

FINAL PLAT

ITEM NO. 7

FP-1213-40

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**STAFF REPORT**

**ITEM:** Consideration of a Final Plat for GREENLEAF TRAILS ADDITION, SECTION 6, A PLANNED UNIT DEVELOPMENT.

**LOCATION:** Generally located on the east side of 12<sup>th</sup> Avenue NW and approximately one-quarter mile south of Tecumseh Road.

**INFORMATION:**

1. Owners. Terra Verde Development, L.L.C.
2. Developer. Terra Verde Development, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

**HISTORY:**

1. June 7, 2007. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended private park land for Greenleaf Trails Addition.
2. 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.
3. 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, Rural Agricultural District.
4. 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.
5. 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.

**HISTORY, (con't):**

6. 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, Rural Agricultural District.
7. August 28, 2007. City Council approved the preliminary plat for Greenleaf Trails Addition, a Planned Unit Development.
8. 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.
9. 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.
10. 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.
11. February 24, 2009. City Council approved the revised preliminary plat for Greenleaf Trails Addition, a Planned Unit Development.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have 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 will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Staff is recommending deferral of sidewalk improvements adjacent to 12<sup>th</sup> Avenue N.W.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Several privately maintained detention facilities have been constructed for the conveyance of storm water.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Staff is recommending that street paving for 12<sup>th</sup> Avenue N.W. be deferred until a project is designed to eliminate gap paving procedures within this mile of 12<sup>th</sup> Avenue N.W.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

**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.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary plat, final site development plan/final plat and memorandum from the Director of Public Works of deferral of paving and sidewalk improvements in connection with 12<sup>th</sup> Avenue N.W. and approval are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** There are 55 proposed residential lots in 13.262 acres. The Common Open Space Block designations will be maintained by a mandatory Property Owners Association. Staff recommends approval of the final plat for Greenleaf Trails Addition, Section 6, a Planned Unit Development.

**ACTION NEEDED:** Approve or disapprove the final site development plan/final plat for Greenleaf Trails Addition, Section 6, a Planned Unit Development.

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