



## 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 AUTHORIZATION, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR UNIVERSITY NORTH PARK, SECTION XXI (A PLANNED UNIT DEVELOPMENT). (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 24<sup>TH</sup> AVENUE NW AND ROCK CREEK ROAD).

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### **BACKGROUND:**

This item is a final plat for University North Park Addition, Section XXI, a Planned Unit Development, and is located at the southeast corner of the intersection of 24<sup>th</sup> Avenue N.W. and Rock Creek Road. This property consists of 6.24 acres and six (6) 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 XXI, a Planned Unit Development and submitted to City Council for consideration.

### **DISCUSSION:**

The public improvements required of this plat consist of water mains with fire hydrants. Sanitary sewer main will be extended to serve the lots. Storm water will be conveyed to an off plat existing privately maintained detention facility through an underground system. Trae Young Drive will be constructed to City paving standards. Twenty-fourth Avenue N.W. and Rock Creek Road paving is existing. Sidewalks will be constructed adjacent to Trae Young Drive. Sidewalks are existing adjacent to 24<sup>th</sup> Avenue N.W. and Rock Creek Road.

The developer may submit a concurrent construction request to the Norman Development Committee in the near future.

### **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.