



City of Norman, OK

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

Master

File Number: FP-1213-28

File ID: FP-1213-28 **Type:** Final Plat **Status:** Consent Item

Version: 1 **Reference:** Item No. 16 **In Control:** City Council

Department: Public Works Department **Cost:** **File Created:** 02/14/2013

File Name: PB Addition Final Plat **Final Action:**

Title: CONSIDERATION OF A FINAL PLAT FOR P.B. ADDITION, THE ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN AND APPROVAL OF DEFERRAL OF STREET WIDENING FOR FLOOD AVENUE.. (LOCATED ON THE WEST SIDE OF FLOOD AVENUE NORTH OF HIGHLAND PARKWAY)

Notes: ACTION NEEDED: Motion to approve or reject the final plat and deferral of street improvements for Flood Avenue; and, if approved, accept the public dedications contained within the plat; authorize the Mayor to sign the final plat, subdivision bonds, and maintenance bonds subject to receipt of a fee in the amount of \$8,095.00 for deferral of paving improvements for Flood Avenue within 10 days after approval and the City Development Committee's acceptance of all required public improvements, and direct the filing of the final plat.

ACTION TAKEN: Tromble 9/0

Agenda Date: 04/09/2013

Agenda Number: 16

Attachments: Text File PB Addition, PB_Addition Location Map, PB Final Plat, PB Addition Staff Report, PB Addition Deferral Memo, SMC Deferral Ltr.pdf, Final Site Plan PB Addition, Preliminary Plat PB Addition, 3-14-13 PC Minutes - FP-1213-28

Project Manager: Ken Danner, Subdivision Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	03/14/2013					

Text of Legislative File FP-1213-28

body

BACKGROUND: This item is a final plat for P.B. Addition is generally located on the west side of Flood Avenue approximately 160° north of Highland Parkway. This property consists of 1.98 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.

DISCUSSION: Street widening of Flood Avenue is the only required public improvement. The widening consist of five-foot (5') with curb and gutter. Approximately 105 feet of Flood Avenue will be required to be constructed to City standards as a collector street (minor arterial). 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 that 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: The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the deferral of paving improvements for Flood Avenue and the final plat, acceptance of the public dedications contained therein, and authorization for the Mayor to sign the final plat subject to receipt of \$8,095 for deferral of paving improvements for Flood Avenue.

Item 16, being:

CONSIDERATION OF A FINAL PLAT FOR P.B. ADDITION, THE ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN, AND APPROVAL OF DEFERRAL OF STREET WIDENING FOR FLOOD AVENUE. (LOCATED ON THE WEST SIDE OF FLOOD AVENUE NORTH OF HIGHLAND PARKWAY)

Councilmember Kovach moved that the final plat for P.B. Addition be approved; the public dedications contained within the plat be accepted; the Mayor be authorized to sign the final plat and subdivision and maintenance bonds subject to receipt of a fee in the amount of \$8,095 for deferral of paving improvements for Flood Avenue within 10 days after approval and the City Development Committee's acceptance of all required public improvements; and the filing of the final plat be directed, which motion was duly seconded by Councilmember Griffith;

Items submitted for the record

1. Text File No. FP-1213-26 dated February 14, 2013, by Ken Danner, Subdivision Manager
2. Location map
3. Final plat
4. Staff Report dated March 14, 2013, recommending approval
5. Memorandum requesting deferral dated March 5, 2013, from Shawn O'Leary, Director of Public Works, to Chris Lewis, Chairman Planning Commission
6. Engineer's estimate dated March 14, 2013, from Tom L. McCaleb, P.E., SMC Consulting Engineers, to Mr. Todd McClellan, P.E., Development Engineer, in the amount of \$8,095
7. Final site plan
8. Preliminary plat
9. Pertinent excerpts from Planning Commission minutes of March 14, 2013

and the question being upon approving the final plat for P.B. Addition and upon the subsequent acceptance, authorization, and directive, a vote was taken with the following result:

YEAS:

Councilmembers Castleberry, Gallagher, Griffith, Jungman, Kovach, Lockett, Spaulding, Williams, Mayor Rosenthal

NAYES:

None

The Mayor declared the motion carried and the final plat for P.B. Addition 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 receipt of a fee in the amount of \$8,095 for deferral of paving improvements for Flood Avenue within 10 days after approval and the City Development Committee's acceptance of all required public improvements, and the filing of the final plat was directed.

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Item 17, being:

CONSIDERATION OF ACCEPTANCE OF A GRANT FROM THE OKLAHOMA OFFICE OF HOMELAND SECURITY IN THE AMOUNT OF \$10,992.13 TO BE USED BY THE FIRE DEPARTMENT TO PURCHASE EQUIPMENT NEEDED BY EMERGENCY RESPONSE VOLUNTEERS AND THE CLEVELAND COUNTY MEDICAL RESERVE CORPS TO SUPPORT COMMUNITY EVENTS AND DISASTER RESPONSE AND ADOPT RESOLUTION NO. R-1213-116 APPROPRIATING FUNDS.

Councilmember Kovach moved that a grant from the Oklahoma Office of Homeland Security in the amount of \$10,992.13 be accepted and Resolution No. R-1213-116 be adopted, which motion was duly seconded by Councilmember Griffith;

Items submitted for the record

1. Text File No. GID-1213-125 dated March 20, 2013, by David Grizzle, Emergency Management Coordinator
2. Sub-Grantee Award dated September 21, 2011, in the amount of \$10,992.13 from Oklahoma Office of Homeland Security to Steve Lewis, City Manager, City of Norman
3. Resolution No. R-1213-116

Participants in discussion

1. Mr. James Fullingim, Fire Chief