



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 6/25/2024

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Sturtz, Interim Director of Public Works

TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2324-11 FINAL PLAT FOR UNIVERSITY NORTH PARK ADDITION, SECTION XXII, A PLANNED UNIT DEVELOPMENT (GENERALLY LOCATED EAST OF 24TH AVENUE NW AND SOUTH OF CONFERENCE DRIVE).

BACKGROUND:

This item is a final plat for University North Park Addition, Section XXII, a Planned Unit Development, and is generally located east of 24th Avenue N.W. and south of Conference Drive. This property consists of 8.76 acres and three (3) lots. The proposed use will be restaurants and/or retail. The Norman Development Committee, at its meeting of June 4, 2024, reviewed and approved the program of public improvements, final site development plan and final plat for University North Park Addition, Section XXII, 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. Private streets constructed to City standards will be utilized within the development. Sidewalks will be constructed adjacent to the private streets.

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.