



Legislation Text

File #: PP-1617-6, **Version:** 1

CONSIDERATION OF A REVISED PRELIMINARY PLAT FOR STONE LAKE ADDITION. (GENERALLY LOCATED SOUTH OF LINDSEY STREET BETWEEN 24TH AVENUE S.E. AND 36TH AVENUE S.E.)

BACKGROUND: This item is a revised preliminary plat for Stone Lake Addition and is located one half mile east of 24th Avenue S.E. on the south side of East Lindsey Street. This property now consists of approximately 10.91 acres and 42 single family residential lots. There is a reduction of six (6) lots from the preliminary plat approved by City Council on April 28, 2015. In addition to the minor change in lots, the primary purpose of this revised preliminary plat is to resolve a land ownership issue along the western boundary of the subdivision.

The Norman Board of Parks Commissioners, at its meeting of February 6, 2014, recommended park land fee in lieu of park land dedication.

Planning Commission, at its meeting of January 12, 2017, recommended denial that a portion of this property be placed in R-1, Single Family Dwelling District, and removed from A-2, Rural Agricultural District. and forwarded the item to City Council

Also, Planning Commission, at its meeting of January 12, 2017, recommended denial of the revised preliminary plat for Stone Lake Addition.

DISCUSSION: The proposed Preliminary Plat for Stone Lake Addition will involve the development of 42 single family residential homes on the south side of Lindsey Street between 24th and 36th Avenues SE. As such, this Addition is expected to generate 472 additional trips per day, 39 additional AM peak hour trips and 48 additional PM peak hour trips. As such, the trip generation potential for this development is well below the threshold for when a traffic impact study is required. Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

The Stone Lake Addition site features slightly less than 550 feet of frontage along Lindsey Street. The proposed subdivision will feature a single point of access located approximately midway across the property frontage. This will locate the proposed intersection approximately 235 feet west of the existing Siena Springs access immediately to the east. While this is less than the 330 feet required in the City's Engineering Design Criteria (based upon the trip generation potential and the speed of the roadway), staff supports the variance. This is due, in part, because the City's Comprehensive Transportation Plan shows a proposed collector roadway to be located just west of the west property line for Stone Lake. This would put the Stone Lake access roughly equidistant from both Siena Springs and the proposed collector roadway.

Public improvements for this property consist of the following:

Fencing. Fencing (screening) will be installed adjacent to East Lindsey Street.

Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.

Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards. City Council approved Contract K-1415-130 declaring a payback project in which the developer of this property will participate. Stone Lake Addition will gain access to the City's Sanitary Sewer System by a gravity sanitary sewer and utilizing the East Ridge Lift Station. Off plat easements have been obtained for the sanitary sewer system. The Siena Springs Lift Station will be eliminated.

Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks will be constructed adjacent to East

Lindsey Street. A pedestrian easement in the southwest portion of the property has been provided at the request of City Council. A note has been placed on the preliminary plat and final plat stating the pedestrian access cannot be fenced. Also, covenants required with the final plat will be reviewed by the City Legal Department.

Storm Sewer. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. There was a question of the possibility of a designated “no man’s land” within the needed easement. The owners requested information through a title company for the determination of the ownership of the land. Through that research it was determined the land should have been attached to this property. As a result of their finding, a revised preliminary plat was needed to correct the matter. A mandatory Property Owner’s Association will be required to maintain the detention facility and any open space areas.

Streets. Streets will be constructed in accordance with approved plans and City paving standards. East Lindsey Street will be built half-width as a minor urban arterial street.

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” water main adjacent to East Lindsey Street.

Public Dedications: All rights-of-ways and easements will be dedicated to the City with final platting.

STAFF RECOMMENDATION: Based on the above information, staff recommends approval of the revised preliminary plat for Stone Lake Addition, subject to the approval of Ordinance O-1617-22.