

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1617-8

DATE:
January 11, 2017

STAFF REPORT

ITEM: Consideration of a Final Plat for GREENLEAF TRAILS ADDITION SECTION 8, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located on the east side of 12th Avenue N.W. and approximately one-half mile south of Tecumseh Road.

INFORMATION:

1. Owners. Sweet Grass Communities, LLC.
2. Developer. Sweet Grass Communities, LLC.
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 zoning classification.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2 zoning classification.
3. June 7, 2007. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended private park land for Greenleaf Trails Addition.
4. June 14, 2007. Planning Commission, on a vote of 6-0, recommended to City Council the amending of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area and from Very Low Density Residential to Low Density Residential Designation.
5. June 14, 2007. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in the Planned Unit Development and removed from A-2, Rural Agricultural District.
6. June 14, 2007. Planning Commission, on a vote of 6-0, recommended to City Council the preliminary plat for Greenleaf Trails Addition, a Planned Unit Development, be approved.

HISTORY, (con't):

7. August 28, 2007. City Council amended the NORMAN 2025 Land Use and Transportation Plan to designate this property Current Urban Service Area and Low Density Residential.
8. August 28, 2007. City Council adopted Ordinance No. O-0607-50 placing this property in the Planned Unit Development and removing it from A-2, Rural Agricultural District.
9. August 28, 2007. City Council approved the preliminary plat for Greenleaf Trails Addition, a Planned Unit Development.
10. January 8, 2009. Planning Commission, on a vote of 8-0, recommended to City Council amending the existing PUD, Planned Unit Development so as to add a church site within the preliminary plat.
11. January 8, 2009. Planning Commission, on a vote of 8-0, recommended to City Council the revised preliminary plat for Greenleaf Trails Addition, a Planned Unit Development, be approved.
12. February 24, 2009. City Council adopted Ordinance No. O-0809-32 amending the Planned Unit Development so as to include a church site within the preliminary plat.
13. February 24, 2009. City Council approved the revised preliminary plat for Greenleaf Trails Addition, a Planned Unit Development.
14. January 11, 2017. The Development Committee reapproved the preliminary plat for Greenleaf Trails Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing will be installed adjacent to 12th Avenue N.W. for those lots backing up to the minor urban arterial.
2. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Norman Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. A five-foot (5') width sidewalk will be constructed adjacent to 12th Avenue N.W. Staff is recommending deferral of the sidewalk adjacent to 12th Avenue N.W.

6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm sewers will be constructed to drain streets and lots. Privately maintained detention facilities are existing for the conveyance of storm water.
7. Streets. Twelfth Avenue N.W. will be constructed as a principal arterial street. Staff is recommending deferral of the improvements. Interior streets will be constructed in accordance with approved construction plans and to City paving standards.
8. Water Mains. A 12" water main will be installed adjacent to 12th Avenue N.W. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

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 and final plat are attached.

DEVELOPMENT COMMITTEE COMMENTS: The engineer for the developer has requested the Development Committee review the final plat for Greenleaf Trails Addition Section 8, a Planned Unit Development and submit it to City Council for consideration.

This property consists of 11.9 acres and fifty-two (52) single-family residential lots. With the previous platting of Sections 1 through 6 and Springs at Greenleaf Trails Sections 1 and 2, there are 306 single family residential lots filed of record. There are approximately 180 single family residential lots remaining to be final platted in the Greenleaf Trails Development. There are 538 single-family residential lots overall within the development plus 5 acres set aside for a church and 6.71 acres for commercial property. There is a large amount of open space property and private park land that will be utilized by the property owners.

The owner will be required to submit a certificate of deposit in the amount of \$35,743.85 for the deferral of street paving, drainage and sidewalks in connection with 12th Avenue N.W. subject to City Council's approval of the deferral.

Private park land has been deeded to the Greenleaf Trails Property Owners Association.

Traffic Impact fees will be \$10,220.50. These fees will be paid prior to filing the final plat.

The final plat is consistent with the preliminary plat.