

# DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-1819-4

DATE:  
September 6, 2018

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## STAFF REPORT

**ITEM:** Consideration of a Final Plat for TRAILWOODS ADDITION, SECTION 11, A PLANNED UNIT DEVELOPMENT.

**LOCATION:** Generally located one-third of a mile north of West Rock Creek Road and one-quarter of a mile east of 12<sup>th</sup> Avenue N.W.

### **INFORMATION:**

1. Owners. Somerwoods, LLC
2. Developer. Somerwoods, LLC
3. Engineer. SMC Consulting Engineers, P.C.

### **HISTORY:**

1. August 23, 1960. City Council adopted Ordinance No. 1241 annexing this property into the Corporate City Limits.
2. November 22, 1960. City Council adopted Ordinance No. 1265 placing this property into the A-2, Rural Agricultural District.
3. September 10, 1970. Planning Commission, on a vote of 9-0, recommended placing this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
4. September 29, 1970. City Council adopted Ordinance No. 2314 placing this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
5. October 6, 2005. The Norman Board of Parks Commissioners reconsidered park land dedication requirements and on a vote of 5-0, recommended private park land.
6. June 14, 2007. Planning Commission, on a vote of 6-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan to place this property in the Current Urban Service Area from Future Urban Service Area Designation.

## **HISTORY CONT'D:**

7. 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 (PUD) and removed from I-1, Light Industrial District.
8. June 14, 2007. Planning Commission, on a vote of 6-0, recommended to City Council that the revised preliminary plat for Trailwoods Addition, a Planned Unit Development be approved.
9. August 28, 2007. City Council amended the NORMAN 2025 Land Use and Transportation Plan to place this property in the Current Urban Service Area from the Future Service Area Designation.
10. August 28, 2007. City Council adopted Ordinance No. O-0607-49 placing this property in the Planned Unit Development and removing it from I-1, Light Industrial District.
11. August 28, 2007. City Council approved the revised preliminary plat for Trailwoods Addition, a Planned Unit Development.
12. August 28, 2012. The preliminary plat expired per the five (5) year term established in the Subdivision Regulations of the City Code.
13. November 8, 2012. Planning Commission, on a vote of 8-0, recommended to City Council the preliminary plat for Trailwoods Addition, a Planned Unit Development be approved.
14. January 8, 2013. City Council approved the preliminary plat for Trailwoods 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. Permanent Markers. Permanent markers will be installed prior to City acceptances of street improvements.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy including the open space areas.

**IMPROVEMENT PROGRAM CONT'D:**

5. Storm Sewers. This property will utilize detention facility to convey storm water runoff.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma 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, revised preliminary plat and final plat are included as attachments.

**DEVELOPMENT COMMITTEE:** The engineer for the developer has requested the Development Committee review the final plat for Trailwoods Addition, Section 11, a Planned Unit Development and submit it to City Council for consideration.

This final plat consists of 8.88 acres and 47 single family residential lots and 1 open space common area. With the previous platting of Sections 1 through 10, there are 421 single family residential lots filed of record. This will complete the development for Trailwoods. There are 468 total lots in the development.

Private park land is utilized within the Trailwoods development. Parks and Recreation will verify adequate park land has been deeded to the Trailwoods Property Owners Association prior to the filing of the final plat.

The final plat is consistent with the approved preliminary plat.

Traffic impact fee in the amount of \$22,520.34 will be required to be submitted prior to filing the final plat.