
PRELIMINARY PLAT
PP-2223-6

ITEM NO. 6

STAFF REPORT

ITEM: Consideration of **PRELIMINARY PLAT FOR MCCOOP ABODE ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT.**

LOCATION: Located at 1309 South Berry Road.

INFORMATION:

1. Owners. C. A. McCarty Construction, L.L.C.
2. Developer. C. A. McCarty Construction, L.L.C.
3. Engineer. ARC Engineering Consultants, L.L.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1081 annexing this property into the Corporate City Limits and placing it in the R-1, Single-Family Dwelling District.
2. April 6, 2023. The Norman Board of Parks Commissioners was scheduled to consider park decision for McCoop Abode Addition, a Simple Planned Unit Development. Results of that review will be submitted separately.
3. April 13, 2023. The applicant has requested rezoning of this property from R-1, Single-Family Dwelling District to SPUD, Simple Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrant is existing.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewer. Sanitary sewer is existing.
4. Sidewalk. A sidewalk will be constructed in accordance with approved plans and City standards.
5. Stormwater. Stormwater runoff will be conveyed to LID drainage solutions.

6. Streets. Berry Road is classified as a minor urban arterial and special corridor. It is to remain two-lanes of traffic in this area. However, there is a requirement for additional widening for a bike lane. Staff anticipates deferral with final platting.
7. Water. Water is existing.

SUPPLEMENTAL MATERIAL: Copies of a location map and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Staff recommends approval of preliminary plat for McCoop Abode Addition, a Simple Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of preliminary plat for McCoop Abode Addition, a Simple Planned Unit Development to City Council.

ACTION TAKEN: _____