



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: FP-1617-10**

**File ID:** FP-1617-10      **Type:** Final Plat      **Status:** Consent Item

**Version:** 1      **Reference:** Item 13      **In Control:** City Council

**Department:** Public Works Department      **Cost:**      **File Created:** 01/23/2017

**File Name:** Final Plat and Final Site Development Plan for Vintage Creek Addition      **Final Action:**

**Title:** CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR VINTAGE CREEK ADDITION, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ON THE WEST SIDE OF PORTER AVENUE NORTH OF TECUMSEH ROAD)

**Notes:** ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Vintage Creek Addition, a Planned Unit Development; 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, and direct the filing of the final site development plan and final plat.

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

**Agenda Date:** 02/14/2017

**Agenda Number:** 13

**Attachments:** Location Map, Staff Report, Final Plat, Preliminary Plat, Application

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

**Entered by:** rachel.warila@normanok.gov

**Effective Date:**

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

### Text of Legislative File FP-1617-10

Body

**BACKGROUND:** This item is a final plat for Vintage Creek Addition, a Planned Unit Development, and is generally located on the west side of Porter Avenue approximately 1100 feet north of Tecumseh Road.

City Council, at its meeting of April 28, 2015, adopted Ordinance O-1415-8 placing this property in the PUD, Planned Unit Development. In addition City Council approved the preliminary plat for Vintage Creek Addition, a Planned Unit Development. The City Development Committee, at its meeting of January 26, 2017, reviewed and approved the program of public improvements and final site development plan/final plat for Vintage Creek Addition, a Planned Unit Development and recommended that the final site development plan/final plat be

submitted to City Council for consideration.

This property consists of 82 plus acres and 186 single family residential lots. There are five lots (Lots 26-30, Block 4) that will contain floodplain however the buildable area will be outside the floodplain. Within the 82 acres, 25.49 acres will be utilized for large common open space property that contains floodplain and water quality protection zone (WQPZ). The owners propose open space areas and private park land throughout the development that will be maintained by a Property Owners Association. The City Legal Department staff has reviewed covenants that address the WQPZ and common areas.

**DISCUSSION:** Construction plans have been reviewed for the required public improvements for this subdivision. These improvements consist of water mains with fire hydrants, sanitary sewer mains, paving, drainage, and sidewalks. A variable width Legacy Trail will be installed in the open space properties by the developer. It will eventually connect to the Little River Trails development to the east.

**RECOMMENDATION:** The final plat is consistent with the approved preliminary plat. Based upon the above information, staff recommends approval of the final site development plan/final plat and acceptance of the public dedications contained therein and authorize the Mayor to sign the final plat, subdivision bonds/cash sureties and maintenance bonds for Vintage Creek Addition, a Planned Unit Development, subject to completion and the City Development Committee's acceptance of the public improvements or bonding and submittal of a copy of a filed warranty deed for private park land.