

PRELIMINARY PLAT
PP-2122-2

ITEM NO. 5

STAFF REPORT

ITEM: Consideration of a **PRELIMINARY PLAT FOR DESTIN LANDING ADDITION, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located south of Cedar Lane Road and one-quarter mile west of 36th Avenue S.E.

INFORMATION:

1. Owners. Farzaneh Development Group, LLLP.
2. Developer. Farzaneh Development Group, LLLP.
3. Engineer. SMC Consulting Engineers P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 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. October 1, 2016. The Norman Board of Parks Commissioners accepted the Destin Landing Master Plan.
5. February 11, 2016. Planning Commission, on a vote of 6-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation to Mixed Use Designation.
6. February 11, 2016. Planning Commission, on a vote of 6-0, recommended to City Council that this property be removed from A-2, Rural Agricultural District to PUD, Planned Unit Development.

7. April 12, 2016. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing this property in the Mixed Use Designation and removing it from Very Low Density Residential Designation.
8. April 12, 2016. City Council adopted Ordinance No. O-1415-33 placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District. The Destin Landing Master Plan was included with the rezoning.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. The Norman Fire Department will review their locations.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer improvements will be constructed in accordance with approved plans and City and State Department of Environmental Quality standards. A proposed lift station will be installed north of Cedar Lane Road and west of 36th Avenue S.E. Utilities Department supports the sanitary sewer solution as long as the developer and City Council approve a Lift Station Agreement and Fee to be included on future utility bills for this development.
4. Sidewalks. Sidewalks will be deferred with final platting adjacent to a 36th Avenue S.E. and Cedar Lane Road. The developer will construct sidewalks adjacent to all interior streets including open space properties.
5. 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.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Street paving will be deferred for Cedar Lane Road and 36th Avenue S.E.
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 12" water main west of this property. The developer will extend a 16" water main adjacent to Cedar Lane Road to the entry of the development. A 16" water main will be installed adjacent to 36th Avenue S.E. at the entry of the development.
8. Trails. Trail systems are shown on the preliminary plat. This meets the requirements of the Master Plan as approved by City Council.

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 90.68 acres including 36.50 acres of open space/park land. There are 301 single-family residential lots. At the time the PUD zoning was approved, City Council approved an overall Master Plan. Within the Master Plan included Parks decision, Storm Water Master Plan, Transportation Impacts, Traffic Impact Analysis, Water Distribution Report, Wastewater Collection System and Phase 1A and 1B Utilities Map. Staff can support the preliminary plat for Destin Landing Addition, a Planned Unit Development based on the fact it follows the guidelines of the Master Plan previously approved by City Council.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat and preliminary site development plan to the City Council.

ACTION TAKEN: _____