



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1213-39

File ID: FP-1213-39

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item No. 14

In Control: Planning
Commission

Department: Public Works
Department

Cost:

File Created: 04/10/2013

File Name: Little River Trails 1 Final Plat

Final Action:

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR LITTLE RIVER TRAILS ADDITION, SECTION 1, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF THE 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 Little River Trails Addition, Section 1, 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 receipt of a copy of a warranty deed for private park land, and direct the filing of the final site development plan and final plat.

ACTION TAKEN: _____

Agenda Date: 08/12/2014

Agenda Number: 14

Attachments: Text File Little River Trails.pdf, Location Map, Final Plat, Staff Report, Preliminary Plat, 5-9-13 PC Minutes

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	05/09/2013					

Text of Legislative File FP-1213-39

Body

BACKGROUND: This item is a final site development plan and final plat for Little River Trails Addition, Section 1, a Planned Unit Development, and is generally located on the west side of Porter Avenue approximately 1400 feet north of Tecumseh Road.

City Council, at its meeting of August 28, 2007, adopted Ordinance No. O-0607-51 placing this property in the

PUD, Planned Unit Development. City Council, at its meeting of February 12, 2013, approved the preliminary plat for Little River Trails Addition, Section 1, a Planned Unit Development. Planning Commission, at its meeting of May 9, 2013, approved the final plat for Little River Trails Addition, Section 1, a Planned Unit Development.

This final plat consists of 22.95 acres with thirty-seven (37) residential lots and a large common open space property that contains flood plain, water quality protection zone (WQPZ) and a storm water detention facility. 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. There are approximately 82 residential lots remaining to be final platted in Little River Trails Addition, Section 1, a Planned Unit Development. There are 119 total lots in the subdivision.

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. This development is also required to widen Porter Avenue along its frontage. Due to the extensive flood plain and floodway regulations north of this property by virtue of the Little River basin, staff does not anticipate further development or the need to widen Porter Avenue to four full lanes in the next ten years. Therefore, staff recommends that this developer be required to widen the west side of Porter Avenue at this time rather than granting a deferral of road widening.

RECOMMENDATION: The final plat is consistent with the approved preliminary plat. Based upon the above information, staff recommends approval of the final plat and acceptance of the public dedications contained therein and that the Mayor be authorized to sign the final plat, subdivision bonds/cash sureties and maintenance bonds for Little River Trails Addition, Section 1, a Planned Unit Development, subject to completion and the City Development Committee's acceptance of the public improvements and submittal of a warranty deed for private park land.