



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 09/13/2022

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

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

**TITLE:** CONSIDERATION OF AUTHORIZATION, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR GREENLEAF TRAILS ADDITION, SECTION 12, A PLANNED UNIT DEVELOPMENT WITH RECEIPT OF A TRAFFIC IMPACT FEE IN THE AMOUNT OF \$13,470.18. (GENERALLY LOCATED ONE-QUARTER MILE EAST OF 12<sup>TH</sup> AVENUE N.W. AND ONE-QUARTER MILE SOUTH OF TECUMSEH ROAD).

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### **BACKGROUND:**

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

City Council, at its meeting of February 24, 2009, adopted Ordinance No. 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 City Development Committee, at its meeting of August 26, 2022, reviewed and approved the program of improvements and the final site development plan/final plat for Greenleaf Trails Addition, Section 12, a Planned Unit Development, and recommended that the final site development plan/final plat be submitted to City Council for consideration.

This property consists of 10.98 acres and fifty-eight (58) single-family residential lots. With the previous platting of Sections 1 through 11 and Springs at Greenleaf Trails Sections 1 and 2, there are 485 single-family residential lots filed of record. This will complete the residential development of the property with commercial designation located at the southeast corner of the intersection of 12<sup>th</sup> Avenue N.W. and Tecumseh Road. 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 paving improvements.

All of the required private park has been deeded to the Property Owners Association. A Traffic Impact Fee of \$13,470.18 was previously set and is now due in order to pursue filing of the final plat. Those funds have been delivered to the City for receipt as a part of this item.

**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 \$13,470.18.