

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1920-4

DATE:
November 20, 2019----

STAFF REPORT

ITEM: Consideration of a Final Plat for UNIVERSITY NORTH PARK ADDITION SECTION XVI, A PLANNED UNIT DEVELOPMENT.

LOCATION: Located at the northeast corner of the intersection of 24th Avenue N.W. and Radius Way.

INFORMATION:

1. Owners. University North Park, L.L.C.
2. Developer. University North Park, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2 zoning classification.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing a portion of this property in I-1 and removing it from A-2 zoning classification.
3. September 15, 1964. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in I-1 and removed from A-2 zoning classification.
4. September 22, 1964. City Council adopted Ordinance No. 1686 placing a portion of this property in I-1, and removing it from A-2 zoning classification.
5. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that the NORMAN 2020 Land Use and Transportation Plan be amended by designating this property as a Special Planning Area Designation and changing it from Industrial Designation.
6. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from I-1 and A-2 zoning classification.

7. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that the preliminary plat for University North Park Addition, a Planned Unit Development be approved.
8. August 13, 2002. City Council amended the NORMAN 2020 Land Use and Transportation Plan designating this property as a Special Planning Area.
9. August 13, 2002. City Council adopted Ordinance No. O-0203-2 placing this property in the PUD, Planned Unit Development, and removing it from I-1 and A-2 zoning classification. The approval included the preliminary plat for University North Park Addition.
10. September 14, 2006. Planning Commission, on a vote of 7-0, recommended to City Council the amending of the Planned Unit Development Narrative.
11. September 14, 2006. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for University North Park Addition, a Planned Unit Development be approved.
12. October 24, 2006. City Council postponed indefinitely Ordinance No. O-0607-13, amending the Planned Unit Development Narrative and Site Development Plan for University North Park Addition, a Planned Unit Development.
13. October 24, 2006. City Council postponed indefinitely the revised Preliminary Plat for University North Park Addition, a Planned Unit Development.
14. December 12, 2006. City Council approved Ordinance No. O-0607-13 amending the Planned Unit Development Narrative and Site Development Plan and approved the revised Preliminary Plat for University North Park Addition, a Planned Unit Development.
15. April 11, 2019. Planning Commission, on a vote of 7-0, recommended to City Council the amending Ordinance No. O-0607-13 to allow a senior living center, a restaurant and reduced parking requirements.
16. May 28, 2019. City Council adopted Ordinance No. O-1819-37 allowing a senior living center, restaurant and reduced parking requirements.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the filing of the final plat.

3. Sanitary Sewers. A sanitary sewer main will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards to serve the lot.
4. Sidewalks. A sidewalk will be constructed adjacent to 24th Avenue N.W. There is an existing sidewalk adjacent to Radius Way.
5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. An existing off plat privately-maintained detention pond will be utilized.
6. Streets. Twenty-fourth Avenue N.W. and Radius Way street paving are existing
7. Water Mains. There is existing 24" water main adjacent to 24th Avenue N.W. There is an 8" water main adjacent to Radius Way. An internal water main will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards to supply water to proposed fire hydrants and loop the system.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way are dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, final site development plan and final plat are attached.

STAFF COMMENTS AND RECOMMENDATION: The engineer for the developer has requested the Development Committee review the program of public improvements, final site development plan and final plat for University North Park Addition, Section XVI, a Planned Unit Development and submit them to City Council for consideration.

This property consists of 7.91 acres and one (1) lot. The proposed use will be a senior living center with independent living, skilled nursing care, a memory care unit and a restaurant and bar.