



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: FP-1718-3**

**File ID:** FP-1718-3

**Type:** Final Plat

**Status:** Consent Item

**Version:** 1

**Reference:** Item 15

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 08/07/2017

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

**Final Action:**

**Title:** CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR RED CANYON RANCH ADDITION, SECTION 6, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ONE-FOURTH MILE NORTH OF EAST TECUMSEH ROAD ON THE WEST SIDE 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 6, 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 and receipt of a warranty deed for private park land and a traffic impact fee in the amount of \$26,587; and direct the filing of the final site development plan and final plat.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 08/22/2017

**Agenda Number:** 15

**Attachments:** Location Map, Final Plat, Preliminary Plat, Staff Report, 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-1718-3

Body

**BACKGROUND:** This item is a final plat for Red Canyon Ranch Addition, Section 6, a Planned Unit Development and is generally located one-quarter mile north of East Tecumseh Road on the west side of 12th Avenue N.E. 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 5, the currently filed final plats consist of 68.35 acres, 229 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 August 8, 2017, approved the program of improvements and final plat and recommended the final plat for the Red Canyon Ranch Addition, Section 6, a Planned Unit Development be submitted to City Council for consideration. This final plat consists of 17.20 acres and fifty (50) single-family residential lots and five (5) open space areas. This will make a total of 279 residential lots platted in Red Canyon Ranch Addition, a PUD, with eighty-nine (89) residential lots remaining to be platted.

**DISCUSSION:** Construction plans have been reviewed for the required public improvements for this property. 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. As part of this final plat, the developer will also coordinate with the Oklahoma Department of Transportation (ODOT) in widening 12th Avenue NE (U.S. Highway 77) to provide for a left turn lane into this subdivision. A privately maintained detention facility will be constructed for stormwater runoff. The developer/owner will deed private park land to the Property Owner's Association, prior to the final plat being filed of record.

**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 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 \$26,587 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.