



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1415-16

File ID: PP-1415-16

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 33

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 02/17/2015

File Name: Vintage Creek Preliminary Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR VINTAGE CREEK ADDITION, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED ON THE NORTH SIDE OF WEST TECUMSEH ROAD APPROXIMATELY ONE-HALF MILE EAST OF 12TH AVENUE N.W.)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Vintage Creek Addition, a Planned Unit Development.

ACTION TAKEN: _____

Agenda Date: 04/28/2015

Agenda Number: 33

Attachments: Text File Vintage Creek PP, Traffic Impacts, Location Map, Preliminary Plat, Staff Report, Staff Report Addendum, Transportation Impacts, Pre-Development Summary, Greenbelt Comments, 3-12-15 PC Minutes

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	03/12/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council	04/28/2015		Pass
Action Text: A motion was made by Sherrer, seconded by Lewis, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 4/28/2015. The motion carried by the following vote:							

Text of Legislative File PP-1415-16

Body

BACKGROUND: This item is a preliminary plat for Vintage Creek Addition, a Planned Unit Development and is generally located on the north side of West Tecumseh Road and one-half of a mile east of 12th Avenue N.W. This property consists of 82.40 acres and 185 residential single-family lots. There are 25.49 acres within the 82 plus acres that will contain open space, privately maintained storm water detention, private park land and Water Quality Protection Zone (WQPZ). Covenants will be required with final plats.

The Norman Board of Parks Commissioners, at their meeting of March 5, 2015, recommended private park land dedication 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.

The City Flood Plain Permit Committee approved Flood Plain Permit No. 556 on March 9, 2015 on a vote of 6-0. With the approval, a small amount of fill will be utilized for a public street crossing (Legacy Court). An equal amount of material will be removed from the flood plain providing compensatory storage.

Planning Commission, at its meeting of March 12, 2015, recommended to City Council amending the NORMAN 2015 Land Use and Transportation Plan placing this property in Current Urban Service Area. At its same meeting, Planning Commission recommended placing this property in Planned Unit Development (PUD) and removing it from A-2, Rural Agricultural District. In addition, Planning Commission recommended approval of the preliminary plat for Vintage Creek Addition, a Planned Unit Development.

DISCUSSION: The proposed 185 single-family residential lots in this addition are expected to generate approximately 1,858 trips per day, 140 AM peak hour trips, and 184 PM peak hour trips. The development is located along the north side of Tecumseh Road midway between 12th Avenue NW and Porter Avenue. Traffic capacities on Tecumseh Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

Since the development, as proposed, generates more than 100 peak hour trips, this development was required to submit a traffic impact study. This traffic impact study was prepared by Traffic Engineering Consultants, Inc., for SMC Consulting Engineers, P.C. and was received by city staff in February, 2015. The development will be served by two streets that will access Tecumseh Road. One will be located between Black Mountain Way and Greenleaf Trails and the second between Greenleaf Trails and Charleston Road. The access provided to the Vintage Creek Addition will be by way of public streets which are not addressed in the driveway spacing criteria in the City's Engineering Design Criteria.

Public improvements for this property consist of the following:

Fencing (screening). Fencing will be installed adjacent to West Tecumseh Road for the residential lots backing or siding the principal arterial street.

Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.

Sanitary Sewers. Eight inch (8") sanitary sewer mains (or larger) are proposed for this development. Their connections will be to an existing interceptor main located on the property.

Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks are existing adjacent to West Tecumseh Road.

Drainage. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards and conveyed to proposed privately maintained detention facilities.

Streets. Streets will be constructed in accordance with approved plans and City paving standards. West Tecumseh Road is existing.

Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 24" water main located on the south side of West Tecumseh Road.

Public Dedications: All rights-of-ways and easements will be dedicated to the City with final platting.

STAFF RECOMMENDATION: Based on the above information, Staff recommends approval of the preliminary

plat for Vintage Creek Addition, a Planned Unit Development subject to approval of R-1415-83 and O-1415-8.