

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-1415-9

DATE:  
August 22, 2014

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### STAFF REPORT

**ITEM:** Consideration of a Final Plat for GREENLEAF TRAILS ADDITION, SECTION 7, A PLANNED UNIT DEVELOPMENT.

**LOCATION:** Located at the southeast corner of the intersection of Tecumseh Road and 12<sup>th</sup> Avenue N.W.

### **INFORMATION:**

1. Owners. Rieger, L.L.C.
2. Developer. Rieger, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

### **HISTORY:**

1. 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 Commercial Designations.
2. 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.
3. 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.
4. August 28, 2007. City Council amended the NORMAN 2025 Land Use and Transportation Plan to designate this property Current Urban Service Area and remove it from Future Urban Service Area.
5. 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.
6. August 28, 2007. City Council approved the preliminary plat for Greenleaf Trails Addition, a Planned Unit Development.

**HISTORY, (con't):**

7. 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.
8. 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.
9. 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.
10. February 24, 2009. City Council approved the revised preliminary plat for Greenleaf Trails Addition, a Planned Unit Development.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. A fire hydrant will be installed in accordance with approved plans. Its location has 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 main is existing.
4. Sidewalks. Five-foot (5') width sidewalks will be constructed adjacent to Tecumseh Road and 12<sup>th</sup> Avenue N.W.
5. Storm Sewers. Storm sewer (drainage) structure is existing. Storm water will be conveyed to an existing privately maintained detention facility within the Greenleaf Trails development.
6. Streets. Tecumseh Road and 12<sup>th</sup> Avenue N.W. are existing.
7. Water Mains. A 12" water main is adjacent to 12<sup>th</sup> Avenue N.W. and a 24" water main is adjacent to Tecumseh Road. A water main will be installed to serve a proposed fire hydrant.

**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, final site development plan 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 Greenleaf Trails Addition Section 7, a Planned Unit Development and submit it to City Council for its consideration.

There is one (1) proposed commercial lot with 3.76 acres. The final site development plan indicates retail shops including a convenience store with fueling station.

Traffic Impact fees will be \$20,130.36.