



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 12/13/2022

**REQUESTER:** Ken Danner, Subdivision Development Manager

**PRESENTER:** Shawn O'Leary, Director of Public Works

**TITLE:** CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FP-2223-8: FOR RED CANYON RANCH ADDITION, SECTION 8, A PLANNED UNIT DEVELOPMENT, SUBJECT TO RECEIPT OF A TRAFFIC IMPACT FEE OF \$26,680.20. (LOCATED ON THE WEST SIDE OF 12TH AVENUE N.E. AND ONE-HALF MILE NORTH OF TECUMSEH ROAD.)

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### **BACKGROUND:**

This item is a final plat for Red Canyon Ranch Addition, Section 8, a Planned Unit Development, generally located on the west side of 12th Avenue N.E. and one-half mile north of East Tecumseh Road.

City Council, at its meeting of May 27, 2008, adopted Ordinance O-0708-40 placing a portion of this property in the Planned Unit Development (PUD) District. City Council, at its meeting of December 22, 2015 adopted Ordinance O-1516-23 placing the remaining property in the PUD District for residential designation and removing it from commercial designation. City Council, at its meeting of December 22, 2015, approved the revised preliminary plat for Red Canyon Ranch Addition, a PUD. City Council, at its meeting of February 23, 2016, adopted Ordinance O-1516-34 amending the PUD narrative established with Ordinance O-0708-40.

The City Development Committee, on November 22, 2022, approved the program of improvements and final plat/final site development plan and recommended the final plat/final site development plan for the Red Canyon Ranch Addition, Section 8, a Planned Unit Development, be submitted to City Council for consideration. This final plat consists of 14.97 acres and 50 single-family residential lots and four (4) open space areas. This will make a total of 376 residential lots platted in Red Canyon Ranch Addition, a Planned Unit Development. With the approval of the preliminary plat for Red Canyon Ranch East Addition, a Planned Unit Development, there are 28 residential lots remaining for the entire development.

### **DISCUSSION:**

Construction plans have been approved for the required public improvements for this development. The public improvements will be under construction soon. These improvements

consist of water mains with fire hydrants, sanitary sewer mains, storm drainage, street paving, sidewalks and fencing for those lots that back up to 12<sup>th</sup> Avenue N.E. Stormwater runoff will be conveyed to an existing privately maintained detention facility. Private park land has been deeded to the Property Owners Association.

**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 plat/final site development plan and filing of the final plat subject to receipt of a traffic impact fee in the amount of \$26,680.20 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.