

FINAL PLAT
FP-1213-14

ITEM NO. 10

STAFF REPORT

ITEM: Consideration of a Final Plat for UNIVERSITY NORTH PARK CORPORATE CENTER ADDITION, SECTION 1, A PLANNED UNIT DEVELOPMENT (REAPPROVAL).

LOCATION: Generally located on the east of 24th Avenue NW and north of Rock Creek 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.
12. February 14, 2008. Planning Commission, on a vote of 8-0, approved the final plat for University North Park Corporate Center Addition, a Planned Unit Development.
13. April 8, 2008. City Council approved the final plat for University North Park Corporate Center Addition, a Planned Unit Development.
14. February 14, 2010. In accordance with Section 19-204 of the City Code approval of the final plat became null and void.
15. May 13, 2010. Planning Commission, on a vote of 7-0, approved the final plat for University North Park Corporate Center Addition, Section 1, a Planned Unit Development.
16. June 8, 2010. City Council approved the final site development plan and final plat for University North Park Corporate Center Addition, Section, a Planned Unit Development.
17. May 13, 2012. In accordance with Section 19-204 of the City Code approval of the final plat became null and void.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
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 24th Avenue NW. and the interior streets.
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. However, subject to the type of developments and traffic impact, additional improvements may be required to the existing streets. Proposed internal streets will be constructed in accordance with approved plans and City paving standards.
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 815.9 feet of frontage along 24th 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: This final plat has not been modified. Due to its expiration it is being resubmitted for approval. Staff recommends approval of the final plat for University North Park Corporate Center Addition, Section 1, a Planned Unit Development.

ACTION NEEDED: Approve or disapprove the final site development plan and approve or disapprove the final plat for University North Park Corporate Center Addition, Section 1, a Planned Unit Development.

ACTION TAKEN: _____