
FINAL PLAT
FP-1213-33

ITEM NO. 8

STAFF REPORT

ITEM: Consideration of a Final Plat for FOUNDERS PARK ADDITION, SECTION 1, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located on the north side of Tecumseh Road approximately ¼ mile west of 12th Avenue N.W.

INFORMATION:

1. Owners. Kent Connally
2. Developer. Kent Connally
3. Engineer. SMC Consulting Engineers, PC

HISTORY:

1. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
3. February 1, 2010. The Flood Plain Permit Committee approved Flood Plain Permit No. 453 for this property.
4. February 4, 2010. The Norman Board of Parks Commissioners, on a vote of 7-1, recommended private park with a combination of active and passive land for Founders Park Addition, a Planned Unit Development.
5. February 11, 2010. Planning Commission, on a vote of 7-0, postponed for sixty (60) days a request to amend the NORMAN 2025 Land use and Transportation Plan from Future Urban Service Area to Current Urban Service Area and from Industrial Designation to Medium Density Residential Designation.
6. February 11, 2010. Planning Commission, on a vote of 7-0, postponed for sixty (60) days a request to rezone this property from A-2, Rural Agricultural District to PUD, Planned Unit Development.

7. February 11, 2010. Planning Commission, on a vote of 7-0, postponed for sixty (60) days the preliminary plat for Founders Park Addition, A Planned Unit Development.
8. April 8, 2010. Planning Commission, on a vote of 4-3-1, recommended amendment of the NORMAN 2025 Land Use and Transportation Plan to place this property in the Current Urban Service Area and Medium Density Designation.
9. April 8, 2010. Planning Commission, on a vote of 4-3-1, recommended that this property be placed in the Planned Unit Development PUD and removed from A-2, Rural Agricultural District.
10. April 8, 2010. Planning Commission, on a vote of 4-3-1, recommended to City Council the approval of the preliminary plat for Founders Park Addition, a Planned Unit Development.
11. June 8, 2010. City Council approved amendment of the NORMAN 2025 Land Use and Transportation Plan to place this property in the Current Urban Service Area and Medium Density Residential Designation.
12. June 8, 2010. City Council adopted Ordinance No. O-0910-17 placing this property in the Planned Unit Development (PUD) and removing it from A-2, Rural Agricultural District.
13. June 8, 2010. City Council approved the preliminary plat for Founders 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 reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of final plat.
3. Sanitary Sewers. The City of Norman has contracted a major interceptor line to the south and east of this property. The Tecumseh Interceptor Project should begin construction this summer. The timing of this project should coincide with the timing of this development. The applicant understands the final plat cannot be filed of record until the interceptor line is in place. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed adjacent to Tecumseh Road. Sidewalks will be constructed adjacent to the interior street.

5. Storm Sewers. A proposed large detention pond will be constructed to serve this development. The Flood Plain Permit Committee approved Flood Plain Permit No. 453. With the use of a detention/retention pond, down stream properties will not be impacted.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards.

The developer will construct an eastbound left turn lane in connection with Tecumseh Road and the intersection of Founders Park Boulevard.

7. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. There is an existing twenty-four inch (24") water main on the south side of Tecumseh Road and a twenty-four inch (24") water main on the north side of Tecumseh Road approximately 400 feet west of Founders Park Boulevard.

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: This property consist of 4.308 acres and one (1) townhouse lot. The proposed Blocks A and B are common areas and will be maintained by a Property Owners Association. The final plat is consistent with the approved preliminary plat. Staff recommends approval of the final site development plan and final plat for Founders Park Addition, Section 1, a Planned Unit Development.

ACTION NEEDED: Approve or disapprove the final site development plan and the final plat for Founders Park Addition, Section 1, a Planned Unit Development.

ACTION TAKEN: _____