



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: FP-1516-5**

**File ID:** FP-1516-5

**Type:** Final Plat

**Status:** Consent Item

**Version:** 1

**Reference:** Item 24

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 07/14/2015

**File Name:** Final Site Development and Final Plat for Legacy  
Trails Apartments Addition, a Planned Unit  
Development

**Final Action:**

**Title:** CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR LEGACY TRAILS APARTMENTS ADDITION, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED EAST OF 36TH AVENUE N.W. AND NORTH OF WEST ROCK CREEK ROAD)

**Notes:** ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Legacy Trails Apartments Addition, a Planned Unit Development; and, if approved, accept the public dedications contained therein, 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 a traffic impact fee in the amount of \$16,885.09, and direct the filing of the final site development plan and final plat.

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

**Agenda Date:** 07/28/2015

**Agenda Number:** 24

**Attachments:** Text File Legacy Trails, Location map, Final Plat,  
Final Site Development Plan, Preliminary Plat, Staff  
Report, Development Committee Application

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

**Entered by:** rachel.warila@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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### Text of Legislative File FP-1516-5

body

**BACKGROUND:** This item is a final plat for Legacy Trails Apartments Addition, a Planned Unit Development, and is generally located 560 feet east of 36th Avenue N.W. and 275 feet north of West Rock Creek Road.

City Council, at its meeting of January 13, 2015, adopted Ordinance No. O-1415-29, placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District. In addition City Council approved the revised preliminary plat for Legacy Business Park Addition and Legacy Trails Apartments

Addition, a Planned Unit Development. Norman Development Committee, at its meeting of July 2, 2015, reviewed the final site development plan, final plat and program of public improvements for Legacy Trails Apartments Addition, a Planned Unit Development, and recommended that the final site development plan and final plat be submitted to City Council for consideration.

The project will consist of one (1) lot with 210 residential units, garages, club house and amenities on 10.3 acres.

Yarborough Way will be extended to the apartment project as a private emergency access. The existing sidewalk adjacent to Yarborough Way will be extended into the City park/open space facility and connect to the existing trail system. The apartment project will also connect to the existing trail system. The developer is proposing a Bike Share Station, a Gazebo and two pieces of public art as part of their project.

A privately-maintained storm water detention facility will be located in the southwestern portion of the property and open space areas are included within the development. Storm water on the eastern portion of the property will be conveyed to an existing City of Norman detention facility.

Park land fee in the amount of \$11,505.00 has been negotiated with City staff. The developer has paid the required park land fee.

A traffic impact fee in the amount of \$16,885.09 will be required to be submitted prior to the filing of the final plat.

**DISCUSSION:** Staff has reviewed the required construction plans for public improvements. Public improvements for this property consist of water with fire hydrants, an off plat sidewalk and sanitary sewer.

**STAFF RECOMMENDATION:** The final plat and final site development plan are consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final site development plan and final plat, acceptance of the public dedications contained therein and authorization of the Mayor to sign the final plat subject to the submittal a fee in the amount of \$16,885.09 for traffic impact fees and a subdivision bond/cash surety or the completion and acceptance of the public improvements for Legacy Trails Apartments Addition, a Planned Unit Development.