



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1314-13

File ID: FP-1314-13

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item No. 14

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 06/09/2014

File Name: Final Site Development Plan and Final Plat for 36th
North Business Park Addition, a PUD

Final Action:

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR 36TH NORTH BUSINESS PARK ADDITION, A PLANNED UNIT DEVELOPMENT AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ON THE EAST SIDE OF 36TH AVENUE N.W. ONE-HALF MILE NORTH OF WEST ROCK CREEK ROAD)

Notes: ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for 36th North Business 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 receipt of a traffic impact fee in the amount of \$149,600; and direct the filing of the final site development plan and final plat.

ACTION TAKEN: _____

Agenda Date: 06/24/2014

Agenda Number: 14

Attachments: Location Map - 36th North Business Park Addition,
Preliminary Plat - 36th North Business Park Addition,
Final Plat - 36th North Business Park, 36th North
Business Park - Final Site Development Plan,
Development Committee Application - 36th North
Business Park Addition

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: mallory.day@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-1314-13

Body

BACKGROUND: This item is a final plat for 36th North Business Park Addition and is generally located on the east side of 36th Avenue NW and approximately one-half mile north of West Rock Creek Road.

City Council, on January 8, 2008, adopted Ordinance No. O-0708-19 placing this property in the Planned Unit

Development zoning district. City Council, at its meeting of November 26, 2013, adopted Ordinance No. O-1314-16 amending the Planned Unit Development to allow expansion of the commercial component to the entire development. Also, City Council approved the preliminary plat for 36th North Business Park Addition, a Planned Unit Development. The City Development Committee, at its meeting of June 11, 2014, reviewed the program of improvements, the final plat for 36th North Business Park Addition, a Planned Unit Development and recommended that the final site development plan and final plat be submitted for City Council consideration.

DISCUSSION: The applicant has negotiated with Parks and Recreation staff regarding potential residential development within the development. The developer has paid \$940 in lieu of park land.

Construction plans have been reviewed by staff for the required public improvements for this tract. Sidewalks and water mains with fire hydrants are required. The water mains and fire hydrants have been installed and the Development Committee accepted the public water improvements on June 11, 2014. Storm water runoff will be conveyed to privately maintained detention facilities.

RECOMMENDATION: The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final plat and the filing of the plat subject to the Development Committee's acceptance of an anticipated bond/cash surety securing sidewalks adjacent to 36th Avenue N.W. and receipt of \$149,600 for future traffic signalization, and authorize the Mayor to sign the final plat and bonds.