



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1920-11

File ID: PP-1920-11 **Type:** Preliminary Plat **Status:** Non-Consent Items

Version: 1 **Reference:** Item 32 **In Control:** City Council

Department: Public Works Department **Cost:** **File Created:** 01/17/2020

File Name: Turtle Crossing PUD Prelim Plat **Final Action:**

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR TURTLE CROSSING, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED ON THE SOUTH SIDE OF EAST LINDSEY STREET APPROXIMATELY ONE-FOURTH MILE EAST OF 24TH AVENUE S.E)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Turtle Crossing, a Planned Unit Development.

ACTION TAKEN: _____

Agenda Date: 03/24/2020

Agenda Number: 32

Attachments: Traffic Table, Location Map, Preliminary Plat (01.30.2020), Staff Report - Plat, Transportation Impacts, Master Development Plan, Pre-Development Summary, 2-13-20 PC Minutes - Turtle Crossing

Project Manager: Ken Danner Subdivision Development Manager

Entered by: cydney.karstens@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	02/13/2020	Recommended for Adoption at a subsequent City Council Meeting	City Council	03/24/2020		Pass
Action Text: A motion was made by Jan, seconded by Knotts, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 3/24/2020. The motion carried by the following vote:							

Text of Legislative File PP-1920-11

Body

BACKGROUND: This item is a preliminary plat for Turtle Crossing Addition, a Planned Unit Development that is generally located on the south side of East Lindsey Street approximately ¼

mile east of 24th Avenue S.E. The owners/developers propose 43 single-family lots within a Planned Unit Development on 10.51 acres. Due to the topography, the area proposed within the PUD is the only designed area for development. The preliminary plat contains 28.35 acres with a large amount of Water Quality Protection Zone (WQPZ). The WQPZ area will be left undisturbed.

Planning Commission, at its meeting of February 13, 2020, recommended to City Council placing a portion of this property in a Planned Unit Development. In addition, Planning Commission recommended approval of the preliminary plat for Turtle Crossing Addition, a Planned Unit Development.

DISCUSSION: The proposed 43 single-family residential lots in this addition are expected to generate approximately 484 trips per day, 40 AM peak hour trips, and 49 PM peak hour trips. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold, no traffic impact information was collected with this application. The development is proposed for location along the south side of Lindsey Street just east of 24th Avenue SE. (See traffic table)

The proposed addition will access Lindsey Street between 24th Avenue SE and 36th Avenue SE. In addition, the addition will include stub-outs for future connections to future developments to the south. Capacity clearly exceeds demand in this area. As such, no off-site improvements are anticipated.

PUBLIC IMPROVEMENTS.

1. **Fencing.** Fencing will be installed for the residential lots backing or siding 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 Department of Environmental Quality standards. The proposed current service area will utilize an existing lift station. City Council is scheduled to consider Contract No. K-1920-111 declaring a payback project in which the developer of this property will participate. Turtle Crossing Addition, a Planned Unit Development will gain access to the City's Sanitary Sewer System by a gravity sanitary sewer and utilizing the Summit Valley Lift Station.
4. **Sidewalks.** Sidewalks will be constructed adjacent to Lindsey Street. Sidewalks will be constructed adjacent to the interior streets within the development.
5. **Storm Sewers.** Stormwater runoff will be conveyed to proposed detention facilities.
6. **Streets.** Lindsey Street will be constructed in accordance with approved plans and City paving standards for an Urban Minor Arterial street. Interior streets will be constructed in

accordance with city paving standards.

7. **Water Mains.** There is an existing twelve-inch (12") water main adjacent to Lindsey Street. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

PUBLIC DEDICATIONS.

1. **Rights-of-Way and Easements.** All rights-of-way and easements will be dedicated to the City with final platting.
2. **Park Land.** Park land has been accommodated at the time the entire park site was deeded by the original owner developing East Ridge Addition. This property was originally a part of the East Ridge development.

RECOMMENDATION: Staff recommends approval of the preliminary plat for Turtle Crossing Addition, a Planned Unit Development.