



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/25/2022

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, POSTPONEMENT AND/OR AMENDMENT OF FP-2223-5: A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR SPRINGS AT FLINT HILLS, SECTION 1, A PLANNED UNIT DEVELOPMENT, SUBJECT TO RECEIPT OF \$371,437.20 FOR DEFERRAL OF STREET PAVING, DRAINAGE AND SIDEWALK IMPROVEMENTS IN CONNECTION WITH 12TH AVENUE N.W., RECEIPT OF TRAFFIC IMPACT FEE OF \$17,727.07 AND PROOF OF PRIVATE PARK LAND DEEDED TO HOMEOWNERS ASSOCIATION AND COMPLETION AND ACCEPTANCE OF ALL REQUIRED PUBLIC IMPROVEMENTS. (GENERALLY LOCATED 580 FEET NORTH OF TECUMSEH ROAD ON THE WEST SIDE OF 12TH AVENUE NW).

BACKGROUND:

This item is a final plat for Springs at Flint Hills, Section 1, a Planned Unit Development, and is generally located 580-feet north of Tecumseh Road on the west side of 12th Avenue N.W.

The Norman Board of Parks Commissioners recommended private parkland for Founders Park Addition at its meeting of February 4, 2010. City Council at its meeting of October 29, 2020, adopted Ordinance No. O-2021-9 amending Ordinance No. O-1516-36, placing this property in the PUD, Planned Unit Development and removing it from PUD, Planned Unit Development. In addition, City Council approved the preliminary plat for Flint Hills Addition, a Planned Unit Development. This final plat consist of 16.76 acres with 52 residential lots and 5 common areas.

The Norman Development Committee, at its meeting of October 7, 2022, reviewed and approved the program of improvements, final site development plan/final plat for Springs at Flint Hills, Section 1, a Planned Unit Development and recommended that the final site development plan/final plat be submitted to City Council for consideration. The Development Committee recommended deferral of street paving, drainage and sidewalk improvements in connection with 12th Avenue N.W.

DISCUSSION:

Construction plans have been reviewed by staff for the required public improvements for this property. Approximately 1,508-feet of street paving with drainage structures and sidewalks in connection with 12th Avenue N.W. are required. Section 19-602 B 1.2. (a)(b)(c) and (d) of the City Code establishes a method of deferring public improvements under the following situations: (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 with the City in a special account to be used with a future paving, drainage and sidewalk project or at such time as development occurs adjacent to the property.

Construction plans have been reviewed by staff for the required improvements for this property. The improvements consist of water mains with fire hydrants, sanitary sewer, drainage including detention, street paving and sidewalks. Interior streets are private and will be maintained by the Property Owners Association.

The northern portion of the property contains flood plain. If any walking trails and other open space amenities are proposed, they will require flood plain permits.

This property contains a Water Quality Protection Zone (WQPZ). An engineering solution has been approved to address the WQPZ. The WQPZ is located within the open space areas. The owners have submitted covenants for protecting the WQPZ. The covenants have been reviewed by the Legal Department.

RECOMMENDATION:

The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final site development plan/final plat and the filing of the plat subject to receipt of \$371,437.20 for the deferral of street paving, drainage and sidewalk improvements in connection with 12th Avenue N.W., receipt traffic impact fee in the amount of \$17,727.07 and proof private park land has been deeded to the Homeowners Association and completion and acceptance of all required public improvements and authorize the Mayor to sign the final plat.