



# City of Norman, OK

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

## Master

**File Number: FP-1213-28A**

**File ID:** FP-1213-28A

**Type:** Final Plat

**Status:** Consent Item

**Version:** 1

**Reference:** Item No. 17

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 09/17/2013

**File Name:** Amended Final Plat-PB Addition

**Final Action:**

**Title:** CONSIDERATION OF AN AMENDED FINAL PLAT FOR P.B. ADDITION, ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN, AND APPROVAL OF DEFERRED CONSTRUCTION OF PAVING IMPROVEMENTS FOR FLOOD AVENUE. (GENERALLY LOCATED ON THE WEST SIDE OF FLOOD AVENUE NORTH OF HIGHLAND PARKWAY)

**Notes:** ACTION NEEDED: Motion to approve or reject the amended final plat for P.B. Addition and deferral of street 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 a fee in the amount of \$550 for deferral of street improvements for Flood Avenue within ten days after approval; and direct the filing of the final plat.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 10/22/2013

**Agenda Number:** 17

**Attachments:** Location Map.pdf, Final Plat PB Addition, SMC  
Letter.pdf, Amended Final Plat PB Addition, Dev  
Comm App.pdf, Dev Comm Staff Report.pdf

**Project Manager:** Ken Danner, Subdivision Manager

**Entered by:** pam.jones@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File FP-1213-28A

body

**BACKGROUND:** This item is an amended final plat for P.B. Addition and is generally located on the west side of Flood Avenue approximately 160' north of Highland Parkway. This property consists of 2.16 acres and one commercial lot to provide office and storage of construction equipment.

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 January 22, 2013, approved the preliminary plat for P.B.

Addition. City Council, at its meeting of April 9, 2013, approved the final plat for P.B. Addition and deferred construction for paving improvements in connection with Flood Avenue. The final plat was filed of record with the Cleveland County Clerk on April 12, 2013.

It has been brought to staff's attention that the original final plat for P.B. Addition inadvertently did not include the entire ownership and agreements with adjacent property owners. The errors in the plat were identified by the applicant's surveyor. The eastern boundary of the amended final plat has been increased a total of 13.84 feet. At the southern portion of the plat, the lot line follows an existing fence alignment. Also, the frontage on Flood Avenue has changed from 105.23 to 115.21 feet.

As a result, an additional ten feet (10') of frontage has been added at its location for Flood Avenue. In April, 2013, the applicant submitted a certificate of deposit in the amount of \$8,095.00 deferring the Flood Avenue paving improvements. Staff is recommending with the additional frontage the applicant will be required to submit an additional \$550.00 for the deferral of street paving improvements for Flood Avenue.

**DISCUSSION:** Street widening of Flood Avenue is the only required public improvement for the subdivision. The Flood Avenue widening consists of adding five-foot (5') of additional roadway and replacing the curb and gutter. An additional ten-foot (10') frontage of Flood Avenue will be required to be constructed to City standards as a collector street with right-of-way/roadway easements meeting minor arterial road requirements consisting of a fifty-foot (50') width. 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 situation: (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 where 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:** Based upon the above information, staff recommends approval of the deferral of the additional street paving improvements for Flood Avenue and the final plat, acceptance of the public dedication contained therein, and additionally recommends that the Mayor be authorized to sign the final plat subject to receipt of \$550.00 for deferral of paving improvements in connection with Flood Avenue.