



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1415-18

File ID: FP-1415-18

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item 20

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 04/07/2015

File Name: Final Plat - Montoro Ridge Section 1

Final Action:

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR MONTORO RIDGE ADDITION, SECTION 1, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ONE-QUARTER MILE WEST OF 12TH AVENUE N.E. ON THE SOUTH SIDE OF TECUMSEH ROAD)

Notes: ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Montoro Ridge Addition, Section 1, a Planned Unit Development; and, if approved, accept the public dedications contained within the plat, 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 \$18,154.10 for traffic impact fees, and direct the filing of the final site development plan and final plat.

ACTION TAKEN: _____

Agenda Date: 04/28/2015

Agenda Number: 20

Attachments: Text File Montoro Ridge, Location Map, Final Plat,
Final Site Development Plan, Approved Preliminary
Plat, Development Committee, Staff Report

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rachel.warila@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-1415-18

Body

BACKGROUND: This item is a final plat for Montoro Ridge Addition, Section 1, a Planned Unit Development, and is generally located one-quarter of a mile west of 12th Avenue N.E. and on the south side of East Tecumseh Road.

City Council, at its meeting of April 8, 2014, adopted Ordinance No. O-1314-21 placing this property in the PUD, Planned Unit Development and approved the preliminary plat for Montoro Ridge Addition, a Planned Unit Development. The City Development Committee reviewed the final site development plan and final plat for

Montoro Ridge Addition, Section 1, a Planned Unit Development.

This final plat consists of 34.86 acres with thirty-three (33) residential lots and common open space property that contains a water quality protection zone (WQPZ) and a storm water detention facility. The owners propose open space areas 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 34 residential lots remaining to be final platted in Montoro Ridge Addition, a Planned Unit Development. Traffic Impact Fees will be \$18,154.10. There are 67 total residential lots and one commercial lot in the development.

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, sidewalks and fencing adjacent to East Tecumseh Road.

RECOMMENDATION: The final plat is consistent with the approved preliminary plat. Based upon the above information, staff recommends approval of the final site development plan and final plat and acceptance of the public dedications contained therein and authorize the Mayor to sign the final plat, subdivision bonds/cash sureties and maintenance bonds for Montoro Ridge Addition, Section 1, a Planned Unit Development, subject to completion and the City Development Committee's acceptance of the public improvements and submittal of traffic impact fees in the amount of \$18,154.10.