

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1516-1

DATE:
July 2, 2015

STAFF REPORT

ITEM: Consideration of a Final Plat for GLENRIDGE ADDITION, SECTION 2, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located on the south side of Indian Hills Road and approximately 1,300 feet east of 48th Avenue N.W.

INFORMATION:

1. Owner. L & S Development II, LLC
2. Developer. L & S Development II, LLC
3. Engineer. SMC Consulting Engineers P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the City of Norman.
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 A-2, Rural Agricultural District.
4. April 7, 2011. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended a private park be deeded to the Property Owners Association for Glenridge Place Addition, a Planned Unit Development.
5. April 14, 2011. Planning Commission, on a vote of 7-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Service Area.
6. April 14, 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.

HISTORY (cont'):

7. April 14, 2011. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Glenridge Addition, a Planned Unit Development be approved.
8. June 21, 2011. City Council amended the NORMAN 2025 Land Use and Transportation Plan removing this property from Future Urban Service Area to Current Service Area.
9. June 21, 2011. City Council adopted Ordinance No. O-1011-49 placing this property in the Planned Unit Development and removing it from A-2, Rural Agricultural District.
10. June 21, 2011. City Council approved the preliminary plat for Glenridge Addition, a 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. 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 on each lot prior to occupancy.
4. Drainage. Storm sewers and appurtenant drainage structures will be installed in accordance with plans and City drainage standards. Detention facility will be constructed and connect to an existing detention facility. It will be maintained by a Property Owners Association.
5. Streets. Streets will be constructed in accordance with approved plans and City paving standards. The interior streets are private and will be maintained by the Property Owners Association.
6. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

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.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, final site development plan, and final plat are attached.

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee review the final plat for Glenridge Addition, Section 2, a Planned Unit Development and submit it to City Council for its consideration. Forty (40) residential lots were final platted with Section 1. There are 42 proposed residential lots and one (1) detention facility/common open space on 16.24 acres within Section 2. There will be 70 remaining lots to be platted. The property owners association will be responsible for the open space properties which include privately maintained detention facilities and private streets.

A warranty deed for private park land will be filed of record to the property owners association with the filing of the final plat.

The developer will contribute traffic impact fees in the amount of \$4,583.35 for future traffic signals at Indian Hills Road and 48th Avenue N.W.; Indian Hills Road and 36th Avenue N.W.; Franklin Road and 48th Avenue N.W.; Franklin Road and 36th Avenue N.W. and Tecumseh Road and 48th Avenue N.W.

The final plat is consistent with the approved preliminary plat.