



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: FP-1516-11**

**File ID:** FP-1516-11

**Type:** Final Plat

**Status:** Consent Item

**Version:** 1

**Reference:** Item 20

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 10/07/2015

**File Name:** Final Plat for Little River Trails Addition, Section 2, a  
P.U.D.

**Final Action:**

**Title:** CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR  
LITTLE RIVER TRAILS ADDITION, SECTION 2, A PLANNED UNIT DEVELOPMENT,  
AND THE ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN.

**Notes:** ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Little River Trails Addition, Section 2, a Planned Unit Development; and, if approved, accept the public dedications contained within the plat, 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 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:** 10/27/2015

**Agenda Number:** 20

**Attachments:** 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-1516-11

body

**BACKGROUND:** This item is a final plat for Little River Trails Addition, Section 2, a Planned Unit Development, and is generally located on the west side of Porter Avenue approximately 1100 feet north of Tecumseh Road.

City Council, at its meeting of August 28, 2007, adopted Ordinance No. O-0607-51 placing this property in the PUD, Planned Unit Development. City Council, at its meeting of February 12, 2013, approved the revised preliminary plat for Little River Trails Addition, a Planned Unit Development. The City Development Committee, at its meeting of October 9, 2015, reviewed and approved the program of public improvements and final plat for Little River Trails Addition, Section 1, a Planned Unit Development and recommended that the final site

development plan/final plat be submitted to City Council for consideration.

This final plat consists of 16.32 acres with thirty-seven (37) residential lots and a large common open space property that contains flood plain and water quality protection zone (WQPZ). The owners propose open space areas and private park land throughout the development that will be maintained by a Property Owners Association. The City Legal Department staff has reviewed covenants that address the WQPZ and common areas. There are approximately 45 residential lots remaining to be final platted in Little River Trails Addition, a Planned Unit Development. There are 119 total lots in the subdivision.

**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, and sidewalks.

**RECOMMENDATION:** The final plat is consistent with the approved preliminary plat. Based upon the above information, staff recommends approval of the 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 Little River Trails Addition, Section 2, a Planned Unit Development, subject to completion and the City Development Committee's acceptance of the public improvements or bonding and submittal of a copy of a filed warranty deed for private park land.