

PRELIMINARY PLAT

ITEM NO. 8

PP-2223-1

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **RED CANYON RANCH EAST, A PLANNED UNIT DEVELOPMENT (A REVISION OF RED CANYON RANCH, A PLANNED UNIT DEVELOPMENT)**.

LOCATION: Located at the northwest corner of the intersection of 12th Avenue N.E. and Tecumseh Road.

INFORMATION:

1. Owners. Red Rock Land Fund, LLC.
2. Developer. Sweetgrass Partners, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. December 8, 1966. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in the R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District and RM-6, Medium Apartment District and removed from A-2, Rural Agricultural District.
2. December 27, 1966. City Council, on a vote of 6-0, adopted Ordinance No. 1954, placing a portion of this property in the R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District and RM-6, Medium Density Apartment District and removing it from A-2, Rural Agricultural District.
3. November 3, 1983. The Norman Board of Parks Commissioners, on a vote of 6-0, voted to accept park land dedication for Woodcrest II Addition.
4. December 15, 1983. Planning Commission, on a vote of 8-0-1, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District, C-1, Local Commercial District and PL, Park Land District and removed from A-2, Rural Agricultural District, R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District and RM-6, Medium Density Apartment District.
5. December 15, 1983. Planning Commission, on vote of 8-0-1, approved the preliminary plat for Woodcrest II Addition.

HISTORY (CON'T)

6. January 10, 1984. City Council adopted Ordinance No. O-8384-76 placing a portion of this property in R-1, Single-Family, RM-2, Low Density Apartment District, C-1, Local Commercial and PL, Park Land District and removing it from A-2, Rural Agricultural District, R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District and RM-6, Medium Density Apartment District.
7. December 15, 1988. Approval of the preliminary plat for Woodcrest II Addition became null and void.
8. 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, RM-2, Low Density Apartment District and PL, Park Land District and removed from R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District and PL, Park Land District.
9. June 24, 2001. City Council adopted Ordinance No. O-0001-68 placing a portion of this property in R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District and PL, Park Land District and removing it from R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District and PL, Park Land District.
10. July 25, 2001. City Council approved the preliminary plat for Summerlin Addition.
11. October 14, 2004. Planning Commission, on a vote of 6-0-1 postponed the request to place a portion of this property in a PUD, Planned Unit Development and remove it from R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District and PL, Park Land District.
12. 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.
13. March 2, 2006. The Norman Board of Parks Commissioners, on a vote of 7-0, recommend private park land for Red Rock Addition.
14. March 9, 2006. Planning Commission, on a vote of 8-0-1 recommended to City Council that this property be placed in C-1, Local Commercial District, PUD, Planned Unit Development and R-1, Single-Family Dwelling District with Special Use for a Church and removed from RM-2, Low Density Apartment District, R-1, Single-Family Dwelling District and PL, Park Land District.
15. 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 with alley waiver for the commercial property.
16. April 25, 2006. City Council postponed Ordinance No. O-0506-45 that would place this property in C-1, Local Commercial District, PUD Planned Unit Development and R-1, Single-

HISTORY (CON'T)

- Family Dwelling District with Special use for a church and remove it from RM-2, Low Density Apartment District, R-1, Single-Family Dwelling District and PL, Park Land District.
17. May 9, 2006. City Council adopted Ordinance No. O-0506-45 placing this property in C-1, Local Commercial District, PUD, Planned Unit Development and R-1, Single-Family Dwelling District with Special Use for a Church and removing it from RM-2, Low Density Apartment District, R-1, Single-Family Dwelling District and PL, Park Land District.
 18. May 9, 2006. City Council approved the preliminary plat for Red Rock Addition with a waiver in alley requirements for the commercial property.
 19. April 10, 2008. Planning Commission, on a vote of 8-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Medium Density Residential to Low Density Residential and Commercial Designation and eliminating Open Space/Park Designation.
 20. April 10, 2008. Planning Commission, on a vote of 8-0, recommended to City Council this property be placed in the PUD, Planned Unit Development and removing it from R-1, Single Family Dwelling District, C-1, Local Commercial District, and PUD, Planned Unit Development.
 21. 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 with alley waiver for the commercial property.
 22. May 27, 2008. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Medium Density Residential to Low Density Residential and Commercial Designation and eliminating Open Space/Park Designation.
 23. May 27, 2008. City Council adopted Ordinance No. O-0708-40 placing this property in the PUD, Planned Unit Development and removing it from PUD, Planned Unit Development, R-1, Single Family Dwelling District and C-1, Local Commercial District.
 24. May 27, 2008. City Council approved Proposal "B" of the preliminary plat for Red Canyon Ranch Addition, a Planned Unit Development.
 25. May 27, 2015. The approval of the preliminary plat for Red Canyon Ranch became null and void.
 26. 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.

HISTORY (CON'T)

27. 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.
28. 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.
29. 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.
30. 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.
31. December 2, 2015. City Council approved the preliminary plat for Red Canyon Ranch Addition, a Planned Unit Development.
32. 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.
33. February 23, 2016. City Council adopted Ordinance No. O-1516-34 amending the PUD narrative established with Ordinance No. O-0708-40.
34. August 11, 2022. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Low Density Residential Designation.
35. August 11, 2022. The applicant has made a request to rezone from PUD, Planned Unit Development to PUD, Planned Unit Development for Residential Uses.

IMPROVEMENT PROGRAM:

1. Fencing and Screening. Fencing and screening will be required adjacent to Tecumseh Road and 12th Avenue N.E. for the residential lots backing up to these principal arterial streets.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.

IMPROVEMENT PROGRAM (CON'T):

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') width sidewalk will be installed adjacent to 12th Avenue N.E. and a five-foot (5') width sidewalk will be installed adjacent to East Tecumseh Road. However, if it is installed adjacent to the street an additional foot will be added.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be constructed for the conveyance of storm water.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Twelfth Avenue N.E. and East Tecumseh Road are existing. The developer will contribute with traffic impact fees.
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. There is a proposed 12-inch water main to be constructed adjacent to 12th Avenue N.E.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.
3. Park Land. It has been determined, with the developments of Red Canyon Ranch, the applicant has provided more than sufficient private park land which will include additional private park land with this development.

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

STAFF COMMENTS AND RECOMMENDATION: There are 28 proposed single-family residential lots on 12.41 acres. In addition, the preliminary plat consists of 3.31 acres of open space within the 12.41 acres. The property owners association will be responsible for the open space including privately maintained detention facilities.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Red Canyon Ranch East, a Planned Unit Development to the City Council.

ACTION TAKEN: _____