



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1617-9

File ID: FP-1617-9

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item 16

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 01/23/2017

File Name: Final Plat for Trailwoods Addition, Section 10

Final Action:

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR TRAILWOODS ADDITION, SECTION 10, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ONE-THIRD MILE NORTH OF WEST ROCK CREEK ROAD AND ONE-QUARTER MILE EAST OF 12TH AVENUE N.W.)

Notes: ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Trailwoods Addition, Section 10, 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 proof of warranty deed for private park land dedication requirements submitted to the Homeowner's Association and \$26,366.71 for traffic impact fees, and direct the filing of the final site development plan and final plat.

ACTION TAKEN: _____

Agenda Date: 02/14/2017

Agenda Number: 16

Attachments: Location Map, Staff Report, Final Plat, Preliminary Plat, Application

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:
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Text of Legislative File FP-1617-9

Body

BACKGROUND: This item is a final plat for Trailwoods Addition, Section 10, a Planned Unit Development, and is generally located one-third of a mile north of West Rock Creek Road and one-quarter of a mile east of 12th Avenue N.W.

City Council, at its meeting of June 14, 2007, adopted Ordinance No. O-0607-49 placing this property in the PUD, Planned Unit Development. City Council, at its meeting of January 8, 2013, approved the preliminary plat for Trailwoods Addition, a Planned Unit Development. The City Development Committee, at its meeting of

January 26, 2017, reviewed and approved the program of public improvements and the final site development plan/final plat for Trailwoods Addition, Section 10, a Planned Unit Development and recommended that the final site development plan/final plat be submitted to City Council for consideration.

This property consist of 13.49 acres and fifty-six (56) single family residential lots and two (2) open space common areas. With the previous platting of Sections 1 through 9, there are 365 single family residential lots filed of record. There are approximately 47 residential lots remaining to be final platted in Trailwoods Addition, a Planned Unit Development. There are 468 total lots in the subdivision.

DISCUSSION: Construction plans have been reviewed for the required public improvements for this property. These improvements consist of water mains with fire hydrants, sanitary sewer mains, paving, drainage, and sidewalks. A warranty deed for private park land will be required prior to filing the final plat.

RECOMMENDATION: The final plat is consistent with the approved preliminary plat. Based upon the above information, staff recommends approval of the final plat and acceptance of the public dedications contained therein and authorize the Mayor to sign the final plat, subdivision bonds/cash sureties and maintenance bonds for Trailwoods Addition, Section 10, a Planned Unit Development, subject to completion and the City Development Committee's acceptance of the public improvements and proof of warranty deed for private park land and \$26,366.71 for traffic impact fees.