

---

FINAL PLAT  
FP-1213-12

ITEM NO. 6

---

**STAFF REPORT**

**ITEM:** Consideration of a Final Plat for TRAILWOODS ADDITION, SECTION 7, A PLANNED UNIT DEVELOPMENT.

**LOCATION:** Generally located one-quarter of a mile north of West Rock Creek Road and one-quarter mile east of 12<sup>th</sup> Avenue N.W.

**INFORMATION:**

1. Owners. Terre Verde Development, LLC
2. Developer. Terre Verde Development, LLC
3. Engineer. SMC Consulting Engineers, P.C.

**HISTORY:**

1. October 6, 2005. The Norman Board of Parks Commissioners reconsidered park land dedication requirements. The Commissioners, on a vote of 5-0, recommended private park land.
2. June 14, 2007. Planning Commission, on a vote of 6-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan to place this property in the Current Urban Service Area from Future Urban Service Area Designation.
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 (PUD) and removed from A-2 zoning classification.
4. June 14, 2007. Planning Commission, on a vote of 6-0, recommended to City Council that the revised preliminary plat for Trailwoods Addition, a Planned Unit Development be approved.
5. August 28, 2007. City Council amended the NORMAN 2025 Land Use and Transportation Plan to place this property in the Current Urban Service Area from the Future Service Area Designation.

**HISTORY (con't):**

6. August 28, 2007. City Council adopted Ordinance No. O-0607-49 placing this property in the Planned Unit Development and removing it from A-2 zoning classification.
7. August 28, 2007. City Council approved the revised preliminary plat for Trailwoods Addition, a Planned Unit Development.
8. August 28, 2012. The preliminary plat expired per the five (5) year term established in the Subdivision Regulations of the City Code.
9. November 8, 2012. Planning Commission, on a vote of 8-0, recommended to City Council the preliminary plat for Trailwoods Addition, a Planned Unit Development be reapproved.
10. January 8, 2013. City Council is scheduled to consider the reapproval of the preliminary plat for Trailwoods Addition, a Planned Unit Development. Results of that consideration will be presented separately.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to City acceptances of street improvements.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy including the open space areas.
5. Storm Sewers. This property will utilize detention facility to convey storm water runoff.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements are dedicated to the City on the final plat. Off plat easements will be required for utilities located outside the platted area.

2. Rights-of-Way. All street rights-of-way are dedicated to the City on the final plat.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary plat, and site development plan within the final plat are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The developer proposes to develop 38 residential lots and five common open space areas. These are consistent with the preliminary plat. Staff recommends approval of the final plat for Trailwoods Addition, Section 7, a Planned Unit Development.

**ACTION NEEDED:** Approve or disapprove the final plat for Trailwoods Addition, Section 7, a Planned Unit Development.

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