

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2122-5

DATE:
September 30, 2021

STAFF REPORT

ITEM: Consideration of a Final Plat for **RED SKY RANCH PHASE 1, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located 1,600-feet south of West Franklin Road on the west side of 48th Avenue N.W.

INFORMATION:

1. Owners. McKown Family, L.L.C.
2. Developer. McKown Family, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Norman City Limits without zoning.
2. December 19, 1961. Planning Commission recommended placing this property in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. June 10, 2021. Planning Commission, on a vote of 7-0, recommended to City Council placing this property in the PUD, Planned Unit Development District and removing it from A-2, Rural Agricultural District.
5. June 10, 2021. Planning Commission, on a vote of 7-0, recommended to City Council the preliminary plat for Red Sky Ranch Addition, a Planned Unit Development be approved.

6. July 23, 2021. City Council adopted Ordinance No. O-2021-47, placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District.
7. July 23, 2021. City Council approved the preliminary plat for Red Sky Ranch Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewer. Public sanitary sewer is not available. The lot will be served with a private sanitary sewer system approved by the Oklahoma Department of Environmental Quality.
4. Sidewalks. Sidewalks will be constructed adjacent to 48th Avenue N.W. Staff is recommending deferral of the sidewalk improvements.
5. Storm Sewers. Storm sewers and appurtenant drainage structures have been installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to an existing off plat detention facility.
6. Streets. Currently 48th Avenue N.W. is designated as a minor arterial street and will be constructed as a collector street. Staff is recommending deferral of the street paving improvements.
7. Water Mains. Public water mains are not available. The lot will be served by a private water well.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
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, preliminary plat, final site development plan and final plat are attached.

STAFF COMMENTS AND RECOMMENDATION: The engineer for the developer has requested the City Development Committee review and approve the program of public improvements, final site development plan and final plat for Red Sky Ranch Phase 1, a Planned Unit Development and submit to City Council for consideration.

This property consists of 1.71 acres with one large single family residential lot. The Development Committee supports the final site development plan and final plat for Red Sky Ranch Phase 1, a Planned Unit Development with deferral of street paving and sidewalk improvements in connection with 48th Avenue N.W. and recommends the final site development plan and final plat be submitted to City Council for its consideration. Deferral of street paving and sidewalk improvements in connection with 48th Avenue N.W. has been determined to be \$40,056.76.

The final plat is consistent with the approved preliminary plat.