



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/12/2023

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 PLAT FOR THE VILLAGES (A PLANNED UNIT DEVELOPMENT), (LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF IMHOFF ROAD AND OAKHURST AVENUE).

BACKGROUND:

This item is a final site development plan and final plat for The Villages, a Planned Unit Development and is located at the northwest corner of the intersection of Imhoff Road and Oakhurst Avenue. The Villages a Planned Unit Development is a 16.45 acres subdivision consisting of 109 single-family dwelling lots and 4 common areas. This will complete the residential development.

City Council, at its meeting of June 28, 2022, adopted Ordinance No. O-2122-42, placing this property in the Planned Unit Development. In addition, City Council, at its meeting of June 28, 2022, approved the preliminary plat for The Villages, a Planned Unit Development.

The Norman Development Committee, on August 24, 2023, approved the program of public improvements, final site development plan, final plat and recommended the final site development plan and final plat for The Villages, a Planned Unit Development be submitted to City Council for consideration.

DISCUSSION:

Construction plans have been approved for the required public improvements for this development. Some of the public improvements are under construction. These improvements consist of water mains with fire hydrants, sanitary sewer mains, storm drainage, street paving and sidewalks. Stormwater runoff will be conveyed to two privately maintained detention facilities.

Park land fee in the amount of \$9,994.60 has been paid.

STAFF RECOMMENDATION:

The final plat is consistent with the approved preliminary plat and completes the development. Based on the above information, staff recommends acceptance of the public dedications, approval of the final site development plan, final plat and filing of the final site development plan and final plat subject to completion of public improvements. The City Development Committee must accept all required public improvements or bonds/cash sureties securing public improvements. This action authorizes the Mayor to sign the final plat and bonds.