



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 8/22/2023

**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 FP-2324-3: A FINAL PLAT FOR SIENA SPRINGS, SECTION 2, (A PLANNED UNIT DEVELOPMENT). (GENERALLY LOCATED ONE HALF MILES EAST OF 24<sup>TH</sup> AVENUE SE AND ONE HALF MILE NORTH OF EAST LINDSEY STREET).

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### **BACKGROUND:**

This item is a final site development plan/final plat for Siena Springs Addition, Section 2, a Planned Unit Development and is generally located ½ mile east of 24<sup>th</sup> Avenue S.E. and ½ mile north of East Lindsey Street. Siena Springs Addition, Section 2, a Planned Unit Development is a 24.80 acres subdivision consisting of 81 single-family residential lots and an existing common open space property. This will complete the residential development.

City Council, at its meeting of October 26, 2021, amended Ordinance No. O-0607-9, placing this property in the Planned Unit Development. In addition, City Council, at its meeting of October 26, 2021, approved the preliminary plat for Siena Springs Addition, Section 2, a Planned Unit Development.

The Norman Development Committee, on August 3, 2023, approved the program of public improvements, final site development plan/final plat and recommended the final site development plan/final plat for the Siena Springs Addition, Section 2, a Planned Unit Development be submitted to City Council for consideration.

### **DISCUSSION:**

Construction plans have been accepted 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 fulfilled.

A traffic impact fee in the amount of \$2,832.57 will be required to be paid prior to filing the final plat with the Cleveland County Clerk.

**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.