

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1415-8

DATE:
August 22, 2014

STAFF REPORT

ITEM: Consideration of a Final Plat for SPRINGS AT GREENLEAF TRAILS ADDITION SECTION 1, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located 1,850-feet east of 12th Avenue N.W. and on the south side of Tecumseh Road.

INFORMATION:

1. Owners. Sweet Grass Communities, LLC.
2. Developer. Sweet Grass Communities, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2 zoning classification.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2 zoning classification.
3. June 7, 2007. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended private park land for Greenleaf Trails Addition.
4. June 14, 2007. Planning Commission, on a vote of 6-0, recommended to City Council the amending of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area and from Very Low Density Residential to Low Density Residential Designation.
5. June 14, 2007. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in the Planned Unit Development and removed from A-2, Rural Agricultural District.
6. June 14, 2007. Planning Commission, on a vote of 6-0, recommended to City Council the preliminary plat for Greenleaf Trails Addition, a Planned Unit Development, be approved.
7. August 28, 2007. City Council amended the NORMAN 2025 Land Use and Transportation Plan to designate this property Current Urban Service Area and Low Density Residential.

HISTORY, (con't):

8. August 28, 2007. City Council adopted Ordinance No. O-0607-50 placing this property in the Planned Unit Development and removing it from A-2, Rural Agricultural District.
9. August 28, 2007. City Council approved the preliminary plat for Greenleaf Trails Addition, a Planned Unit Development.
10. January 8, 2009. Planning Commission, on a vote of 8-0, recommended to City Council amending the existing PUD, Planned Unit Development so as to add a church site within the preliminary plat.
11. January 8, 2009. Planning Commission, on a vote of 8-0, recommended to City Council the revised preliminary plat for Greenleaf Trails Addition, a Planned Unit Development, be approved.
12. February 24, 2009. City Council adopted Ordinance No. O-0809-32 amending the Planned Unit Development so as to include a church site within the preliminary plat.
13. February 24, 2009. City Council approved the revised preliminary plat for Greenleaf Trails Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Norman Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
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. A five-foot (5') width sidewalk will be constructed adjacent to Tecumseh Road
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm sewers will be constructed to drain streets and lots. A privately maintained detention facility is existing for the conveyance of storm water.
6. Streets. Interior streets will be constructed as private streets and maintained by the Property Owner's Association. Although private, these streets will be constructed to City standards and approved construction plans.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way are dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat and final plat are included as attachments.

DEVELOPMENT COMMITTEE COMMENTS: The engineer for the developer has requested the Development Committee review the final plat for Springs at Greenleaf Trails Addition Section 1, a Planned Unit Development and submit it to City Council for consideration.

This property consists of 11.85 acres and forty-eight (48) lots and four (4) common open space areas.

The final plat is consistent with the preliminary plat in respect to the overall design; however, this portion will utilize a gated development with private streets. City Council was advised when the final plat for Heartland Church Addition located east of this property was approved at its meeting of February 11, 2014.

The Legal Department has reviewed the covenants regarding the maintenance of the private streets and common areas.

The owner/developer will submit a copy of a warranty deed for private park land prior to the final plat being filed of record.

Traffic Impact fees will be \$12,320.64.