



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1451-21

File ID: FP-1451-21

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item 17

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 04/28/2015

File Name: Final Plat for Park Hill Addition, Section 3, a PUD

Final Action:

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR PARK HILL ADDITION, SECTION 3, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN (GENERALLY LOCATED APPROXIMATELY 325 FEET SOUTH OF EAST TECUMSEH ROAD ON THE EAST SIDE OF 12TH AVENUE N.E.)

Notes: ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Park Hill Addition, Section 3, a Planned Unit Development; and, if approved, accept the public dedications contained within the plat, 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 direct the filing of the final site development plan and final plat.

ACTION TAKEN: _____

Agenda Date: 05/12/2015

Agenda Number: 17

Attachments: Location Map, Final Plat, Final Site Development Plan, Preliminary Plat, Development Committee Form, D.C. Staff Report

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:
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Text of Legislative File FP-1451-21

body

BACKGROUND: This item is a final plat for Park Hill Addition, Section 3, a Planned Unit Development generally located approximately 325' south of East Tecumseh Road on the east side of 12th Avenue N.E.

City Council, at its meeting of January 27, 2009, adopted Ordinance No. O-0809-28 placing this property in the PUD, Planned Unit Development and removing it from C-1, Local Commercial District with Special Use for a Mini-Storage Facility. Also, City Council approved the preliminary plat for Park Hill Addition, Section 3, a Planned Unit Development. The City Development Committee, at its meeting of April 10, 2015 reviewed the final plat and program of improvements for Park Hill Addition, Section 3 a Planned Unit Development and

recommended that the final site development plan and final plat be submitted to City Council for consideration.

This property consists of 1.22 acres with one (1) lot. The proposal is a dance studio.

DISCUSSION: Staff has reviewed the required construction plans for public improvements. Public improvements for this property consist of water with fire hydrant drainage including temporary privately maintained offsite detention facility and sidewalk improvements adjacent to 12th Avenue N.E.

The City Development Committee accepted Subdivision Bond B-1415-91 and Irrevocable Letter of Credit AHM-3664-221 in the amount of \$104,062.86 securing the public improvements and the approval of a concurrent construction (foundation only) permit. Concurrent construction will allow the developer to construct the public improvements simultaneously with the private foundations of the buildings in order to expedite the development.

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 for Park Hill Addition, Section 3, a Planned Unit Development.