



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: FP-1314-12**

**File ID:** FP-1314-12      **Type:** Final Plat      **Status:** Consent Item

**Version:** 1      **Reference:** Item No. 17      **In Control:** City Council

**Department:** Public Works Department      **Cost:**      **File Created:** 05/15/2014

**File Name:** Final Plat for Aspen Heights Norman 2ND Addition      **Final Action:**

**Title:** CONSIDERATION OF A FINAL PLAT FOR ASPEN HEIGHTS NORMAN 2ND ADDITION, A REPLAT OF SOONER MOBILE HOME PARK ADDITION, AUTHORIZING CONCURRENT CONSTRUCTION OF PUBLIC IMPROVEMENTS WITH "FOUNDATION ONLY" BUILDING PERMITS, ACCEPTANCE OF THE PUBLIC DEDICATIONS CONTAINED THEREIN. (LOCATED AT 2602 SOUTH CLASSEN BOULEVARD)

**Notes:** ACTION NEEDED: Motion to approve or reject the final plat for Aspen Heights 2nd Addition, a replat of Sooner Mobile Home Park Addition, authorizing concurrent construction of public improvements with "foundation only" building permits; and, if approved, accept the public dedications contained within the final plat; authorize the Mayor to sign the final plat and direct the filing thereof; and further authorize the Mayor to sign subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements .

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 05/27/2014

**Agenda Number:** 17

**Attachments:** Location Map, Preliminary Plat, Final Plat, Final Site Plan, Development Committee Application, Staff Report

**Project Manager:** Ken Danner, Subdivision Manager

**Entered by:** mallory.scott@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-1314-12

Body

**BACKGROUND:** This item is a final plat for Aspen Heights Norman 2nd Addition and is located at 2601 South Classen Boulevard on the east side of the intersection of Classen Boulevard and Constitution Street. For many years, this property was used as a mobile home park.

City Council, at its meeting of December 10, 2013, adopted Ordinance No. O-1314-24 placing Lot 1, Block 1, in

the C-2, General Commercial District; Ordinance No. O-1314-25 placing Lots 2 and 3, Block 1, in the C-1, Local Commercial District; and approved the preliminary plat for Sooner Mobile Home Redevelopment Addition. Since that time, the Developer has asked to change the name of the plat to Aspen Heights Norman 2nd Addition. The City Development Committee, at its meeting of May 19, 2014, reviewed the final plat and program of improvements for Aspen Heights Norman 2nd Addition and recommended that the final plat be submitted to City Council for consideration.

This property consists of 11.38 acres with three (3) commercial lots. Currently, the proposal for Lot 1 is a grocery store with fueling station. It is anticipated that Lots 2 and 3 will be developed as restaurants.

**DISCUSSION:** Staff has reviewed the required construction plans for public improvements. Public improvements for this property consist of water with fire hydrants, sidewalk improvements adjacent to 12th Avenue S.E./Classen Boulevard, Telluride Lane and Steamboat Way, street paving improvements including traffic signal improvements at the intersection of 12th Avenue S.E. and Classen Boulevard. Also, a drainage structure will be extended at 12th Avenue S.E./Classen Boulevard. Street improvements include Telluride Lane and Steamboat Way. A private storm water detention facility will also be constructed.

The City Development Committee is anticipating the submittal of a Subdivision Bond/Cash Surety from the Developer securing the public improvements and allowing the approval of concurrent construction (foundation only) building permits. Section 19-602 C of the Norman Code of Ordinances allows the Developer to construct public improvements normally required before the approval of a final plat simultaneously with the private building improvements 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 plat, acceptance of the public dedications contained therein and authorization for the Mayor to sign the final plat subject to receipt of evidence of compliance with 19-602 C, and authorization for the Mayor to sign the subdivision bond and maintenance bonds following the completion and acceptance of the public improvements for Aspen Heights Norman 2nd Addition.