

PRELIMINARY PLAT

ITEM NO. 6b.

PP-2021-13

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **RED SKY RANCH ADDITION, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located 1,600-feet south of East Franklin Road on the west side of 48th Avenue N.E.

INFORMATION:

1. Owner. McKown Family, L.L.C.
2. Developer. McKown Family, L.L.C.
3. Surveyor. SMC Consulting Engineers, PC.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Norman City Limits without zoning.
2. December 19, 1961. Planning Commission recommended placing this property in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. June 10, 2021. The applicants have made a request to place this property in the PUD, Planned Unit Development District and remove it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewers. Individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Drainage. An off-plat detention facility is proposed to control storm water runoff. An easement covering the detention pond will be required with final platting.

4. Sidewalks. Sidewalks are required adjacent to 48th Avenue N.W. based on the fact 48th Avenue N.W. is designated as an urban street. Staff will recommend deferral with final platting. Sidewalks are not required adjacent to the interior street Red Sky Ranch Drive based on the fact it is classified as a rural street.
5. Street. Forty-eighth Avenue N.W. is designated as a Minor Urban Arterial Street by the CTP (Comprehensive Transportation Plan). As a result, street improvements will be required. Staff will recommend deferral of 48th Avenue N.W. paving improvements with the final plat. The interior street will be constructed as a rural public street.
6. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 6.92 acres. Each tract is 1.70 acres or greater. There are three (3) proposed single-family residential lots. Lots 1 and 2 will take access from the interior street Red Sky Ranch Drive. Staff recommends approval of the preliminary plat for Red Sky Ranch Addition, a Planned Unit Development.

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

ACTION TAKEN: _____