

FINAL PLAT
FP-1213-18

ITEM NO. 8

STAFF REPORT

ITEM: Consideration of a Final Plat for HEARTLAND CHURCH ADDITION, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located on the south side of Tecumseh Road approximately one-half mile west of Porter Avenue.

INFORMATION:

1. Owners. Heartland Church, Inc.
2. Developer. Heartland Church, Inc.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. June 14, 2007. Planning Commission, on a vote of 6-0, recommended to City Council the amending of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area and from Very Low Density Residential to Low Density Residential and Commercial Designations.
2. June 14, 2007. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in the Planned Unit Development and removed from A-2 zoning classification.
3. June 14, 2007. Planning Commission, on a vote of 6-0, recommended to City Council the preliminary plat for Greenleaf Trails Addition, a Planned Unit Development, be approved.
4. August 28, 2007. City Council amended the NORMAN 2025 Land Use and Transportation Plan to designate this property Current Urban Service Area and Low Density Residential and Commercial.
5. August 28, 2007. City Council adopted Ordinance No. O-0607-50 placing this property in the Planned Unit Development and removing it from A-2 zoning classification.

History (cont.):

6. August 28, 2007. City Council approved the preliminary plat for Greenleaf Trails Addition, a Planned Unit Development.
7. January 8, 2009. Planning Commission, on a vote of 8-0, recommended to City Council amending the existing PUD, Planned Unit Development so as to add a church site within the preliminary plat.
8. January 8, 2009. Planning Commission, on a vote of 8-0, recommended to City Council the revised preliminary plat for Greenleaf Trails Addition, a Planned Unit Development, be approved.
9. February 24, 2009. City Council adopted Ordinance No. O-0809-32 amending the Planned Unit Development so as to include a church site within the preliminary plat.
10. February 24, 2009. City Council approved the revised preliminary plat for Greenleaf Trails Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Protection. A fire hydrant will be installed in accordance with approved plans. Its location has been approved by the Norman Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains have been installed in accordance with approved plans and City and Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed adjacent to Tecumseh Road.
5. Drainage. Several privately maintained detention facilities have been constructed for the conveyance of storm water.
6. Streets. Tecumseh Road is existing.
7. Water Mains. A water main will be installed in accordance with approved plans and City and Department of Environmental Quality standards to serve the fire hydrant.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way are dedicated to the City on the final plat.
3. Park Land. Park land is not required with churches.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, final site development plan and final plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property is included in the Planned Unit Development. The final site development plan has been submitted. Staff recommends approval of the final site development plan and approval of the final plat.

ACTION NEEDED: Approve or disapprove the final site development plan and approve or disapprove the final plat for Heartland Church Addition, a Planned Unit Development.

ACTION TAKEN: _____