

FINAL PLAT

ITEM NO. 5

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**STAFF REPORT**

**ITEM:** Consideration of a Final Plat for UNIVERSITY NORTH PARK CORPORATE CENTER ADDITION, SECTION TWO, A PLANNED UNIT DEVELOPMENT.

**LOCATION:** Generally located on the east side of 24<sup>th</sup> Avenue NW approximately half (½) mile south of Tecumseh Road.

**INFORMATION:**

1. Owner. The University of Oklahoma Foundation/NEDC.
2. Developer. The University of Oklahoma Foundation/NEDC.
3. Engineer. SMC Consulting Engineers, P.C.

**HISTORY:**

1. December 19, 1961. Planning Commission recommended to City Council that a portion of this property be placed in I-1 and removed from 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.
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.

## **HISTORY, (con't)**

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 approval of the revised preliminary plat for University North Park Addition.
11. December 12, 2006. City Council approved the revised preliminary plat for University North Park Addition.

## **IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department. The larger lots may require additional fire hydrants with the submittal of building permit plans.
2. Permanent Markers. Permanent markers will be installed prior to the filing of the final plat.
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 24<sup>th</sup> Avenue NW. This sidewalk will be ten-foot (10') width and meet the Legacy Trail design. Sidewalks will be required for the interior street.
5. Storm Sewers. Stormwater and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Several privately-maintained detention ponds will be installed prior to releasing stormwater into Merkle Creek.
6. Streets. Twenty-fourth Avenue NW paving is existing. The proposed internal streets will be constructed in accordance with approved plans and City paving standards.

**IMPROVEMENT PROGRAM (con't):**

7. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards. Although a twenty-four inch (24") water main was installed, with a city project the owner/developer is responsible for their proportionate share which is based upon the City's requirement of a twelve-inch (12") water main for developments that are adjacent to major arterial or section line roads. The owner/developer's proportionate share of the total cost is based upon frontage along 24<sup>th</sup> Avenue NW. The payback fee will be submitted prior to the final plat being filed of record.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements are dedicated to the City on the final plat. Additional separate instruments will be provided for public improvements outside the platted area.
2. Rights-of-Way. All street rights-of-way are dedicated to the City on the final plat.

**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:** Staff recommends approval of the final plat for University North Park Corporate Center Addition, Section Two, a Planned Unit Development.

**ACTION NEEDED:** Approve or disapprove the final plat for University North Park Corporate Center Addition, Section Two, a Planned Unit Development.

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