

Staff Recommendation for Bridgeview at Carrington Addition PUD

Bridgeview at Carrington Addition PUD is located in a part of Section 3 Township 9 North, Range 3 West of the Indian Meridian and is located between Indian Hills and Franklin Roads and between 36th and 48th Avenues Northwest. The Bridgeview at Carrington Addition PUD is located directly northwest of the Ruby Grant Community Park site and north of the Carrington Addition.

This is a re-plat of the J&J Addition PUD that was reviewed in January, 2010. That preliminary plat expired, and is now being brought back with a new name and 20 more residential units added to the total number of housing proposed. The following description is the same as that which was considered in 2010—with the same resultant recommendation for a private park decision for this PUD. The developer has confirmed their request for a private park decision now in 2023:

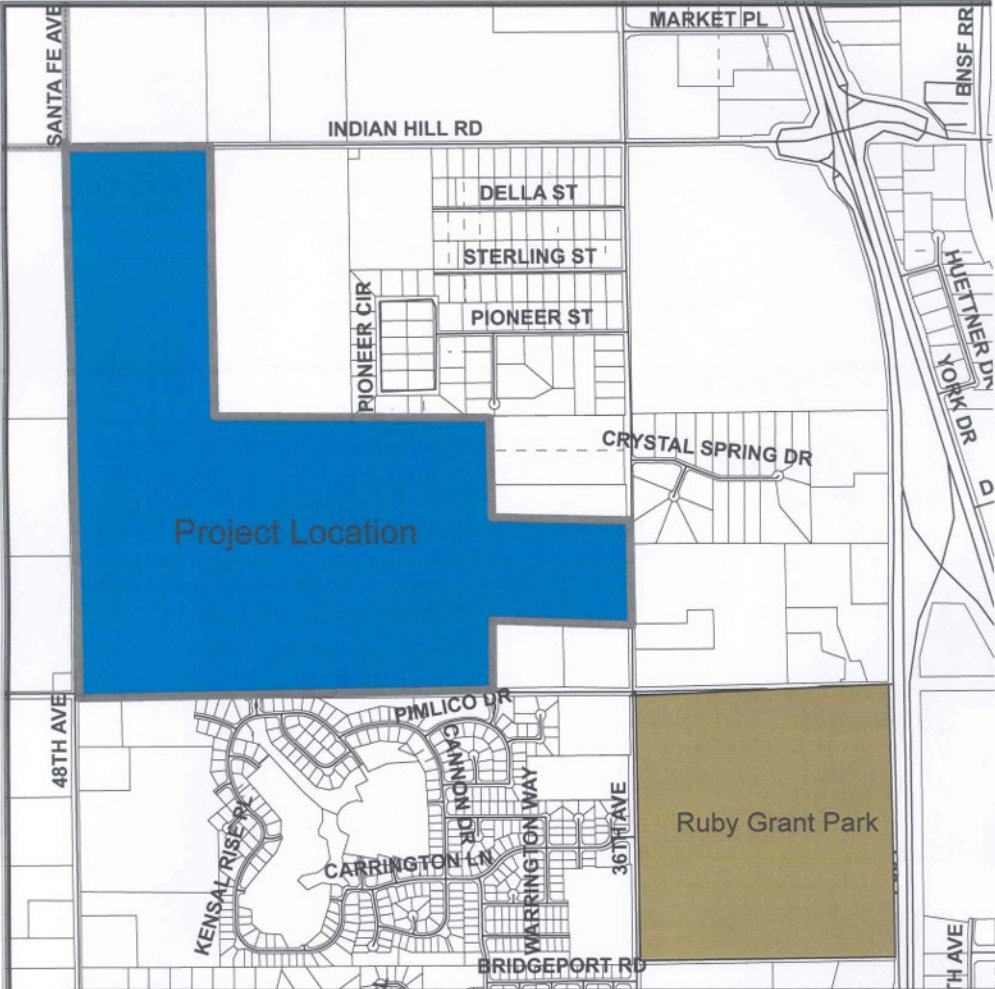
Bridgeview at Carrington Addition is on a tract of land that will ultimately encompass approximately 349.66 acres, with a total of 599 single family lots, 197 units of assisted living, 308 units of multifamily housing and 50 garage apartments. At this density, the addition will generate a parkland dedication requirement of 6.3573 acres. The development also contains retail space on the north end and a 12-acre site for an elementary school for the Moore Public School system, which covers this part of Norman. When completed, the Addition will generate \$84,675 in Neighborhood Park Development Fees, and the same amount in Community Park Development Fees.

The developer would like to pursue a private park decision, and to that effect has proposed approximately 60 acres of open space throughout the addition. In discussing the type of land shown with the developer, it was pointed out that the flooded land (retention ponds) shown throughout the development cannot count towards the parkland dedication. Knowing this the developer has shown a private park proposal that is a combination of:

- a.) Passive linear park land—over 50 acres made up mostly of the walking trails placed along the ponds that connect all the areas of the development, along with,
- b.) Some areas of flat up-land that can be used for active recreation—such as sports practice, large field games, and un-programmed “running around” space. The total amount of this land is spread out in several small open fields throughout the neighborhood; most between ½ and 1 acre (see preliminary plat, attached). The largest piece of flat land will be a 2.5 acre plot dedicated to the mandatory HOA adjacent to the public school site on the west side of the development. All areas in this category total 7.88 acres.

Together, the private park land areas will equal more than double the amount of public park land that would be required for this addition. The open active recreation areas, by themselves equal more than what would have been required in a public park dedication. Additionally, the developer has committed to making park-like improvements in the private park land, including all the walking trails in the passive areas, site furnishings, and a covered shelter.

Staff is in favor of a private park decision for the Bridgeview at Carrington Addition PUD, provided that a combination of active and passive space is included in the planning of the private park land.



LEGEND



J & J Addition PUD Franklin Rd. & 48th Ave NW

Location Map

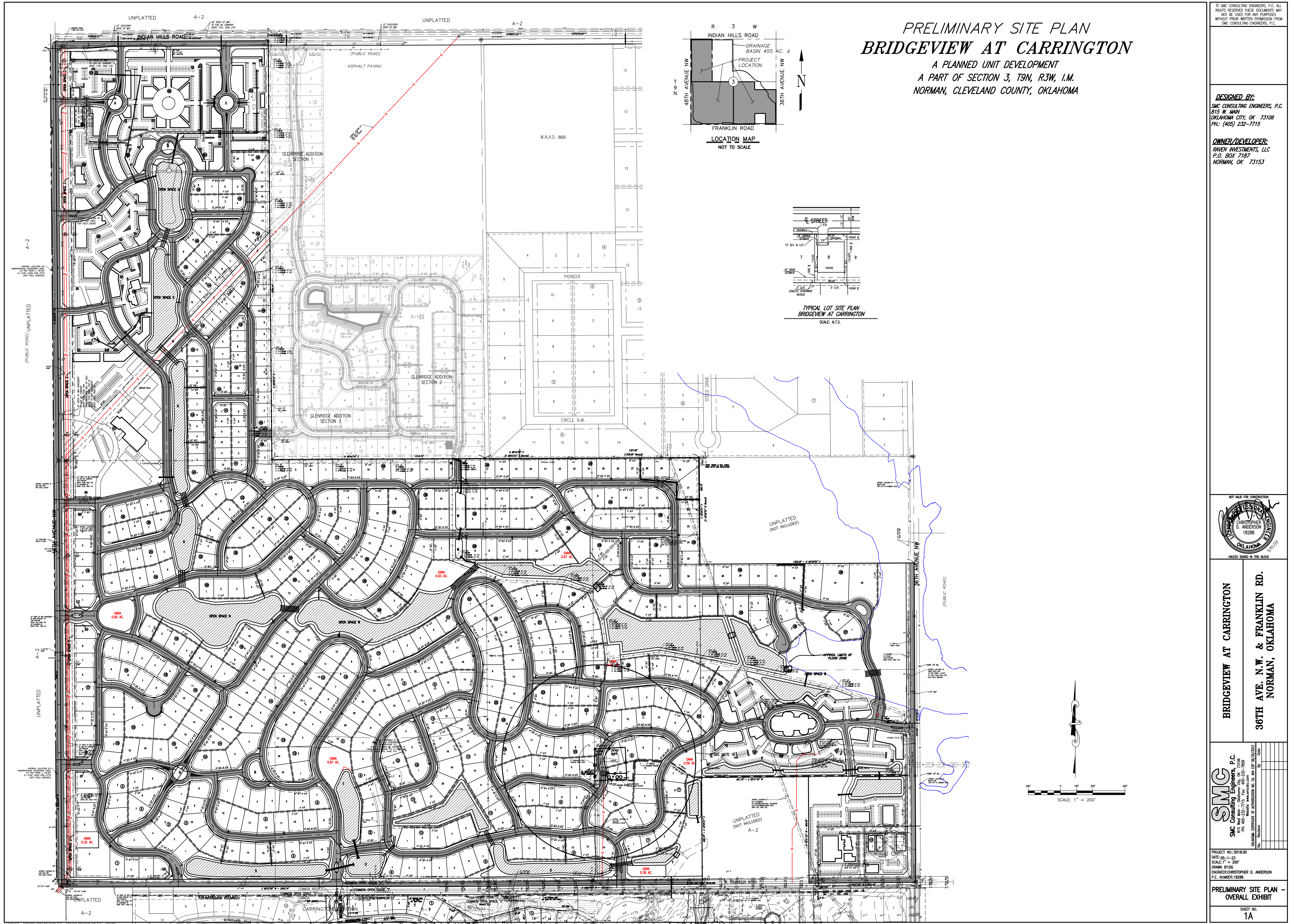
1 INCH equals 1,161 FEET

018960 720 Feet



Legend

- City Boundary
- Base_Map GIS Centerline
- Base_Map GIS Lot_Line
- Base_Map GIS Parcel

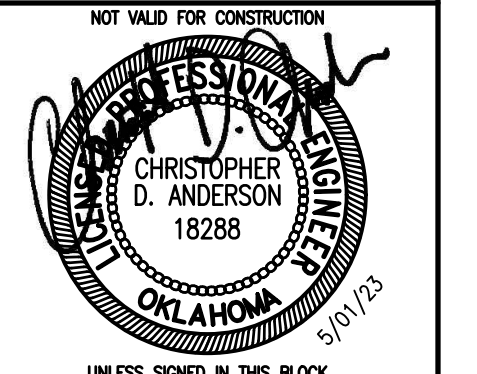


PRELIMINARY SITE PLAN
BRIDGEVIEW AT CARRINGTON
A PLANNED UNIT DEVELOPMENT
A PART OF SECTION 3, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

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DESIGNED BY:
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OKLAHOMA CITY, OK 73106
PH: (405) 232-7715

OWNER/DEVELOPER:
RAVEN INVESTMENTS, LLC
P.O. BOX 7187
NORMAN, OK 73153



BRIDGEVIEW AT CARRINGTON
36TH AVE. N.W. & FRANKLIN RD.
NORMAN, OKLAHOMA

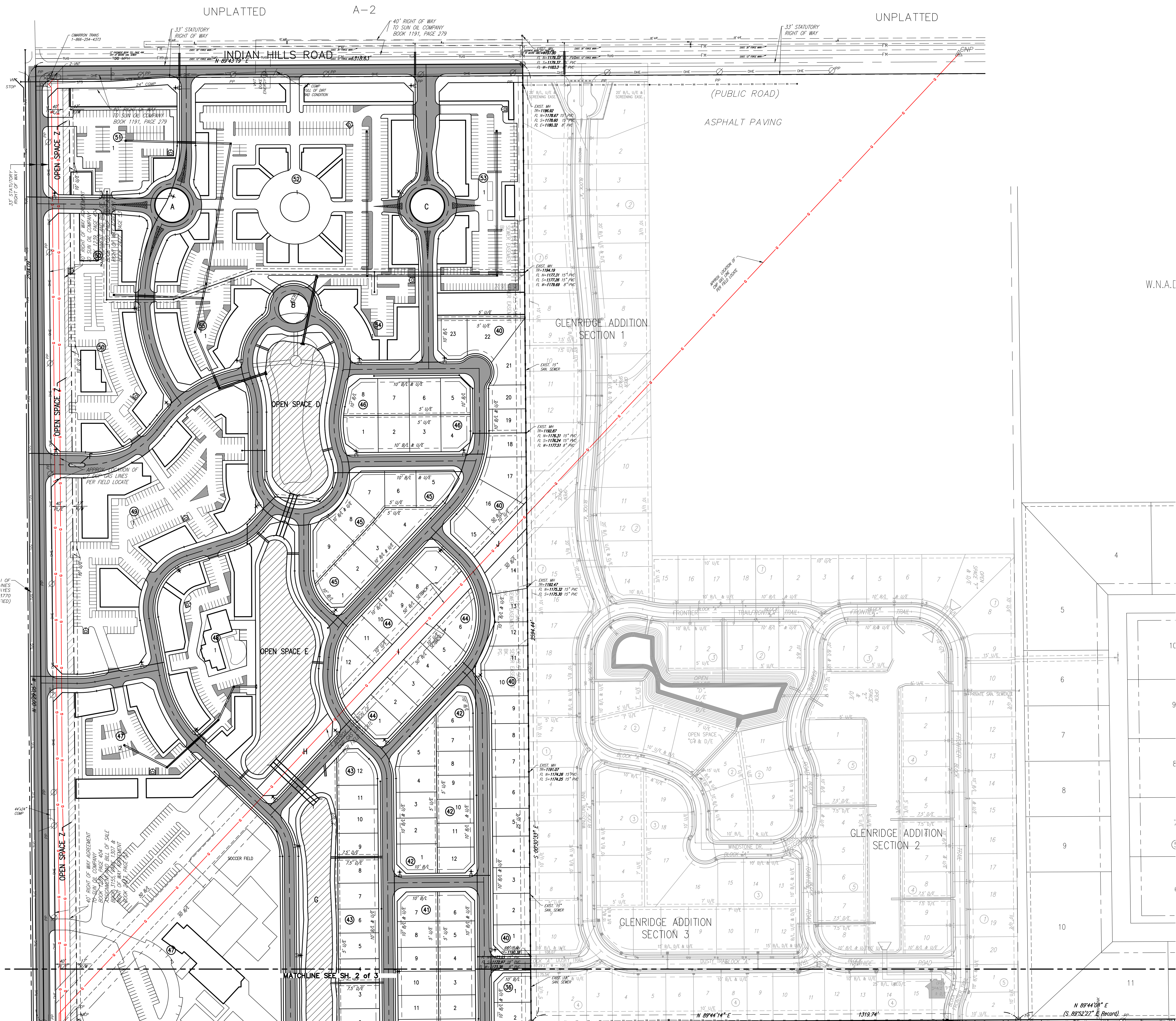
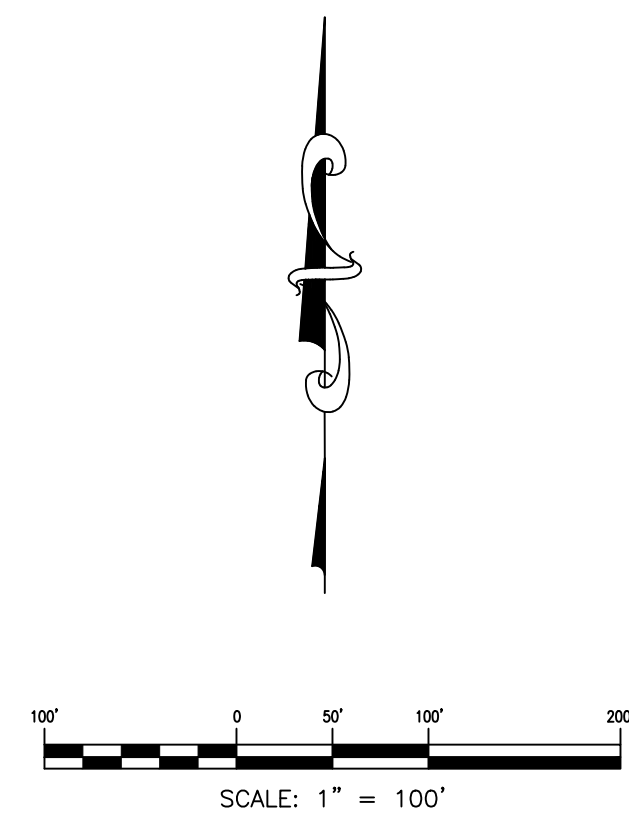
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OKLAHOMA CERTIFICATE OF REGISTRATION NO. 001401 Exp. 06/30/2023

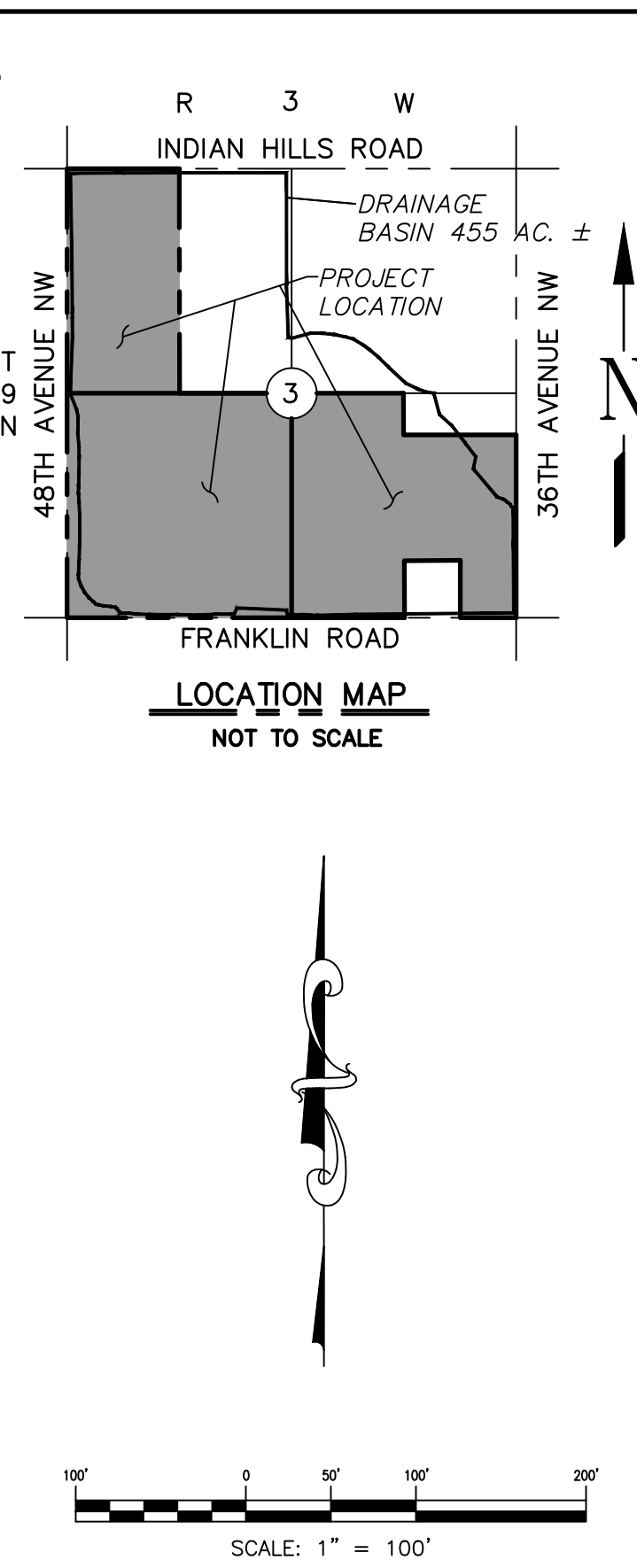
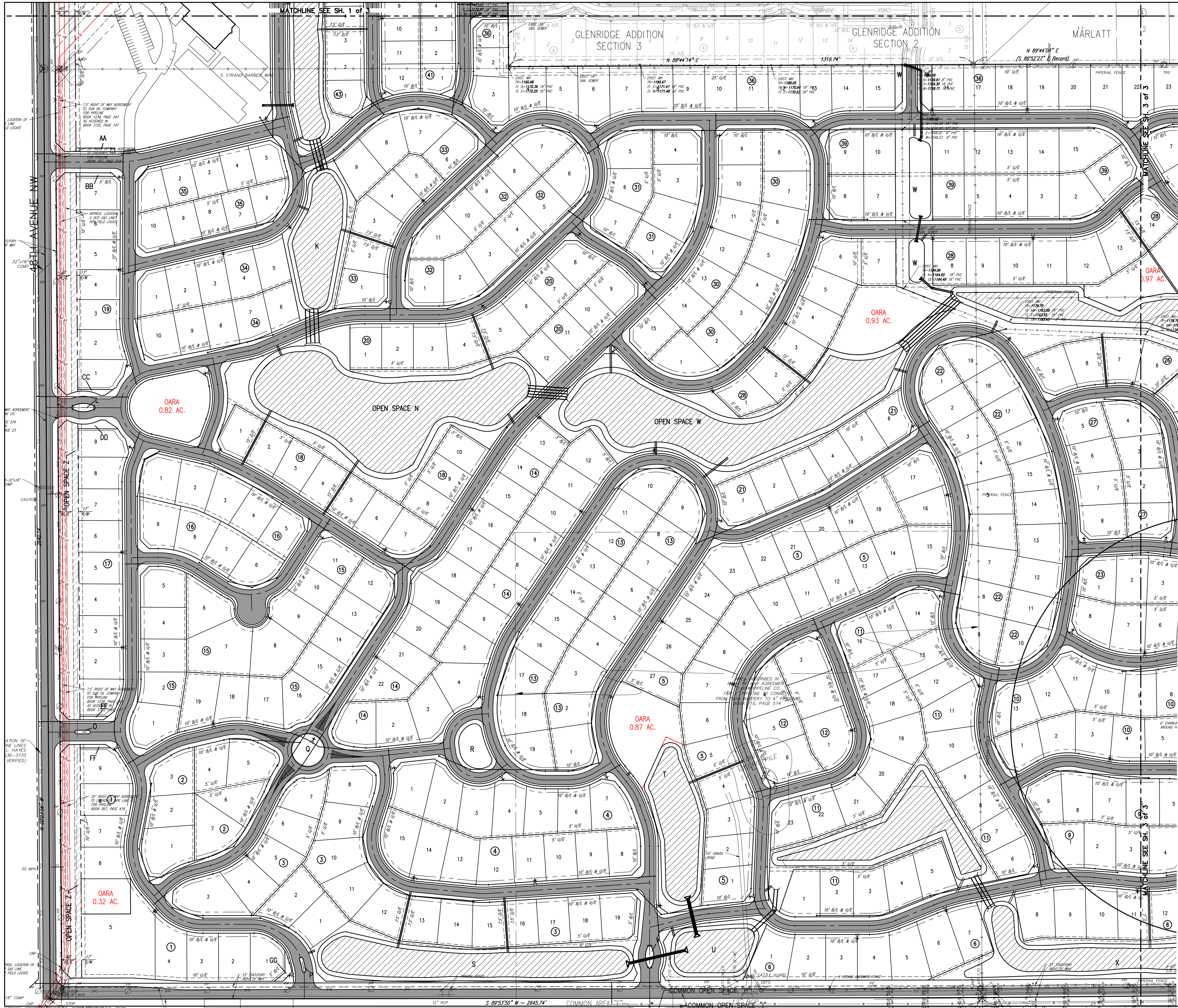
No.	Revision	Date

PROJECT NO.: 5018.00
DATE: 09-1-23
SCALE: 1" = 200'
DRAWN BY: DG
ENGINEER: CHRISTOPHER D. ANDERSON
P.E. NUMBER: 18288

PRELIMINARY SITE PLAN -
OVERALL EXHIBIT

SHEET NO.
1A





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PH: (405) 232-7715

OWNER/DEVELOPER:
RAVEN INVESTMENTS, LLC
P.O. BOX 7187
NORMAN, OK 73153

NOT VALID FOR CONSTRUCTION

UNLESS SHOWN IN THIS BLOCK

BRIDGEVIEW AT CARRINGTON

36TH AVE. N.W. & FRANKLIN RD.
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
DATE: 09-1-23
SCALE: 1" = 100'
DRAWN BY: GCE
ENGINEER: CHRISTOPHER D. ANDERSON
P.E. NUMBER: 18288

OKLAHOMA CERTIFICATE OF REGISTRATION NO. 04 EXP. 06/30/2023
No. Revision

PROJECT NO: 5018.00
DATE: 09-1-23
SCALE: 1" = 100'
DRAWN BY: GCE
ENGINEER: CHRISTOPHER D. ANDERSON
P.E. NUMBER: 18288

PRELIMINARY SITE PLAN

SHEET NO.
2 of 3

