

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2324-7

DATE:
October 11, 2023

STAFF REPORT

ITEM: Consideration of a Final Plat for MCCOOP ABODE, A SIMPLE PLANNED UNIT DEVELOPMENT.

LOCATION: Located at 1309 South Berry Road, (south of West Lindsey Street on the east side of 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.

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, on a vote of 7-0, recommended fee in lieu of park land dedication.
3. April 13, 2023. Planning Commission, on a vote of 9-0, recommended to City Council placing this property in the SPUD, Simple Planned Unit Development District and removing it from R-1, Single-Family Dwelling District.
5. April 13, 2023. Planning Commission, on a vote of 9-0, recommended to City Council the preliminary plat for McCoop Abode Addition, a Simple Planned Unit Development be approved.
6. May 23, 2023. City Council adopted Ordinance No. O-2223-29, placing this property in the SPUD, Simple Planned Unit Development and removing it from R-1, Single-Family Dwelling District.
7. May 23, 2023. City Council approved the preliminary plat for McCoop Abode Addition, a Simple Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire hydrants are existing.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewer. A sanitary sewer main with manhole will be extended to serve Lot 1.
4. Sidewalks. Sidewalks will be constructed adjacent to South Berry Road.
5. Storm Sewers. 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 is recommending deferral of paving for the bike lane
7. Water Mains. Water main is existing.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way are dedicated to the City on the final plat.
3. Park Land. A fee in the amount of \$183.40 has been negotiated and the owner has paid the required park land fee in lieu of park land dedication.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, final site development plan and final plat are attached.

STAFF COMMENTS AND RECOMMENDATION: The engineer for the developer has requested the City Development Committee review and approve the program of public improvements, final site development plan and final plat for McCoop Abode Addition, a Simple Planned Unit Development and submit to City Council for consideration.

This property consists of 1.71 acres with two large single family residential lots. The Development Committee supports the final site development plan and final plat for McCoop Abode Addition, a Simple Planned Unit Development with deferral of street paving for bike lane improvements in connection with South Berry Road and recommends the final site development plan and final plat be submitted to City Council for its consideration. Deferral of street paving (bike lane) has been determined to be \$10,689.

The final plat is consistent with the approved preliminary plat.