

PRELIMINARY PLAT

ITEM NO. 15

PP-2122-4

STAFF REPORT

ITEM: Consideration of a **PRELIMINARY PLAT FOR SIENA SPRINGS ADDITION, SECTION 2, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located approximately one quarter of a mile west of 36th Avenue S. E. and a quarter of a mile north of East Lindsey Street.

INFORMATION:

1. Owner. Skyridge Homes, Inc.
2. Developer. Skyridge Homes, Inc.
3. Engineer. Grubbs Consulting L.L.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. O-1312 annexing this property into the Norman Corporate City Limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed into the A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No.1322 placing this property in A-2, Rural Agricultural District.
4. February 19, 1963. Planning Commission, on a vote of 6-1, recommended that this property be placed in R-1, Single-Family Dwelling District and removed from A-2, Rural Agricultural District.
5. March 26, 1963. City Council adopted Ordinance No. 1458 placing this property in R-1, Single-Family Dwelling District and removing it from A-2, Rural Agricultural District.

HISTORY (CON'T):

6. December 15, 1964. Planning Commission on, a vote of 7-0, recommended that this property be placed in RE, Residential Estates District and removed from R-1, Single-Family Dwelling District.
7. January 12, 1965. City Council adopted Ordinance No. 1734 placing this property in RE, Residential Estates District and removing it from R-1, Single-Family Dwelling District.
8. December 2, 2004. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended to City Council that a private park be utilized for Siena Springs Addition.
9. January 13, 2005. Planning Commission, on a vote of 4-2-1, recommended to City Council that the Norman 2025 Land Use and Transportation Plan be amended from the Future Urban Service Area to the Current Urban Service Area.
10. January 13, 2005. Planning Commission, on a vote of 4-2-1, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District and removed from RE, Residential Estates District.
11. January 13, 2005. Planning Commission, on a vote of 4-2-1, recommended to City Council that the preliminary plat for Siena Springs addition be approved.
12. March 8, 2005. City Council postponed amending the Norman 2025 Land Use and Transportation Plan from Future Urban to Current Urban Area.
13. March 8, 2005. City Council postponed Ordinance No. O-0405-28 placing this property in R-1, Single-Family Dwelling District and removing it from RE, Residential Estates District.
14. March 8, 2005. City Council postponed the preliminary plat for Siena Springs Addition.
15. March 22, 2005. City Council postponed amending the Norman 2025 Land Use and Transportation Plan from Future Urban to Current Urban Area.
16. March 22, 2005. City Council postponed Ordinance No. O-0405-28 placing this property in R-1, Single-Family Dwelling District and removing it from RE, Residential Estates District.

HISTORY (CON'T):

17. March 22, 2005. City Council postponed the preliminary plat for Siena Springs Addition.
18. April 12, 2005. The request to amend the Norman 2025 Land Use and Transportation Plan failed.
19. April 12, 2005. City Council rejected Ordinance No. O-0405-28 placing this property in the R-1, Single-Family Dwelling District and removing it from RE, Residential Estates District.
20. April 12, 2005. City Council disapproved the Preliminary Plat for Siena Springs Addition.
21. August 10, 2006. Planning Commission, on a vote of 8-0, recommended to City Council the amendment of the Norman 2025 Land Use and Transportation Plan to place this property in Current Urban Service Area and remove it from the Future Urban Service Area.
22. August 10, 2006. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the PUD, Planned Use Development, and removed from RE, Residential Estates District.
23. August 10, 2006. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Siena Springs Addition, a Planned Unit Development be approved.
24. September 26, 2006. City Council amended the NORMAN 2025 Land Use and Transportation Plan to place this property in Current Urban Service Area and remove it from the Future Urban Service Area.
25. September 26, 2006. City Council adopted Ordinance No. 0-0607-9 placing this property in the Planned Unit Development and removing it from RE, Residential Estates District.
26. September 26, 2006. City Council approved the preliminary plat for Siena Springs Addition, a Planned Unit Development, and the temporary emergency access easement across Summit Lakes Park allowing a final plat of up to fifty (50) lots.
27. September 26, 2011. The preliminary plat approval became null and void.

HISTORY (CON'T):

28. September 9, 2021. The applicant has made a request to amend the PUD, Planned Unit Development (Ordinance No. O-0607-9).

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.
5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to an existing privately-maintained detention facility.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards.
7. Water Main. Water mains will be installed in accordance with approved plans and City and Department of State Environmental Quality standards. There is an existing looped water line that connects with Summit Lakes, Section 6.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 35.29 acres and 81 single-family residential lots. Staff can support the preliminary plat for Siena Springs Addition, Section 2, a Planned Unit Development subject to the approval of Ordinance No. O-2122-13.

ACTION NEEDED: Recommend approval or disapproval of preliminary plat for Siena Springs Addition, Section 2, a Planned Unit Development to City Council.

ACTION TAKEN: _____