



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/08/2024

REQUESTER: Summit Lakes, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-2: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SUMMIT LAKES, LLC FOR SUMMIT LAKES ADDITION – SUMMIT LAKES VILLAS, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 6.46 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF ALAMEDA STREET AND EAST OF 24TH AVENUE SOUTHEAST.

ITEM: Consideration of a Preliminary Plat for **SUMMIT LAKES ADDITION – SUMMIT LAKES VILLAS, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located south of Alameda Street and east of 24th Avenue S.E.

INFORMATION:

1. Owner. Summit Lakes, L.L.C.
2. Developer. Summit Lakes, 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. December 19, 1961. Planning Commission recommended placing this property in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District
4. February 10, 1972. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in RM-6, Medium Density

Apartment District,, R-1, Single Family Dwelling District and A-2, Rural Agricultural District and removed from A-2, Rural Agricultural District.

5. February 29, 1972. City Council adopted Ordinance No. O-7172-50 placing a portion of this property in RM-6, Medium Density Apartment District, R-1, Single Family Dwelling District and A-2, Rural Agricultural District, and removing it from A-2, Rural Agricultural District.
6. August 9, 1984. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended fee in lieu of park land dedication for a portion of this property.
7. August 9, 1984. Planning Commission, on a vote of 9-0, 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.
8. December 5, 1996. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended fee in lieu of park land dedication for a portion of this property.
9. December 12, 1996. Planning Commission, on a vote of 8-0-1, approved the preliminary plat for Summit Lakes Addition which contained a portion of this property.
10. May 1, 1997. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended fee in lieu of park land.
11. March 12, 1998. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in the PUD, Planned Unit Development and removed from A-2, Rural Agricultural District, R-1, Single Family Dwelling District and RM-6, Medium Density Apartment District.
12. March 12, 1998. Planning Commission, on a vote of 6-0, approved the preliminary plat for Summit Lakes Addition, a Planned Unit Development.
13. April 28, 1998. City Council adopted Ordinance No. O-9798-38 placing a portion of this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District, R-1, Single Family Dwelling District and RM-6, Medium Density Apartment District.
14. July 3, 2003. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended private and public park land for Summit Lakes Addition.
15. July 10, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in R-1, Single Family Residential Dwelling District and removed from A-2, Rural Agricultural District and PUD, Planned Unit Development.
16. July 10, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that the revised preliminary plat for Summit Lakes Addition be approved.

17. August 26, 2003. City Council adopted Ordinance No. O-0304-2 placing a portion of this property in R-1, Single Family Dwelling District and removing it from PUD, Planned Unit Development and A-2, Rural Agricultural Districts.
18. August 26, 2003. City Council approved the revised preliminary plat for Summit Lakes Addition.
19. August 26, 2008. The approvals of the revised preliminary plat became null and void.
20. May 31, 2017. The Development Committee approved the preliminary plat for Summit Lakes Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each lot and open space prior to occupancy.
5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Part of the runoff will be conveyed to a new privately maintained detention facility with the remainder going to the existing detention pond to the northeast that was put in as part of the early sections of Summit Lakes.. A property owner association is responsible for maintenance of the detention ponds, common open areas.
6. Streets. Interior streets will be constructed in accordance with approved plans and City paving standards. The private street for the Villas will be constructed to City standards but maintained by the POA, Property Owners Association.
7. Water Main. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City with a final plat.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City with a final plat.

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

STAFF COMMENTS AND RECOMMENDATION: The PUD development consists of 6.46 acres and 23 residential lots and the R-1, Single-Family development consists of 15.62 acres and 43 residential lots. Staff recommends approval of the preliminary plat for Summit Lakes Addition – Summit Lake Villas, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Summit Lakes Addition – Summit Lake Villas, a Planned Unit Development to City Council.

ACTION TAKEN:_____