

FINAL PLAT  
FP-1213-24

ITEM NO. 7

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**STAFF REPORT**

**ITEM:** Consideration of a Final Plat for FOXWORTH ADDITION, SECTION 1, A PLANNED UNIT DEVELOPMENT.

**LOCATION:** Generally located on the east side of 48<sup>th</sup> Avenue N.W. approximately one half mile north of Indian Hills Road.

**INFORMATION:**

1. Owners. Foxworth Developers, LLC.
2. Developer. Foxworth Developers, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

**HISTORY:**

1. November 17, 1961. City Council adopted Ordinance No. 1323 annexing this property into the city limits.
2. December 19, 1961. Planning Commission recommended that this property be placed in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. February 3, 2011. The Norman Board of Parks Commissioners on a vote of 7-0, recommended park land decision provided the land is contiguous with land being provided by the Redlands and Whispering Trails Additions.
5. February 10, 2011. Planning Commission, on a vote of 7-0, recommended to City Council that the NORMAN 2025 Land Use and Transportation Plan be amended from Future Urban Service Area to Current Urban Service Area.

6. February 10, 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.
7. February 10, 2011. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Foxworth Addition, a Planned Unit Development, be approved.
8. March 22, 2011. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area.
9. March 22, 2011. City Council adopted Ordinance No. O-1011-42 placing this property in the Planned Unit Development (PUD) and removing it from A-2, Rural Agricultural District.
10. March 22, 2011. City Council approved the preliminary plat for Foxworth Addition, Planned Unit Development.

#### **IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Sanitary Sewers. A major interceptor line to the south and east of this property has been installed. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
3. Sidewalks. Sidewalks will be constructed adjacent to 48<sup>th</sup> Avenue NW. Sidewalks will be constructed adjacent to all interior streets including common open space areas.
4. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately-maintained detention facilities located within the Foxworth Addition, Section 1, a Planned Unit Development. A Property Owner Association will be responsible for maintenance of the detention ponds, common open areas and 48<sup>th</sup> Avenue NW right-of-way.
5. Streets. Forty-eighth Avenue NW will be constructed equivalent to a secondary arterial street. Staff is recommending deferral of the street improvements. Interior streets will be constructed in accordance with approved plans and City paving standards.
6. Water Main. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. A twelve inch (12") water main has been extended to 36<sup>th</sup> Avenue NW and connects to an existing twenty-four inch (24") water main. Some interior twelve-inch (12") water mains may be installed.

**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. Three (3) petroleum pipelines located within their private easements outside the thirty-three foot (33') statutory right-of-way on the east side of 48<sup>th</sup> Avenue N.W. made it impossible for the owners to dedicate seventeen feet (17') of additional right-of-way contiguous to the thirty-three feet (33') without relocating the pipelines. Although not contiguous, the owners will dedicate seventeen feet (17') of public right-of-way east of the pipelines. This right-of-way will be outside the proposed platted lots and under the City's control. This will provide the City with a total of fifty feet (50') as required by City standards and regulations. The Property Owners Association will be responsible for mowing the right-of-way.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary plat, final site development plan within final plat, and memorandum for deferral of street and sidewalk improvements for 48<sup>th</sup> Avenue NW are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** This property consists of 45 single-family residential lots and several open space areas. The open space areas will be maintained by a mandatory Property Owners' Association. Staff recommends approval of the final plat for Foxworth Addition, Section 1, a Planned Unit Development.

**ACTION NEEDED:** Approve or disapprove deferral of paving and sidewalks in connection with 48<sup>th</sup> Avenue N.W. and approve or disapprove the final plat for Foxworth Addition, Section 1, a Planned Unit Development.

**ACTION TAKEN:**

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