
FINAL PLAT

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of a FINAL PLAT FOR UNIVERSITY NORTH PARK ADDITION, SECTION IX, A Planned Unit Development, a Replat of Lot 3, Block 2, and a Portion of Parkland of a Replat of Lot 1, Block 2, University North Park Section 1 and a Replat of a Portion of Lot 1, Block 1 of a Replat of University North Park Section IV, a PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located on the west side of 24th Avenue NW at Legacy Park Drive .

INFORMATION:

1. Owners. University Town Center, LLC and UTC II, LLC
2. Developer. University Town Center, LLC and City of Norman
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.

HISTORY (con't):

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.
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.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Additional fire hydrants will be installed in accordance with approved plans. Their locations are under review by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the filing of the final plat.

IMPROVEMENT PROGRAM (cont):

3. Sanitary Sewers. Sanitary sewer mains are existing.
4. Sidewalks. Sidewalks will be installed adjacent to Interstate Drive and parts of Legacy Park Drive.
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 have been installed prior to releasing stormwater to their natural outlets. An existing storm sewer running through the middle of the park will be relocated.
6. Streets. Staff is requesting Legacy Park Drive to be a public street. The majority of it is controlled by this owner and is willing to grant it as a public street with public right of way. However, one half of the southern leg is existing, platted as private and owned by others. If the City is able to obtain a donated roadway easement, this portion of Legacy Park Drive will become public. If the property owner is not willing to donate the easement, the southern leg of roadway will be changed on the final plat to a private road easement. Prior to the submittal to City Council, these items should be determined.
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, 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 site development plan and approval of the final plat for University North Park Addition, Section IX, a Planned Unit Development, a Replat of Lot 3, Block 2, and a Portion of Parkland of a Replat of Lot 1, Block 2, University North Park Section 1 and a Replat of a Portion of Lot 1, Block 1 of a Replat of University North Park Section IV.

ACTION NEEDED: Approve or disapprove the Final Site Development Plan and the Final Plat for University North Park Addition, Section IX, a Planned Unit Development, a Replat of Lot 3, Block 2, and a Portion of Parkland of a Replat of Lot 1, Block 2, University North Park Section 1 and a Replat of a Portion of Lot 1, Block 1 of a Replat of University North Park Section IV.

ACTION TAKEN: _____