

PRELIMINARY PLAT (REAPPROVAL)

PP-1213-7

ITEM NO. 11

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for TRAILWOODS ADDITION, A PLANNED UNIT DEVELOPMENT, (REAPPROVAL).

LOCATION: Generally located north of Rock Creek Road and east of 12th Avenue N.W.

INFORMATION:

1. Owners. Terra Verde Development, LLC.
2. Developer. Terra Verde Development, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. September 10, 1970. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in I-1 and removed from A-2 zoning classification.
2. September 10, 1970. Planning Commission, on a vote of 9-0, approved the preliminary plat with the comment that the City Council's approval of the sewage lagoon would be required prior to the submission of the final plat and plans.
3. September 29, 1970. City Council adopted Ordinance No. 2314, placing a portion of this property in I-1 and removing it from A-2 zoning classification.
4. May 4, 1971. City Council approved an agreement between Rock Creek Development Corporation and the City of Norman for the construction of a temporary lagoon.
5. September 10, 1975. In accordance with Section 19-503 of the City Code approvals for the preliminary plat and construction of a temporary lagoon became null and void.
6. October 7, 2004. The Norman Board of Parks Commissioners, on a vote of 6-0-1, recommended fee in lieu of park land dedication.

HISTORY (con't)

8. October 14, 2004. Planning Commission, on a vote of 6-0-1, recommended to City Council that the preliminary plat for Trailwoods Addition, a Planned Unit Development (PUD) be approved.
9. November 23, 2004. City Council adopted Ordinance No. O-0405-15, placing a portion of this property in the Planned Unit Development (PUD) and removing it from A-2 and I-1, zoning classifications.
10. November 23, 2004. City Council approved the preliminary plat for Trailwoods Addition, a Planned Unit Development.
11. October 6, 2005. The Norman Board of Parks Commissioners reconsidered park land dedication requirements. The Commissioners, on a vote of 5-0, recommended private park land.
12. June 14, 2007. Planning Commission, on a vote of 6-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan to place this property in the Current Urban Service Area and remove it from Future Urban Service Area Designation.
13. 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 (PUD) and removed from A-2 zoning classification.
14. June 14, 2007. Planning Commission, on a vote of 6-0, recommended to City Council that the revised preliminary plat for Trailwoods Addition, a Planned Unit Development, be approved.
15. 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 Service Area Designation.
16. August 28, 2007. City Council adopted Ordinance No. O-0607-49 placing this property in the Planned Unit Development and removing it from A-2 zoning classification.
17. August 28, 2007. City Council approved the revised preliminary plat for Trailwoods Addition, a Planned Unit Development.
18. August 28, 2012. The preliminary plat expired per the five (5) year term established in the Subdivision Regulations.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.
5. Storm Sewers. This property will utilize an existing off-plat detention facility to convey storm water runoff.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map and preliminary plat development plan are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: There have been a total of six (6) final plats that have been filed of record consisting of 236 lots. There are a total of 232 remaining lots. The preliminary plat has expired. There are no changes to the preliminary plat and Staff is recommending approval of the preliminary plat for Trailwoods Addition, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Trailwoods Addition, A Planned Unit Development, to the City Council.

ACTION TAKEN: _____