CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 8/22/2023

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF AUTHORIZATION, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR UNIVERSITY NORTH PARK, SECTION XI (A PLANNED UNIT DEVELOPMENT). (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 24TH AVENUE NW AND LEGACY PARK DRIVE).

BACKGROUND:

This item is a final plat for University North Park Addition, Section XI, a Planned Unit Development, and is located at the southeast corner of the intersection of 24th Avenue N.W. and Legacy Park Drive. This property consists of 2.12 acres and two (2) lots. The proposed use will be restaurants and/or retail. The Norman Development Committee, at its meeting of August 3, 2023, reviewed and approved the program of public improvements, final site development plan and final plat for University North Park Addition, Section XI, a Planned Unit Development and submitted to City Council for consideration.

DISCUSSION:

The public improvements required of this plat consist of sanitary sewer main that will be extended to serve the north lot. Water improvements are existing. Storm water will be conveyed to an off plat existing privately maintained detention facility through an underground system. Twenty-fourth Avenue N.W. and Legacy Park Drive paving is existing. Sidewalks are existing adjacent to 24th Avenue N.W. and Legacy Park Drive. Sidewalks will be installed adjacent to the private drive located on the east side of the property.

RECOMMENDATION:

Based upon the above information, staff recommends acceptance of the public dedications, approval of the final site development plan and final plat and the filing of the final plat, subject to completion of public improvements or bonding of the public improvements through the concurrent construction process.