



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: FP-2021-6**

**File ID:** FP-2021-6

**Type:** Final Plat

**Status:** Consent Item

**Version:** 1

**Reference:** Item 20

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 11/23/2020

**File Name:** Final Plat for Sage at Cobblestone Creek

**Final Action:**

**Title:** CONSIDERATION OF A FINAL PLAT FOR SAGE AT COBBLESTONE CREEK ADDITION AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ONE-HALF MILE SOUTH OF CEDAR LANE ROAD ON THE EAST SIDE OF 12TH AVENUE S.E.)

**Notes:** ACTION NEEDED: Motion to approve or reject the final plat for Sage at Cobblestone Creek 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 fee in the amount of \$10,407.60 in lieu of park land dedication requirements and \$10,446 in lieu of detention requirements, and direct the filing of the final plat.

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

**Agenda Date:** 12/08/2020

**Agenda Number:** 20

**Attachments:** Location Map, Final Plat, Final Site Development Plan, Preliminary Plat, Staff Report, Application Sage

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

**Entered by:** brenda.gomez@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-2021-6

Body

**INFORMATION:** This item is a final plat for Sage at Cobblestone Creek Addition, a Planned Unit Development, which is generally located one-half mile south of Cedar Lane Road on the east side of 12th Avenue S.E.

City Council on November 26, 2019 adopted Ordinance O-1920-22, placing this property in the PUD, Planned Unit Development and removing a portion of the property from R-1, Single Family Dwelling District. City Council, on November 26, 2019, approved the revised preliminary plat for Cobblestone Creek Senior Community. The Norman Development Committee, at its meeting of November 18, 2020, reviewed and approved the program of improvements, final site development Plan and final plat for Sage at Cobblestone Creek Addition, a Planned Unit Development and recommended that the final site development plan and final plat be submitted to City Council for consideration.

The property consists of 7.093 acres and one (1) lot. A proposed senior living center consisting of 7.09 acres with one lot. The unit proposal is 168 units, both one and two-bedroom units. The proposal is approximately 76.8% 1-bedroom units and 23.2% 2-bedroom units. The facility will serve active adults. There may be accessory buildings for the uses such as garages and storage for maintenance equipment. There may be outdoor areas for the residents for uses on the site such as a clubhouse, a pool, gathering areas for events, spa services, cooking lessons, social events such as wine tasting and fitness areas.

Perimeter fencing will be installed with wrought iron along the east, south, and west property lines. The north fence will be an opaque, 8-foot fence or wall of masonry or similar finish.

**DISCUSSION:** The applicant has negotiated with Parks and Recreation staff regarding Sage at Cobblestone Creek Addition, a Planned Unit Development. The owner/developer will pay \$10,407.60 in lieu of park land.

Construction plans have been reviewed by staff for the required public improvements for this property. Public improvements consist of street paving, drainage, sanitary sewer main, water mains with fire hydrants and sidewalks. The owner/developer will pay a fee in the amount of \$10,446 in lieu of detention based on the fact this property is located within the lower end of the drainage basin.

**RECOMMENDATION:** The final plat is consistent with the revised preliminary plat. Based upon the above information, staff recommends approval of the final plat and the filing of the plat subject to the Development Committee's acceptance of public improvements and receipt of \$10,407.60 in lieu of park land, and to authorize the Mayor to sign the final plat and bonds.