



Legislation Details (With Text)

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Title: RESOLUTION R-1718-4: A RESOLUTION TO THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, VACATING THE FINAL PLAT FOR FOUNDERS PARK ADDITION, LOCATED AT 3601 KATIE DRIVE, CITY OF NORMAN, OKLAHOMA.

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Attachments: 1. Text File Vacation, 2. R-1718-4, 3. Location Map, 4. Final Plat, 5. Final Site Development Plan, 6. Preliminary Plat

Date	Ver.	Action By	Action	Result
7/11/2017	1	City Council		

RESOLUTION R-1718-4: A RESOLUTION TO THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, VACATING THE FINAL PLAT FOR FOUNDERS PARK ADDITION, LOCATED AT 3601 KATIE DRIVE, CITY OF NORMAN, OKLAHOMA.

BACKGROUND: City Council, at its meeting of June 8, 2010, approved the preliminary plat for Founders Park Addition, a Planned Unit Development. Founder's Park Addition consists of 158 acres of property to be developed as residential, commercial and industrial uses. The final plat for Founders Park Addition, a Planned Unit Development, was a portion of that preliminary plat and consists of .92 acres of property of the southwest portion of the preliminary plat.

The final plat for Founders Park Addition, a Planned Unit Development, was approved by City Council on June 9, 2015. The final plat for Founders Park Addition, a Planned Unit Development, was filed of record July 17, 2015 with the Cleveland County Clerk in Book 24 of Plats, Pages 60 through 62. The final plat consisted of one lot. Since that time, the owner has requested vacation of the plat. State Statute Title 11.0S, 1981, §42-106 permits or provides a method of vacating final plats; subject to the governing body of a City approving such request. However, city staff believes this is the first time in recent history that a final plat has been vacated.

DISCUSSION: The owner, Mr. Kent Connelly, submitted Subdivision Bond B-1516-5 in the amount of \$116,640.80 securing the following public improvements: street paving, drainage, sanitary sewer, water and sidewalks. The subdivision bond was accepted by the City Development Committee on July 2, 2015 allowing the final plat to be filed of record with the Cleveland County Clerk. The owner no longer desires to develop the lot and is seeking to vacate the plat and request the subdivision bond be released. If approved by City Council, the City Development Committee will take action to release Subdivision Bond No. B-1516-5.

One of the purposes of filing the final plat in 2015 was to continue the preliminary plat approved for Founders Park Addition for an additional (2) two years. Since that time, the City Development Committee reapproved the preliminary plat on May 31, 2017, adding an additional five (5) years to the eligible timeline for development of the property. However, with that approval, any final plats containing Water Quality Protection Zones (WQPZ) along tributaries of Little River will be required to designate that area. Also, covenants will be required to address the WQPZ.

RECOMMENDATION: Since the property (1 lot) has remained vacant and under the sole ownership of Mr. Connelly, and public improvements were for the purpose of the serving the lot, staff recommends approval of the request. Also, since a procedure has been established by State statute without the requirement for District Court action, Staff recommends City Council approval of Resolution No. R-1718-4 for the vacation of Founders Park Addition, a Planned Unit Development.

