

PRELIMINARY PLAT

ITEM NO. 3

PP-1920-1

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**STAFF REPORT**

ITEM: CONSIDERATION OF A PRELIMINARY PLAT FOR CARRINGTON PLACE ADDITION.  
(Reapproval)

LOCATION: Generally located south and west of the intersection of 36<sup>th</sup> Avenue N.W. and West Franklin Road.

INFORMATION:

1. Owner. Carrington Place, L.L.C.
2. Developer. Carrington Place, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City Limits.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
3. May 6, 1999. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended parkland dedication for Carrington Place Addition.
4. May 13, 1999. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in R-1, Single-Family Dwelling District and removed from A-2, Rural Agricultural District. This area has been developed.
5. May 13, 1999. Planning Commission, on a vote of 6-0, approved the preliminary plat for Carrington Place Addition.
6. June 22, 1999. City Council adopted Ordinance No. O-9899-40 placing a portion of this property in R-1, Single-Family Dwelling District and removing from A-2, Rural Agricultural District. This area has been developed.

HISTORY (Con't)

7. January 9, 2003. Planning Commission, on a vote of 6-1-1, recommended to City Council the amendment of the NORMAN 2020 Land Use and Transportation Plan to place a portion of the property in the Current Low Density Residential, Medium Density Residential and Commercial Designations and remove it from Very Low Density Residential and Future Low Density Residential Designations.
8. January 9, 2003. Planning Commission, on a vote of 6-1-1, recommended approval of the revised preliminary plat for Carrington Place Addition.
9. February 11, 2003. City Council amended the NORMAN 2020 Land Use and Transportation Plan placing a portion of this property in the Current Low Density Residential, Medium Density Residential and Commercial Designations and removing from Very Low Density Residential and Future Low Density Residential Designations.
10. February 11, 2003. City Council adopted Ordinance No. O-0203-21 placing a portion of this property in the R-1, Single-Family Dwelling District with Special Use for a Church, RM-2, Low Density Apartment District and C-1, Local Commercial District. The R-1, Single-Family Dwelling District with Special Use for a Church has been developed.
11. February 11, 2003. City Council approved the revised preliminary plat for Carrington Place Addition.
12. March 11, 2004. Planning Commission, on a vote of 6-0-1, recommended to City Council the amendment of the NORMAN 2020 Land Use and Transportation Plan to place the Western 80 acres of this property in the Current Urban Service Area and remove it from the Future Urban Service Area Designation.
13. April 1, 2004. The Norman Board of Parks Commissioners, on a vote of 7-2, recommended parkland for Carrington Place Addition.
14. April 8, 2004. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in R-1, Single-Family Dwelling District and removed from RM-2, Low Density Apartment District and A-2, Rural Agricultural District.
15. April 8, 2004. Planning Commission, on a vote of 6-0, recommended to City Council that the revised preliminary plat for Carrington Place Addition be approved.
16. June 22, 2004. City Council approved an amendment to the Northwest Sanitary Sewer Solution to include the Western 80 acres that was not previously included in the original Northwest Sanitary Sewer Solution Proposal.

## HISTORY (Con't)

17. June 22, 2004. City Council adopted Ordinance No. O-0304-66 placing a portion of this property in R-1, Single-Family Dwelling District and removing it from RM-2, Low Density Apartment District and A-2, Rural Agricultural District. The single-family lots have developed.
18. June 22, 2004. City Council approved the revised preliminary plat for Carrington Place Addition.
19. March 2, 2006. The Norman Board of Parks Commissioners, on a vote of 6-1, recommended parkland for Carrington Place Addition.
20. March 9, 2006. Planning Commission, on a vote of 6-0-1, recommended to City Council the amendment of the NORMAN 2025 Land Use and Transportation Plan to place a portion of this property in the Current Urban Service Area and remove it from the Future Urban Service Area.
21. March 9, 2006. Planning Commission, on a vote of 6-0-1, recommended to City Council that a portion of this property be placed in R-1, Single-Family Dwelling District and removed from A-2, Rural Agricultural District.
22. March 9, 2006. Planning Commission, on a vote of 6-0-1, recommended to City Council that the revised preliminary plat for Carrington Place Addition be approved.
23. May 9, 2006. City Council approved an amendment to the NORMAN 2025 Land Use and Transportation Plan placing a portion of this property in the Current Urban Service Area and removing it from the Future Urban Service Area.
24. May 9, 2006. City Council adopted Ordinance No. O-0506-44 placing a portion of this property in the R-1, Single-Family Dwelling District and removing it from the A-2, Rural Agricultural District.
25. May 9, 2006. City Council approved the revised preliminary plat for Carrington Place Addition.
26. May 9, 2011. The approvals of the preliminary plat became null and void.
27. December 8, 2011. Planning Commission, on a vote of 8-0, recommended to City Council that the revised preliminary plat for Carrington Place be approved.
28. January 10, 2012. City Council approved the revised preliminary plat for Carrington Place Addition.
29. January 10, 2019. The approvals of the preliminary plat for Carrington Place Addition became null and void.

IMPROVEMENT PROGRAM:

1. Alley. The engineer for the applicant has made a request to waive alley requirements for the commercial Lot 1. Adequate circulation for service vehicles and emergency vehicles has been provided.
2. Fire Hydrants. 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 the final plat.
4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be constructed adjacent to 36<sup>th</sup> Avenue N.W. and Franklin Road. Sidewalks will be constructed on each lot prior to occupancy.
6. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water runoff will be conveyed to privately maintained detention facilities.
7. Streets. Thirty Sixth Avenue N.W. will be constructed as a half width arterial street. Staff will recommend deferral of the street improvements based on the fact there is a 36<sup>th</sup> Avenue Paving Project. Interior streets will be constructed in accordance with City paving standards.
8. Water Main. 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 adjacent to 36<sup>th</sup> Avenue N.W. The 12" water main will be extended across the ownership adjacent to West Franklin Road.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan, revised preliminary plat and letter of request to waive alley requirements for the commercial property are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owner proposes to continue to develop single-family housing on the western portion of the property and commercial lots at the corner of Franklin Road and 36<sup>th</sup> Avenue NW.

The remaining preliminary plat consists of 43.75 acres. There are 59 single-family lots remaining to be final platted. There have been 468 single-family lots that have been final platted for a total of 527 single-family residential lots. There are two proposed commercial lots totaling 10.31 acres. There are 6.99 acres remaining of park land/open space.

Lot 2, Block 16 of the commercial property is less than one acre; as a result, the engineer for the owner is requesting waiver of the alley requirements for this lot. Staff can support the request to waive alley requirements for the commercial lot because adequate circulation between the two commercial lots have been provided for service and any emergency vehicles. Staff recommends approval of the preliminary plat for Carrington Place Addition.

**ACTION NEEDED:** Recommend approval or disapproval of the request to waive alley requirements for the commercial Lot 1 and approval or disapproval of the preliminary plat for Carrington Place Addition to City Council.

**ACTION TAKEN:** \_\_\_\_\_