



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: FP-1516-15**

<b>File ID:</b> FP-1516-15	<b>Type:</b> Final Plat	<b>Status:</b> Consent Item
<b>Version:</b> 1	<b>Reference:</b> Item 7	<b>In Control:</b> City Council
<b>Department:</b> Public Works Department	<b>Cost:</b>	<b>File Created:</b> 02/17/2016
<b>File Name:</b> Final Plat for Springs at Greenleaf Trails Addition, Section 2		<b>Final Action:</b>

**Title:** CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR SPRINGS AT GREENLEAF TRAILS ADDITION, SECTION 2, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED EAST OF 12TH AVENUE N.W. ON THE SOUTH SIDE OF TECUMSEH ROAD)

**Notes:** ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Springs at Greenleaf Trails 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 traffic impact fee in the amount of \$12,320.64 and a warranty deed for private park land to the Property Owners Association, and direct the filing of the final site development plan and final plat.

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

**Agenda Date:** 03/08/2016

**Agenda Number:** 7

**Attachments:** Text File Springs at Greenleaf, Location Map, Final Plat, Preliminary Plat, 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-1516-15

body

**BACKGROUND:** This item is a final plat for Greenleaf Trails Addition, Section 2, a Planned Unit Development, generally located 1,850 feet east of 12th Avenue N.W. and on the south side of Tecumseh Road.

City Council, at its meeting of February 24, 2009, adopted Ordinance No. O-0809-32 placing this property in the Planned Unit Development. In addition, City Council, at its meeting of February 24, 2009, approved the revised preliminary plat for Greenleaf Trails Addition, a Planned Unit Development. The Norman Development Committee, at its meeting of October 9, 2015, reviewed the program of public improvements and final plat for Springs at Greenleaf Trails Addition, Section 2, a Planned Unit Development and recommended approval.

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

This property consists of 11.71 acres and fifty-five (55) single-family residential lots and two (2) common areas. Springs at Greenleaf Trails Addition, Section 1, a Planned Unit Development consisted of forty-eight (48) single-family residential lots making a total of 103 single-family residential lots located within the gated development. This will complete this proposed development. This is a gated community with private streets.

With the submittal, covenants were required to address the maintenance of the private streets by the Property Owners Association. Legal staff has reviewed the covenants.

**RECOMMENDATION:** The final plat is consistent with the approved preliminary plat. 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 submittal of bonds and will recommend that the Mayor sign the final plat and bonds subject to the receipt of traffic impact fee in the amount of \$12,320.64 and a warranty deed for private park land to the Property Owners Association.