



City of Norman, OK

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

Text File

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Title

CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR TRAILWOODS ADDITION, SECTION 7, A PLANNED UNIT DEVELOPMENT AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ONE-FOURTH MILE NORTH OF WEST ROCK CREEK ROAD AND ONE-FOURTH MILE EAST OF 12TH AVENUE N.W.

body

BACKGROUND: This item is a final site development plan and final plat for Trailwoods Addition, Section 7, a Planned Unit Development, and is generally located one-quarter mile north of West Rock Creek Road and one-quarter mile east of 12th Avenue N.W.

City Council, at its meeting of June 14, 2007, adopted Ordinance No. O-0607-49 placing this property in the PUD, Planned Unit Development District. City Council, at its meeting of January 8, 2013, approved the preliminary plat for Trailwoods Addition, Section 7, a Planned Unit Development. Planning Commission, at its meeting of January 10, 2013, approved the final plat for Trailwoods Addition, Section 7, a Planned Unit Development.

This final plat consists of 12.681 acres with thirty-eight (38) residential lots and five (5) common open space areas. With the previous platting of Sections 1 through 6, there are 236 single family residential lots filed of record. There are approximately 194 residential lots remaining to be final platted in Trailwoods Addition, a Planned Unit Development. There are 468 total lots in the subdivision.

DISCUSSION: Construction plans have been reviewed for the required public improvements for this property. These improvements consist of water mains with fire hydrants, sanitary sewer mains, paving, drainage, and sidewalks. A warranty deed for private park land dedication will be required prior to filing the final plat.

RECOMMENDATION: The final plat is consistent with the approved preliminary plat. Based upon the above information, staff recommends approval of the final site development plan and final plat and acceptance of the public dedications contained therein and authorize the Mayor to sign the final plat, subdivision bonds/cash sureties and maintenance bonds for Trailwoods Addition, Section 7, a Planned Unit Development, subject to completion and the City Development Committee's acceptance of the public improvements, proof of warranty deed for private park land, and \$18,599.10 for traffic impact fees.