



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1718-20

File ID: FP-1718-20

Type: Final Plat

Status: Consent Item

Version: 1

Reference:

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 04/03/2018

File Name: Final Plat for St. Thomas More Church

Final Action:

Title: CONSIDERATION OF A FINAL PLAT FOR ST. THOMAS MORE CHURCH ADDITION, SECTION 2, WITH DEFERRAL OF STREET PAVING AND SIDEWALK REQUIREMENTS FOR JENKINS AVENUE AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (1535 SOUTH JENKINS AVENUE).

Notes: ACTION NEEDED: Motion to approve or reject the final plat for St. Thomas More Church Addition, Section 2, and deferral of street paving and sidewalk requirements in connection with Jenkins Avenue; 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 Certificate of Deposit in the amount of \$51,618.65 for deferral of street paving and sidewalk requirements in connection with Jenkins Avenue within ten days after approval; and direct the filing of the final plat.

ACTION TAKEN: _____

Agenda Date: 04/24/2018

Agenda Number:

Attachments: Location Map, Preliminary Plat, Final Plat, Site Plan, Staff Report, Letter, Engineer's Estimate, Application

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rachel.warila@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-1718-20

Body

BACKGROUND: This item is a final plat for St. Thomas More Church, Section 2 and is located at 1535 South Jenkins Avenue (East side of Jenkins Avenue and South of Stinson Street).

City Council, at its meeting of December 14, 1999, adopted Ordinance No. O-9900-23, placing a portion of this property in R-1, Single Family Dwelling District with Special Use for a Church. In addition City Council, at its meeting of June 10, 2014, adopted Ordinance No. O-1314-49, placing the remainder of this property in the R-1, Single Family District and R-3, Multi-Family District with Special Use for a Church. City Council approved the

preliminary plat for St. Thomas More Church Addition, Section 2 at its meeting of June 10, 2014. The City Development Committee, at its meeting of April 4, 2018, reviewed and approved the program of improvements, site plan and final plat for St. Thomas More Church, Section 2 and recommended that the site plan and final plat be submitted to City Council for consideration including deferral of street paving and sidewalks in connection with Jenkins Avenue.

This property consists of 1.87 acres and one (1) lot with a proposal of a new sanctuary and parking lot.

DISCUSSION: Construction plans have been reviewed for the required public improvements for this property. The public sanitary sewer main has been relocated. Additional improvements consist of sidewalk, fire hydrant and street improvements.

Approximately 338-feet of Jenkins Avenue will be required to be constructed to City standards as a half-width arterial street. Section 19-602 B 1.2. (a)(b)(c) and (d) of the City Code establishes a method of deferring public street improvements under the following situations: (a) where incompatible grades exist; (b) where there are inadequate or a lack of connecting facilities; (c) where construction of the improvement would not immediately function for its intended use; or (d) where such improvement would be replaced by a planned future project. The developer is required to post a certificate of deposit with the City in a special account to be used with a future paving project or at such time as development occurs adjacent to the property. Staff has observed over the years that gap paving or "piecemeal" paving has been a detriment to arterial streets. There have been times over the years paving improvements have been constructed and then replaced because they did not fit in the overall design of the arterial street. Staff is recommending deferral until future development occurs or until the City initiates improvements to Jenkins Avenue.

RECOMMENDATION: The final plat is consistent with the approved preliminary plat. Based on the above information, staff recommends acceptance of the public dedications, approval of the final plat and filing of the final plat subject to completion of public improvements. The City Development Committee will ensure completion of all required public improvements or bonds/cash sureties and receipt of a certificate of deposit in the amount of \$51,618.65 for deferral of paving and sidewalks.