



City of Norman, OK

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

Text File

File Number: FP-1213-28

Agenda Date: 4/9/2013

Version: 1

Status: Consent Item

In Control: City Council

File Type: Final Plat

Title

CONSIDERATION OF A FINAL PLAT FOR P.B. ADDITION, THE ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN AND APPROVAL OF DEFERRAL OF STREET WIDENING FOR FLOOD AVENUE.. (LOCATED ON THE WEST SIDE OF FLOOD AVENUE NORTH OF HIGHLAND PARKWAY)

body

BACKGROUND: This item is a final plat for P.B. Addition is generally located on the west side of Flood Avenue approximately 160° north of Highland Parkway. This property consists of 1.98 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.

DISCUSSION: Street widening of Flood Avenue is the only required public improvement. The widening consist of five-foot (5') with curb and gutter. Approximately 105 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 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 that 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, acceptance of the public dedications contained therein, and authorization for the Mayor to sign the final plat subject to receipt of \$8,095 for deferral of paving improvements for Flood Avenue.