



# City of Norman, OK

Municipal Building Council  
Chambers  
201 West Gray Street  
Norman, OK 73069

## Master

**File Number: FP-1011-6**

**File ID:** FP-1011-6

**Type:** Final Plat

**Status:** Consent Item

**Version:** 1

**Reference:** Item No. 15

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 08/11/2010

**File Name:** Final Plat Las Colinas Addition, Section 1,

**Final Action:**

**Title:** CONSIDERATION OF A FINAL PLAT FOR LAS COLINAS ADDITION, SECTION 1, (FORMERLY KNOWN AS FOUNTAIN VIEW ADDITION, SECTION 2), ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN, AND APPROVAL OF DEFERRED CONSTRUCTION OF STREET AND DRAINAGE IMPROVEMENTS ADJACENT TO 48TH AVENUE N.W. (GENERALLY LOCATED ONE-HALF MILE SOUTH OF TECUMSEH ROAD ON THE EAST SIDE OF 48TH AVENUE N.W.)

**ACTION NEEDED:** Motion to approve or reject the final plat for Las Colinas Addition, Section 1, (formerly known as Fountain View Addition, Section 2) and the deferral of sidewalk and drainage improvements adjacent to 48th Avenue N.W.; and, if approved, accept the public dedications contained within the plat; authorize the Mayor to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements, acceptance of a cash surety securing the public improvements, and receipt of a Certificate of Deposit in the amount of \$78,520 for the deferral of street and drainage improvements adjacent to 48th Avenue N.W. within 10 days after approval and a traffic impact fee the amount of \$1,707.58; and direct the filing of the final plat.

**ACTION TAKEN:** \_\_\_\_\_

### Notes:

**Agenda Date:** 02/28/2012

**Agenda Number:** 15

**Attachments:** Location Map, Staff Report, Final Plat-Fountain View-Sec 2, Final Plat-Las Colinas Section 1, Prelim Plat-Fountain View, SMC Request-Final Plats, SMC Request-Deferral Req, Parks Board Minutes, Planning Comm Mts

**Project Manager:** Ken Danner, Subdivision Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

**History of Legislative File**

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	09/09/2010	Recommended for Adoption at a subsequent City Council Meeting	City Clerk Department			Pass
	<b>Action Text:</b> Recommended for Adoption at a subsequent City Council Meeting to the City Clerk Department						
1	Planning Commission	09/09/2010					
1	City Council	02/28/2012					

**Text of Legislative File FP-1011-6**

Body

**BACKGROUND:** This item is a final plat for Las Colinas Addition, Section 1, (formerly known as Fountain View Addition, Section 2) and is generally located one half mile south of Tecumseh Road on the east side of 48th Avenue N.W.

City Council, at its meeting of September 28, 2004, adopted Ordinance No. O-0304-74 and O-0405-7 placing this property in the R-1 single family residential zoning classification. City Council, at its meeting of May 11, 2010, approved the preliminary plat for Fountain View Addition. Planning Commission, at its meeting of September 9, 2010, approved the final plat for Fountain View Addition, Section 2. This property consists of 26.80 acres with seventy-four (74) single-family lots.

**DISCUSSION:** Staff has reviewed the required public improvement construction plans. Public improvements for this property consist of water mains (including offsite) with fire hydrants; sanitary sewers mains (including offsite); street paving; sidewalks, and drainage. These improvements are under construction.

Approximately 660 feet of 48th Avenue N.W. will be required to be constructed to City standards as a half width collector street (minor arterial). Section 19-602 B 1.2 (a)(b)(c) and (d) of the City Code establishes a method of deferring public street improvements under the following situation: (a) where incompatible grades exist; (b) where there are inadequate or a lack of connecting facilities; (c) where construction of the improvement would not immediately function for its intended use; or (d) where such improvement would be replaced by a planned future project. The developer is required to post a certificate of deposit with the City in a special account to be used with a future paving project or at such time as development occurs adjacent to the property. Staff has observed over the years that gap paving or “piecemeal” paving has been less than effective for arterial streets. There have been times over the years paving improvements have been constructed and then replaced because they did not fit in the overall design of the street. Because of this short length of pavement,

staff is recommending deferral until future development occurs.

The owner/developer has negotiated a parkland fee for Las Colinas, Sections 1 and 2 with staff and has paid the parkland fees in the amount of \$9,170.

The final plat is consistent with the approved preliminary plat. The developer has made a request through his engineer to change the name of the final plat from Fountain View Addition, Section 2, to Las Colinas Addition, Section 1. Staff is not opposed to this request and can change the name of the subdivision files to reflect that change.

Declaration of Covenants, Conditions, and Restrictions has been reviewed by City Legal staff. A copy will be provided to the City Clerk.

**RECOMMENDATION:** A traffic impact fee in the amount of \$1,707.58 will be required prior to the filing of the final plat. Open space lots, detention facilities and the 48th Avenue N.W. right-of-way will be maintained by a mandatory Property Owners Association. As with previous final plats, Fountain View Addition, Section 1, and Las Colinas Addition, Section 1, should be conditioned that the plats must be filed of record with the Cleveland County Clerk at the same time. The owner of Fountain View Addition, Section 1, has agreed to provide cross access from Las Colinas Additions, Sections 1 and 2, into Fountain View Addition, Section 1, as a secondary emergency access. At this time, the secondary access cannot be physically constructed due to the relocation of a major ONEOK gas main. The owner of Las Colinas Additions, Sections 1 and 2, has agreed to permit no more than the allowable 100 residential lots.

Based upon the above information, Staff recommends acceptance of the public dedications contained therein. The City Development Committee will ensure completion of all required public improvements or bonds and will recommend that the Mayor sign the final plat and bonds subject to receipt of a Certificate of Deposit in the amount of \$78,520 for deferral of paving and drainage improvement and \$1,707.58 for traffic impact fees.