



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: FP-1314-9**

**File ID:** FP-1314-9

**Type:** Final Plat

**Status:** Consent Item

**Version:** 1

**Reference:** Item No. 18

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 04/04/2014

**File Name:** Final site development plan and final plat for Windsor  
Addition

**Final Action:**

**Title:** CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR WINDSOR ADDITION, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 36TH AVENUE N.W. AND WEST TECUMSEH ROAD)

**Notes:** ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Windsor Addition, a Planned Unit Development; and, if approved, accept the public dedications contained within the plat, 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:** 04/22/2014

**Agenda Number:** 18

**Attachments:** Location Map for Windsor Addition, Final Plat  
Windsor Addition, Preliminary Plat Windsor.pdf, Site  
Plan for Windsor Addition, Commercial Site Plan for  
Windsor Addition Site Plan for Lot 2 Block 1, Staff  
Report for Windsor Addition, Application for Windsor  
Addition

**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:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File FP-1314-9

Body

**BACKGROUND:** This item is a final plat for Windsor Addition, a Planned Unit Development, and is generally located at the southwest corner of the intersection of 36th Avenue N.W. and West Tecumseh Road.

City Council, at its meeting of November 27, 2012, adopted Ordinance No. O-1213-11, placing this property in the Planned Unit Development, excluding the commercial lot, and removing it from C-1, Local Commercial

District. Also, City Council, at its meeting of November 27, 2012 approved the preliminary plat for Santa Rosa Addition, a Planned Unit Development. The City Development Committee, at its meeting of March 25, 2014, reviewed the final plat and program of improvements for Windsor Addition, a Planned Unit Development (formerly known as Santa Rosa Addition, a Planned Unit Development) and recommended that the final plat be submitted to City Council for consideration.

This property consists of 13.86 acres of multi-family development consisting of 230 units and one (1) 1.75 acre commercial lot. The total subdivision area is 15.61 acres.

Privately maintained storm water detention ponds and open space areas will be utilized within the development.

**DISCUSSION:** Staff has reviewed the required construction plans. Improvements for this property consist of water with fire hydrants, internal sanitary sewer is private, storm drainage and sidewalks.

The City Development Committee, on March 25, 2014, accepted Subdivision Bond No. B-1314-103 securing the public improvements and allowing the approval of foundation only building permits.

The Norman Board of Parks Commissioners, at its meeting of September 6, 2012, recommended park land dedication. A concrete slab with soil and sodding will be constructed and span the existing detention pond. The capacity of the detention pond will not be compromised. The owners have agreed to a third party inspection and testing company to verify the project will be installed per structural plans prepared by a Professional Structural Engineer.

**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 plat, acceptance of the public dedications contained therein and authorize the Mayor sign the final plat and subdivision bond for Windsor Addition, a Planned Unit Development.