

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2021-8

DATE:
November 18, 2020

STAFF REPORT

ITEM: Consideration of a Final Plat for TRAILWOODS WEST ADDITION.

LOCATION: Generally located east side of 12th Avenue N.W. approximately ½ mile north of Rock Creek Road.

INFORMATION:

1. Owners. Somers Woods Development, L.L.C.
2. Developer. Somers Woods Development, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. August 23, 1960. City Council adopted Ordinance No. 1241 annexing this property into the City limits.
2. October 18, 1960. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. November 22, 1960. City Council adopted Ordinance No. 1265 placing this property in A-2, Rural Agricultural District.
4. September 10, 1970. Planning Commission, on a vote of 9-0, recommended to City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
5. September 10, 1970. Planning Commission, on a vote of 9-0, approved the preliminary plat for Rock Creek Industrial Tract Development with the comment that the City Council's approval of the sewage lagoon would be required prior to the submission of the final plat and plans.
6. September 29, 1970. City Council adopted Ordinance No. 2314, placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.

HISTORY (Cont'd):

7. May 4, 1971. City Council approved an agreement between Rock Creek Development Corporation and the City of Norman for the construction of a temporary lagoon.
8. September 10, 1975. In accordance with the City Code approvals for the preliminary plat and construction of a temporary lagoon became null and void.
9. December 9, 1999. Planning Commission, on a vote of 7-0, approved the preliminary plat for Rock Creek Industrial Tract Development, Section 1.
10. December 9, 1999. Planning Commission, on a vote of 7-0, recommended to City Council that the final plat for Rock Creek Industrial Tract Development, Section 1 be approved.
11. December 9, 2000. In accordance with the City Code the approval of the final plat for Rock Creek Industrial Tract Development, Section 1 became null and void.
12. December 9, 2004. In accordance with the City Code the approval of the preliminary plat for Rock Creek Industrial Tract Development, Section 1 became null and void.
13. June 9, 2005. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for Forest Lumber Addition be approved.
14. July 12, 2005. City Council approved the preliminary plat for Forest Lumber Addition.
15. July 12, 2010. In accordance with the City Code the approval of the preliminary plat became null and void.
16. October 2, 2014. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended fee in lieu of park land for the preliminary plat for Trailwoods West Addition.
17. October 9, 2014. Planning Commission, on a vote of 9-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Low Density Residential Designation and from Future Urban Service Area to Current Urban Service Area.
18. October 9, 2014. Planning Commission, on a vote of 9-0, recommended to City Council placing this property in the R-1, Single Family Dwelling District and removing it from I-1, Light Industrial District.

HISTORY (Cont'd):

19. October 9, 2014. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Trailwoods West Addition be approved.
20. November 25, 2014. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Low Density Residential Designation and from Future Urban Service Area to Current Urban Service Area.
21. November 25, 2014. City Council adopted Ordinance No. O-1415-8 placing this property in the R-1, Single-Family Dwelling District and removing it from I-1, Light Industrial District.
22. November 25, 2014. City Council approved the preliminary plat for Trailwoods West Addition.
23. November 25, 2019. Approval of the preliminary plat for Trailwoods West Addition became null and void.
24. May 14, 2020. Planning Commission, on a vote of 8-0, recommended to City Council the approval of the preliminary plat for Trailwoods West Addition.
25. June 23, 2020. City Council approved the preliminary plat for Trailwoods West Addition.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing will be required for those residential lots backing or siding 12th Avenue N.W.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to City acceptances of street improvements.
4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy including the open space areas.

IMPROVEMENT PROGRAM CONT'D:

6. Drainage. Stormwater runoff will be conveyed to a privately-maintained off-plat detention facility.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Staff recommends deferral of the street paving improvements for 12th Avenue N.W.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat. An off-plat drainage easement will be required for a privately maintained detention facility.
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 Development Committee form are included as attachments.

DEVELOPMENT COMMITTEE: The engineer for the developer has requested the Development Committee approve the program of public improvements and the final plat for Trailwoods West Addition, and submit it to City Council for consideration.

This property consist of 10.48 acres and 42 single family residential lots and 2 common open spaces.

Park land fee in the amount of \$3,438.75 will be required to be submitted prior to filing the final plat.

Traffic impact fee in the amount of \$10,925.50 will be required to be submitted prior to filing the final plat.

Staff is recommending deferral of street paving and sidewalks in connection with 12th Avenue N.W. The cost of deferral is \$283,227.20.

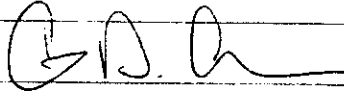
The final plat is consistent with the approved preliminary plat.

APPLICATION FOR
DEVELOPMENT COMMITTEE
ACTION

Date: _____

Part I: To be Completed by Applicant:

1. Applicant(s):
Terra Verde Development, LLC

- Signature of Applicant(s):
Christopher D. Anderson, P.E. (as agent for applicant) 

- Telephone Number and Address:
SMC Consulting Engineers, PC
815 West Main, Oklahoma City, OK 73106
405.232.7715
2. Project Name and Legal Description:
Trailwoods West Addition (see attached legal description)

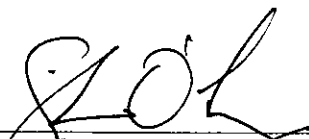
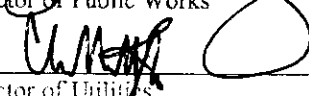
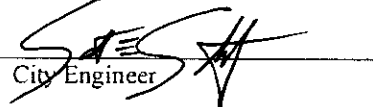

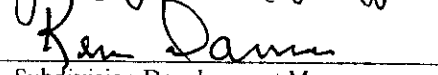
3. Action Request of Development Committee:
Approve the program of public improvements and final plat and submit to
City Council for consideration.

Part II: To Be Completed by Development Committee:

Development Committee Met on: November 18, 2020

~~Development Committee Findings: The engineer for the owner has requested the Development Committee approve the program of public improvements and final plat and submit the final plat to City Council for consideration. The public improvements consist of street paving, drainage, sanitary sewer, water and sidewalks.~~

Development Committee Recommendations:
~~Approve the program of public improvements and final plat and submit the final plat to City Council for consideration.~~

		Record of Acceptance:			
		Yes	No	Yes	No
	Director of Public Works	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Director of Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	City Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Director of Planning				
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Subdivision Development Manager				