

## DEVELOPMENT COMMITTEE

---

FINAL PLAT  
FP-1920-11

DATE:  
April 21, 2020

### STAFF REPORT

**ITEM:** Consideration of a Final Plat for ARTISAN CROSSING ADDITION, A PLANNED UNIT DEVELOPMENT (Formerly a portion of Founders Park Addition).

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

### **INFORMATION:**

1. Owners. Artisan Crossing Holding LLC
2. Developer. Artisan Crossing LLC
3. Engineer. Tuttle & Associates, Inc.

### **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 11, 2010. Planning Commission, on a vote of 7-0, postponed for sixty-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.
4. February 11, 2010. Planning Commission, on a vote of 7-0, postponed for sixty-days a request to rezone this property from A-2, Rural Agricultural District to PUD, Planned Unit Development.
5. February 11, 2010. Planning Commission, on a vote of 7-0, postponed for sixty-days the preliminary plat for Founders Park Addition, A Planned Unit Development.
6. 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.

7. 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.
8. 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.
9. 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.
10. 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.
11. June 8, 2010. City Council approved the preliminary plat for Founders Park Addition, a Planned Unit Development.
12. May 31, 2017. The City of Norman Development Committee reapproved the preliminary plat for Founders Park Addition, a Planned Unit Development.
13. April 9, 2020. Norman Board of Parks Commissioners, on a vote of 6-0-1, recommended fee in lieu of park land dedication for the Artisan Crossing Project.

#### **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. An off plat sanitary sewer main will be extended and connect to an existing sanitary sewer interceptor. The sanitary sewer main will be installed in accordance with approved plans and City and Oklahoma 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. Drainage. A privately maintained detention facility will be utilized. Storm water will be conveyed by an underground storm water pipe system.

6. Streets. A proposed street will be constructed in accordance with approved plans and City paving standards. Street paving for Tecumseh Road is existing.
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

**PUBLIC DEDICATIONS:**

1. Easements. All required easements are dedicated to the City on the final plat. Off-plat sanitary sewer easement for a sanitary sewer line has been submitted to the City.
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.

**DEVELOPMENT COMMITTEE COMMENTS:** The engineer for the owner has requested the Development Committee review the final plat for Artisan Crossing Addition, a Planned Unit Development and submit it to City Council for consideration.

This property consists of 14.11 acres and one (1) lot. The project is an apartment complex with 246 units.

A traffic impact fee in the amount of \$46,498.23 will be required prior to the final plat being filed of record.

Park land fee in the amount of \$15,239.00 has been negotiated by staff and the owner. The owners have paid the park land fee.

The final plat is consistent with the preliminary plat.