



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1415-16

File ID: FP-1415-16

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item 18

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 04/07/2015

File Name: Final Plat West Main Lofts Addition

Final Action:

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR WEST MAIN LOFTS ADDITION, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (LOCATED AT THE SOUTHEAST CORNER OF THE WEST MAIN STREET AND 48TH AVENUE S.W.)

Notes: ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for West Main Lofts 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: 04/28/2015

Agenda Number: 18

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

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-1415-16

Body

BACKGROUND: This item is a final plat for West Main Lofts Addition, a Planned Unit Development located at the southeast corner of the intersection of West Main Street and 48th Avenue S.W.

City Council, at its meeting of November 25, 2014, adopted Ordinance O-1415-11 placing this property in the PUD, Planned Unit Development and removing it from C-2, General Commercial District with Special Use for a Mini-Storage Facility and approved the preliminary plat for West Main Lofts Addition, a Planned Unit Development. The City Development Committee, at its meeting of March 25, 2015 reviewed the final plat and program of improvements for West Main Lofts Addition, a Planned Unit Development, and recommended that the final plat be submitted to City Council for consideration.

This property consists of 2.14 acres with one (1) lot. The proposal is 20 multi-family units.

Park land fee in the amount of \$1,106.25 has been paid by the developer.

Recoupment fee in the amount of \$77,215.29 for the West Main Street Paving Project has been paid.

DISCUSSION: Staff has reviewed the required construction plans for public improvements. Public improvements for this property consist of water with fire hydrants, sidewalk improvements adjacent to West Main Street, and 48th Avenue S.W. Curb and gutter improvements to 48th Avenue S.W. The developer has paid a fee in the amount of \$5,800.62 for fee in lieu of detention based on being located in the lower basin of the Canadian River.

The City Development Committee is anticipating the submittal of a Subdivision Bond/Cash Surety from the developer securing the public improvements and the approval of concurrent construction (foundation only) permits. Concurrent construction will allow the developer to construct the public improvements simultaneously with the private foundations of the buildings in order to expedite the development.

STAFF RECOMMENDATION: The final plat is 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 authorization of the Mayor to sign the final plat subject to the submittal of a subdivision bond/cash surety or the completion and acceptance of the public improvements for West Main Lofts Addition, a Planned Unit Development.