

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2223-6

DATE:
November 22, 2022

STAFF REPORT

ITEM: Consideration of a Final Plat for PINE CREEK ADDITION, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located one-quarter mile east of Porter Avenue on the north side of East Tecumseh Road.

INFORMATION:

1. Owners. IH Development, LLC, Ideal Homes of Norman L.L.C.
2. Developer. IH Development LLC, Ideal Homes of Norman 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. October 30, 1961. Planning Commission recommended placing this property in the A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
4. June 3, 2021. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended private park land for Pine Creek Addition, a Planned Unit Development.
5. June 10, 2021. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in PUD, Planned Unit Development and removed from A-2, Rural Agricultural District.
6. June 10, 2021. Planning Commission, on a vote of 7-0 recommended to City Council that the preliminary plat for Pine Creek Addition, a Planned Unit Development, be approved.
7. July 27, 2021. City Council adopted Ordinance No. O-2021-46 placing this property in the Planned Unit Development (PUD) and removing it from A-2, Rural Agricultural District.

8. July 27, 2021. City Council approved the preliminary plat for Pine Creek Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing will be required for the residential lots backing up to Tecumseh Road
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 installed in accordance with approved plans and City and Department of Environmental Quality standards. An 8-inch off-the-plat sanitary sewer main will be constructed to connect to Lift Station "D".
5. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. A five-foot (5') width sidewalk will be installed adjacent to East Tecumseh Road. However, if it is installed adjacent to the street curb an additional foot will be added.
6. Drainage. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm sewers will be constructed to drain streets and lots. Privately maintained detention facilities will be constructed for the conveyance of storm water.
7. Streets. Streets will be installed in accordance with approved plans and City paving standards. A left-turn lane on eastbound Tecumseh Road to turn north onto Yellowstone Drive will be required.
8. Water Mains. Interior water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 24-inch water main adjacent to East Tecumseh Road.
9. Flood Plain. The eastern portion of the property contains flood plain. If any walking trails and other open space amenities will require a flood plain permit. Flood Plain Permit #661 was approved by the Flood Plain Permit Committee for installation of sanitary sewer main within the flood plain.
9. 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. Street rights-of-way are dedicated to the City on the final plat.

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

DEVELOPMENT COMMITTEE COMMENTS: The final plat is consistent with the approved preliminary plat. The final plat consists of 79.43 acres. The owners are proposing 96 single-family residential lots and 49.75 acres of open space.

The traffic impact analysis that was submitted by the engineer for the owner that addressed the need for left-turn storage lane on eastbound Tecumseh Road for drivers wishing to turn onto Yellowstone Drive.

Private park land will be required to be deeded to the Pine Creek Community Association with this final plat.