
FINAL PLAT

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of a Final Plat for GLENRIDGE ADDITION, a PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located on the south side of Indian Hills Road and approximately 1,300 feet east of 48th Avenue N.W.

INFORMATION:

1. Owner. L & S Development II, LLC
2. Developer. L & S Development II, LLC
3. Engineer. SMC Consulting Engineers P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the City of Norman.
2. December 19, 1961. Planning Commission recommended that this property be placed in the A-2, rural agricultural zoning classification.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2 zoning classification.
4. April 7, 2011. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended a private park be deeded to the Property Owners Association for Glenridge Addition, a Planned Unit Development.
5. April 14, 2011. Planning Commission, on a vote of 7-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Service Area.
6. April 14, 2011. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the Planned Unit Development and removed from A-2 Rural Agricultural District.

HISTORY (cont'):

7. April 14, 2011. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Glenridge Addition, a Planned Unit Development be approved.
8. June 21, 2011. City Council amended the NORMAN 2025 Land Use and Transportation Plan removing this property from Future Urban Service Area to Current Service Area.
9. June 21, 2011. City Council adopted Ordinance No. O-1011-49 placing this property in the Planned Unit Development and removing it from A-2 zoning classification.
10. June 21, 2011. City Council approved the preliminary plat for Glenridge Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing (screening) will be installed adjacent to Indian Hills Road for the residential lots siding to this arterial designated street.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Staff is recommending deferral of the sidewalks adjacent to Indian Hills Road.
5. Drainage. Storm sewers and appurtenant drainage structures will be installed in accordance with plans and City drainage standards. Detention facility will be constructed. It will be maintained by a Property Owners Association.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Indian Hills Road will be built as a five (5) lane arterial street in this location. Staff is recommending deferral of street improvements for Indian Hills Road.

7. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. An off-plat twelve-inch (12") water main has been extended and connected to an existing twenty-four inch (24") main parallel to 36th Avenue N.W.

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 site development plan, final plat, and memorandum for deferral of street improvements for Indian Hills Road are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of 40 single-family residential lots and several open space lots that will be maintained by a mandatory Property Owners' Association. Staff recommends approval of the final plat for Glenridge Addition, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval for deferral of paving and sidewalk improvements for Indian Hills Road to City Council and approve or disapprove the final plat for Glenridge Addition, a Planned Unit Development.

ACTION TAKEN: _____