



City of Norman, OK

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

Master

File Number: FP-1213-36

File ID: FP-1213-36

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item No. 17

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 03/14/2013

File Name: Fountain View North PUD Final Plat

Final Action:

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR FOUNTAIN VIEW NORTH ADDITION, A PLANNED UNIT DEVELOPMENT; ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN; AND APPROVAL OF DEFERRED STREET AND DRAINAGE IMPROVEMENTS FOR 48TH AVENUE N.W. (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 48TH AVENUE N.E. AND WEST TECUMSEH ROAD)

Notes: ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Fountain View North Addition, a Planned Unit Development, and deferral of street and drainage improvements for 48th Avenue N.W.; if approved, accept the public dedications contained within the plat; authorize the Mayor to sign the final plat, subdivision bonds, and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements; receipt of a Certificate of Deposit in the amount of \$169,775.50 for deferral of street and drainage improvements for 48th Avenue N.W. within 10 days after approval, traffic impact fee in the amount of \$978.60, and a fee of \$6,877.50 in lieu of park land dedication requirements; and direct the filing of the final site development plan and final plat.

ACTION TAKEN: _____

Agenda Date: 01/14/2014

Agenda Number: 17

Attachments: FountainViewNorth Location Map, Final Plat Fountain View North, Final Site Development Plan Fountain View North, Fountain View N Final Plat Staff Report, Fountain View N Street Improvements, Engineer's Estimate Fountain View North.pdf, 4-11-13 PC Minutes - Fountain View North

Project Manager: Ken Danner, Subdivision Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	04/11/2013	Recommended for Adoption at a subsequent City Council Meeting	City Council	05/28/2013		Pass

Action Text: Recommend approval of Resolution No. R-1213-111, Ordinance No. O-1213-35, PP-1213-13, the Preliminary Plat for FOUNTAIN VIEW NORTH ADDITION, A Planned Unit Development, and FP-1213-36, the Final Plat for FOUNTAIN VIEW NORTH ADDITION, SECTION 1, A Planned Unit Development, with deferral of street improvements for 48th Avenue N.W., to the City Council.

Text of Legislative File FP-1213-36

Body

BACKGROUND: This item is a final site development plan and final plat for Fountain View North Addition, a Planned Unit Development, and is generally located south of Tecumseh Road on the east side of 48th Avenue N.W.

City Council, at its meeting of March 13, 2012 amended the NORMAN 2025 Land Use and Transportation Plan removing a portion of this property from Flood Plain Designation and Very Low Density Residential Designation to Low Density Residential Designation. At its same meeting, City Council adopted Ordinance No. O-1112-23 placing a portion of this property in the PUD, Planned Unit Development, and removing it from A-2, Rural Agricultural District.

City Council, at its meeting of May 28, 2013, amended the NORMAN 2025 Land Use and Transportation Plan placing the remainder of the property from Very Low Density Residential Designation to Low Density Residential Designation. Also, City Council adopted Ordinance No. O-1213-35 amending the Planned Unit Development approved by Ordinance No. O-1112-23 to add additional property and amend the PUD narrative. With the adoption of Ordinance No. O-1213-35 a portion of this property was placed in PUD, Planned Unit Development, and removed from A-2, Rural Agricultural District. In addition, City Council approved the revised preliminary plat for Fountain View North Addition, a Planned Unit Development.

Planning Commission, at its meeting of April 11, 2013, approved the final plat for Fountain View North Addition, a Planned Unit Development.

DISCUSSION: Staff has reviewed the required construction plans. Improvements for this property consist of private street paving, public paving and drainage, sanitary sewer, water and sidewalks adjacent to 48th Avenue N.W. The developer has agreed to install sidewalks adjacent to the private streets. The improvements are nearing completion.

This development is a gated community. The applicant has incorporated the proposed City standards into the design and construction of the entrance to the subdivision from 48th Avenue NW.

This development consists of 84 senior adult housing lots within the final plat and a total of 16.01 acres including open space areas.

Approximately 809 feet of 48th Avenue N.W. will be required to be constructed to City standards as a half width collector (minor arterial) street. 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 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 a detriment to 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 arterial street. Because this final plat includes a short length of pavement on 48th Avenue N.W., staff is recommending deferral until future development occurs or until the City initiates the full improvement of 48th Avenue N.W.

In consideration of the developer's proposal of a pedestrian access to Roosevelt School, the public sidewalk adjacent to 48th Avenue N.W. is not included in the deferral proposal.

A fee in lieu of park land has been negotiated with City staff and the developer. A fee in the amount of \$6,877.50 will be required prior to the filing of the final plat for Fountain View North Addition, a Planned Unit

Development.

Covenants have been submitted for staff's review and approval as to form. The covenants have been approved by the Legal Department and will be filed of record with the filing of the final plat.

RECOMMENDATION: The final plat is consistent with the approved preliminary plat. Based upon the above information, staff recommends acceptance of the public dedications, approval of the final site development plan and final plat and filing of the final plat subject to completion of public improvements. The City Development Committee will ensure completion of all required public improvements and private streets or bonds and will recommend that the Mayor sign the final plat and bonds subject to receipt of a Certificate of Deposit in the amount of \$169,775.50 for deferral of paving and drainage in connection with 48th Avenue N.W., traffic impact fee in the amount of \$978.60 and park land fee in the amount of \$6,877.50.