



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 6/27/2023

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL PLAT FOR VARENNA LANDING ADDITION, SECTION 2, (A PLANNED UNIT DEVELOPMENT). (GENERALLY LOCATED ON THE NORTH SIDE OF EAST LINDSEY STREET APPROXIMATELY 1,400 FEET EAST OF 24TH AVENUE SE).

BACKGROUND:

This item is a final site development plan/final plat for Varena Landing Addition, Section 2, a Planned Unit Development and is generally located on the north side of East Lindsey Street approximately 1,400 feet east of 24th Avenue S.E. Varena Landing Addition, Section 2, a Planned Unit Development is a 5.88 acres subdivision consisting of 37 single-family residential lots and a common open space property that contains Water Quality Protection Zone (WQPZ) and privately maintained detention facility. The City Legal Department staff has reviewed covenants that address the WQPZ and common areas within Varena Landing Addition, Section 1, a Planned Unit Development.

City Council, at its meeting of May 15, 1984, adopted Ordinance No. O-8384-109, placing this property in the R-1 with permissive use for a Planned Unit Development. City Council, at its meeting of June 25, 2019, approved the preliminary plat for Varena Landing Addition, a Planned Unit Development.

The Norman Development Committee, on June 1, 2023, approved the program of public improvements, final site development plan/final plat and recommended the final site development plan/final plat for the Varena Addition, Section 2, a Planned Unit Development be submitted to City Council for consideration.

DISCUSSION:

Construction plans have been approved for the required public improvements for this development. Some of the public improvements are under construction. These improvements consist of water mains with fire hydrants, sanitary sewer mains, storm drainage, street paving and sidewalks. Stormwater runoff will be conveyed to a existing privately maintained detention facility.

Park land requirements have been paid.

STAFF RECOMMENDATION:

The final plat is consistent with the approved preliminary plat and completes the development. Based on the above information, staff recommends acceptance of the public dedications, approval of the final site development plan/final plat and filing of the final site development plan/final plat subject to completion of public improvements. The City Development Committee must accept all required public improvements or bonds/cash sureties securing public improvements. This action authorizes the Mayor to sign the final plat and bonds.