

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1415-10

DATE:
December 8, 2014

STAFF REPORT

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

LOCATION: Generally located one-half of a mile north of West Rock Creek Road and one-quarter mile east of 12th Avenue N.W.

INFORMATION:

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

HISTORY:

1. 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.
2. 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 from Future Urban Service Area Designation.
3. 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.
4. 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.
5. August 28, 2007. City Council amended the NORMAN 2025 Land Use and Transportation Plan to place this property in the Current Urban Service Area from the Future Service Area Designation.

HISTORY CONT'D:

6. 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.
7. August 28, 2007. City Council approved the revised preliminary plat for Trailwoods Addition, a Planned Unit Development.
8. August 28, 2012. The preliminary plat expired per the five (5) year term established in the Subdivision Regulations of the City Code.
9. November 8, 2012. Planning Commission, on a vote of 8-0, recommended to City Council the preliminary plat for Trailwoods Addition, a Planned Unit Development be approved.
10. January 8, 2013. City Council approved the preliminary plat for Trailwoods Addition, a Planned Unit Development.

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 acceptances 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 including the open space areas.
5. Storm Sewers. This property will utilize 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 are dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way are dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, revised preliminary plat and final plat are included as attachments.

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

This property consist of 12.21 acres and forty-two (42) single family residential lots and two (2) large open space common areas. With the previous platting of Sections 1 through 7, there are 274 single family residential lots filed of record. There are approximately 152 residential lots remaining to be final platted in Trailwoods Addition, a Planned Unit Development. There are 468 total lots in the subdivision.

The final plat is consistent with the approved preliminary plat with the exception of a street stub to the west that will tie into Trailwoods West Addition. City Council, at its meeting of November 25, 2014, approved Ordinance No. O-1415-12 and the preliminary plat for Trailwoods West Addition.

Traffic impact fee is \$20,352.19.