



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 3/12/2024

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Sturtz, Interim Director of Public Works

TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-14 PRELIMINARY PLAT FOR HALLBROOKE ADDITION, (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF EAST ROCK CREEK ROAD AND 24TH AVENUE NE)

BACKGROUND:

This item is a preliminary plat for Hallbrooke Addition and is generally located at the southwest corner of the intersection of East Rock Creek Road and 24th Avenue N.E.

The Norman Board of Parks Commissioners, on February 5, 2004, recommended private park land for Hallbrooke Addition. City Council, at its meeting of September 23, 2003, adopted Ordinance No. O-0304-17, annexing and placing this portion in R-1, Single-Family Residential District. At its meeting of 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. Planning Commission, at its meeting of February 8, 2024, recommended to City Council the approval of the preliminary plat for Hallbrooke Addition with a variance in the cul-de-sac length for Greensboro Way. 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 can support the request.

DISCUSSION:

The proposed 75 single-family residential lots in these two subsequent phases of the overall Hallbrooke Addition development is expected to generate approximately 707 trips per day, 53 AM peak hour trips, and 71 PM peak hour trips. The development is proposed for location on

the south side of Rock Creek Road and west of 24th Avenue NE. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer was required to submit a traffic impact analysis with this application. On behalf of the developer Traffic Engineering Consultants, Inc. submitted traffic impact analysis memorandum. No traffic operational issues are anticipated due to the development.

STREET	NO. OF LANES	EXISTING TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
Rock Creek Road	2	4,000	707	4,707	17,100	23.39	27.53
24 th Avenue NE	2	3,800	140	3,940	17,100	22.22	23.04

The proposed development will access Rock Creek Road through one existing and one permitted connection to Rock Creek Road. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

Public improvements for this property consist of the following:

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. The Fire Department has approved their locations.
3. **Sanitary Sewers**. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality.
4. **Sidewalks**. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks will be required adjacent to East Rock Creek Road and 24th Avenue N.E.
5. **Drainage**. Stormwater runoff will be conveyed to several privately-maintained detention facilities. A property owners' association has been established to maintain these facilities.
6. **Streets**. Streets will be constructed in accordance with approved plans and City paving standards. East Rock Creek road will be constructed as an arterial street. Staff will recommend deferral of improvements with final platting. Twenty-fourth Avenue N.E. is existing.
7. **Water Mains**. There are existing 16" water mains adjacent to East Rock Creek Road and 24th Avenue N.E. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
8. **Public Dedications**: All rights-of-ways and easements will be dedicated to the City with final platting.

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 30-601.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 exception to 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 exception.

However, after careful consideration of the WQPZ Ordinance and the Preliminary Plat for Hallbrooke Addition, staff has determined that the Preliminary Plat and previous final plats 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 Ordinance. 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.

STAFF RECOMMENDATIONS:

Based on the above information, Staff recommends approval of the preliminary plat for Hallbrooke Addition.