



City of Norman, OK

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

Master

File Number: FP-1213-40

File ID: FP-1213-40

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item No. 15

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 04/10/2013

File Name: Greenleaf Trails 6 Final Plat

Final Action:

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR GREENLEAF TRAILS ADDITION, SECTION 6, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN AND APPROVAL OF DEFERRED CONSTRUCTION OF PAVING AND SIDEWALK IMPROVEMENTS FOR 12TH AVENUE N.W. (GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE N.W. APPROXIMATELY ONE-FOURTH MILE SOUTH OF TECUMSEH ROAD)

Notes: ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Greenleaf Trails Addition, Section 6, a Planned Unit Development, and deferral of paving and sidewalk improvements for 12th Avenue N.W.; 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 \$99,986.70 for deferred construction of paving and sidewalks for 12th Avenue N.W. within ten days after approval, a traffic impact fee in the amount of \$13,469.90, and a copy of 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: 12/10/2013

Agenda Number: 15

Attachments: GreenleafTrailsSec6 Location Map, Greenleaf Trails Final Plat.pdf, Greenleaf 6 Staff Report, Greenleaf Trails Deferral Memo, Engineer's Estimate.pdf, Greenleaf Trails Rev Prelim, 5-9-13 PC Minutes - FP-1213-40

Project Manager: Ken Danner, Subdivision Manager

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Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	05/09/2013					

Text of Legislative File FP-1213-40

body

BACKGROUND: This item is a final plat for Greenleaf Trails Addition, Section 6, a Planned Unit Development and is generally located east of 12th Avenue N.W. and approximately one-quarter mile south of Tecumseh Road. City Council, at its meeting of February 24, 2009, adopted Ordinance No. O-0809-32 amending the Planned Unit Development (PUD) to include a church site within the preliminary plat. City Council, at its meeting of February 24, 2009, approved the revised preliminary plat for Greenleaf Trails Addition, a Planned Unit Development. Greenleaf Trails Addition is a 161.86 acre subdivision consisting of 541 single-family residential lots, several large open space lots/blocks consisting of 27.54 acres, one site for a church and a 6 acre tract zoned commercial. Planning Commission, at its meeting of May 9, 2013, approved the final plat for the Greenleaf Trails Addition, Section 6, a Planned Unit Development with deferral of street paving and sidewalks in connection with 12th Avenue N.W. This final plat consists of 13.262 acres and 55 single-family residential lots. This will make a total of 166 residential lots final platted in the Greenleaf Trails Addition.

DISCUSSION: Construction plans have been reviewed for the required public improvements for this property. The public improvements are under construction. These improvements consist of sidewalks, water mains with fire hydrants, sanitary sewer, drainage, and street improvements.

Approximately 506-feet of 12th Avenue N.W. 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 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 12th Avenue N.W., staff is recommending deferral until future development occurs or until the City initiates improvements to 12th Avenue N.W.

The developer will deed private park land prior to filing the final plat for Greenleaf Trails Addition , Section 6.

RECOMMENDATION: The final plat is consistent with the approved revised preliminary plat. Based on 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 receipt of a Certificate of Deposit in the amount of \$99,986.70 for deferral of paving and sidewalks in connection with 12th Avenue N.W., traffic impact fee in the amount of \$13,469.90 and a warranty deed for private park land to the Property Owners Association .