



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1718-11

File ID: FP-1718-11

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item 14

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 10/23/2017

File Name: Final Plat for Bio-Cide East Park Addition, Section 1

Final Action:

Title: CONSIDERATION OF A FINAL PLAT FOR BIO-CIDE EAST PARK ADDITION, SECTION 1, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED AT THE INTERSECTION OF FLOOD AVENUE/HIGHWAY 77 AND 24TH AVENUE N.W.)

Notes: ACTION NEEDED: Motion to approve or reject the final plat for Bio-Cide East Park Addition; 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 \$2,018.34; and direct the filing of the final plat.

ACTION TAKEN: _____

Agenda Date: 11/14/2017

Agenda Number: 14

Attachments: Location Map, Final Plat, Preliminary Plat, Staff Report, Application

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rachel.warila@normanok.gov

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File FP-1718-11

Body

BACKGROUND: This item is a final plat for Bio-Cide East Park Addition, Section 1, generally located at the intersection of North Flood Avenue (State Highway No. 77) and 24th Avenue N.W.

City Council, at its meeting of October 5, 1982, adopted Ordinance O-8283-17 placing this property in I-1, Light Industrial District, and removing it from A-2, Rural Agricultural District. The City Development Committee, at its meeting of October 11, 2017, approved the program of public improvements, site plan and final plat for Bio-Cide East Park Addition, Section 1, and recommended that the final plat be submitted to City Council for consideration.

The final plat consists of 3.58 acres and one (1) industrial lot with a proposed production brewery and tap room.

DISCUSSION: Staff has reviewed the required construction plans for public improvements. Public improvements for this property consist of water lines with fire hydrants, street paving (24th Avenue N.W.), stormwater improvements and sidewalk improvements (Flood Avenue).

The property contains WQPZ (Water Quality Protection Zone). Staff has reviewed and approved the submittal by the owner/developer's engineer. There are no proposals of building within the WQPZ. Covenants have been reviewed by the Legal Department addressing the WQPZ.

A traffic impact fee in the amount of \$2,018.34 will be required to be submitted prior to filing 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 plat, acceptance of the public dedications contained therein and authorization of the Mayor to sign the final plat subject to the submittal of a traffic impact fee in the amount of \$2,018.34, submittal of subdivision bond/cash surety or the completion and acceptance of the public improvements for Bio-Cide East Park Addition, Section 1.