



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-2021-5

File ID: FP-2021-5 **Type:** Final Plat **Status:** Consent Item

Version: 1 **Reference:** Item 19 **In Control:** City Council

Department: Public Works Department **Cost:** **File Created:** 11/19/2020

File Name: Final Plat for Red Canyon Ranch Addition 7 **Final Action:**

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR RED CANYON RANCH ADDITION, SECTION 7, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ONE-HALF MILE NORTH OF EAST TECUMSEH ROAD AND ONE-FOURTH MILE WEST OF 12TH AVENUE N.E.)

Notes: ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Red Canyon Ranch Addition, Section 7, a Planned Unit Development; and, if approved, accept the public dedications contained therein, 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, receipt of a warranty deed for private park land and a traffic impact fee in the amount of \$25,099.60 and direct the filing of the final site development plan and final plat.

ACTION TAKEN: _____

Agenda Date: 12/08/2020

Agenda Number: 19

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

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: brenda.gomez@normanok.gov

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File FP-2021-5

Body

BACKGROUND: This item is a final plat for Red Canyon Ranch Addition, Section 7, a

Planned Unit Development and is generally located one-quarter of a mile west of 12th Avenue N.E. and one-half mile north of East Tecumseh Road. Red Canyon Ranch Addition is a 123-acre subdivision consisting of 368 single-family residential lots, several open space lots and eleven (11) commercial lots. With the filing of Red Canyon Ranch Addition, Sections 1 through 6, the currently filed final plats consist of 89.95 acres, 279 single-family residential lots and 5 large open space lots.

City Council, at its meeting of May 27, 2008, adopted Ordinance O-0708-40 placing a portion of this property in the Planned Unit Development (PUD) District. City Council, at its meeting of December 22, 2015 adopted Ordinance O-1516-23 placing the remaining property in the PUD District for residential designation and removing it from commercial designation. City Council, at its meeting of December 22, 2015, approved the revised preliminary plat for Red Canyon Ranch Addition, a PUD. City Council, at its meeting of February 23, 2016 adopted Ordinance O-1516-34 amending the PUD narrative established with Ordinance O-0708-40.

The City Development Committee, on November 18, 2020, approved the program of improvements and final plat/site plan and recommended the final plat/site plan for the Red Canyon Ranch Addition, Section 7, a Planned Unit Development be submitted to City Council for consideration. This final plat consists of 12.69 acres and forty-seven (47) single-family residential lots and five (5) open space areas. This will make a total of 326 residential lots platted in Red Canyon Ranch Addition, a PUD, with approximately 42 residential lots remaining to be platted.

DISCUSSION: Construction plans have been approved for the required public improvements for this development. The public improvements will be under construction soon. These improvements consist of water mains with fire hydrants, sanitary sewer mains, storm drainage, street paving and sidewalk improvements. Stormwater runoff will be conveyed to an existing privately maintained detention pond. The developer/owner will deed private park land to the Property Owner's Association, prior to the final plat being filed of record.

STAFF RECOMMENDATION: The final plat is consistent with the approved preliminary plat. Based on the above information, staff recommends acceptance of the public dedications, approval of the final plat/site plan and filing of the final plat subject to a warranty deed for private park land, receipt of a traffic impact fee in the amount of \$25,099.60 and completion of public improvements. The City Development Committee must accept all required public improvements or bonds/cash sureties securing public improvements. This action authorizes the Mayor to sign the final plat and bonds.