



# City of Norman, OK

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

## Master

**File Number: FP-1213-5**

**File ID:** FP-1213-5

**Type:** Final Plat

**Status:** Consent Item

**Version:** 1

**Reference:** Item No. 14

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 07/17/2012

**File Name:** Glenridge FP

**Final Action:**

**Title:** CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR GLENRIDGE ADDITION, SECTION 1, A PLANNED UNIT DEVELOPMENT; ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN; AND DEFERRAL OF PAVING, DRAINAGE, AND SIDEWALK IMPROVEMENTS IN CONNECTION WITH INDIAN HILLS ROAD. (GENERALLY LOCATED ON THE SOUTH SIDE OF INDIAN HILLS ROAD EAST OF 48TH AVENUE N.W.)

**Notes:** ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Glenridge Addition, 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 Certificate of Deposit in the amount of \$65,233 for deferral of paving, drainage and sidewalks within ten (10) days in connection with Indian Hills Road; traffic impact fee in the amount of \$4,263.58, and a filed copy of a warranty deed for private park land; and direct the filing of the final site development plan and final plat.

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

**Agenda Date:** 10/08/2013

**Agenda Number:** 14

**Attachments:** Glenridge Location Map, Final Plat approve by Planning Commission, Final Plat Minor Modifications, Glenridge Staff Report, Glenridge Deferral Memo, SMC Deferral Ltr.pdf, GlenridgePrelimPlat, 8-9-12 PC Minutes - Glenridge FP

**Project Manager:** Ken Danner, Subdivison Manager

**Entered by:** rone.tromble@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	08/09/2012	Recommended for Adoption at a subsequent City Council Meeting	City Council			Pass
<b>Action Text:</b> Recommended for Adoption at a subsequent City Council Meeting to the City Council							
1	Planning Commission	08/09/2012					

## Text of Legislative File FP-1213-5

body

**BACKGROUND:** This item is a final plat for Glenridge Addition, Section 1, a Planned Unit Development, and is generally located on the south side of Indian Hills Road approximately 300-feet east of 48th Avenue N.W.

City Council, at its meeting of June 21, 2011, adopted Ordinance No. O-1011-49 removing this property from A-2 Rural Agricultural District and placing it in the Planned Unit Development District. City Council also approved the preliminary plat for Glenridge Addition, a Planned Unit Development. Planning Commission, at its meeting of August 9, 2012, approved the final plat for Glenridge Addition, Section 1, a Planned Unit Development.

**DISCUSSION:** Staff has reviewed the required construction plans. Improvements for this property consist of private street paving, drainage, sanitary sewer, water, and sidewalks.

The proposal for this development is a gated community. The applicant has incorporated the proposed City standard into the design and construction of the entrance.

This development consists of 154 single-family residential lots within the preliminary plat and a total of 48.29 acres including open space areas. The final plat submitted to Planning Commission consisted of 40 lots containing 16.058 acres. Since that time, the acreage has been increased to 16.353, increasing the open space areas adjacent to the petroleum pipeline and better defining the residential lots adjacent to the pipeline easement. Also, the residential lots in the southeastern portion of the plat have been increased in size from 60-foot width to 70-foot width lots. The lot count remains the same at 40 single-family residential lots. There will be 114 lots remaining in the development after the final plat is filed of record.

Approximately 339 feet of West Indian Hills Road will be required to be constructed to City standards as a half width arterial street. Section 19-602 B 1.2(a)(b)(c) and (d) of the City Code establishes a method of deferring public street improvements under the following situations: (a) where incompatible grades exist; (b) where there are inadequate or a lack of connecting facilities; (c) where construction of the improvement would not immediately function for its intended use; or (d) where such improvement would be replaced by a planned future project. The developer is required to post a certificate of deposit with the City in a special account to be used with a future paving project or at such time as development occurs adjacent to the property. Staff has observed over the years that gap paving or "piecemeal" paving has been a detriment to arterial streets. There have been times over the years where paving improvements have been constructed and then replaced because they did not fit in the overall design of the arterial street. Because this final plat includes a short length of pavement on Indian Hills Road, staff is recommending deferral until future development occurs or until the City initiates improvement to Indian Hills Road.

**RECOMMENDATION:** The final plat is consistent with the approved preliminary plat except for the above mentioned minor lot dimensions. Based upon the above information, staff recommends acceptance of the public dedications, approval of the final plat and filing of the final plat subject to completion of public improvements. The City Development Committee will ensure completion of all required public improvements or bonds and will recommend that the Mayor sign the final plat and bonds subject to receipt of a Certificate of Deposit in the amount of \$65,233 for deferral of paving, drainage and sidewalks in connection with Indian Hills Road within ten days, traffic impact fee in the amount of \$4,263.58, and a warranty deed for private park land to the Property Owners Association.