

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1314-10

DATE:
November 25, 2013

STAFF REPORT

ITEM: Consideration of a FINAL PLAT FOR UNIVERSITY NORTH PARK ADDITION, SECTION XIII, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located 250-feet east of 24th Avenue NW and on the south side of Conference Drive.

INFORMATION:

1. Owners. University Town Center, L.L.C.
2. Developer. University Town Center, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.
Smith-Roberts Baldeschwiler, LLC

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.

Development Committee
FINAL PLAT, UNIVERSITY NORTH PARK ADDITION, SECTION XIII
A PLANNED UNIT DEVELOPMENT

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 approved 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.

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. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. A portion of sidewalks are existing adjacent to Conference Drive. Sidewalks will be constructed to the southeast end of the property. A sidewalk is not proposed adjacent to the private drive located to the west of the property.

Development Committee
FINAL PLAT, UNIVERSITY NORTH PARK ADDITION, SECTION XIII
A PLANNED UNIT DEVELOPMENT

5. Storm Sewers. Stormwater and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Several privately-maintained detention ponds have been installed.
6. Streets. A portion of Conference Drive is existing. However, a portion of Conference Drive will be extended to the end of the property.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards.

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 included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The final plat is consistent with the revised preliminary plat. Staff recommends approval of the final site development plan and approval of the final plat for University North Park Addition, Section XIII, a Planned Unit Development.

ACTION NEEDED: Approve or disapprove the Final Site Development Plan and the Final Plat for University North Park Addition, Section XIII, a Planned Unit Development.

ACTION TAKEN: _____