

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2223-8

DATE:
November 22, 2022

STAFF REPORT

ITEM: Consideration of a Final Plat for **RED CANYON RANCH ADDITION, SECTION 8, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located on the west side of 12th Avenue N.E. and one-half mile north of East Tecumseh Road.

INFORMATION:

1. Owners. Sweetgrass Partners, L.L.C.
2. Developer. Sweetgrass Partners, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 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 to City Council that this property be placed in 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. December 8, 1966. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be rezoned from A-2 Rural Agricultural District to R-1, Single Family Dwelling District.
5. December 27, 1966. City Council, on a vote of 6-0, adopted Ordinance No. 1954, placing a portion of this property in R-1, Single Family Dwelling District and removing it From A-2, Rural Agricultural District.
6. November 3, 1983. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended park land dedication for Woodcrest II Addition.
7. December 15, 1983. Planning Commission, on a vote of 8-0-1, recommended to City Council that a portion of this property be placed in R-1, Single Family Dwelling District, and removed from A-2, Rural Agricultural District

HISTORY (CON'T)

8. December 15, 1983. Planning Commission, on vote of 8-0-1, approved the preliminary plat for Woodcrest II Addition.
9. January 10, 1984. City Council adopted Ordinance No. O-8384-76, placing a portion of this property in R-1, Single Family Dwelling District and removing it from A-2, Rural Agricultural District.
10. December 15, 1988. Approval of the preliminary plat for Woodcrest II Addition became null and void.
11. June 14, 2001. Planning Commission, on a vote of 6-0-1, recommended to City Council that a portion of this property be placed in R-1, Single Family Dwelling District and Pl, Park Land and removing it from R-1, Single Family Dwelling District.
12. June 14, 2001. Planning Commission, on a vote of 6-0-1, recommended to City Council that the preliminary plat for Summerlin Addition be approved.
13. July 25, 2001. City Council adopted Ordinance No. O-0001-68 placing a portion of this property in R-1, Single Family Dwelling District and PL, Park Land removing it from R-1, Single Family Dwelling District.
14. July 25, 2001. City Council approved the preliminary plat for Summerlin Addition.
15. October 14, 2004. Planning Commission, on a vote of 6-0-1, postponed the request to place this property in a PUD, Planned Unit Development and remove it from R-1 and PL zoning classifications.
16. October 14, 2004. Planning Commission, on a vote of 6-0-1, postponed the preliminary plat for Red Rock Addition at the request of the applicant.
17. March 2, 2006. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended private park land for Red Rock Addition.
18. March 9, 2006. Planning Commission, on a vote of 8-0-1, recommended to City Council that this property be placed in Planned Unit Development and removed from R-1, Single Family Dwelling District and Pl, Park Land.
19. March 9, 2006. Planning Commission, on a vote of 8-0-1, recommended to City Council the approval of the preliminary plat for Red Rock Addition.
20. April 25, 2006. City Council postponed Ordinance No. O-0506-45 that would place this property in Planned Unit Development and remove it from R-1, Single Family Dwelling District and PL, Park Land.
21. May 9, 2006. City Council adopted Ordinance No. O-0506-45 placing a portion of this property in Planned Unit Development and removing it from R-1, Single Family Dwelling District.

HISTORY (CON'T)

22. May 9, 2006. City Council approved the preliminary plat for Red Rock Addition.
23. April 10, 2008. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the Planned Unit Development and removing it from R-1, Single Family Dwelling District.
24. April 10, 2008. Planning Commission, on a vote of 8-0, recommended to City Council that Proposals "A" and "B" of the preliminary plat for Red Canyon Ranch Addition, a Planned Unit Development, be approved.
25. May 27, 2008. City Council adopted Ordinance No. O-0708-40 placing this property in the Planned Unit Development.
26. May 27, 2008. City Council approved the preliminary plat (Proposal "B") for Red Canyon Ranch Addition, a Planned Unit Development.
27. November 12, 2015. Planning Commission, on a vote of 9-0, recommended to City Council the amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Low Density Residential for a portion of the property.
28. November 12, 2015. Planning Commission, on a vote of 9-0, recommended to City Council the amendment of the Planned Unit Development established with Ordinance No. O-0708-40 to amend the uses allowed in specific areas.
29. November 12, 2015. Planning Commission, on a vote of 9-0 recommended to City Council that the preliminary plat for Red Canyon Ranch Addition, a Planned Unit Development, be approved.
30. December 22, 2015. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing a portion of this property in the Low Density Residential and removing it from the Commercial Designation.
31. December 22, 2015. City Council adopted Ordinance No. O-1516-23 amending the Planned Unit Development established with O-0708-40. A commercial area was changed to residential use.
32. December 22, 2015. City Council approved the preliminary plat for Red Canyon Ranch Addition, a Planned Unit Development.
33. January 14, 2016. Planning Commission, on a vote of 7-0, recommended to City Council amending the PUD narrative approved with Ordinance No. O-1516-23 and established with O-0708-40.
34. February 23, 2016. City Council adopted Ordinance No. O-1516-34 amending the PUD narrative established with Ordinance No. O-0708-40.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing will be required adjacent to 12th Avenue N.E. for the residential lots backing up to this principal arterial street.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Norman Fire Department.
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. This property will utilize an existing lift station. The future lot owners will contribute to the maintenance of this lift station pursuant to Contract K-0506-139.
5. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. A five-foot (5') sidewalk will be constructed adjacent to 12th Avenue N.E.
6. Storm Sewers. 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. A privately maintained detention facility has been constructed for the conveyance of storm water.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

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 plan/final plat are attached.

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee approve the program of public improvements and final plat for Red Canyon Ranch Addition, Section 8, a Planned Unit Development and submit it to City Council for consideration.

This property consists of 12.69 acres and fifty (50) single-family residential lots and three (3) common areas. The common area will be maintained by the Property Owners Association. There have been 326 single-family residential lots filed of record with Sections 1 through 7.

There is sufficient private park land filed of record in the name of the Home Owners Association to satisfy park land requirements.

Traffic impact fees in the amount of \$26,680.20 will be required prior to filing the final plat.

The final plat is consistent with the preliminary plat.