



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1718-17

File ID: FP-1718-17

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item 19

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 02/06/2018

File Name: Final Plat for Little River Trails Addition, Section 3

Final Action:

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR LITTLE RIVER TRAILS ADDITION, SECTION 3, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED WEST OF PORTER AVENUE APPROXIMATELY 1,100 FEET NORTH OF TECUMSEH ROAD)

Notes: ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Little River Trails Addition, Section 3, 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 filed warranty deed for private park land, and direct the filing of the final site development plan and final plat

ACTION TAKEN: _____

Agenda Date: 02/27/2018

Agenda Number: 19

Attachments: Text File Little River, 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-1718-17

Body

BACKGROUND: This item is a final plat for Little River Trails Addition, Section 3, a Planned Unit Development, and is generally located 785-feet west of Porter Avenue approximately 1100-feet north of Tecumseh Road.

City Council, at its meeting of August 28, 2007, adopted Ordinance No. O-0607-51 placing this property in the PUD, Planned Unit Development. City Council, at its meeting of February 12, 2013, approved the revised preliminary plat for Little River Trails Addition, a Planned Unit Development. The City Development Committee, at

its meeting of February 6, 2018, reviewed and approved the program of public improvements and final plat for Little River Trails Addition, Section 3, a Planned Unit Development and recommended that the final site development plan/final plat be submitted to City Council for consideration.

This final plat consists of 18.50 acres with forty-five (45) single-family residential lots and a large common open space property that contains floodplain and Water Quality Protection Zone (WQPZ). The owners propose open space areas and private park land throughout the development that will be maintained by a Property Owners Association. The City Legal Department staff has reviewed covenants that address the WQPZ and common areas. This completes the residential lots contained within the revised preliminary plat. There are 119 total single-family residential lots in the development.

DISCUSSION: Construction plans have been reviewed for the required public improvements for this subdivision. These improvements consist of water mains with fire hydrants, sanitary sewer mains, paving, drainage, and sidewalks.

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 Little River Trails Addition, Section 3, a Planned Unit Development, subject to completion and the City Development Committee's acceptance of the public improvements or bonding and submittal of a copy of a filed warranty deed for private park land.