



Legislation Text

File #: FP-2021-16, **Version:** 1

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR GLENRIDGE ADDITION, SECTION 3, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN SUBJECT TO RECEIPT OF A TRAFFIC IMPACT FEE IN THE AMOUNT OF \$5,569.80. (GENERALLY LOCATED EAST OF 48TH AVENUE N.W. AND SOUTH OF WEST INDIAN HILLS ROAD)

BACKGROUND: This item is a final plat for Glenridge Addition, Section 3, a Planned Unit Development, and is generally located approximately 1,300 feet east of 48th Avenue N.W. and 1,700' south of West Indian Hills Road.

City Council, at its meeting of June 21, 2011, adopted Ordinance O-1011-49 placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District. In addition, City Council, at its meeting of June 21, 2011, approved the preliminary plat for Glenridge Addition, a Planned Unit Development. Norman Development Committee, at its meeting of June 3, 2021, approved the final site development plan/final plat and program of public improvements for Glenridge Addition, Section 3, a Planned Unit Development, and recommended that the final site development plan/final plat be submitted to City Council for consideration.

DISCUSSION: Staff has reviewed the required construction plans. Improvements for this property consist of private street paving, drainage, sidewalks and public sanitary sewer and water improvements.

The developer will contribute traffic impact fees in the amount of \$5,569.80 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 preliminary plat originally proposed 154 single-family lots. However, with final platting, the developer increased the sizes of the lots reducing the overall lot count. This development consists of 139 single-family residential lots and a total of 48.54 acres including open space areas. Section 1 was filed of record with 40 residential lots and three (3) open space areas. Section 2 had 42 residential lots and one (1) detention pond/common open space area on 16.24 acres. Section 3 has 57 residential lots on 15.95 acres. This will complete the development.

RECOMMENDATION: The final plat is consistent with the approved preliminary plat. Based upon 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 City Development Committee will ensure completion of all required public improvements or bonds and will recommend that the Mayor sign the final plat and

bonds subject to receipt of a traffic impact fee in the amount of \$5,569.80.