



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: FP-1516-1**

**File ID:** FP-1516-1

**Type:** Final Plat

**Status:** Consent Item

**Version:** 1

**Reference:** Item 20

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 07/14/2015

**File Name:** Final Plat for Glenridge Addition, Section 2, a  
Planned Unit Development

**Final Action:**

**Title:** CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR GLENRIDGE ADDITION, SECTION 2, A PLANNED UNIT DEVELOPMENT AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ON THE SOUTH SIDE OF INDIAN HILLS ROAD APPROXIMATELY 1,300 FEET EAST OF 48TH AVENUE N.W.)

**Notes:** ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Glenridge Addition, Section 2, a Planned Unit Development; and, if approved, accept the public dedications contained within the plat, 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 and receipt of a traffic impact fee in the amount of \$4,583.35 and a warranty deed for private park land to the Property Owners Association; and direct the filing of the final site development plan and final plat.

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

**Agenda Date:** 07/28/2015

**Agenda Number:** 20

**Attachments:** Text File FP Glenridge, Location Map, Final Plat,  
Preliminary Plat, Staff Report, Development  
Committee App

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

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

**Effective Date:**

### History of Legislative File

| Ver-<br>sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return<br>Date: | Result: |
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### Text of Legislative File FP-1516-1

body

**BACKGROUND:** This item is a final plat for Glenridge Addition, Section 2, a Planned Unit Development, and is generally located approximately 1,300 feet east of 48th Avenue N.W. and 1,700' south of West Indian Hills Road.

City Council, at its meeting of June 21, 2011, adopted Ordinance O-1011-49 placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District. In addition, City Council, at its

meeting of June 21, 2011, approved the preliminary plat for Glenridge Addition, a Planned Unit Development. Norman Development Committee, at its meeting of July 2, 2015, reviewed the final site development plan/final plat and program of public improvements for Glenridge Addition, Section 2, a Planned Unit Development, and recommended that the final site development plan/final plat be submitted to City Council for consideration.

**DISCUSSION:** Staff has reviewed the required construction plans. Improvements for this property consist of private street paving and drainage, sanitary sewer, water and sidewalks.

The developer will contribute traffic impact fees in the amount of \$4,583.35 for future traffic signals at Indian Hills Road and 48th Avenue N.W.; Indian Hills Road and 36th Avenue N.W.; Franklin Road and 48th Avenue N.W.; Franklin Road and 36th Avenue N.W. and Tecumseh Road and 48th Avenue N.W.

This development consists of 152 single family residential lots within the preliminary plat and a total of 48.29 acres including open space areas. Section 1 was filed of record with 40 residential lots and three (3) open space areas. There are 42 proposed residential lots and one (1) detention pond/common open space area on 16.24 acres within Section 2. There will be 70 lots remaining in the development after the final plat is filed of record.

**RECOMMENDATION:** The final plat is consistent with the approved preliminary plat. Based upon the above information, staff recommends acceptance of the public dedications, approval of the final site development plan/final plat and filing of the final site development plan/final plat subject to completion of public improvements. The City Development Committee will ensure completion of all required public improvements or bonds and will recommend that the Mayor sign the final plat and bonds and receipt of traffic impact fee in the amount of \$4,583.35 and a warranty deed for private park land to the Property Owners Association.