



City of Norman, OK

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

Master

File Number: FP-1011-7

File ID: FP-1011-7

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item No. 16

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 08/11/2010

File Name: Final Plat Las Colinas, Section 2

Final Action:

Title: CONSIDERATION OF A FINAL PLAT FOR LAS COLINAS ADDITION, SECTION 2, (FORMERLY KNOWN AS FOUNTAIN VIEW ADDITION, SECTION 3) AND THE ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ONE-HALF MILE SOUTH OF TECUMSEH ROAD AND ONE-THIRD MILE EAST OF 48TH AVENUE N.W.)

ACTION NEEDED: Motion to approve or reject the final plat for Las Colinas Addition, Section 2 (formerly Fountain View Addition, Section 3); and, if approved, accept the public dedications within the plat and authorize the Mayor to sign the final plat and subdivision and maintenance bonds subject to the City of Norman Development Committee's acceptance of require public improvements and receipt of traffic impact fees in the amount of \$981.58; and direct the filing of the final plat.

ACTION TAKEN: _____

Notes:

Agenda Date: 02/28/2012

Agenda Number: 16

Attachments: Location Map, Staff Report, FP-Fountain View, FP-Las Colinas, PP-Fountain View, Applicant Request, Parks Board Minutes, PC Minutes

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:
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1	Planning Commission	09/09/2010	Recommended for Adoption at a subsequent City Council Meeting	City Clerk Department	Pass
	Action Text:	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-1011-7

Body

BACKGROUND: This item is a final plat for Las Colinas Addition, Section 2 (formerly known as Fountain View Addition, Section 3) and is generally located one half mile south of Tecumseh Road and one-third of a mile east of 48th Avenue N.W.

City Council, at its meeting of September 28, 2004, adopted Ordinance No. O-0304-74 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 3. This property consists of 13.28 acres with forty (40) 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 (including detention pond). Section 1 property owners within this development will contribute to the maintenance of the detention facilities. The above improvements are under construction.

The owner/developer has negotiated parkland fees 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. City Council approved the preliminary plat with conditions detention would be required and storm water from Cascade Estates Additions would be conveyed through this property. Detention is located within Las Colinas Addition, Section 1. The developer has made a request through his engineer to change the name of the final plat from Fountain View Addition, Section 3, to Las Colinas Addition, Section 2. 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 \$981.58 will be required prior to the filing of the final plat. Off plat open space lots, detention facilities including 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 2, 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 and authorizes the Mayor to sign the final plat, subdivision bonds/cash sureties, and maintenance bonds for Las Colinas Addition, Section 2, subject to completion and the City Development Committee's acceptance of the public improvements and receipt of \$981.58 for traffic impact fees.