



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/08/2024

REQUESTER: Hallbrooke Development Group

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-14: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HALLBROOKE DEVELOPMENT GROUP (SMC CONSULTING ENGINEERS, P.C.) FOR HALLBROOKE ADDITION, WITH A VARIANCE IN CUL-DE-SAC LENGTH FOR GREENSBORO WAY, FOR 41.57 ACRES OF PROPERTY GENERALLY LOCATED SOUTH AND WEST OF E. ROCK CREEK ROAD AND 24TH AVENUE N.E.

LOCATION: Generally south and west of the intersection of East Rock Creek Road and 24th Avenue N.E.

INFORMATION:

1. Owner. Hallbrooke Development Group, LLC.
2. Developer. Hallbrooke Development Group, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. September 23, 2003. City Council adopted Ordinance No. O-0304-17 annexing and placing this property in R-1, Single-Family Dwelling District (Previously a part of Hall Park).
2. February 5, 2004. The Norman Board of Parks Commissioners, on a vote of 9-0, recommended private park land for Hallbrooke Addition.
3. February 12, 2004. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in PUD, Planned Unit Development and removed from R-1, Single-Family Dwelling District.
4. February 12, 2004. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Hallbrooke Addition be approved.

5. March 23, 2004. City Council adopted Ordinance No. O-0304-50 placing a portion of this property in PUD, Planned Unit Development and removing it from R-1, Single-Family Dwelling District.
6. March 23, 2004. City Council approved the preliminary plat for Hallbrooke Addition.
7. March 23, 2009. The approvals of the preliminary plat became null and void.
8. March 11, 2010. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Hallbrooke Addition be approved.
9. April 27, 2010. City Council approved the preliminary plat for Hallbrooke Addition.
10. April 27, 2017. The approvals of the preliminary plat became null and void.
11. October 12, 2017. Planning Commission, on a vote of 5-0, recommended to City Council that the preliminary plat for Hallbrooke Addition be approved.
12. November 14, 2017. City Council approved the preliminary plat for Hallbrooke Addition.
13. November 10, 2022. The City of Norman Development Committee approved the preliminary plat for Hallbrooke Addition.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing will be installed adjacent to Rock Creek Road and 24th Avenue N.E. for the residential lots backing up to the arterial streets.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks will be constructed adjacent to East Rock Creek Road and 24th Avenue N.E.
5. Storm Sewers. Stormwater drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be utilized.
6. Streets. Interior streets will be constructed in accordance with approved plans and City paving standards. The cul-de-sac, Greensboro Way serving the PUD exceeds the required cul-de-sac length by three hundred and fifty feet (350'). However an emergency access has been provided accessing Rock Creek Road. East Rock Creek Road will be constructed as an arterial street. Staff will recommend deferral with final platting. Twenty-fourth Avenue N.E. is existing.

7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 16" water main adjacent to East Rock Creek Road and a 16" water main adjacent to 24th Avenue N.E.

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

STAFF COMMENTS AND RECOMMENDATION: The preliminary plat for Hallbrooke Addition includes areas that have the stream planning corridor (SPC) identified. Areas within the SPC and in the Lake Thunderbird watershed are subject to the Water Quality Protection Zone (WQPZ) Ordinance (O-1011-52) adopted by City Council on June 28, 2011. This ordinance establishes requirements for stream buffers to protect the stream corridors and Lake Thunderbird. The buffers provide vegetative materials that reduce water velocities and help remove harmful contaminants from the runoff from storm events.

The WQPZ Ordinance Section 19-601.C contains the following language under the "Variations and Exceptions" Article to the subdivision regulation ordinance:

"Whenever infrastructure has been installed that will benefit the full build-out of a Preliminary Plat which was approved within five (5) years prior to the effective date of this ordinance, the Preliminary Plat shall not be deemed expired, for purposes only of the application of this ordinance, even after the passage of three (3) years from the date of approval of the Preliminary Plat, or five (5) years from the date of approval of the Preliminary Plat if a Final Plat has been filed on a part of the land embraced in the Preliminary Plat."

This provision has been interpreted to provide an exemption of the WQPZ Ordinance if factual circumstances described exist for a particular subdivision. Staff supports this exception for the Preliminary Plat for Hallbrooke Addition, as it appears to meet the factual circumstances described in this section to qualify for the exemption.

However, after careful consideration of the WQPZ Ordinance and the preliminary plat for Hallbrooke Addition, staff has determined that the preliminary plat meets or exceeds the requirements of the WQPZ Ordinance. The developer and engineer utilized thoughtful and responsible land planning and development principles that meet the current WQPZ. The previous sections of Hallbrooke Addition utilized large open space areas around drainage channels and ponds adjacent to the remaining area to be developed with this preliminary plat. These areas when utilized with WQPZ width

averaging exceed the buffer width requirements in the WQPZ Ordinance. In addition, there are multiple ponds in series allowing the water to have adequate storage time to reduce contaminants. Although the applicant does not intend to provide private engineering analysis to support technical compliance, Staff's review of the submittals indicates that an acceptable engineered solution is contained in the development plan to support a reduction in the total width of the WQPZ.

The developer proposes to develop the property as single family development. There have been 242 single-family residential lots filed of record with the Cleveland County Clerk consisting of 187 R-1, single-family lots and 55 PUD lots. There are 41.57 remaining acres to be developed. With this proposal, there are 31 R-1, single-family residential lots and 54 PUD lots remaining for a total of 324 lots within the total 142 acres of the development. Planning Commission and City Council have previously approved the preliminary plat with the exception of the street layout within the undeveloped PUD area. Rather than constructing more street paving, the engineer is proposing a cul-de-sac with emergency access to Rock Creek Road. Due to the length of the cul-de-sac for Greensboro Way, the engineer for the developer has requested a variance in the cul-de-sac length. With the emergency access, staff supports the request. Staff recommends approval of the preliminary plat for Hallbrooke Addition.

ACTION NEEDED: Recommend approval or disapproval of the request for a variance in the cul-de-sac length for Greensboro Way and approval or disapproval of the preliminary plat for Hallbrooke Addition to City Council.

ACTION TAKEN: _____