

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2021-7

DATE:
November 18, 2020

STAFF REPORT

ITEM: Consideration of a Final Plat for **THE CURVE AT UNIVERSITY NORTH PARK ADDITION, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located 1,550 feet south of West Tecumseh Road on the east side of 24th Avenue N.W.

INFORMATION:

1. Owners. The Curve at University North Park, L.L.C.
2. Developer. The Curve at University North Park, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2 zoning classification.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing a portion of this property in I-1 and removing it from A-2 zoning classification.
3. September 15, 1964. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in I-1 and removed from A-2 zoning classification.
4. September 22, 1964. City Council adopted Ordinance No. 1686 placing a portion of this property in I-1, and removing it from A-2 zoning classification.
5. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that the NORMAN 2020 Land Use and Transportation Plan be amended by designating this property as a Special Planning Area Designation and changing it from Industrial Designation.
6. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from I-1 and A-2 zoning classification.

7. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that the preliminary plat for University North Park Addition, a Planned Unit Development be approved.
8. August 13, 2002. City Council amended the NORMAN 2020 Land Use and Transportation Plan designating this property as a Special Planning Area.
9. August 13, 2002. City Council adopted Ordinance No. O-0203-2 placing this property in the PUD, Planned Unit Development, and removing it from I-1 and A-2 zoning classification. The approval included the preliminary plat for University North Park Addition.
10. September 14, 2006. Planning Commission, on a vote of 7-0, recommended to City Council the amending of the Planned Unit Development Narrative.
11. September 14, 2006. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for University North Park Addition, a Planned Unit Development be approved.
12. October 24, 2006. City Council postponed indefinitely Ordinance No. O-0607-13, amending the Planned Unit Development Narrative and Site Development Plan for University North Park Addition, a Planned Unit Development.
13. October 24, 2006. City Council postponed indefinitely the revised Preliminary Plat for University North Park Addition, a Planned Unit Development.
14. December 12, 2006. City Council adopted Ordinance No. O-0607-13 amending the Planned Unit Development Narrative and Site Development Plan and approved the revised Preliminary Plat for University North Park Addition, a Planned Unit Development.
15. June 11, 2020. Planning Commission, on a vote of 9-0, recommended to City Council amending the setbacks and landscaping requirements approved with the Planned Unit Development established by Ordinance No. O-0203-2, as amended by O-0506-9 and O-0607-13.
16. July 28, 2020. City Council adopted Ordinance No. O-1920-55 amending the setbacks and landscaping requirements approved with the Planned Unit Development established by Ordinance No. O-0203-2, as amended by O-0506-9 and O-0607-13.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.

2. Permanent Markers. Permanent markers will be installed prior to the filing of the final plat.
3. Sanitary Sewers. A sanitary sewer main will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be installed adjacent to 24th Avenue N.W. Sidewalks will be ten-foot (10') in width.
5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Stormwater will be conveyed to existing off-plat detention facilities that were designed to accept the stormwater runoff.
6. Streets. Twenty-fourth Avenue N.W. is existing.
7. Water Mains. There are existing 24" water mains parallel to 24th Avenue N.W. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards to supply water to proposed lots and fire hydrants within the development.

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, final site development plan, final plat and Development Committee form are attached.

STAFF COMMENTS AND RECOMMENDATION: The engineer for the developer has requested the Development Committee review the final site development plan and final plat for The Curve at University North Park Addition, a Planned Unit Development and submit it to City Council for consideration.

This property consists of 2.79 acres and five (5) professional business lots. A common drive approach will be utilized at 24th Avenue N.W. with internal cross access circulation.

The owner/developer has submitted Subdivision Bond No. B-2021-58 and Irrevocable Letter of Credit No. 403199706 in the amount of \$83,481.88 requesting concurrent construction.