



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/13/2022

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FP-2223-6: FOR PINE CREEK ADDITION, A PLANNED UNIT DEVELOPMENT, SUBJECT TO RECEIPT OF PROOF A WARRANTY DEED IS FILED OF RECORD FOR THE PRIVATE PARK. (LOCATED ON THE NORTH SIDE OF TECUMSEH ROAD AND A QUARTER MILE EAST OF PORTER AVENUE.)

BACKGROUND:

This item is a final plat for Pine Creek Addition, a Planned Unit Development, generally located on the north side of Tecumseh Road and a quarter mile east of Porter Avenue. The Norman Board of Parks Commissioners, on June 3, 2021, recommended private park land. City Council at its meeting of July 27, 2021, adopted Ordinance O-2021-46 placing this property in the PUD, Planned Unit Development. In addition, City Council approved the preliminary plat for Pine Creek Addition, a Planned Unit Development. The final plat consists of 79.43 acres with 49.75 acres of open space. The owners are proposing 96 single-family residential lots.

The Norman Development Committee, at its meeting of November 22, 2022, reviewed and approved the program of improvements, final site development plan/final plat for Pine Creek Addition, a Planned Unit Development and recommended that the final site development plan/final plat be submitted to City Council for consideration.

DISCUSSION:

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. In addition, fencing will be required for the residential lots backing up to Tecumseh Road.

The northern and western 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 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 completion and acceptance or bonding of all required public improvements and receipt of proof a warranty deed is filed of record for the private park and authorize the Mayor to sign the final plat.