



# City of Norman, OK

Municipal Building Council  
Chambers  
201 West Gray Street  
Norman, OK 73069

## Text File

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Agenda Date: 1/8/2013

Version: 1

Status: Non-Consent Items

In Control: City Council

File Type: Preliminary Plat

### Title

CONSIDERATION OF A PRELIMINARY PLAT FOR TRAILWOODS ADDITION, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED NORTH OF ROCK CREEK ROAD APPROXIMATELY ONE-FOURTH MILE EAST OF 12TH AVENUE N.W)

### body

**BACKGROUND:** This item is a preliminary plat for Trailwoods Addition, a Planned Unit Development (PUD), and is generally located north and east of the intersection of West Rock Creek Road and 12th Avenue N.W. There are no substantial changes to the preliminary plat from its original version.

The Norman Board of Parks Commissioners, at its meeting of October 6, 2005, recommended private park land.

Planning Commission, at its meeting of June 14, 2007, recommended to City Council that this property be placed in the Current Urban Service Area from Future Urban Service Area and that this property be placed in Planned Unit Development (PUD) and removed from A-2 and I-1 zoning classifications.

The preliminary plat expired on August 28, 2012 per the five (5) year term establish in the Subdivision Regulations.

Planning Commission, at its meeting of November 8, 2012, recommended approval (reapproval) of the preliminary plat for Trailwoods Addition, a Planned Unit Development.

The original preliminary plat for Trailwoods Addition consisted of 104.01 acres and 468 residential lots.

The property that has been previously final platted consists of 49.61 acres and 236 residential lots filed of record. Therefore, the current preliminary plat consists of the remaining 55.4 acres and 232 residential lots.

**DISCUSSION:** The 232 residential lots in this addition are expected to generate approximately 1,510 trips per day or 224 trips during the PM peak hour. Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. See Attachment A.

Because of its size and traffic generation potential, the applicant was required to prepare and submit a Traffic Impact Analysis with the original Preliminary Plat for this area. This analysis looked not only at the full development scenario for the Trailwoods Addition but also included other potential development in the area, including the Forest Lumber Addition and the Greenleaf Trails Addition. The study was a more in-depth analysis that evaluated future peak hour traffic conditions. The findings showed that the Rock Creek Road and 12th Avenue NW and the Rock Creek Road and Trailwoods Drive intersections will need to be widened and signalized in the future. The study established the proportional share of the cost of these improvements for this particular development.

A traffic impact fee was established for improvements to these two intersections when the original Preliminary Plat was approved by Council at a rate of \$422.86 per PM peak hour trip. To date, a number of the sections of the previously approved Preliminary Plat have gone to final plat and paid their share of the impact fees based upon the number of lots on the final plat in question. The total collected to date

from the various final plats for the Trailwoods Addition exceeds \$40,000.

Public improvements for this property consist of the following:

Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.

Sanitary Sewers. Eight inch (8") sanitary sewer mains (or larger) are proposed for this development.

Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.

Drainage. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards and conveyed to existing or proposed privately maintained detention facilities.

Streets. Streets will be constructed in accordance with approved plans and City paving standards.

Traffic Signal and Intersection Improvements. The applicant will be required to fund a portion of the cost of improvements at the intersections of Rock Creek Road with 12th Avenue NW and Trailwoods Drive (roadway widening and new traffic signal). Their proportional share, estimated on the basis of the development's contribution to the increased traffic, will be established during the approval of final plats and collected through a traffic impact fee.

Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 12" water main adjacent to West Rock Creek Road.

Public Dedications: All rights-of-ways and easements will be dedicated to the City with final platting.

**STAFF RECOMMENDATION:** Based on the above information, Staff recommends approval of the preliminary plat for Trailwoods Addition, a Planned Unit Development.