



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1314-11

File ID: FP-1314-11

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item No. 16

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 05/15/2014

File Name: Final Plat for Aspen Heights Norman 1st Addition

Final Action:

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR ASPEN HEIGHTS NORMAN 1ST ADDITION, A PLANNED UNIT DEVELOPMENT, 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; AND APPROVAL OF WATER METER AGREEMENT WITH THE DEVELOPER. (LOCATED AT 2601 SOUTH CLASSEN BOULEVARD)

Notes: ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Aspen Heights 1st Addition, a Planned Unit Development, a replat of Sooner Mobile Home Park Addition, and a water meter agreement with the developer; and, if approved, accept the public dedications contained within the final plat; authorize the Mayor to sign the final site development plan and 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: 16

Attachments: Location Map, Preliminary Plat, Final Plat, Final Site Development Plan, Development Committee App, Staff Report, Water Meter Agreement

Project Manager: Ken Danner, Subdivision Manager

Entered by: mallory.scott@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-1314-11

Body

BACKGROUND: This item is a final site development plan and final plat for Aspen Heights Norman 1st Addition, a Planned Unit Development, which 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-1314-23 placing this property in the PUD, Planned Unit Development, zoning district and approved the preliminary plat for Sooner Mobile Home Redevelopment Addition, a Planned Unit Development. Since that time, the Developer has asked to change the name of the plat to Aspen Heights Norman 1st Addition. The City Development Committee, at its meeting of May 19, 2014, reviewed the final plat and program of improvements for Aspen Heights Norman 1st Addition, a Planned Unit Development, and recommended that the final plat be submitted to City Council for consideration.

This property consists of 26.21 acres of multi-family development consisting of 194 apartment units.

A privately-maintained storm water detention facility and open space areas are included within the development.

DISCUSSION: Staff has reviewed the required construction plans for public improvements. Public improvements for this property consist of water with fire hydrants; however, the internal sanitary sewer system and storm water system will be privately owned and maintained. The standard water meter locations are not feasible for this development. Therefore, a Water Meter License and Maintenance Agreement has been executed by the Applicant to ensure the City has access to the property for the purposes of installation, maintenance, operation, repair and replacement of City-owned water meters. The Agreement will be filed of record.

It should be noted in order for Aspen Heights Norman 1st Addition to have public access to their facility the final plat for Aspen Heights Norman 2nd Addition must be recorded with the Cleveland County Clerk concurrently.

The City Development Committee, on May 19, 2014, accepted Subdivision Bond No. B-1314-110 from the Developer securing the public improvements and allowing the approval of concurrent construction (foundation only) building permits. Section 19-602 C of the Code of Ordinances allows the Developer to construct the public improvements required by a final plat simultaneously with the private building improvements in order to expedite the development.

STAFF RECOMMENDATION: The final plat and final site development plan are consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final site development plan and final plat, concurrent construction (foundation only) building permits, and Water Meter License and Maintenance Agreement, acceptance of the public dedications contained therein and authorization for the Mayor to sign the final plat and subdivision bond for Aspen Heights Norman 1st Addition, a Planned Unit Development.