



Legislation Text

File #: PP-2021-7, Version: 1

CONSIDERATION OF A PRELIMINARY PLAT FOR MONTEREY ADDITION. (GENERALLY LOCATED ONE-FOURTH MILE SOUTH OF CEDAR LANE ROAD EAST OF 12TH AVENUE S.E.)

BACKGROUND: This item is a preliminary plat for Monterey Addition and is generally located 1/4-mile south of Cedar Lane Road and approximately 1/8 of a mile east of 12th Avenue S.E.

The Norman Board of Parks Commissioners, at its meeting of November 3, 2005, recommended fee in lieu of park land.

City Council, at its meeting of April 25, 2006, amended the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area Designation and from Very Low Density Residential to Low Density Residential and placed this property in the R-1, Single-Family Dwelling District and removed it from A-2, Rural Agricultural District.

The original preliminary plat for Monterey Addition expired May 28, 2020, in accordance with City's current Subdivision Regulations. The applicant submitted a new preliminary plat to staff on January 4, 2021.

Planning Commission, at its meeting of February 11, 2021, recommended to City Council the approval of the preliminary plat for Monterey Addition.

This property consists of 17.88 acres with 64 residential lots and 1 common area. There have been 94 residential lots final platted. There is an active oil well within this development. Phasing of the development will take this oil well into consideration.

DISCUSSION: The proposed 64 single-family residential lots in this addition are expected to generate approximately 604 trips per day, 47 AM peak hour trips, and 63 PM peak hour trips. Traffic capacities on 12th Avenue SE and Cedar Lane Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

(See Table 1)

Being well below the threshold for submission of a traffic impact study, Traffic Engineering Consultants submitted a traffic study memorandum to document the number of trips to be generated by this addition on January 15, 2021. The traffic study for the larger Cedar Lane Addition Preliminary previously identified traffic impact fees for improvements to the Classen Boulevard intersection with Post Oak Road (\$4,025). The Monterey Phase III Preliminary Plat represents 4.60% of the daily trip generation of the overall Cedar Lane Addition Preliminary Plat. Accordingly, the portion of those fees attributable to the Monterey Preliminary Plat is \$185.15. These fees are due with the filing of the Final Plat for this Addition.

Public improvements for this property consist of the following:

1. **Fire Hydrants**. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. **Sanitary Sewers**. Eight inch (8") sanitary sewer mains (or larger) are proposed for this development.
3. **Sidewalks**. Sidewalks will be constructed on each lot prior to occupancy.
4. **Drainage**. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facility has been constructed for the conveyance of storm water. A property owners' association has been established for the maintenance of the detention facilities.
4. **Streets**. Streets will be constructed in accordance with approved plans and City paving standards.
5. **Traffic Signal and Intersection Improvements**. The applicant will be required to fund a portion of the cost of improvements at the intersection of Classen Boulevard at Post Oak Road.
6. **Water Mains**. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
7. **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 preliminary plat for Monterey Addition.