

PRELIMINARY PLAT

ITEM NO. 18

PP-2324-8

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **BRIDGEVIEW AT CARRINGTON ADDITION, A PLANNED UNIT DEVELOPMENT** (Formerly J&J Properties Addition, a Planned Unit Development).

LOCATION: Located at the northwest corner of the intersection of 36th Avenue NW and West Franklin Road.

INFORMATION:

1. Owner. Raven Investments, LLC
2. Developer. Raven Investments, LLC
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City Limits.
2. December 19, 1961. Planning Commission recommended to City Council 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. December 3, 2009. The Norman Board of Parks Commissioners, on a vote of 4-3, did not approve the developers proposal for J&J Properties Addition, a Planned Unit Development.
5. December 10, 2009. Planning Commission, on a vote of 9-0, postponed the Land Use and Transportation Plan Amendment, rezoning and the preliminary plat for J&J Properties Addition, a Planned Unit Development.
6. January 7, 2010. The Norman Board of Parks Commissioners, on a vote of 9-0, recommended private park with the preliminary plat for J&J Properties Addition, a Planned Unit Development.

7. January 14, 2010. Planning Commission, on a vote 9-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Service area and from Low Density Residential to High Density Residential (Tract 2), Commercial Designations (Tract 1) and Medium Density Residential (Tract 4).
8. January 14, 2010. Planning Commission, on a vote of 9-0, recommended to City Council that this property be placed in the Planned Unit Development and removed from A-2 zoning classification.
9. January 14, 2010. Planning Commission, on a vote of 9-0 recommended to City Council that the preliminary plat for J & J Properties Addition, a Planned Unit Development, be approved with a variance in the number of street connections located on 48th Avenue NW and waiver of alley requirements for the commercial properties.
10. February 22, 2010. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing this property in the Current Service Area and from Low Density Residential to High Density Residential (Tract 2), Commercial Designations (Tract 1) and Medium Density Residential Designations (Tract 4).
11. February 22, 2010. City Council adopted Ordinance No. O-0910-14 placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District.
12. February 22, 2010. City Council approved the preliminary plat for J&J Properties Addition, a Planned Unit Development.
13. February 22, 2015. Approval of the preliminary plat for J&J Properties Addition, a Planned Unit Development became null and void.
14. September 7, 2023. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended fee in lieu of park land dedication.
15. October 12, 2023. Planning Commission , on a vote of 6-0, postponed until the November 9, 2023, Planning Commission meeting the request to amend the NORMAN Land Use and Transportation Plan, rezoning and preliminary plat for Bridgeview at Carrington Addition, a Planned Unit Development at the request of the applicant.
16. November 9, 2023. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation.
17. November 9, 2023. The applicant has made a request to rezone a portion of this property from A-2, Rural Agricultural District to PUD, Planned Unit Development and amend Ordinance No. O-0910-14.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing/screening will be required adjacent to the arterial streets where single family residential lots side or backup to these designated arterial streets.
2. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department. Additional fire hydrants may be required for the larger commercial tracts.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. Their connections will be the Northwest sanitary sewer interceptor.
5. Sidewalks. Sidewalks will be constructed adjacent to 36th Avenue NW, Franklin Road, 48th Avenue NW and Indian Hills Road. Sidewalks will be constructed adjacent to all interior streets.
6. Drainage. Several privately maintained detention facilities will be constructed for the conveyance of storm water. A property owners association will be established for the maintenance of the detention facilities. This property contains “blue lines.” These channels or ponds are regulated and controlled by the U.S. Army Corps of Engineers. The owners will be responsible to obtain any permits as needed from the U.S. Army Corps of Engineers before disturbing these areas. Also, there are WQPZ (Water Quality Protection Zone) areas that will be dedicated to create riparian buffers to protect water quality. Depending on phasing of the development, the owners may need to create the needed downstream improvements within the property so stormwater runoff will not negatively impact adjacent property owners.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Thirty-sixth Avenue N.W. is classified as a Minor Urban Arterial Street and will be built half-width of an arterial street standard. Thirty-sixth Avenue N.W. is part of a 36th Avenue N.W. City Bond Project. Indian Hills Road is classified as a Principal Arterial Street. Franklin Road is classified as an Urban Collector with special considerations as a three lane roadway with 5-foot bike lanes. Forty-eighth Avenue N.W. is classified as a minor arterial street. The right-of-way width requirement is 100-feet with three lane roadway with bike lanes and a 8-foot width sidewalk. As final plats are submitted adjacent to 48th Avenue N.W., the three (3) paved lanes will be required to be built by this developer despite the involvement of the property owners west of 48th Avenue. Interior streets will be constructed to City paving standards. There are two areas of proposed private streets. These streets will be built to City paving standards but maintained by a Property Owners Association. Access for these areas will be controlled by gates for a gated community.

8. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. The twelve-inch (12") water mains will be installed adjacent to Franklin Road, 48th Avenue NW and Indian Hills Road. Interior water lines will be installed and looped, where possible, to provide domestic water and fire protection. Depending on the phasing, twelve-inch (12") water mains may need to be utilized within the development.
9. WQPZ. The proposed open spaces contain WQPZ (Water Quality Protection Zone). With final platting, these areas will be controlled by easements and covenants.
10. Flood Plain. There is flood plain within the property. There is no flood plain located within the residential properties. The Flood Plain Permit Committee approved Flood Plain Permit No. 681 for the proposed street crossing the flood plain west of 36th Avenue N.W

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. Three (3) petroleum pipelines located within their private easements outside the thirty-three foot (33') statutory right-of-way on the east side of 48th Avenue N.W. made it impossible for the owners to dedicate seventeen feet (17') of additional right-of-way contiguous to the thirty-three foot statutory right-of-way without relocating the pipelines. Although not contiguous, the owners will dedicate seventeen feet (17') of public right-of-way east of the pipelines. This right-of-way will be outside of the proposed platted lots and under the City's control. This will provide the City with a total of fifty feet (50') as required by City standards and regulations. The Property Owners Association will be responsible for mowing the rights-of-way.

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

STAFF COMMENTS AND RECOMMENDATION: The owners are proposing residential, commercial, apartments and school property. The school property is designated for Moore Public Schools. The location of the school site contains a petroleum pipeline. The pipeline will be contained within a 50-foot (50') pipeline easement. Outside of the easement will be a 25-foot (25') no build on each side of the pipeline easement for a total of 100-foot no build for structures. Staff can support the the preliminary plat for Bridgeview at Carrington Addition, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Bridgeview at Carrington Addition, a Planned Unit Development to City Council subject to the approvals of R-2324-64 and O-2324-23.

ACTION TAKEN: _____