

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2122-6

DATE:
November 23, 2021

STAFF REPORT

ITEM: Consideration of a Final Plat of TRAILWOODS ADDITION, SECTION 12, A PLANNED UNIT DEVELOPMENT, A REPLAT OF TRAILWOODS WEST ADDITION.

LOCATION: Generally located east side of 12th Avenue N.W. approximately ½ mile north of Rock Creek Road.

INFORMATION:

1. Owners. Somers Woods Development, L.L.C.
2. Developer. Somers Woods Development, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. August 23, 1960. City Council adopted Ordinance No. 1241 annexing this property into the City limits.
2. October 18, 1960. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. November 22, 1960. City Council adopted Ordinance No. 1265 placing this property in A-2, Rural Agricultural District.
4. September 10, 1970. Planning Commission, on a vote of 9-0, recommended to City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
5. September 10, 1970. Planning Commission, on a vote of 9-0, approved the preliminary plat for Rock Creek Industrial Tract Development with the comment that the City Council's approval of the sewage lagoon would be required prior to the submission of the final plat and plans.
6. September 29, 1970. City Council adopted Ordinance No. 2314, placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.

HISTORY (Cont'd):

7. May 4, 1971. City Council approved an agreement between Rock Creek Development Corporation and the City of Norman for the construction of a temporary lagoon.
8. September 10, 1975. In accordance with the City Code approvals for the preliminary plat and construction of a temporary lagoon became null and void.
9. December 9, 1999. Planning Commission, on a vote of 7-0, approved the preliminary plat for Rock Creek Industrial Tract Development, Section 1.
10. December 9, 1999. Planning Commission, on a vote of 7-0, recommended to City Council that the final plat for Rock Creek Industrial Tract Development, Section 1 be approved.
11. December 9, 2000. In accordance with the City Code the approval of the final plat for Rock Creek Industrial Tract Development, Section 1 became null and void.
12. December 9, 2004. In accordance with the City Code the approval of the preliminary plat for Rock Creek Industrial Tract Development, Section 1 became null and void.
13. June 9, 2005. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for Forest Lumber Addition be approved.
14. July 12, 2005. City Council approved the preliminary plat for Forest Lumber Addition.
15. July 12, 2010. In accordance with the City Code the approval of the preliminary plat became null and void.
16. October 2, 2014. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended fee in lieu of park land for the preliminary plat for Trailwoods West Addition.
17. October 9, 2014. Planning Commission, on a vote of 9-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Low Density Residential Designation and from Future Urban Service Area to Current Urban Service Area.

HISTORY (CONT'D)

18. October 9, 2014. Planning Commission, on a vote of 9-0, recommended to City Council placing this property in the R-1, Single Family Dwelling District and removing it from I-1, Light Industrial District.
19. October 9, 2014. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Trailwoods West Addition be approved.
20. November 25, 2014. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Low Density Residential Designation and from Future Urban Service Area to Current Urban Service Area.
21. November 25, 2014. City Council adopted Ordinance No. O-1415-8 placing this property in the R-1, Single-Family Dwelling District and removing it from I-1, Light Industrial District.
22. November 25, 2014. City Council approved the preliminary plat for Trailwoods West Addition.
23. November 25, 2019. Approval of the preliminary plat for Trailwoods West Addition became null and void.
24. May 14, 2020. Planning Commission, on a vote of 8-0, recommended to City Council the approval of the preliminary plat for Trailwoods West Addition.
25. June 23, 2020. City Council approved the preliminary plat for Trailwoods West Addition.
26. November 18, 2020. The Norman Development Committee approved the program of public improvements and final plat and recommended that the final plat be submitted to City Council for consideration.
27. December 8, 2020. City Council approved the final plat for Trailwoods West Addition and deferral of street paving and sidewalks in connection with 12th Avenue N.W.
28. June 8, 2021. City Council approved GID-2021-62 reducing the deferral amount for street paving and sidewalks in connection with 12th Avenue N.W.
29. June 30, 2021. The Norman Development Committee accepted sanitary sewer and water improvements and concurrent construction.

HISTORY (CONT'D):

30. July 15, 2021. The final plat for Trailwoods West Addition was filed of record with the Cleveland County Clerk.
31. September 9, 2021. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from R-1, Single-Family Dwelling District.
32. October 26, 2021. City Council adopted Ordinance No. O-2122-12 placing this property in the PUD, Planned Unit Development and removing it from R-1, Single-Family Dwelling District.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing will be required for residential lots backing or siding 12th Avenue N.W.
2. Fire Hydrants. Fire hydrants are existing.
3. Permanent Markers. Permanent markers have been installed.
4. Sanitary Sewers. Sanitary sewer mains are existing.
5. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy including the open space areas. Staff is recommending deferral of sidewalks adjacent to 12th Avenue N.W.
6. Drainage. Storm water runoff will be conveyed to an existing privately-maintained off-plat detention facility.
7. Streets. Streets have been completed. Staff is recommending deferral of street paving improvements for 12th Avenue N.W.
8. Water Mains. Water mains are existing.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat. An off-plat drainage easement will be required for a privately maintained detention facility.
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, final plat with final site development plan exhibit and Development Committee form are included as attachments.

DEVELOPMENT COMMITTEE: The engineer for the developer has requested the Development Committee approve final plat for Trailwoods Addition, Section 12, a Planned Unit Development, and submit it to City Council for consideration.

This property consist of 10.48 acres and 42 single family residential lots and 2 common open spaces.

Park land fee in the amount of \$3,438.75 has been paid.

Traffic impact fee in the amount of \$10,925.50 has been paid.

Staff is recommending deferral of street paving and sidewalks in connection with 12th Avenue N.W. The cost of deferral is \$163,227.20.

This replat will replace the previous plat for Trailwoods West Addition.



office memorandum

Date: November 19, 2021
To: Development Committee
From: Shawn O'Leary, Director of Public Works
Subject: Deferral of Street Paving, Drainage and Sidewalk Improvements
Trailwoods Addition, Section 12, a Planned Unit Development

Trailwoods Addition, Section 12, a Planned Unit Development is generally located one-half mile north of West Rock Creek Road on the east side of 12th Avenue N.W. As part of the required improvements, the developer would construct street paving, drainage and sidewalks improvements in connection with 12th Avenue N.W. Twelfth Avenue N.W. is classified as a Minor Urban Arterial per the Comprehensive Transportation Plan.

It is recommended that the construction of these improvements be deferred under the provisions of Section 19-602B1.2.(a)(b)(c)(d) of the City Code. My recommendation for deferral is based on the fact these improvements would not immediately function due to the lack of connecting facilities and these improvements could be replaced by a future project.

If you need additional information, please feel free to contact me.

KID

cc: Darrel Pyle, City Manager
Jane Hudson, Director of Planning and Community Development
David Riesland, Transportation Engineer
Scott Sturtz, City Engineer