

FINAL PLAT  
FP-1213-25

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ITEM NO. 8

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**STAFF REPORT**

**ITEM:** Consideration of a Final Plat for REDLANDS ADDITION, SECTION 1.

**LOCATION:** Generally located one-half mile west of 36<sup>th</sup> Avenue NW on the north side of Indian Hills Road.

**INFORMATION:**

1. Owners. Westpoint Developers.
2. Developer. Westpoint Developers.
3. Engineer. SMC Consulting Engineering, P.C.

**HISTORY:**

1. November 17, 1961. City Council adopted Ordinance No. 1323 annexing this property into the city limits.
2. December 19, 1961. Planning Commission recommended that this property be placed in the A-2 zoning classification.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, rural agriculture zoning classification.
4. June 3, 2010. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended park land with the recommendation that it be graded into flat useable space.
5. June 10, 2010. Planning Commission, on a vote of 6-0, postponed the request to amend the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Service Area.
6. June 10, 2010. Planning Commission, on a vote of 6-0, postponed the request to place this property in R-1, Single-Family Dwelling District and remove it from A-2, Rural Agricultural District.

7. June 10, 2010. Planning Commission, on a vote of 6-0, postponed the preliminary plat for Redlands Addition.
8. July 8, 2010. Planning Commission, on a vote of 8-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area.
9. July 8, 2010. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in R-1, Single Family Dwelling District and removed from A-2, rural Agricultural District.
10. July 8, 2010. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Redlands Addition be approved.
11. August 24, 2010. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing this property in the Current Urban Service Area and removing it from the Future Urban Service Area.
12. August 24, 2010. City Council adopted Ordinance No. O-0910-5 placing this property in R-1, Single Family Dwelling District and removing it from A-2, Rural Agricultural District.
13. August 24, 2010. City Council postponed the preliminary plat for Redlands Addition.
14. November 23, 2010. City Council approved the preliminary plat for Redlands Addition with the acknowledgement of the intention to provide a temporary park during phasing of the 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. Sanitary Sewers. A major interceptor line to the south and east of this property has been installed. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
3. Sidewalks. Sidewalks will be constructed adjacent to all streets including common open space areas. Staff is recommending deferral of sidewalk improvements adjacent to Indian Hills Road.
4. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately-maintained detention facilities. A Property Owner Association will be responsible for maintenance of the detention ponds and common open space areas.

**IMPROVEMENT PROGRAM, (con't):**

5. Streets. Indian Hills Road will be constructed as an Urban Arterial street. Interior streets will be constructed in accordance with approved plans and City paving standards. Staff recommends deferral of paving improvements for Indian Hills Road.
6. Water Main. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. A twelve inch (12") water main has been extended to 36<sup>th</sup> Avenue N.W. and connected to an existing twenty-four inch (24") water main. Depending on how the property is phased, some interior twelve-inch (12") water mains may be required.
7. Traffic. The Traffic Engineer has provided documentation regarding this owner's participation in traffic impact fees for various major intersections.

**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, preliminary plat, final plat, and a memorandum recommending deferral of street paving and sidewalks in connection with Indian Hills Road are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** There have been some changes to the final plat. Originally, the approved preliminary plat had a large detention facility in the middle and toward the eastern part of the residential development. The engineer has determined the storm water can be conveyed to a larger facility located in the northeast portion of the property. As a result, there will be one less detention pond the property owners will have to maintain. As a result, some minor street layout changed in the northern portion of the development creating lots where the detention was originally proposed and laying out a better design for the park land and detention pond to serve the development.

This property consists of 77 single-family residential lots and several open space areas. The open spaces will be maintained by a mandatory Property Owners Association. Staff recommends approval of the deferral of street paving and sidewalks in connection with Indian Hills Road and approval of the final plat for Redlands Addition, Section 1.

**ACTION NEEDED:** Approve or disapprove the deferral of street paving and sidewalks in connection with Indian Hills Road and approve or disapprove the final plat for Redlands Addition, Section 1.

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