



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Text File

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Status: Consent Item

In Control: City Council

File Type: Final Plat

Title

CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR UNIVERSITY NORTH PARK ADDITION, SECTION XI, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (LOCATED AT THE SOUTHEAST CORNER OF 24TH AVENUE N.W. AND LEGACY PARK DRIVE).

body

BACKGROUND: This item is a final plat for University North Park Addition, Section XI, a Planned Unit Development, and is located at the southeast corner of the intersection of 24th Avenue N.W. and Legacy Park Drive. This property consists of 2.18 acres and one (1) commercial lot. The final site development plan indicates that six (6) retail businesses will occupy the site in one building with multiple tenant spaces.

Planning Commission, at its meeting of December 13, 2012, approved the final plat for University North Park Addition, Section XI, a Planned Unit Development.

DISCUSSION: The only public improvement required of this plat consists of a water main with fire hydrants within the lot.

The applicant proposes a right turn only entry into the property off of 24th Avenue N.W. Staff supports this proposal. With the construction of Legacy Park to the west of this site, the developers are proposing an east-west private roadway adjacent to this parcel called Legacy Park Drive with a pedestrian corridor. With the future development east of 24th Avenue N.W., an emphasis will be placed on pedestrian activities to provide access to the Legacy Park facilities. The private roadway and sidewalk improvements located on the north and east boundary of this property are a planned improvement that have been connected to the University North Park Addition, Section VIII, a Planned Unit Development (Crest Foods) and will be constructed as part of that development.

RECOMMENDATION: Based upon the above information, staff recommends acceptance of the public dedications, approval of the final site development plan and final plat and the filing of the final plat subject to completion of public improvements. The City Development Committee will ensure completion of all required public improvements or bond(s) and will recommend that the Mayor sign the final plat and bond(s).