
FINAL PLAT
FP-1213-27

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of a Final Plat for UNIVERSITY NORTH PARK ADDITION, SECTION XII, A PLANNED UNIT DEVELOPMENT.

LOCATION: Located at the northeast corner of the intersection of Interstate Drive and Conference Drive.

INFORMATION:

1. Owners. University Town Center, LLC
2. Developer. University Town Center, LLC
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2 zoning classification.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing a portion of this property in I-1 and removing it from A-2 zoning classification.
3. September 15, 1964. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in I-1 and removed from A-2 zoning classification.
4. September 22, 1964. City Council adopted Ordinance No. 1686 placing a portion of this property in I-1, and removing it from A-2 zoning classification.
5. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that the NORMAN 2020 Land Use and Transportation Plan be amended by designating this property as a Special Planning Area Designation and changing it from Industrial Designation.

HISTORY (con't):

6. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from I-1 and A-2 zoning classification.
7. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that the preliminary plat for University North Park Addition, a Planned Unit Development be approved.
8. August 13, 2002. City Council amended the NORMAN 2020 Land Use and Transportation Plan designating this property as a Special Planning Area.
9. August 13, 2002. City Council adopted Ordinance No. O-0203-2 placing this property in the PUD, Planned Unit Development, and removing it from I-1 and A-2 zoning classification. The approval included the preliminary plat for University North Park Addition.
10. September 14, 2006. Planning Commission, on a vote of 7-0, recommended to City Council the amending of the Planned Unit Development Narrative.
11. September 14, 2006. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for University North Park Addition, a Planned Unit Development be approved.
12. October 24, 2006. City Council postponed indefinitely Ordinance No. O-0607-13, amending the Planned Unit Development Narrative and Site Development Plan for University North Park Addition, a Planned Unit Development.
13. October 24, 2006. City Council postponed indefinitely the revised Preliminary Plat for University North Park Addition, a Planned Unit Development.
14. December 12, 2006. City Council approved Ordinance No. O-0607-13 amending the Planned Unit Development Narrative and Site Development Plan and approved the revised Preliminary Plat for University North Park Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the filing of the final plat.

IMPROVEMENT PROGRAM (cont):

3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be installed adjacent to Interstate Drive and Conference Drive.
5. Storm Sewers. Storm sewer drainage structures will be installed to convey storm water to an existing detention pond located south of the development.
6. Streets. Interstate Drive will be constructed as a Tax Increment Financing project. Conference Drive is existing as a private drive. There is a potential it might be designated as a public street in the future.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way are dedicated to the City on the final plat. The right-of-way of the original alignments of Rock Creek Road have been vacated.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, final site development plan and final plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This proposal consist of 14.3657 acres and five (5) commercial lots. It should be acknowledged that Lot 6, Block 1, is shown as an undevelopable lot. The final site development plan states it is undevelopable and will be filed of record with the final plat. The owner's intent is to attach it to an existing platted lot to the south of this property as part of University North Park Addition, Section VI, a Planned Unit Development by the use of a Lot Line Adjustment. Staff recommends approval of the final plat for University North Park, Section XII, a Planned Unit Development.

ACTION NEEDED: Approve or disapprove the final site development plan and the final plat for University North Park Addition, Section XII, a Planned Unit Development.

ACTION TAKEN: _____