



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-2021-7

File ID: FP-2021-7

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item 21

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 11/23/2020

File Name: Final Plat for The Curve at University North Park

Final Action:

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR THE CURVE AT UNIVERSITY NORTH PARK ADDITION, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED 1,550 FEET SOUTH OF WEST TECUMSEH ROAD ON THE EAST SIDE OF 24TH AVENUE N.W.)

Notes: ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for The Curve at University North Park 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: 12/08/2020

Agenda Number: 21

Attachments: Location Map, Final Plat, Final Site Development Plan, Staff Report, Application Curve

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: brenda.gomez@normanok.gov

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File FP-2021-7

Body

BACKGROUND: This item is a final plat for The Curve at University North Park Addition, a Planned Unit Development, and is generally located 1,550-feet south of West Tecumseh Road

on the east side of 24th Avenue N.W. This property consists of 2.34 acres and five (5) lots. The proposed use will be professional offices. The Norman Development Committee, at its meeting of November 18, 2020, reviewed and approved the program of public improvements, final site development plan and final plat for The Curve at University North Park Addition, a Planned Unit Development and submitted to City Council for consideration.

DISCUSSION: The public improvements required of this plat consist of water mains with fire hydrants. A sanitary sewer main will be extended to serve the lots. A ten-foot width sidewalk will be installed adjacent to 24th Avenue N.W. Storm water will be conveyed to an off plat privately maintained detention facilities. There is an existing 24" water main adjacent to 24th Avenue N.W. and is part of a City Payback project. Interior water lines will be installed to serve fire hydrants and lots.

The developer has submitted a concurrent construction request to the Norman Development Committee. The Norman Development Committee accepted Subdivision Bond B-2021-58 and Irrevocable Letter of Credit 403199706 in the amount of \$83,481.88 for concurrent construction.

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