



Legislation Text

File #: PP-1920-7, **Version:** 1

CONSIDERATION OF A PRELIMINARY PLAT FOR BOYD STREET COMMONS ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED NEAR THE SOUTHWEST CORNER OF EAST BOYD STREET AND 12TH AVENUE S.E.)

BACKGROUND: This item is a preliminary plat for Boyd Street Commons, a Simple Planned Unit Development that is generally located near the southwest corner of the intersection of 12th Avenue S.E. and Boyd Street. The preliminary plat contains 5.46 acres including 12th Avenue right-of-way. There are 4.70 acres located within the development. There are 18 proposed single-family lots within the proposal. There is one existing lot that has been developed. In order to obtain access from Boyd Street rather than 12th Avenue S.E., the developer has worked with the owner of Lots 4 and 5, Block 2, Bel-Aire Addition, Section 3. As a result of obtaining property for the entry way, these lots were included in the preliminary plat and will be platted as Lot 1, Block 2.

On December 5, 2019, the Norman Board of Parks Commissioners, on a vote of 6-0 recommended private park land for Boyd Street Commons.

On December 12, 2019, Planning Commission, on a vote of 8-0 recommended to City Council that this property be placed in the SPUD, Simple Planned Unit Development and removed from R-1, Single-Family Dwelling District. In addition, Planning Commission, on December 12, 2019, recommended approval of the preliminary plat for Boyd Street Commons, a Simple Planned Unit Development.

DISCUSSION: The proposed 18 single-family residential lots in this addition are expected to generate approximately 170 trips per day, 13 AM peak hour trips, and 18 PM peak hour trips. Obviously being well below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a trip generation table for the development via electronic mail documenting the trip generation information for the residential development. The development is proposed for location along the west side of 12th Avenue S.E. and along the south side of Boyd Street.

The proposed addition will access Boyd Street via one public street connection (McNichols Way) located 390 feet west of the Boyd Street with 12th Avenue SE and 130 feet east of the Boyd Street intersection with Jami Drive. The location of the new intersection along Boyd Street was agreed upon prior to development of the application. As such, no additional off-site improvements are anticipated.

Public improvements for this property consist of the following:

1. **Fencing.** Fencing will be installed for the residential lots backing or siding 12th Avenue S.E.
2. **Fire Hydrants.** Fire hydrants will be installed in accordance with approved plans. Their locations

have been approved 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**. Sidewalks will be installed adjacent to the interior street within the development. There are existing sidewalks adjacent to 12th Avenue S.E. and Boyd Street
5. **Storm Sewers**. Stormwater runoff will be conveyed to proposed detention facility.
6. **Streets**. Boyd Street and 12th Avenue S.E. are existing. Interior streets will be constructed in accordance with city paving standards.
7. **Water Mains**. There is an existing twelve-inch (12") water main adjacent to 12th Avenue S.E. and an existing 8" water line adjacent to Boyd Street. A water line will be installed adjacent to the interior street in accordance with approved plans and City and Department of Environmental Quality standards.
8. **Public Dedications**. All rights-of-way and easements will be dedicated to the City with final platting.

RECOMMENDATION: Staff recommends approval of the preliminary plat for Boyd Street Commons, a Simple Planned Unit Development subject to the adoption of Ordinance O-1920-30 and Ordinance O-1920-27.