



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: FP-1617-8**

**File ID:** FP-1617-8

**Type:** Final Plat

**Status:** Consent Item

**Version:** 1

**Reference:** Item 18

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 01/10/2017

**File Name:** Final Plat for Greenleaf Trails Addition, Section 8

**Final Action:**

**Title:** CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR GREENLEAF TRAILS ADDITION, SECTION 8, A PLANNED UNIT DEVELOPMENT, DEFERRAL OF PAVING, DRAINAGE, AND SIDEWALK IMPROVEMENTS IN CONNECTION WITH 12TH AVENUE N.W., AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE N.W. AND APPROXIMATELY ONE-QUARTER MILE SOUTH OF TECUMSEH ROAD)

**Notes:** ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Greenleaf Trails Addition, Section 8, a Planned Unit Development, and deferral of paving, drainage, and sidewalk improvements in connection with 12th Avenue N.W.; and, if approved, accept the public dedications contained therein, authorize the Mayor to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements; Certificate of Deposit in the amount of \$35,743.85 for deferral of paving, drainage and sidewalks in connection with 12th Avenue N.W. within ten days after approval; a traffic impact fee in the amount of \$10,220.50; and a warranty deed for private park land to the Greenleaf Trails Property Owners Association; and direct the filing of the final site development plan and final plat.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 01/24/2017

**Agenda Number:** 18

**Attachments:** Location Map, Application, Letter, Final Plat, Revised Preliminary Plat, Staff Report

**Project Manager:** Ken Danner, Subdivision Development Manager

**Entered by:** rachel.warila@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

### Text of Legislative File FP-1617-8

Body

**BACKGROUND:** This item is a final plat for Greenleaf Trails Addition, Section 8, a Planned Unit Development and is generally located on the east side of 12th Avenue N.W. and approximately one-quarter mile south of

Tecumseh Road.

City Council, at its meeting of February 24, 2009, adopted Ordinance O-0809-32 amending the Planned Unit Development (PUD) to include a church site within the preliminary plat. The City Development Committee, at its meeting of January 11, 2017, approved the preliminary plat for Greenleaf Trails Addition, a Planned Unit Development. The City Development Committee, at its meeting of January 11, 2017, reviewed and approved the program of improvements and the final plat for Greenleaf Trails Addition, Section 8, a Planned Unit Development and recommended that the final site development plan/final plat be submitted to City Council for consideration including deferral of street paving, drainage and sidewalks in connection with 12th Avenue N.W.

This property consists of 11.9 acres and fifty-two (52) single-family residential lots. With the previous platting of Sections 1 through 6, a total of 203 lots have been filed of record. Including Springs at Greenleaf Trails Sections 1 and 2 consisting of 103 lots there are a total of 306 single family residential lots filed of record. There are approximately 180 residential lots remaining to be final platted in Greenleaf Trails Addition Development. There is a large amount of open space property and private park land that will be utilized by the property owners.

**DISCUSSION:** Construction plans have been reviewed for the required public improvements for this property. The public improvements are under construction. These improvements consist of sidewalks, water mains with fire hydrants, sanitary sewer, drainage, and street improvements.

Approximately 207-feet of 12th Avenue N.W. will be required to be constructed to City standards as a half width arterial street. Section 19-602 B 1.2. (a)(b)(c) and (d) of the City Code establishes a method of deferring public street improvements under the following situations: (a) where incompatible grades exist; (b) where there are inadequate or a lack of connecting facilities; (c) where constructing the improvement would not immediately function for its intended use; or (d) where such improvement would be replaced by a planned future project. The developer is required to post a certificate of deposit with the City in a special account to be used with a future paving project or at such time as development occurs adjacent to the property. Staff has observed over the years that gap paving or "piecemeal" paving has been a detriment to arterial streets. There have been times over the years paving improvements have been constructed and then replaced because they did not fit in the overall design of the arterial street. Because this final plat includes a short length of pavement with a drainage structure for 12th Avenue N.W., staff is recommending deferral until future development occurs or until the City initiates improvements to 12th Avenue N.W.

The developer will deed private park land prior to filing the final plat for Greenleaf Trails Addition, Section 8.

**RECOMMENDATION:** The final plat is consistent with the approved revised preliminary plat. Based on the above information, staff recommends acceptance of the public dedications, approval of the final plat and filing of the final plat subject to completion of public improvements. The City Development Committee will ensure completion of all required public improvements or bonds/cash sureties and receipt of a Certificate of Deposit in the amount of \$35,743.85 for deferral of paving, drainage and sidewalks in connection with 12th Avenue N.W., traffic impact fee in the amount of \$10,220.50 and a warranty deed for private park land to the Greenleaf Trails Property Owners Association.