



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1617-13

File ID: FP-1617-13 **Type:** Final Plat **Status:** Consent Item

Version: 1 **Reference:** Item 14 **In Control:** City Council

Department: Public Works Department **Cost:** **File Created:** 05/22/2017

File Name: Final Plat for Carroll Farm Addition, Section 2 **Final Action:**

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR CARROLL FARM ADDITION, SECTION 2, A PLANNED UNIT DEVELOPMENT AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED AT THE NORTHEAST 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 Carroll Farm Addition, Section 2, 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: 06/13/2017

Agenda Number: 14

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

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rachel.warila@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-1617-13

Body

BACKGROUND: This item is a final plat for Carroll Farm Addition, Section 2, a Planned Unit Development (PUD), which is generally located at the northeast corner of West Tecumseh Road and 36th Avenue N.W. This proposal consists of 1.09 acres and one commercial lot for a proposed dentist office. City Council, at its meeting of July 28, 2015 adopted Ordinance O-1415-39 amending the PUD adopted with Ordinance O-9900-2 and amended by Ordinance O-0506-58. Also, at the same meeting the preliminary plat for Carroll Farm Addition, (PUD) was approved. On May 31, 2017, the Development Committee reviewed and approved the program of public improvements, final site development plan and final plat for Carroll Farm Addition, Section 2, (PUD) and submitted it to City Council for consideration.

DISCUSSION: The public improvements required of this plat consist of sidewalks adjacent to Tecumseh Road and a sanitary sewer main including off-plat sanitary sewer systems to serve the property. Also, storm water will be conveyed to an existing off plat privately maintained detention facility, which was constructed as part of the Covenant Development Addition in 2006 and Jonathan Fowler Addition in 2007. The stormwater detention facility was designed to address the drainage from the entire development and was constructed with additional volume in anticipation of future development.

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. The City Development Committee will ensure completion of all required public improvements or bonds and will recommend that the Mayor sign the final plat and subdivision bond.