legacy Trail will be installed in the open space properties by the developer and connect to the Little River Trails Legacy Trail System.
6. Drainage. Drainage and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be constructed for the conveyance of storm water. A

Property Owners Association will be established for the maintenance of the detention facilities, open spaces and private park land.

7. Streets. Interior streets will be constructed in accordance with approved plans and City paving standards. West Tecumseh Road is existing.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. There is an existing 24" water main located on the south side of West Tecumseh Road.
9. Flood Plain. The Flood Plain Permit Committee approved Flood Plain Permit No. 556. The purpose of the permit is to construct a public street across the flood plain to serve four proposed lots. There is no proposed fill within the flood plain for the proposed residential lots. There are five lots (Lots 25-29, Block 4) will contain flood plain however the buildable area will be outside the flood plain.
10. Water Quality Protection Zone. This property contains Water Quality Protection Zone (WQPZ). An engineering solution has been submitted to address the WQPZ. The owners have submitted covenants for protecting the WQPZ.

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 site development plan typical/final plat are included as attachments.

DEVELOPMENT COMMITTEE: The engineer for the developer has requested the Development Committee review and approve the program of public improvements, typical final site development plan/final plat for Vintage Creek Addition, a Planned Unit Development and submit it to City Council for consideration.

This property consists of 82 plus acres and 186 single family residential lots. Within the 82 acres, 25.49 acres will be utilized for open space. The owners propose open space areas throughout the development that will be maintained by a Mandatory Property Owners Association. Covenants have been reviewed by City Legal Department.

The final plat is consistent with the approved preliminary plat.