

PRELIMINARY PLAT

ITEM NO. 5b

PP-2021-12

STAFF REPORT

ITEM: Consideration of a preliminary plat for **PINE CREEK ADDITION, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located one-quarter mile east of Porter Avenue on the north side of East Tecumseh Road.

INFORMATION:

1. Owners. IH Holdings, L.L.C.
2. Developer. IH Holdings, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City Limits without zoning.
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. June 3, 2021. The Norman Board of Parks Commissioners was scheduled to consider park requirements for Pine Creek Addition, a Planned Unit Development. Results of that review will be presented separately.
6. June 10, 2021. The applicant has submitted a request to place this property in the R-1, Single-Family Dwelling District and removing it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing will be required for the residential lots backing or siding Tecumseh Road.
2. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman 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 to serve the development. These improvements will be constructed in accordance with approved plans and City and State Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be constructed adjacent to Tecumseh Road and the interior residential streets.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. A large privately maintained detention facility will be constructed for the conveyance of storm water runoff. Additional small basins will be utilized to control storm water runoff.
7. Streets. Interior streets will be constructed in accordance with approved plans and City paving standards. Tecumseh Road paving is existing.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 12-inch water main located on the south side of East Tecumseh 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.
3. 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.
4. Flood Plain. The property contains flood plain, however, there are no proposed structures located in the flood plain.

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

STAFF COMMENTS AND RECOMMENDATION: The preliminary plat consists of 79.43 acres. The owners are proposing 96 single-family residential lots and 49.75 acres of open space. Staff recommends approval of the preliminary plat for Pine Creek Addition, a Planned Unit Development.

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

ACTION TAKEN: _____