

# DEVELOPMENT COMMITTEE

---

FINAL PLAT  
FP-1718-13

DATE:  
December 1, 2017

---

## STAFF REPORT

**ITEM:** Consideration of an Amended Final Plat for UNIVERSITY NORTH PARK ADDITION, SECTION XIII, A PLANNED UNIT DEVELOPMENT.

**LOCATION:** Generally located 250-feet east of 24<sup>th</sup> Avenue NW and on the south side of Conference Drive.

### **INFORMATION:**

1. Owners. University Town Center, L.L.C.
2. Developer. University Town Center, L.L.C.
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.
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.

Development Committee

AMENDED FINAL PLAT UNIVERSITY NORTH PARK ADDITION, SECTION XIII

A PLANNED UNIT DEVELOPMENT

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.
15. November 25, 2013. The City Development Committee reviewed and approved the final site development plan and final plat for University North Park Addition, Section XIII, a Planned Unit Development.
16. December 10, 2013. City Council approved the final plat for University North Park Addition, Section XIII, a Planned Unit Development.
17. December 19, 2013. The City Development Committee accepted Subdivision Bond No. B-1314-63 securing public paving, sanitary sewer, sidewalks and water improvements and approval for concurrent construction.
18. December 23, 2013. The final plat for University North Park Addition, Section XIII, a Planned Unit Development was filed of record with the Cleveland County Clerk.
19. July 21, 2016. The City Development Committee accepted paving, sanitary sewer and water improvements.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants are existing.
2. Permanent Markers. Permanent markers will be installed prior to the filing of the final plat.
3. Sanitary Sewers. Sanitary sewer main is existing.
4. Sidewalks Sidewalks are existing
5. Storm Sewers. Privately-maintained detention ponds have been installed.
6. Streets. Street paving is existing.
7. Water Mains. Water mains are existing.

**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.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, final site development plan, filed final plat and amended final plat are attached.

**STAFF COMMENTS AND RECOMMENDATION:** The engineer for the developer has requested the Development Committee review the final site development plan and amended final plat for University North Park Addition, Section XIII, a Planned Unit Development and submit them to City Council for consideration.

This property consists of 2.71 acres and one (1) lot. It was determined the previous final plat did not contain enough property for the proposed development. As a result, an additional .36 acres was added. The proposed use will be Residence Inn.