



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Master

File Number: FP-1213-28A

File ID: FP-1213-28A	Type: Final Plat	Status: Consent Item
Version: 1	Reference: Item No. 17	In Control: City Council
Department: Public Works Department	Cost:	File Created: 09/17/2013
File Name: Amended Final Plat-PB Addition		Final Action:

Title: CONSIDERATION OF AN AMENDED FINAL PLAT FOR P.B. ADDITION, ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN, AND APPROVAL OF DEFERRED CONSTRUCTION OF PAVING IMPROVEMENTS FOR FLOOD AVENUE. (GENERALLY LOCATED ON THE WEST SIDE OF FLOOD AVENUE NORTH OF HIGHLAND PARKWAY)

Notes: ACTION NEEDED: Motion to approve or reject the amended final plat for P.B. Addition and deferral of street improvements for Flood Avenue; and, if approved, accept the public dedications contained therein, authorize the Mayor to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements and receipt of a fee in the amount of \$850 for deferral of street improvements for Flood Avenue within ten days after approval; and direct the filing of the final plat.

ACTION TAKEN: TK | CW 8/10

Agenda Date: 10/22/2013

Agenda Number: 17

Attachments: Text File Final Plat PB Addition, Location Map.pdf, Final Plat PB Addition, SMC Letter.pdf, Dev Comm App.pdf, Amended Final Plat PB Addition, Dev Comm Staff Report.pdf

Project Manager: Ken Danner, Subdivision Manager

Entered by: pam.jones@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File FP-1213-28A

body

BACKGROUND: This item is an amended final plat for P.B. Addition and is generally located on the west side of Flood Avenue approximately 160' north of Highland Parkway. This property consists of 2.16 acres and one commercial lot to provide office and storage of construction equipment.

City Council, at its meeting of October 26, 1954, adopted Ordinance 899, placing this property in C-2, General

Commercial District. City Council, at its meeting of January 22, 2013, approved the preliminary plat for P.B. Addition. City Council, at its meeting of April 9, 2013, approved the final plat for P.B. Addition and deferred construction for paving improvements in connection with Flood Avenue. The final plat was filed of record with the Cleveland County Clerk on April 12, 2013.

It has been brought to staff's attention that the original final plat for P.B. Addition inadvertently did not include the entire ownership and agreements with adjacent property owners. The errors in the plat were identified by the applicant's surveyor. The eastern boundary of the amended final plat has been increased a total of 13.84 feet. At the southern portion of the plat, the lot line follows an existing fence alignment. Also, the frontage on Flood Avenue has changed from 105.23 to 115.21 feet.

As a result, an additional ten feet (10') of frontage has been added at its location for Flood Avenue. In April, 2013, the applicant submitted a certificate of deposit in the amount of \$8,095.00 deferring the Flood Avenue paving improvements. Staff is recommending with the additional frontage the applicant will be required to submit an additional \$550.00 for the deferral of street paving improvements for Flood Avenue.

DISCUSSION: Street widening of Flood Avenue is the only required public improvement for the subdivision. The Flood Avenue widening consists of adding five-foot (5') of additional roadway and replacing the curb and gutter. An additional ten-foot (10') frontage of Flood Avenue will be required to be constructed to City standards as a collector street with right-of-way/roadway easements meeting minor arterial road requirements consisting of a fifty-foot (50') width. Section 19-602 B 1.2(a)(b)(c) and (d) of the City Code establishes a method of deferring public street improvements under the following situation: (a) where incompatible grades exist; (b) where there are inadequate or a lack of connecting facilities; (c) where construction of the improvement would not immediately function for its intended use; or (d) where such improvement would be replaced by a planned future project. The developer is required to post a certificate of deposit or cash with the City in a special account to be used with a future paving project or at such time as development occurs adjacent to the property. Staff has observed over the years that gap paving or "piecemeal" paving has been less than effective for arterial streets. There have been times over the years where paving improvements have been constructed and then replaced because they did not fit in the overall design of the street. Because of this short length of pavement, staff is recommending deferral until future development occurs.

STAFF RECOMMENDATION: Based upon the above information, staff recommends approval of the deferral of the additional street paving improvements for Flood Avenue and the final plat, acceptance of the public dedication contained therein, and additionally recommends that the Mayor be authorized to sign the final plat subject to receipt of \$550.00 for deferral of paving improvements in connection with Flood Avenue.

Item 17, being:

CONSIDERATION OF AN AMENDED FINAL PLAT FOR P.B. ADDITION, ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN, AND APPROVAL OF DEFERRED CONSTRUCTION OF PAVING IMPROVEMENTS FOR FLOOD AVENUE. (GENERALLY LOCATED ON THE WEST SIDE OF FLOOD AVENUE NORTH OF HIGHLAND PARKWAY)

Councilmember Kovach moved that the amended final plat for P.B. Addition and deferral of street improvements for Flood Avenue be approved; the public dedications contained therein be accepted; the Mayor be authorized to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements and receipt of a fee in the amount of \$550 for deferral of street improvements for Flood Avenue within ten days and the filing of the final plat be directed, which motion was duly seconded by Councilmember Williams;

Items submitted for the record

1. Text File No. FP-1213-28A dated September 17, 2013, by Ken Danner, Subdivision Manager
2. Location map
3. Development Committee Staff Report dated September 16, 2013, recommending approval
4. Approved final plat
5. Letter dated August 29, 2013, from Tom L. McCaleb, P.E., SMC Consulting Engineers, P.E., to Ken Danner, City of Norman
6. Development Committee Application dated August 30, 2013, submitted by Tom L. McCaleb, P.E., agent for applicant, Precision Builders, for P.B. Addition, Amended Final Plat
7. Amended final plat

and the question being upon approving amended final plat for P.B. Addition and deferral of street improvements for Flood Avenue and upon the subsequent acceptance, authorization, and directive, a vote was taken with the following result:

YEAS:

Councilmembers Castleberry, Heiple, Holman, Jungman, Kovach, Miller, Williams, Mayor Pro Tem Griffith

NAYES:

None

The Mayor Pro Tem declared the motion carried and the final plat for P.B. Addition and deferral of street improvements for Flood Avenue approved; the public dedications contained within the plat were accepted, the Mayor was authorized to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements and receipt of a fee in the amount of \$550 for deferral of street improvements for Flood Avenue within ten days, and the filing of the final plat was directed.

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Item 18, being:

CONSIDERATION OF CONSENT TO ENCROACHMENT NO. EN-1314-4 FOR LOT 1, BLOCK 1, LOTS 1 AND 10, BLOCK 2, AND LOT 1, BLOCK 3, INDEPENDENCE VALLEY ADDITION, SECTION 1. (INTERSECTIONS OF CEDAR LANE AND GLENDALE DRIVE AND CEDAR LANE AND TRUMAN AVENUE)

Councilmember Kovach moved that Consent to Encroachment No. EN-1314-4 be approved and the filing thereof with the Cleveland County Clerk be directed, which motion was duly seconded by Councilmember Williams;

Items submitted for the record

1. Text File No. EN-1314-4 dated October 8, 2013, by Leah Messner, Assistant City Attorney
2. Memorandum dated September 30, 2013, from Brenda Hall, City Clerk, to Jeff Bryant, City Attorney; Rone Tromble, Administrative Technician IV; Ken Danner, Subdivision Manager; Ken Komiske, Director of Utilities; and Jane Hudson, Principal Planner
3. Letter of request filed September 30, 2013, from Zia Muneer, Attorney, Colony Homes, L.L.C., to City Clerk of Norman
4. Location map
5. Consent to Encroachment No. EN-1314-4