



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1718-14

File ID: FP-1718-14

Type: Final Plat

Status: ATS Review

Version: 1

Reference: Item 12

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 12/20/2017

File Name: Final Plat for Montoro Ridge Addition, Section 2

Final Action:

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR MONTORO RIDGE ADDITION, SECTION 2, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED WEST OF 12TH AVENUE N.E. ON THE SOUTH SIDE OF EAST TECUMSEH ROAD)

Notes: ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Montoro Ridge Addition, Section 2, 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 and receipt of a traffic impact fee in the amount of \$18,645.63; and direct the filing of the final site development plan and final plat.

ACTION TAKEN: _____

Agenda Date: 01/09/2018

Agenda Number: 12

Attachments: Location Map, Final Plat, Final Site Development Plan, Staff Report, Application

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-1718-14

Body

BACKGROUND: This item is a final plat for Montoro Ridge Addition, Section 2, a Planned Unit Development, and is generally located 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 O-1314-21 placing this property in the Planned Unit Development District and approved the preliminary plat for Montoro Ridge Addition, a Planned Unit Development. The City Development Committee, on December 20, 2017, reviewed and approved the program of

public improvements, final site development plan and final plat for Montoro Ridge Addition, Section 2, a Planned Unit Development.

This final plat consists of 20.88 acres with thirty-four (34) residential lots. There are 67 total residential lots in the development on 55.69 acres. This completes the residential portion of 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 or 12th Avenue N.E.

A petroleum pipeline easement crosses Lots 9, 10, 13, and 14, Block 1. There is sufficient area for residential structures on the properties. The potential owners will be required to honor the easement as a no build area.

Park land fee has been paid in the amount of \$2,783.75.

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 2, 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 \$18,645.63.