
FINAL PLAT
FP-1213-22

ITEM NO. 6

STAFF REPORT

ITEM: Consideration of a Final Plat for UNIVERSITY NORTH PARK ADDITION, SECTION XI, A PLANNED UNIT DEVELOPMENT.

LOCATION: Located at the southeast corner of the intersection of 24th Avenue N.W. and Legacy Park Drive.

INFORMATION:

1. Owners. University Town Center, LLC
2. Developer. University Town Center, LLC
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. 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.

IMPROVEMENT PROGRAM (cont):

3. Sanitary Sewers. Sanitary sewer main is existing.
4. Sidewalks. Sidewalk adjacent to 24th Avenue N.W. is existing. A sidewalk will be installed adjacent to Legacy Park Drive.
5. Storm Sewers. Drainage structures are existing that serve this area including off plat detention.
6. Streets. Twenty-fourth Avenue N.W. is existing. Legacy Park Drive, east of 24th Avenue N.W. is scheduled to be constructed as part of access drive for Crest construction plans.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality Standards.

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: The applicant has a proposal for a right turn only into the property off of 24th Avenue N.W. Staff does support their proposal. With the construction of Legacy Park, the developers are proposing an east-west pedestrian corridor. With the future development east of 24th Avenue N.W. an emphasis will be placed on pedestrian activities to provide access to the Legacy Park facilities. The private drive and sidewalk improvements located on the north and east boundary of this property are a planned improvement that have been connected to the University North Park Addition, Section VIII, a Planned Unit Development (Crest) and will be constructed as part of that development. Staff recommends approval of the final site development plan and approval of the final plat for University North Park Addition, Section XI, a Planned Unit Development.

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

ACTION TAKEN: _____