



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1516-17

File ID: FP-1516-17

Type: Final Plat

Status: Non-Consent Items

Version: 1

Reference: Item 27

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 06/06/2017

File Name: Final Plat for University House Addition

Final Action:

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR UNIVERSITY HOUSE NORMAN ADDITION, A PLANNED UNIT DEVELOPMENT, A REPLAT OF A REPLAT OF LOTS 1 THROUGH 32, BLOCK 3, MILLER ADDITION, AND ACCEPTANCE OF THE PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED EAST OF TROUT AVENUE BETWEEN BROOKS STREET AND PAGE STREET AND WEST OF THE RAILROAD TRACKS)

Notes: ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for University House Addition, a Planned Unit Development, a replat of a replat of Lots 1 through 32, Block 3, Miller Addition; 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: 06/27/2017

Agenda Number: 27

Attachments: Location Map, Final Plat, Final Site Development Plan, Preliminary Plat, Staff Report, Conditional Letter of Map Revision, 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-1516-17

Body

BACKGROUND: This item is a final plat for University House Norman Addition, a Planned Unit Development (a Replat of a Replat of Lots 1 through 32, Block 3, Miller Addition), and is generally located east of Trout Avenue between Brooks Street and Page Street and west of the BNSF Railroad.

City Council, at its meeting of February 10, 2015, adopted Ordinance O-1415-28 closing the utility and drainage easements located in Lots 1 through 32, Block 3, of a Replat of a Replat for Miller Addition. City Council, at its meeting of February 10, 2015, adopted Ordinance O-1415-27 placing this property in the PUD, Planned Unit

Development. At its same meeting of February 10, 2015, City Council approved the preliminary plat for University House Norman Addition, a Planned Unit Development (a Replat of a Replat of Lots 1 through 32, Block 3, Miller Addition). On September 29, 2015, the Federal Emergency Management Agency (FEMA) issued a Conditional Letter of Map Revision (CLOMR) for University House Norman Addition, a Planned Unit Development. The City Development Committee, at its meeting of October 9, 2015, approved the program of public improvements, final site development plan and final plat for University House Norman Addition, a Planned Unit Development (a Replat of a Replat of Lots 1 through 32, Block 3, Miller Addition) and recommended submitting to City Council for consideration subject to the completion and acceptance of a Letter of Map Revision (LOMR) by FEMA. Planning Commission, at its meeting of May 11, 2017, recommended to City Council adopting Ordinance O-1617-38 amending Section 429.1(3)(A) to include LOMR Case 16-06-2604P.

The project will consist of 430 residential units with multi-story buildings and multi-story parking garage on 7.4 acres. This is an infill project within an existing developed neighborhood. The applicant removed the previous Bishops Landing Apartment complex, including seven (7) structures in the FEMA floodplain/floodway. Much of the required infrastructure is available. The property is served by three public streets, including Brooks, Trout Avenue and Page Street. The developer has agreed to resurface a portion of Page Street. The main access will be located off of Brooks Street.

DISCUSSION: Construction plans have been reviewed for the required public improvements for this property. These improvements consist of water mains with fire hydrants, sanitary sewer mains, stormwater improvements and sidewalks. The City Development Committee approved concurrent construction on December 7, 2015, with the acceptance of Subdivision Bond B-1516-48. The City Development Committee on March 29, 2016, accepted public water improvements, sanitary sewer improvements and stormwater improvements. Remaining improvements to be completed are sidewalks.

A fee in the amount of \$21,461.25 has been paid in lieu of park land dedication.

RECOMMENDATION: The final plat is consistent with the approved revised preliminary plat. Based upon the above information, staff recommends approval of the final plat and acceptance of the public dedications contained therein and authorize the Mayor sign the final plat.