



City of Norman, OK

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

Master

File Number: FP-1213-18A

File ID: FP-1213-18A	Type: Final Plat	Status: Consent Item
Version: 1	Reference: Item No. 14	In Control: City Council
Department: Public Works Department	Cost:	File Created: 01/27/2014
File Name: Amended Final Plat for Heartland Church Addition, a PUD		Final Action:

Title: CONSIDERATION OF AN AMENDED FINAL PLAT FOR HEARTLAND CHURCH ADDITION, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ON THE SOUTH SIDE OF TECUMSEH ROAD ONE-HALF MILE WEST OF PORTER AVENUE)

Notes: ACTION NEEDED: Motion to approve or reject the amended final plat for Heartland Church Addition, a Planned Unit Development; and, if approved, accept the public dedications contained therein, authorize the Mayor to sign the amended final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements; and direct the filing of the amended final plat.

ACTION TAKEN: _____

Agenda Date: 02/11/2014

Agenda Number: 14

Attachments: Location Map - Heartland Church Addition, Approved FP 1-8-13 Heartland Church Addition, Approved Site Plan 1-8-13 - Heartland Church Addition, Amended FP 2-11-14 Heartland Church Addition, Amended Final Site Dev Plan 2-11-14 - Heartland Church Addition, Revised Preliminary Plat - Heartland Church Addition, Staff Report - Heartland Church Addition, Letter from Heartland Church (1-30-14), Greenleaf Trails PUD exhibit - 2014 (shaded area), 11-8-12 PC Minutes - Heartland Church Addition

Project Manager: Ken Danner, Subdivision Manager

Entered by: julie.shelton@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File FP-1213-18A

Body

BACKGROUND: This item is an amended final plat for Heartland Church Addition, a Planned Unit

Development and is generally located on the south side of Tecumseh Road approximately one half mile west of Porter Avenue. City Council, at its meeting of February 24, 2009, adopted Ordinance No. O-0809-32 amending the Planned Unit Development for Greenleaf Trails Addition to include a church site and the revised preliminary plat for Greenleaf Trails Addition, a Planned Unit Development. Planning Commission, at its meeting of November 8, 2012, approved the final plat for Heartland Church Addition, a Planned Unit Development. City Council approved the final plat January 8, 2013. The church property consists of one (1) lot on 5.24 acres.

DISCUSSION: Construction plans have been reviewed for the required public improvements for this property. These improvements consist of water mains with fire hydrants and sidewalks adjacent to West Tecumseh Road.

Park land is not required with churches.

STAFF RECOMMENDATIONS: The amended final plat is consistent with the preliminary plat with the exception that originally this property had a public street connection into the Greenleaf Trails residential subdivision to the west. However, since adoption of the preliminary plat, the developer for Greenleaf Trails Addition has decided to change the residential subdivision to include a gated development within the eastern portion of Greenleaf Trails. As a result, private streets will be utilized and the connection to the church has been removed from the developer's subdivision plans. Heartland Church officials are taking a thoughtful, proactive approach here in anticipation of the future filing of an amended final plat by the developer of Greenleaf Trails Addition.

In order to provide additional vehicular access to the church site, a second driveway out to Tecumseh Road is proposed on the amended final plat and site plan. In order to provide the additional driveway, an additional parcel of property located in the northwest corner of the church property was obtained by the church from the Greenleaf Trails development. City staff officials and the Oklahoma Department of Transportation have approved the new ingress and egress to the church property on Tecumseh Road (U.S. Highway No. 77).

Based on the above information, staff recommends acceptance of the public dedications, approval of the amended final plat and filing of the amended 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.