



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1718-21

File ID: FP-1718-21

Type: Final Plat

Status: Consent Item

Version: 2

Reference: Item 17

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 05/21/2018

File Name: Final Plat for The Barn at Terra Verde

Final Action:

Title: CONSIDERATION OF A FINAL PLAT FOR THE BARN AT TERRA VERDE SCHOOL, DEFERRAL OF STREET PAVING, SIDEWALKS, AND WATER MAIN IMPROVEMENTS IN CONNECTION WITH 36TH AVENUE S.E., AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (1000 36TH AVENUE S.E.)

Notes: ACTION NEEDED: Motion to approve or reject the final plat for The Barn at Terra Verde School and deferral of street paving, sidewalks, and water main improvements in connection with 36th Avenue S.E.; 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 Certificate of Deposit in the amount of \$17,795.57 for deferral of paving, sidewalks and 12" water main improvements in connection with 36th Avenue S.E. within ten days after approval, and direct the filing of the final plat.

ACTION TAKEN: _____

Agenda Date: 06/12/2018

Agenda Number: 17

Attachments: Text File, Location Map, Staff Report, Final Plat, Site Plan, Preliminary Plat, Deferral of Public Improvements, 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-1718-21

Body

BACKGROUND: This item is a final plat for The Barn at Terra Verde School that is generally located at 660' north of East Lindsey Street on the west side of 36th Avenue S.E. (1000 36th Avenue S.E.).

City Council, at its meeting of October 30, 1961, adopted Ordinance No. 1339, placing a portion of this property in A-2, Rural Agricultural District. City Council approved the preliminary plat for The Barn at Terra Verde Addition at its meeting of April 10, 2018. The City Development Committee, at its meeting of May 21, 2018, reviewed and

approved the program of improvements, site plan and final plat for The Barn at Terra Verde School and recommended that the site plan and final plat be submitted to City Council for consideration including deferral of street paving, sidewalks and twelve-inch water main in connection with 36th Avenue S.E. This property consists of 10.868 acres and one (1) lot with a proposal of a new recreational facility and parking lot for the Terra Verde School.

DISCUSSION: Construction plans have been reviewed for the required public improvements for this property. An 8" public sanitary sewer main and a 12" water main with fire hydrant will be connected to the Siena Springs development.

Approximately 30-feet of 36th Avenue S.E. 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 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 that paving improvements have been constructed and then replaced because they did not fit in the overall design of the arterial street.

In addition staff is recommending deferral of sidewalk and 12-inch water improvements adjacent to 36th Avenue S.E., based on the fact there are no connecting facilities. Staff is recommending deferral until future development occurs or until the City initiates improvements to 36th Avenue S.E.

The owner/developer submitted Subdivision Bond B-1718-102 and Check 161 in the amount of \$134,378.56 requesting a concurrent construction "foundation only" permit.

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 \$17,795.57 for deferral of paving, sidewalks and 12" water main in connection with 36th Avenue S.E.