

REVISED PRELIMINARY PLAT

PP-1617-6

ITEM NO. 6b

STAFF REPORT

ITEM: Consideration of a Revised Preliminary Plat for STONE LAKE ADDITION.

LOCATION: Generally located on the south side of East Lindsey Street approximately one-half mile east of 24th Avenue S.E.

INFORMATION:

1. Owner. Shay Development.
2. Developer. Shay Development.
3. Engineer. Morris Engineering & Surveying

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the City of Norman Corporate limits.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in the A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
4. February 6, 2014. The Norman Board of Parks Commissioners, on a vote of 7-0 recommended fee in lieu of park land for Stone Lake Addition.
5. February 13, 2014. Planning Commission, on a vote of 5-0 postponed a request to amend the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area at the request of the applicant.
6. February 13, 2014. Planning Commission, on a vote of 5-0 postponed a request to place this property in R-1, Single Family Dwelling District and remove it from A-2, Rural Agricultural District at the request of the applicant.

7. February 13, 2014. Planning Commission, on a vote of 5-0, postponed the preliminary plat for Stone Lake Addition at the request of the applicant.
8. March 13, 2014. Planning Commission, on a vote of 8-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area.
9. March 13, 2014. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in R-1, Single Family Dwelling District and remove it from A-2, Rural Agricultural District.
10. March 13, 2014. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Stone Lake Addition be approved.
11. June 2, 2014. The owners withdrew Resolution No. R-1314-120 and Ordinance No. O-1314-35 from City Council consideration.
12. June 2, 2014. The owners withdrew the preliminary plat from City Council consideration based on the fact a suitable sanitary sewer solution was not available at the time.
13. March 12, 2015. Planning Commission, on a vote of 6-1, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan to place this property in the Current Urban Service Area and remove it from Future Urban Service Area.
14. March 12, 2015. Planning Commission, on a vote of 6-1, recommended to City Council that this property be placed in R-1, Single Family Dwelling District and removed from A-2, Rural Agricultural District.
15. March 12, 2015. Planning Commission, on a vote of 6-1, recommended to the City Council that the preliminary plat for Stone Lake Addition be approved.
16. April 28, 2015. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing this property in the Current Urban service Area and removing it from Future Urban service Area.
17. April 28, 2015. City Council adopted Ordinance No. O-1415-34 placing this property in R-1, Single Family Dwelling District and removing it from A-2, Rural Agricultural Dwelling District.
18. April 28, 2015. City Council approved the preliminary plat for Stone Lake Addition with a requirement to provide public pedestrian access in the southwest corner of the property into the future Summit Valley Addition.

19. April 28, 2015. City Council approved Contract Number K-1415-130 a contract by and between the Norman Utilities Authority and Shay Development for the purpose of implementing a lift station operation, maintenance and replacement fee for East Ridge Lift Station serving Stone Lake Addition.
20. January 12, 2017. The applicant has made a request to place a portion of this property in the R-1, Single Family Dwelling District and remove it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing (screening) will be installed for lots backing or siding East Lindsey Street.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. Utilities Department supports the sanitary sewer solution as long as the following conditions are met:
 - a. Developer construction of a sanitary sewer solution including a gravity sewer to the north boundary of their property deep enough allowing the existing Sienna Springs Lift Station to be removed from service. The developer will install an off plat gravity sanitary sewer connecting the development to the existing East Ridge Lift Station;
 - b. Staff has received letters from property owners agreeing to a sanitary sewer main installation across their property. Easements will be required at the time of installation, and,
 - c. City Council has approved Contract No. K-1415-130 with Shay Development regarding a Lift Station Agreement and Fee to be included on future utility bills for the development.

The East Ridge Lift Station has capacity to serve Sienna Springs Additions and Stone Lake Addition.

4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. A five foot (5') width sidewalk will be required adjacent to East Lindsey Street. A pedestrian easement in the southwest portion of the property has been provided at the request of City Council. A note has been placed on the preliminary plat and a note will be placed on the final plat stating the pedestrian access cannot be fenced.

5. Storm Sewers. Storm water runoff will be conveyed to proposed privately-maintained detention facility to be located within the property. Staff requested a drainage easement for the storm water discharge. There was a question of the possibility of a designated “no man’s land” within the needed easement. The owners requested information through a title company for the determination of the ownership of the land. Through that research it was determined the land should have been attached to their property. As a result of their finding, a revised preliminary plat was needed to correct the matter. A mandatory Property Owner’s Association will be required to maintain the detention facility and any open space areas.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. East Lindsey Street will be constructed as a half-width principal arterial street.
7. 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 twelve-inch (12”) water main adjacent to East Lindsey Street.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat. Additional off plat sanitary sewer easements will be required prior to installation.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 10.91 acres with 42 proposed single family lots. The one entrance to the development meets City standards and specifications regarding spacing of street intersections with a principal arterial street. Staff recommends approval of the revised preliminary plat for Stone Lake Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Stone Lake Addition to City Council subject to the approval of Ordinance No. O-1617-22.

ACTION TAKEN: _____