



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1415-17

File ID: FP-1415-17

Type: Final Plat

Status: ATS Paused

Version: 1

Reference:

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 04/07/2015

File Name: Final Plat - Middle Earth Addition

Final Action:

Title: CONSIDERATION OF A FINAL PLAT FOR MIDDLE EARTH ADDITION AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED SOUTH OF ALAMEDA STREET ON THE EAST SIDE OF TRIAD VILLAGE DRIVE)

Notes: ACTION NEEDED: Motion to approve or reject the final plat for Middle Earth Addition; 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 traffic impact fee of \$2,412.67; and direct the filing of the final plat.

ACTION TAKEN: _____

Agenda Date: 04/28/2015

Agenda Number:

Attachments: Location Map, Final Plat, Site Plan, Approved Preliminary Plat, Development Committee, Staff Report

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rachel.warila@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-1415-17

Body

BACKGROUND: This item is a final plat for Middle Earth Addition generally located 580' south of Alameda Street on the east side of Triad Village Drive.

City Council, at its meeting of November 3, 1970, adopted Ordinance No. 2338 placing a portion of this property in the C-1, Local Commercial District. City Council, at its meeting of December 23, 2014, adopted Ordinance No. O-1415-21 placing a portion of this property in C-1, Local Commercial District and removing it from C-2, General Commercial District and approved the preliminary plat for Middle Earth Addition. The City Development Committee, at its meeting of March 25, 2015 reviewed the final plat and program of improvements for Middle Earth Addition and recommended that the final plat be submitted to City Council for consideration.

This property consists of 3.58 acres with two (2) lots. The proposal is the north lot will be a daycare facility and the south lot, a professional office building.

Traffic impact fees will be \$2,412.67.

DISCUSSION: Staff has reviewed the required construction plans for public improvements. Public improvements for this property consist of sidewalk improvements adjacent to Triad Village Drive. A sanitary sewer main will be extended to serve Lot 2, Block 1. Storm water will be conveyed to an existing detention facility.

The City Development Committee is anticipating the submittal of a Subdivision Bond/Cash Surety from the developer securing the public improvements and the approval of concurrent construction (foundation only) permits. Concurrent construction will allow the developer to construct the public improvements simultaneously with the private foundations of the buildings in order to expedite the development.

STAFF RECOMMENDATION: The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final plat, acceptance of the public dedications contained therein and authorization of the Mayor to sign the final plat subject to the submittal of a subdivision bond/cash surety or the completion and acceptance of the public improvements and receipt of \$2,412.67 for traffic impact fees for Middle Earth Addition.