

PRELIMINARY PLAT

ITEM NO. 11

PP-2324-2

STAFF REPORT

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

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

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. Planning Commission, on a vote of 7-0, recommended placing a portion of this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District.
5. June 10, 2021. Planning Commission, on a vote of 7-0, recommended to City Council the approval of the preliminary plat of Red Sky Ranch Addition, a Planned Unit Development.
6. July 27, 2021. City Council adopted Ordinance No. O-2021-47 placing a portion of this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District.
7. July 27, 2021. City Council approved the preliminary plat for Red Sky Ranch Addition, a Planned Unit Development.

8. July 13, 2023. The applicant has made a request to rezone this property from A-2, Rural Agricultural District and PUD, Planned Unit Development to PUD, Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewers. Private individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Drainage. A 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 a Minor Urban Arterial. 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 residential 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. Private 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.
3. Flood Plain. Lots 6 through 10 contains Flood Plain however there is sufficient area to construct the structure, private sanitary system and water well outside of the Flood Plain.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 26.23 acres. Each tract is 1.47 acres or greater. There are ten (10) proposed single-family residential lots. All of the lots will take access from the interior street Red Sky Ranch Drive. The existing PUD zoned property is being incorporated into this preliminary plat. Staff recommends approval of the revised preliminary plat for Red Sky Ranch Addition, a Planned Unit Development.

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

ACTION TAKEN:_____