
FINAL PLAT
FP-1213-39

ITEM NO. 6

STAFF REPORT

ITEM: Consideration of a Final Plat for LITTLE RIVER TRAILS ADDITION, SECTION 1, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located on the west side of Porter Avenue and approximately 1,000 feet north of Tecumseh Road.

INFORMATION:

1. Owner. Terra Verde Development, L.L.C.
2. Developer. Terra Verde Development, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
3. October 6, 2005. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended private parkland for Little River Trails Addition, a Planned Unit Development.
4. June 14, 2007. Planning Commission, on a vote of 6-0, recommended to City Council that the NORMAN 2025 Land Use and Transportation Plan be amended to place this property in the Current Urban Service Area and remove it from the Future Urban Service Area.
5. June 14, 2007. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in PUD, Planned Unit Development District, and removed from A-2, Rural Agricultural District.
6. June 14, 2007. Planning Commission, on a vote of 6-0, recommended that the preliminary plat for Little River Trails Addition, a Planned Unit Development, be approved.

7. August 28, 2007. City Council amended the NORMAN 2025 Land Use and Transportation Plan to place this property in the Current Urban Service Area and remove it from the Future Urban Service Area.
8. August 28, 2007. City Council adopted Ordinance No. O-0607-51 placing this property in the Planned Unit Development (PUD) and removing it from A-2, Rural Agricultural District.
9. August 28, 2007. City Council approved the preliminary plat for Little River Trails Addition, a Planned Unit Development.
10. August 28, 2010. The preliminary plat approval became null and void.
11. December 13, 2012. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for Little River Trails Addition, a Planned Unit Development.
12. February 12, 2013. City Council approved the preliminary site development plan and revised preliminary plat for Little River Trails Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fencing and Screening. Fencing and screening will be required adjacent to Porter Avenue for the residential lots backing or siding the arterial street.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. A sanitary sewer interceptor is existing and will serve this area. Sanitary sewer improvements will be constructed in accordance with approved plans and City and State Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be constructed adjacent to Porter Avenue and the interior residential lots. Staff is recommending deferral of sidewalks adjacent to Porter Avenue.
6. Storm Sewers. Appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be constructed for the conveyance of storm water. A Property Owners Association will be established for the maintenance of the detention facilities.

7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Porter Avenue will be built half width as an arterial street. Staff is recommending deferral of paving improvements for Porter Avenue.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. A twelve-inch (12") water main will be extended from its current location from the south and extended to the end of the property to the north.
9. WQPZ. This property contains the Water Quality Protection Zone. The engineer has submitted documentation to City staff in order to provide an engineering solution to reduce the impact on the property. Covenants will address the WQPZ and keeping the area in a natural development.
10. Flood Plain. The engineer for the owner has utilized the newly adopted flood maps for this property.
11. Legacy Trail. A variable width Legacy Trail will be installed in the open space properties by the developer. As part of the Planned Unit Development narrative approved by City Council on August 28, 2007, the City will undertake perpetual maintenance and care of the Legacy Trail and its associated easement through the Addition, and the City would assume liability for the Legacy Trail and any claims that arise, as it would be a community driven trail system that would be open to the general public and intended to link through much of the City beyond this Addition.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way are dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, final site development plan/final plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owners are proposing 37 residential lots and a large open space property that contains flood plain and water quality protection zone (WQPZ). The final plat consists of 22.95 acres. The owners propose open space areas throughout the development that will be maintained by a Mandatory Property Owners Association. Staff recommends approval of the final plat for Little River Trails Addition Section 1, a Planned Unit Development.

ACTION NEEDED: Recommend approval of deferral of paving, drainage and sidewalk improvements in connection with Porter Avenue and approve or disapprove the final site development plan/final plat for Little River Trails Addition, Section 1, a Planned Unit Development.

ACTION TAKEN: _____