



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: FP-1516-8**

**File ID:** FP-1516-8

**Type:** Final Plat

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 16

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 09/23/2015

**File Name:** Final Plat for University North Park Professional  
Center Addition

**Final Action:**

**Title:** CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR UNIVERSITY NORTH PARK PROFESSIONAL CENTER ADDITION, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (SOUTHEAST CORNER OF TECUMSEH ROAD AND 24TH AVENUE N.W.)

**Notes:** ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for University North Park Professional Center Addition, a Planned Unit Development; and, if approved, accept the public dedications contained therein, authorize the Mayor to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements, and direct the filing of the final site development plan and final plat.

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

**Agenda Date:** 10/13/2015

**Agenda Number:** 16

**Attachments:** Location Map, Final Site Development Plan, Final plat, Staff Report, Application

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

**Entered by:** rachel.warila@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File FP-1516-8

body

**BACKGROUND:** This item is a final plat for University North Park Professional Center Addition, a Planned Unit Development, which is located at the southeast corner of the intersection of Tecumseh Road and 24th Avenue N.W. This proposal consists of 7.8 acres and five (5) professional lots. Common drives will be located on 24th Avenue N.W. and internal circulation will be utilized. The City Development Committee at its meeting on September 24, 2015, reviewed and approved the final plat for University North Park Professional Center Addition, a Planned Unit Development, and have submitted it to City Council for consideration.

**DISCUSSION:** The public improvements required of this plat consist of water mains with fire hydrants, sanitary

sewer mains (including offsite sanitary sewer located east of Flood Avenue and north of Tecumseh Road), ten-foot (10') width sidewalks adjacent to 24th Avenue N.W. and Tecumseh Road. Tecumseh Road paving is existing. Twenty-Fourth Avenue N.W. will be improved with a new median opening and turning lanes and closure of one median opening. Storm water will be conveyed to a privately maintained detention facility to be constructed to the east within the airport.

When Council considered the Preliminary Plat, questions were raised from the audience about an existing oil well located south of the area being Final Platted. The Oil and Gas Ordinance in Chapter 13 primarily regulates operation of existing wells or the drilling of new oil and gas wells. However Section 13-1508 requires the Oil and Gas operator to fence existing wells when development moves toward the well. The fencing must be completed 60 days after notification of permit issuance by the building permit holder. The relevant subdivision regulation governing instances where development moves out to existing wells is Chapter 19, Section 19-310(19)(b): "All buildings shall be a minimum of one hundred twenty-five (125) feet from the well bore of an active or unplugged well, or a plugged well not meeting the then current specifications of the Oklahoma Corporation Commission and City of Norman Oil and Gas ordinance." The Final Plat and Final Site development plan reflect compliance with this provision. In addition, Staff has been advised discussions have been ongoing regarding the possibility of plugging this particular well.

**RECOMMENDATION:** Based upon the above information, staff recommends acceptance of the public dedications, approval of the final site development plan, final plat and the filing of the final plat, subject to completion of public improvements. The City Development Committee will ensure completion of all required public improvements or bonds and will recommend that the Mayor sign the final plat and bonds.