

PRELIMINARY PLAT

ITEM NO. 5

PP-2223-3

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **REDLANDS ADDITION, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located one-half mile west of 36th Avenue NW on the north side of Indian Hills Road.

INFORMATION:

1. Owners. Premium Land, L.L.C.
2. Developer. Premium Land, L.L.C.
3. Engineer. Crafton Tull

HISTORY:

1. November 17, 1961. City Council adopted Ordinance No. 1323 annexing this property into the Norman Corporate City limits without zoning.
2. December 19, 1961. Planning Commission recommended that this property be placed in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. June 3, 2010. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended park land with the recommendation that it be graded into flat useable space. It should be noted with the current NORMAN 2025 Land Use and Transportation Plan the proposed park land is located in the Outer Loop Reserve.
5. June 10, 2010. Planning Commission, on a vote of 6-0, postponed the request to amend the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Service Area.

HISTORY, (con't):

6. June 10, 2010. Planning Commission, on a vote of 6-0, postponed the request to place this property in R-1, Single-Family Dwelling District and remove it from A-2, Rural Agriculture District.
7. June 10, 2010. Planning Commission, on a vote of 6-0, postponed the preliminary plat for Redlands Addition.
8. July 8, 2010. Planning Commission, on a vote 8-0, recommended to City Council that the NORMAN 2025 Land Use and Transportation Plan be amended from Future Urban Service Area to Current Service area and from Low Density Residential to Office Designation (Tract 2).
9. July 8, 2010. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the R-1, Single Family District and CO, Office Commercial District and removed from A-2, Rural Agricultural District.
10. July 8, 2010. Planning Commission, on a vote of 8-0 recommended to City Council that the preliminary plat for Redlands Addition be approved with a waiver of alley requirements for the office commercial properties.
11. August 24, 2010. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing this property in the Current Service Area and placing a portion of the property in the Office Designation.
12. August 24, 2010. City Council adopted Ordinance No. ZO-0910-5 placing this property in the R-1, Single-Family Dwelling District and CO, Suburban Office Commercial District and removing it from A-2, Rural Agricultural District.
13. August 24, 2010. City Council approved the preliminary plat for Redlands Addition.
14. August 24, 2015. Approval of the preliminary plat became null and void.
15. November 3, 2022. With the changes in rezoning and the preliminary plat, the Norman Board of Parks Commissioners will consider the preliminary plat for Redlands Addition, a Planned Unit Development. Results of that consideration will be presented separately.
16. November 10, 2022. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation and Office Designation to Mixed Use Designation.
17. November 10, 2022. The applicant has made a request to rezone from R-1, Single-Family Dwelling District and CO, Suburban Office Commercial District to PUD, Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department. Additional fire hydrants will be required for the large tracts when a final site development plan is submitted with a final plat.
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 Department of Environmental Quality standards.
4. Sidewalks. A ten-foot width sidewalk will be constructed adjacent to Indian Hills Road. Sidewalks will be constructed adjacent to all open space areas and 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 privately-maintained detention facilities located throughout the property. A property owner association will be responsible for maintenance of the detention ponds, common open area and Indian Hills Road right-of-way. For the southern portion of the property, this development requires construction and maintenance of a lift station and/or siphon equipment. A final plat shall not be presented for City Council consideration until such time as a contractual agreement and binding covenants setting forth the manner in which construction and maintenance of said lift station and/or siphon equipment is to occur, and each party's responsibilities for it, is also presented to City Council for contingent and approval thereof. As to the lift station and/or siphon pump equipment, any such agreement shall specify that the property owners association of each addition/development of lots that are served by the equipment shall ultimately be and at all times remain responsible for all maintenance and repair of such equipment. The respective property owners association shall assess each lot as necessary to fund the maintenance and repair of the lift station and/or siphon equipment. In the event the lift station and/or siphon equipment fails and is not properly maintained or repaired, the City of Norman shall have rights and authority set out in said referenced agreement for entry and mitigating actions as necessary for the public's safety in which case such costs shall be liable for assessment against the lots served by the lift station and/or siphon equipment.
6. Streets. Indian Hills Road will be constructed as Principal Urban Arterial street. Interior streets will be constructed in accordance with approved plans and City paving standards. City staff may recommend deferral of paving improvements for Indian Hills Road with submittal of a final plat.

7. Water Main. There is an existing twelve-inch (12") water main adjacent to Indian Hills Road. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. Depending on how the property is phased, some interior twelve-inch (12") water mains may be required.

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: The developer has proposed mixed uses for the property. The property consists of 79.88 acres with one (1) large commercial lot consisting of 17 acres, one (1) large multifamily lot consisting of 14.70 acres, twenty-eight (28) duplex lots and eighty-eight (88) single-family residential lots. There are several open space areas and proposed park land. The design has two (2) public streets connecting to Indian Hills Road. There are also access locations connecting to the Uplands development to the east and Whispering Trails development to the west. At this time, it seems premature for development in this area to occur since a portion of this property has been designated by the OTA, Oklahoma Turnpike Authority for an east-west turnpike system.

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

ACTION TAKEN: _____