
PRELIMINARY PLAT

ITEM NO. 8b

PP-1920-11

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **TURTLE CROSSING ADDITION, A PLANNED UNIT DEVELOPMENT** (Formerly a part of East Ridge Addition).

LOCATION: Generally located on the south side of East Lindsey Street approximately 1/2 mile east of 24th Avenue S.E.

INFORMATION:

1. Owner. Farzaneh Development, LLLP.
2. Developer. Farzaneh Development, LLLP.
3. Engineer. Crafton Tull.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Norman Corporate City Limits.
3. October 30, 1961. Planning Commission recommended placing this property in the A-2, Rural Agricultural District.
4. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
5. July 17, 1973. City Council approved a request for a lift station as a sanitary sewer solution for this property.
6. February 14, 1974. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the RM-6, Medium Density Apartment District, RM-2, Low Density Apartment District and A-2, Rural Agricultural District and removed from A-2, Rural Agricultural District.

7. February 14, 1974. Planning Commission, on a vote of 7-0, approved the preliminary plat for Indian Creek Addition.
8. March 5, 1974. City Council adopted Ordinance No. O-7374-42 placing this property in the RM-6, Medium Apartment District, RM-2, Low Density Apartment District and A-2, Rural Agricultural District and removing it from A-2, Rural Agricultural District.
9. April 2, 1981. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended park land dedication for East Ridge Addition.
10. April 9, 1981. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the RM-6, Medium Apartment District and RM-2, Low Density Apartment District and removed from RM-6, Medium Density Apartment District, RM-2, Low Density Apartment District and A-2, Rural Agricultural District.
11. April 9, 1981. Planning Commission, on a vote of 8-0, approved the preliminary plat for East Ridge Addition.
12. May 5, 1981. City Council adopted Ordinance No. 0-8081-50, placing this property in RM-6, Medium Density Apartment District and RM-2, Low Density Apartment District and removing it from RM-6, Medium Apartment District, RM-2, Low Density Apartment District and A-2, Rural Agricultural District.
13. April 9, 1986. Approval of the preliminary plat for East Ridge Addition became null and void.
14. June 10, 1993. Planning Commission, on a vote of 6-0, approved the revised preliminary plat for East Ridge Addition.
15. June 10, 1998. Approval of the preliminary plat for East Ridge Addition became null and void.
16. March 8, 2001. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for East Ridge Addition be approved.
17. August 14, 2001. City Council approved the preliminary plat for East Ridge Addition.
18. August 14, 2006. Approvals of the preliminary plat for East Ridge Addition became null and void.

19. February 13, 2020. The applicant has made a request to place a portion of this property in the PUD, Planned Unit Development and remove it from RM-6, Medium Density Apartment District and RM-2, Low Density Apartment District.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing will be installed adjacent to East Lindsey Street for the residential lots backing up to the arterial street.
2. Fire Hydrants. Fire hydrants have been 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. This area will be served by an existing lift station. Utilities Department supports the sanitary sewer solution as long as the developer and City Council approve a Lift Station Agreement and Fee to be included on future utility bills for this development.
4. Sidewalks. A 5' to 6' wide sidewalk will be installed adjacent to East Lindsey Street. Sidewalks adjacent to the interior streets will be installed in accordance with approved plans and City standards.
5. Drainage. Drainage will be conveyed to a privately-maintained detention facility.
6. Streets. East Lindsey Street will be constructed in accordance with approved plans and City paving standards as an Urban Minor Arterial street. Interior streets will be constructed in accordance with approved plans and City paving standards.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. A 12" water main is existing adjacent to East Lindsey Street.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All required rights-of-way will be dedicated to the City on the final plat.
3. 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.

4. Water Quality Protection Zone. This property contains WQPZ. An engineering solution is proposed to address the WQPZ. With final platting, the owners will submit covenants for the purpose of protecting the WQPZ.

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

STAFF COMMENTS AND RECOMMENDATION: The developer proposes 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. Staff recommends approval of the preliminary plat for Turtle Crossing Addition, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Turtle Crossing Addition, a Planned Unit Development to City Council.

ACTION TAKEN: _____