



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1415-10

File ID: FP-1415-10

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item No. 11

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 12/08/2014

File Name: Final Plat for Trailwoods Addition, Section 8

Final Action:

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR TRAILWOODS ADDITION, SECTION 8, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ONE-HALF MILE NORTH OF WEST ROCK CREEK ROAD AND ONE-QUARTER MILE EAST OF 12TH AVENUE N.W.)

Notes: ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Trailwoods Addition, Section 8, 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 subject to receipt of a copy of a warranty deed for private park land and a \$20,352.19 for traffic impact fees, and direct the filing of the final site development plan and final plat.

ACTION TAKEN: _____

Agenda Date: 12/23/2014

Agenda Number: 11

Attachments: Text File Final Plat Trailwoods.pdf, Location Map, Preliminary Plat, Final plat, Staff Report, Dev Comm App

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: mallory.scott@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-1415-10

Body

BACKGROUND: This item is a final site development plan and final plat for Trailwoods Addition, Section 8, a Planned Unit Development, which is generally located one-half mile north of West Rock Creek Road and one-quarter mile east of 12th Avenue N.W.

City Council, at its meeting of June 14, 2007, adopted Ordinance O-0607-49 placing this property in the PUD, Planned Unit Development. City Council, at its meeting of January 8, 2013, approved the preliminary plat for

Trailwoods Addition, a Planned Unit Development. The City Development Committee, at its meeting of December 8, 2014, recommended the final plat for Trailwoods Addition, Section 8, a Planned Unit Development be submitted to City Council for consideration.

This final plat consists of 12.21 acres with forty-two (42) residential lots and two (2) large common open space areas. With the previous platting of Sections 1 through 7, there are 274 single family residential lots filed of record. There are approximately 152 residential lots remaining to be final platted in Trailwoods Addition, a Planned Unit Development. There are 468 total lots in the subdivision.

DISCUSSION: Construction plans have been reviewed for the required public improvements for this property. These improvements consist of water mains with fire hydrants, sanitary sewer mains, paving, drainage, and sidewalks. A warranty deed for private park land dedication will be required prior to filing the final plat.

RECOMMENDATION: The final plat is consistent with the approved preliminary plat with the exception of a street stub to the west that will tie into Trailwoods West Addition. City Council, at its meeting of November 25, 2014, approved Ordinance O-1415-12 and the preliminary plat for Trailwoods West Addition. Based upon the above information, staff recommends approval of the final plat, acceptance of the public dedications contained therein, and further recommends that the Mayor be authorized to sign the final plat, subdivision bonds/cash sureties and maintenance bonds for Trailwoods Addition, Section 8, a Planned Unit Development, subject to completion and the City Development Committee's acceptance of the public improvements and proof of warranty deed for private park land and \$20,352.19 for traffic impact fees.