



Legislation Text

File #: FP-2021-11, **Version:** 1

CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR GREENLEAF TRAILS ADDITION, SECTION 11, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ONE-FOURTH MILE EAST OF 12TH AVENUE N.W. AND ONE-FOURTH MILE SOUTH OF TECUMSEH ROAD)

BACKGROUND: This item is a final plat for Greenleaf Trails Addition, Section 11, a Planned Unit Development (PUD), and is generally located one-quarter mile east of 12th Avenue N.W. and approximately one-quarter mile south of Tecumseh Road.

City Council, at its meeting of February 24, 2009, adopted Ordinance O-0809-32, amending the PUD to include a church site within the preliminary plat. The City Development Committee, at its meeting of January 11, 2017, reapproved the preliminary plat for Greenleaf Trails Addition, a PUD. The Norman Development Committee, at its meeting of March 18, 2021, reviewed and approved the program of improvements and the final site development plan/final plat for Greenleaf Trails Addition, Section 11, 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 10.88 acres and forty-five (45) single-family residential lots. With the previous platting of Sections 1 through 10 and Springs at Greenleaf Trails, Sections 1 and 2, there are 440 single-family residential lots filed of record. There will be approximately 56 single-family residential lots remaining to be final platted in the Greenleaf Trails Development. There are 496 single-family residential lots overall within the development plus 5 acres with a developed church site and 6.71 acres of undeveloped commercial property. There is a large amount of open space property and private park land that will be utilized by the property owners.

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

The developer will deed private park land to the property owner's association prior to filing the final plat for Greenleaf Trails Addition, Section 11.

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/final plat and filing of the final site development plan/final plat subject to completion of public improvements. The Norman Development Committee will ensure completion of all required public improvements or bonds/cash sureties and receipt of traffic impact fee in the amount of \$11,625.38 and a copy of warranty deed for private park land to the Greenleaf Trails Property Owner's Association.

