



City of Norman, OK

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

Master

File Number: FP-1314-5

File ID: FP-1314-5

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item No. 12

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 01/27/2014

File Name: Final Plat for Andes Addition

Final Action:

Title: CONSIDERATION OF A FINAL PLAT FOR ANDES ADDITION, DEFERRAL OF PAVING IMPROVEMENTS FOR FLOOD AVENUE, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ON THE WEST SIDE OF FLOOD AVENUE SOUTH OF WEST ROBINSON STREET)

Notes: ACTION NEEDED: Motion to approve or reject the final plat for Andes Addition and deferral of paving improvements for Flood Avenue; and, if approved, accept the public dedications contained therein, authorize the Mayor to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements and receipt of \$1,530 for deferral of paving improvements for Flood Avenue.

ACTION TAKEN: _____

Agenda Date: 02/11/2014

Agenda Number: 12

Attachments: Location Map - Andes Addition, Application for Dev Comm - Andes Addition, Final Plat - Andes Addition, Final Site Plan - Andes Addition, Preliminary Plat - Andes Addition, Memo Deferral of St Imp - Andes Addition, SMC Proposal Letter - Andes Addition, Staff Report - Andes Addition

Project Manager: Ken Danner, Subdivision Manager

Entered by: julie.shelton@normanok.gov

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File FP-1314-5

Body

BACKGROUND: This item is a final plat for Andes Addition and is generally located on the west side of Flood Avenue approximately 685' south of West Robinson Street. This property consists of 0.57 acres and one commercial lot to provide office and storage of construction materials.

City Council, at its meeting of October 26, 1954, adopted Ordinance 899, placing this property in C-2, General Commercial District. City Council, at its meeting of October 22, 2013, approved the preliminary plat for Andes Addition.

DISCUSSION: Street widening of Flood Avenue is the only required public improvement for the addition. The Flood Avenue widening consists of adding four (4) feet of additional roadway and replacing the curb and gutter. Approximately 81 linear feet of Flood Avenue will be required to be constructed to City standards as a collector street (minor arterial). Section 19-602 B 1.2. (a)(b)(c) and (d) of the City Code establishes a method of deferring public street improvements under the following situations: (a) where incompatible grades exist; (b) where there are inadequate or a lack of connecting facilities; (c) where construction of the improvement would not immediately function for its intended use; or (d) where such improvement would be replaced by a planned future project. The developer is required to post a certificate of deposit or cash with the City in a special account to be used with a future paving project or at such time as development occurs adjacent to the property. Staff has observed over the years that gap paving or "piecemeal" paving has been less than effective for arterial streets. There have been times over the years paving improvements have been constructed and then replaced because they did not fit in the overall design of the street. Because of this short length of pavement, staff is recommending deferral until future development occurs.

STAFF RECOMMENDATION: The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the deferral of paving improvements for Flood Avenue and the final plat and acceptance of the public dedications contained therein and that the Mayor be authorized to sign the final plat subject to receipt of \$1,530 for deferral of paving improvements for Flood Avenue.