

PRELIMINARY PLAT

ITEM NO. 5

PP-2122-11

STAFF REPORT

ITEM: Consideration of a preliminary plat for **AVADON TERRACE ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located approximately one-half mile north of Robinson Street on the west side of Porter Avenue.

INFORMATION:

1. Owners. Fred Thomas IV, Hampton Homes, L.L.C. and Norman Lodge 38 AF & AM
2. Developer. Fred Thomas IV, Hampton Homes, L.L.C.
3. Engineer. Landes Engineering.

HISTORY:

1. August 7, 1961. City Council adopted Ordinance No. 1299 annexing this property into the Norman Corporate City Limits.
2. November 21, 1961. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District.
3. December 26, 1961. City Council adopted Ordinance No. 1327 placing this property in the R-1, Single-Family Dwelling District.
4. February 6, 1968. Planning Commission, on a vote of 6-0-3, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District with Permissive Use for Masonic Lodge and removing it from R-1, Single-Family Dwelling District.
5. March 12, 1968. City Council adopted Ordinance No. 2039 placing this property in R-1, Single-Family District with Permissive Use for Masonic Lodge and removing it from R-1, Single-Family Dwelling District.
6. June 10, 1971. Planning Commission, on a vote of 7-0, approved the preliminary plat for Crystal Heights Addition including this property.

7. October 14, 1971. Planning Commission approved the final plat for Masonic Addition.
8. November 23, 1971. City Council approved the final plat for Masonic Addition.
9. December 3, 1971. The final plat for Masonic Addition was filed of record with the Cleveland County Clerk.
10. April 7, 2022. The Norman Board of Parks Commissioners was scheduled to consider park requirements for Avadon Addition, a Simple Planned Unit Development. Results of that review will be presented separately.
11. April 14, 2022. The applicant has submitted a request amending the NORMAN 2025 Land Use and Transportation Plan from Institutional Designation for a portion of this property to Medium Density Residential Designation.
12. April 14, 2022. The applicant has submitted a request to place a portion of this property in the SPUD, Simple Planned Unit Development and remove it from R-1, with Permissive Use for Masonic Lodge.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing will be required for the residential lots backing or siding Porter Avenue.
2. Fire Protection. 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.
4. Sanitary Sewers. Sanitary sewer mains will be installed to serve the development. These improvements will be constructed in accordance with approved plans and City and State Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be constructed adjacent to the interior residential streets. There is an existing sidewalk adjacent to Porter Avenue.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. A privately maintained detention facility will be constructed for the conveyance of storm water runoff.
7. Streets. Interior streets will be constructed in accordance with approved plans and City paving standards. Porter Avenue paving is existing
8. 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-inch water main located within the Porter Avenue right-of-way.

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.

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

STAFF COMMENTS AND RECOMMENDATION: The preliminary plat consists of 4.05 acres with 24 residential and two (2) common areas and 3.38 acres serving the Masonic Lodge. With the subdividing of the Masonic Lodge platted lot, a Replat will need to go through the process at a later date. Staff recommends approval of the preliminary plat for Avadon Terrace Addition, a Simple Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Avadon Terrace Addition, a Simple Planned Unit Development to the City Council.

ACTION TAKEN: _____