



## Legislation Text

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**File #:** FP-1516-17, **Version:** 1

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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)

**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.