



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Master

File Number: FP-1213-21

File ID: FP-1213-21

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item No. 15

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 11/14/2012

File Name: Red Canyon Ranch Section 4 FP

Final Action:

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR RED CANYON RANCH ADDITION, SECTION 4, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED 1/2 MILE WEST OF 12TH AVENUE N.E. AND 1/4 MILE NORTH OF EAST TECUMSEH ROAD)

Notes: ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Red Canyon Ranch Addition, Section 4, a Planned Unit Development; and, if approved, accept the public dedications contained within the plat, 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 copy of a warranty deed for private park land, and direct the filing of the final site development plan and final plat.

ACTION TAKEN: _____

Agenda Date: 07/23/2013

Agenda Number: 15

Attachments: Text File Final Plat Red Canyon Ranch, RedCanyon4 Location, Final Plat Red Canyon 4, Red Canyon Staff Rpt, Prelim Red Canyon Ranch, 12-13-12 PC Minutes - Red Canyon Section 4

Project Manager: Ken Danner, Subdivision Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	12/13/2012					

Text of Legislative File FP-1213-21

body

BACKGROUND: This item is a final site development plan and final plat for Red Canyon Ranch Addition, Section 4, a Planned Unit Development and is generally located one-half mile west of 12th Avenue N.E. and one-quarter mile north of East Tecumseh Road. City Council, at its meeting of May 27, 2008, adopted Ordinance No. O-0708-40 placing this property in the Planned Unit Development zoning classification. City Council, at its meeting of May 27, 2008, approved the preliminary plat for Red Canyon Ranch Addition, a

Planned Unit Development. With the adoption of Ordinance No. O-1213-32 by City Council, at its meeting of March 26, 2013, the preliminary plat for Red Canyon Ranch Addition, a Planned Unit Development was extended an additional two (2) years. The preliminary plat will expire May 27, 2015. Red Canyon Ranch Addition is a 123-acre subdivision consisting of 359 single family residential lots, 4 large open space lots consisting of 22 acres and 16 commercial/church lots. With the filing of Red Canyon Ranch Addition, Sections 1, 2 and 3, the currently filed final plats consist of 40.33 acres, 126 lots and 3 large open space lots.

Planning Commission, at its meeting of December 13, 2012, approved the final plat for the Red Canyon Ranch Addition, Section 4, a Planned Unit Development. This final plat consists of 12.24 acres and 41 single-family residential lots and one large open space lot/detention pond. This will make a total of 167 residential lots platted in Red Canyon Ranch Addition, a Planned Unit Development.

DISCUSSION: Construction plans have been reviewed for the required public improvements for this property. The public improvements are under construction. These improvements consist of water mains with fire hydrants, sanitary sewer, storm drainage, street paving and sidewalk improvements. A temporary emergency access is located 550 feet west of the entrance into the existing development off of Tecumseh Road.

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 site development plan and final plat and filing of the final plat subject to a warranty deed for private park land 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.