



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-2021-8

File ID: FP-2021-8

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item 22

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 11/23/2020

File Name: Final Plat for Trailwoods West Addition

Final Action:

Title: CONSIDERATION OF A FINAL PLAT FOR TRAILWOODS WEST ADDITION AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ONE-HALF MILE NORTH OF WEST ROCK CREEK ROAD ON THE EAST SIDE OF 12TH AVENUE N.W.)

Notes: ACTION NEEDED: Motion to approve or reject the final plat for Trailwoods West Addition; 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 improvement and receipt of a Certificate of Deposit in the amount of \$283,227.20 for deferral of paving, drainage and sidewalks in connection with 12th Avenue N.W., traffic impact fee in the amount of \$10,925.50, and a park land fee in the amount of \$3,438.75, and direct the filing of the final plat.

ACTION TAKEN: _____

Agenda Date: 12/08/2020

Agenda Number: 22

Attachments: Location Map, Final Plat, Preliminary Plat, Staff Report, Memo Recommending Deferral, Engineer's Estimate, Application

Project Manager: Ken Danner

Entered by: brenda.gomez@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-2021-8

body

BACKGROUND: This item is a final plat for Trailwoods West Addition and is generally located one-half mile north

of West Rock Creek Road on the east side of 12th Avenue N.W.

City Council, at its meeting of November 25, 2014, adopted Ordinance O-1415-8 placing this property in the R-1, Single-Family Dwelling District. City Council, at its meeting of June 23, 2020, approved the preliminary plat for Trailwoods West Addition. The City Development Committee, at its meeting of November 18, 2020, reviewed and approved the program of improvements and the final plat for Trailwoods West Addition and recommended that the final plat be submitted to City Council for consideration including deferral of street paving, drainage and sidewalks in connection with 12th Avenue N.W.

This property consists of 10.48 acres and forty-two (42) single-family residential lots.

DISCUSSION: Construction plans have been approved for the required public improvements for this property. The public improvements are under construction. These improvements consist of sidewalks, water mains with fire hydrants, sanitary sewer, drainage, and street paving improvements.

Approximately 573-feet of 12th Avenue N.W. will be required to be constructed to City standards as a half width arterial street. 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 situations: (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 a detriment to 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 arterial street. Because this final plat includes a short length of pavement with a drainage structure for 12th Avenue N.W., staff is recommending deferral until future development occurs or until the City initiates improvements to 12th Avenue N.W.

The owner/developer will submit a fee in the amount of \$3,438.75 in lieu of park land.

RECOMMENDATION: The final plat is consistent with the approved preliminary plat. Based on the above information, staff recommends acceptance of the public dedications, approval of the final plat and filing of the final plat subject to completion of public improvements. The City Development Committee will ensure completion of all required public improvements or bonds/cash sureties and receipt of a Certificate of Deposit in the amount of \$283,227.20 for deferral of paving, drainage and sidewalks in connection with 12th Avenue N.W., traffic impact fee in the amount of \$10,925.50 and a park land fee in the amount of \$3,438.75.