



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: FP-1718-10**

**File ID:** FP-1718-10

**Type:** Final Plat

**Status:** Consent Item

**Version:** 1

**Reference:** Item 21

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 10/02/2017

**File Name:** Final Plat for Eastpark Crossing, Section III

**Final Action:**

**Title:** CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR EASTPARK CROSSING, SECTION III, A PLANNED UNIT DEVELOPMENT. AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED NORTH OF ALAMEDA STREET ON THE WEST SIDE OF 12TH AVENUE N.E.

**Notes:** ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Eastpark Crossing, Section III, a Planned Unit Development; 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 traffic impact fee in the amount of \$4,451.65; and direct the filing of the final site development plan and final plat.

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

**Agenda Date:** 10/24/2017

**Agenda Number:** 21

**Attachments:** Location Map, Final Plat, Final Site Development Plan, Preliminary Plat, Staff Report, Application

**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:
------------	--------------	-------	---------	----------	-----------	--------------	---------

### Text of Legislative File FP-1718-10

Body

**BACKGROUND:** This item is a final plat for Eastpark Crossing Section III, a Planned Unit Development and is generally located north of Alameda Street on the west side of 12th Avenue N.E.

City Council, at its meeting of July 27, 1999 adopted Ordinance O-9900-1 placing this property in the PUD, Planned Unit Development District. City Council, at its meeting of April 28, 2015, approved the preliminary plat for Eastpark Crossing Section II, a Planned Unit Development. Planning Commission, at its meeting of September 14, 2017, recommended to City Council the amending of the PUD Narrative adopted with Ordinance O-9900-1. The City Development Committee, at its meeting of October 11, 2017 reviewed and approved the final plat and final site development plan for Eastpark Crossing Section III, a Planned Unit Development and recommended that

the final plat be submitted to City Council for consideration.

The final plat consists of 1.65 acres and one (1) commercial lot for a restaurant.

**DISCUSSION:** Staff has reviewed the plans and stormwater detention requirements will be met by utilizing a privately maintained detention facility within the property and an off-plat temporary detention facility located to the west of the property. In addition, the developer has proposed low impact development (LID) to benefit the stormwater on this site. Future sections of the preliminary plat will provide the permanent stormwater detention for the plat replacing the temporary measure. Public improvements for sanitary sewer, water and traffic are existing.

A traffic impact fee in the amount of \$4,451.65 will be required to be submitted prior to the filing of the final plat.

**STAFF RECOMMENDATION:** The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final site development plan and final plat, acceptance of the public dedications contained therein and authorization of the Mayor to sign the final plat subject to the submittal a traffic impact fee in the amount of \$4,451.65.