



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 12/13/2022

**REQUESTER:** Ken Danner, Subdivision Development Manager

**PRESENTER:** Shawn O'Leary, Director of Public Works

**TITLE:** CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FP-2223-7: FOR UNIVERSITY NORTH PARK ADDITION, SECTION XX, A PLANNED UNIT DEVELOPMENT, SUBJECT TO COMPLETION OF PUBLIC IMPROVEMENTS OR BONDING OF THE PUBLIC IMPROVEMENTS THROUGH THE CONCURRENT CONSTRUCTION PROCESS. (LOCATED AT THE NORTHEAST CORNER OF 24TH AVENUE N.W. AND LEGACY PARK DRIVE.)

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### **BACKGROUND:**

This item is a final plat for University North Park Addition, Section XX, a Planned Unit Development, and is located on the northeast corner of 24<sup>th</sup> Avenue N.W. and Legacy Park Drive. This property consists of 6.245 acres and four (4) lots. The proposed use will be restaurants and/or retail. The Norman Development Committee, at its meeting of November 22, 2022, reviewed and approved the program of public improvements, final site development plan and final plat for University North Park Addition, Section XX, 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. A sanitary sewer main will be extended to serve the lots. Stormwater will be conveyed to an existing off plat privately maintained detention facility through an underground system. Legacy Park Drive will be constructed to City paving standards. A private drive is proposed north of Legacy Park Drive and east of 24th Avenue N.W. Angle parking will be provided on both sides of Legacy Park Drive. 24th Avenue N.W. paving is existing.

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.