

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2021-16

DATE:
June 3, 2021

STAFF REPORT

ITEM: Consideration of a Final Plat for GLENRIDGE ADDITION, SECTION 2, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located 1,700 feet south of Indian Hills Road and approximately 1,300 feet east of 48th Avenue N.W.

INFORMATION:

1. Owner. L & S Development II, LLC
2. Developer. L & S Development II, LLC
3. Engineer. SMC Consulting Engineers P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the City of Norman.
2. December 19, 1961. Planning Commission recommended that this property be placed in the A-2, rural agricultural district.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. April 7, 2011. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended a private park be deeded to the Property Owners Association for Glenridge Addition, a Planned Unit Development.
5. April 14, 2011. Planning Commission, on a vote of 7-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Service Area.
6. April 14, 2011. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the Planned Unit Development and removed from A-2, Rural Agricultural District.

HISTORY (cont'):

7. April 14, 2011. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Glenridge Addition, a Planned Unit Development be approved.
8. June 21, 2011. City Council amended the NORMAN 2025 Land Use and Transportation Plan removing this property from Future Urban Service Area to Current Service Area.
9. June 21, 2011. City Council adopted Ordinance No. O-1011-49 placing this property in the Planned Unit Development and removing it from A-2, Rural Agricultural District.
10. June 21, 2011. City Council approved the preliminary plat for Glenridge Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
3. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.
4. Drainage. Storm sewers and appurtenant drainage structures will be installed in accordance with plans and City drainage standards. A large detention facility has been constructed and connects to another existing detention facility. They will be maintained by a Property Owners Association.
5. Streets. Streets will be constructed in accordance with approved plans and City paving standards. These streets are private and will be maintained by the Property Owners Association.
6. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way are dedicated to the City on the final plat.
3. WQPZ. Open Space "F" within the final plat contains WQPZ (Water Quality Protection Zone).

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, final site development plan/final plat are attached.

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee approve the program of public improvements, final site development plan/final plat for Glenridge Addition, Section 3, a Planned Unit Development and submit it to City Council for its consideration. Forty (40) residential lots and three (3) detention/common areas on 16.353 acres were final platted with Section 1. Forty-two (42) residential lots and one (1) detention facility/common areas on 16.24 acres were final platted with Section 2. Section 3 consist of fifty-seven (57) residential lots and one open space (WQPZ) on a total of 15.95 acres. This will complete the development. A property owners association will be responsible for the open space properties which include WQPZ, privately maintained detention facilities and private streets.

The developer will contribute traffic impact fees in the amount of \$5,569.80 for future traffic signals at Indian Hills Road and 48th Avenue N.W.; Indian Hills Road and 36th Avenue N.W.; Franklin Road and 48th Avenue N.W.; Franklin Road and 36th Avenue N.W. and Tecumseh Road and 48th Avenue N.W.

The final plat is consistent with the approved preliminary plat.