

ITEM: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN, FINAL PLAT FOR MCCOOP ABODE ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT, THE ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN AND APPROVAL OF DEFERRED CONSTRUCTION FOR STREET PAVING (BIKE LANE) IN CONNECTION WITH SOUTH BERRY ROAD.

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

INFORMATION:

1. Owner. C. A. McCarty Construction, L.L.C.
2. Developer. C. A. McCarty Construction, L.L.C.
3. Engineer. Arc Engineering Consultants.

HISTORY:

1. Refer to the Norman Development Committee Staff Report, October 11, 2023.
2. 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.
3. April 6, 2023. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended fee in lieu of park land dedication.
4. 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-2021-47, 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.
8. October 11, 2023. The Norman Development Committee approved the program of public improvements, final site development plan, final plat and recommended that the final site development and final plat be submitted to City Council for consideration.

IMPROVEMENT PROGRAM:

1. Refer to the Norman Development Committee Staff Report, October 11, 2023.
2. Subdivision Bond. A subdivision bond has not been submitted since the developer has requested approval of the final plat with the filing thereof to be directed subject to completion and City acceptance of all required public improvements. A subdivision bond will be required for sidewalks not installed prior to the filing of the final plat.
3. Sanitary Sewer. A sanitary sewer main with manhole will be extended to serve Lot 1.
4. Streets. Staff recommends deferral of street paving (bike lane) improvements for South Berry Road based on the lack of connecting facilities. If constructed, it would become a “piece meal” paving and would be removed in the future with a project. As a result, it is not in the City’s best interest to require the improvements to be constructed at this time.

PUBLIC DEDICATIONS:

1. Refer to the Norman Development Committee Staff Report, October 11, 2023.
2. 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 an advisory memorandum, location map, preliminary plat; final site development plan, final plat, preliminary plat, Staff Report recommending approval, engineer’s estimate for deferral of improvements in connection with Berry Road and the Development Committee form are included in the Agenda Book.

ACTION NEEDED: Motion to approve or reject the deferral of street paving (bike lane) in connection with South Berry Road and approve or reject the final plat; and, if approved accept the public dedications contained within the plat and direct the filing of the final plat subject to the receipt of \$10,689 for the deferral of street paving (bike lane) improvements in connection with South Berry Road and authorize the Mayor sign the final plat subject to completion and acceptance of public improvements or bonding of public improvements.

ACTION TAKEN: _____