

PRELIMINARY PLAT

ITEM NO. 6

STAFF REPORT

ITEM: Consideration of a preliminary plat for **THE VILLAGES, A PLANNED UNIT DEVELOPMENT**.

LOCATION: Located at the northwest corner of the intersection of Imhoff Road and Oakhurst Avenue.

INFORMATION:

1. Owners. Lennar Homes of Oklahoma, L.L.C.
2. Developer. Lennar Homes of Oklahoma, L.L.C.
3. Engineer. Johnson & Associates.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Norman Corporate City Limits without zoning.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. October 10, 1968. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District and removed from A-2, Rural Agricultural District.
4. December 17, 1968. City Council adopted Ordinance No. 2124 placing this property in R-1, Single-Family Dwelling District and removing it from A-2, Rural Agricultural District.
5. February 3, 1977. The Norman Board of Parks Commissioners recommended park land in connection with the preliminary plat for Oakhurst Section 9. Park land is located north of this property within the Oakhurst Development.
6. February 10, 1977. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in CO, Suburban Office Commercial District and removed from R-1, Single-Family Dwelling District.

7. February 10, 1977. Planning Commission, on a vote of 8-0, tabled the preliminary plat of Oakhurst Addition, Section 9.
8. March 1, 1977. City Council adopted Ordinance No. O-7677-43 placing this property in CO, Suburban Office Commercial District and removing it from A-2, Rural Agricultural District.
9. March 10, 1977. Planning Commission, on a vote of 7-1, approved the preliminary plat for Oakhurst Addition, Section 9.
10. March 10, 1982. In accordance with the City Code, approval of the preliminary plat for Oakhurst Addition, Section 9, became null and void.
11. April 3, 2003. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended fee in lieu of park land for Crimson Park Addition.
12. April 10, 2003. Planning Commission, on a vote of 9-0, recommended to City Council the denial of amending the Norman 2020 Land Use and Transportation Plan from Office Designation to Medium Density Residential Designation.
13. April 10, 2003. Planning Commission, on a vote of 9-0, recommended to City Council that this property should not be placed in the PUD, Planned Unit Development District, and removed from CO, Suburban Office Commercial District.
14. April 10, 2003. Planning Commission, on a vote of 9-0, recommended denial of the preliminary plat for Crimson Park Addition.
15. May 13, 2003. The applicant withdrew the land use change, rezoning and preliminary plat requests.
16. June 9, 2005. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for Crimson Creek Addition be approved.
17. July 12, 2005. City Council approved the preliminary plat for Crimson Creek Addition.
18. July 12, 2010. The approvals of the preliminary plat for Crimson Creek Addition became null and void.
19. January 12, 2012. Planning Commission, on a vote of 6-2, recommended to City Council the amending of the Norman 2025 Land Use and Transportation Plan from Office Designation to Mixed Use Designation (office and/or residential use).
20. January 12, 2012. Planning Commission, on a vote of 6-2, recommended to City Council that this property be placed in Planned Unit Development (PUD) and removed from CO, Suburban Office Commercial District.

21. January 12, 2012. Planning Commission, on a vote of 6-2, recommended to City Council the approval of the preliminary plat for The Village at Oakhurst Addition, a Planned Unit Development.
22. February 9, 2012. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing this property in the Mixed Use Designation (Office or Residential Use) and removing it from Office Designation.
23. February 9, 2012. City Council adopted Ordinance No. O-1112-20 placing this property in the PUD, Planned Unit Development and removing it from CO, Suburban Office Commercial District.
24. February 9, 2012. City Council approved the preliminary plat for The Village at Oakhurst.
25. May 5, 2022. The Norman Board of Parks Commissioners recommended fee in lieu of park land dedication for The Villages, a Planned Unit Development.
26. May 12, 2022. The applicant has submitted a request to Planning Commission amending the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation to Low Density Residential Designation.
27. May 12, 2022. The applicant has submitted a request to Planning Commission rezoning this property from PUD, Planned Unit Development to PUD, Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City Standards. Their locations have been approved by the Fire Department.
2. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
3. Sidewalks. Sidewalks will be required adjacent to Imhoff Road, Oakhurst Avenue and the interior street.
4. Storm Sewers. Storm water run off will be conveyed to a proposed privately-maintained detention facility within this ownership.
5. Streets. Imhoff Road will be constructed in accordance with approved plans and City paving standards. Oakhurst Avenue is existing. The interior street will be constructed to City paving standards. Wolford Court exceeds the 600' cul-de-sac length. However, an emergency access has been provided at the end of the cul-de-sac connecting to Imhoff Road.

6. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. There is an existing 12-inch water main adjacent to Imhoff Road and an 8-inch water main adjacent to Oakhurst Avenue.

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, site plan, preliminary plat and letter of request for a variance in the cul-de-sac length are included in the Agenda Book

STAFF COMMENTS AND RECOMMENDATION: This property consists of 16.32 acres, 109 single-family dwelling lots and 5 common areas. The street layout consists of interior streets ending in a cul-de-sac. An emergency access is being provided as a secondary point of access during emergencies. Traffic staff and Fire Department staff have reviewed the street layout and are not opposed to the proposal due to the number of lots proposed and the emergency access being provided. As a result, staff can support a request for a variance in the cul-de-sac length for Wolford Court and the preliminary plat for The Villages, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the request for a variance in the cul-de-sac length for Wolford Court and approval or disapproval of the preliminary plat for The Villages, a Planned Unit Development to City Council.

ACTION TAKEN: _____