

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2223-5

DATE:
October 7, 2022

STAFF REPORT

ITEM: Consideration of a Final Plat for **SPRINGS AT FLINT HILLS ADDITION, SECTION 1, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located 580-feet north of Tecumseh Road on the west of 12th Avenue N.W.

INFORMATION:

1. Owners. Landmark Land Company, L.L.C.
2. Developer. Landmark Land Company, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City Limits without zoning.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in 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. February 4, 2010. The Norman Board of Parks Commissioners, on a vote of 7-1, recommended private park with a combination of active and passive land for Founders Park Addition, a Planned Unit Development.
5. February 11, 2010. Planning Commission, on a vote of 7-0, postponed for sixty (60) days a request to amend the NORMAN 2025 Land use and Transportation Plan from Future Urban Service Area to Current Urban Service Area and from Industrial Designation to Low Density Residential Designation, Medium Density Residential Designation, Commercial Designation, Office Designation, Industrial Designation and Open Space Designation.
6. February 11, 2010. Planning Commission, on a vote of 7-0, postponed for sixty (60) days a request to rezone this property from A-2, Rural Agricultural District to PUD, Planned Unit Development.
7. February 11, 2010. Planning Commission, on a vote of 7-0, postponed for sixty (60) days the preliminary plat for Founders Park Addition, A Planned Unit Development.

8. April 8, 2010. Planning Commission, on a vote of 4-3-1, recommended amendment of the NORMAN 2025 Land Use and Transportation Plan to place this property in the Current Urban Service Area from Future Urban Service Area and from Industrial Designation to Low Density Residential Designation, Medium Density Residential Designation, Commercial Designation, Office Designation, Industrial Designation and Open Space Designation.
9. April 8, 2010. Planning Commission, on a vote of 4-3-1, recommended that this property be placed in the Planned Unit Development PUD and removed from A-2, Rural Agricultural District.
10. April 8, 2010. Planning Commission, on a vote of 4-3-1, recommended to City Council the approval of the preliminary plat for Founders Park Addition, a Planned Unit Development.
11. June 8, 2010. City Council approved amending the NORMAN 2025 Land Use and Transportation Plan to place this property in the Current Urban Service Area from Future Urban Service Area and from Industrial Designation to Low Density Residential Designation, Medium Density Residential Designation, Commercial Designation, Office Designation, Industrial Designation and Open Space Designation.
12. June 8, 2010. City Council adopted Ordinance No. O-0910-17 placing this property in the Planned Unit Development (PUD) and removing it from A-2, Rural Agricultural District.
13. June 8, 2010. City Council approved the preliminary plat for Founders Park Addition, a Planned Unit Development.
14. May 31, 2017. The City Development Committee administratively approved the preliminary plat for Founders Park Addition, a Planned Unit Development for an additional five (5) years.
15. October 29, 2020. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential, Medium Residential, Commercial, Office Industrial and Open Space Designations to Mixed Use Designation for approximately 139.43 acres.
16. October 29, 2020. City Council adopted Ordinance No. O-2021-9 amending Ordinance No. O-1516-36 placing this property in PUD, Planned Unit Development and removing it from PUD, Planned Unit Development.
17. October 29, 2020. City Council approved the preliminary plat for Flint Hills Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing/screening will be required adjacent to single-family residential lots that side or backup to 12th Avenue N.W.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been reviewed by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of final plat.
4. Sanitary Sewers. Sanitary sewer mains will be extended and connect to an existing sanitary sewer interceptor. The sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be constructed adjacent to the interior streets. Staff is recommending deferral of sidewalks adjacent to 12th Avenue N.W.
6. Drainage. Proposed privately maintained detention facilities will be constructed to serve this development. With the use of a detention/retention pond, downstream properties will not be impacted.
7. Streets. Twelfth Avenue NW will be built half-width of an arterial street. Staff is recommending deferral of street paving, drainage structures and sidewalks in connection with 12th Avenue N.W. Private streets constructed to City standards will serve this proposed gated development.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing twelve-inch (12") water main adjacent to 12th Avenue N.W. Interior water lines will be installed and looped, where possible, to provide domestic water and fire protection.
9. Flood Plain. The northern portion of the property contains flood plain. If any walking trails and other open space amenities will require a flood plain permit.
10. Water Quality Protection Zone. This property contains Water Quality Protection Zone (WQPZ). An engineering solution has been submitted to address the WQPZ. The owners have submitted covenants for protecting the WQPZ

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. The interior streets are private and will be maintained by the Property Owners Association.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat and final site development/final plat are attached.

DEVELOPMENT COMMITTEE COMMENTS: This final plat consists of 21.89 acres and fifty-two (52) single-family lots. It will use interior private streets as a gated development.

Staff is recommending deferral of street paving, drainage structures and sidewalks in connection with 12th Avenue N.W. The engineer's estimate for the public improvements is \$371,437.20. A certificate of deposit will be required after City Council approval.

It has been determined a traffic impact fee is required in the amount of \$17,727.07.

Private park land will be required with this final plat.

The final plat is consistent with the approved preliminary plat.