

PRELIMINARY PLAT

ITEM NO. 9c

PP-1920-7

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **BOYD STREET COMMONS, A SIMPLE PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located near the southwest corner of the intersection of 12th Avenue S. E. and Boyd Street.

INFORMATION:

1. Owner. Woods Row, L.L.C.
2. Developer. Woods Row, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. April 12, 1955. City Council adopted Ordinance No. 938 annexing this property into the Corporate City Limits and placing this property in the R-1, Single-Family Dwelling District.
2. December 5, 2019. The Norman Board of Parks Commissioners is scheduled to consider the preliminary plat for Boyd Street Commons. Results of that review will be presented separately.
11. December 12, 2019. The applicant has made a request to place this property in a SPUD, Simple Planned Unit Development and remove it from R-1, Single-Family Dwelling District.
14. December 12, 2019. The applicants have made a request to close and vacate the south half of the original Boyd Street right-of-way established prior to the relocation of Boyd Street and connection to 12th Avenue S.E.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing will be installed adjacent to 12th Avenue S.E. for the residential lots backing up to the arterial street.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed 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.
4. Sidewalks. There are existing sidewalks adjacent to 12th Avenue S.E. and Boyd Street. Sidewalks will be installed adjacent to the interior street.
5. Drainage. Drainage will be conveyed to a privately-maintained detention facility and then discharge into an underground stormwater system.
6. Streets. Boyd Street and 12th Avenue S.E. are existing. The interior street will be constructed to the City paving standards.
7. Water Mains. There is an existing 12" water main adjacent to 12th Avenue S.E. and an existing 8" water main adjacent to Boyd Street. A water main will be installed adjacent to the interior street in accordance with approved plans and City and Department of Environmental Quality standards.

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.

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 18 single-family lots within a Simple Planned Unit Development on 4.71 acres. The preliminary plat contains 5.46 acres which includes 12th Avenue right-of-way and Lot 1, Block 2 is located within this plat because a portion of the property will be the entry to this development. Lot 1, Block 2 has been developed. The development is proposing a detention facility conveying runoff at the predevelopment rates.

Preliminary Plat for Boyd Street Commons, a Simple Planned Unit Development

Planning Commission

December 12, 2019

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Staff recommends approval of the preliminary plat for Boyd Street Commons, a Simple Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Boyd Street Commons, a Simple Planned Unit Development to City Council.

ACTION TAKEN: _____