



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 11/14/2023

**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 FP-2324-6 FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR FOOD AND SHELTER, SECTION 2, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED APPROXIMATELY 680 FEET SOUTH OF EAST MAIN STREET ON THE EAST SIDE OF REED AVENUE).

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### **BACKGROUND:**

This item is a final site development plan and final plat for Food and Shelter, Section 2, a Planned Unit Development and is generally located approximately 680-feet south of East Main Street on the east side of Reed Avenue. The development is a 1.07 acres with one lot and the continuation of Food and Shelter services to the public.

City Council, at its meeting of October 26, 2021, adopted Ordinance No. O-2122-14, placing this property in the SPUD, Simple Planned Unit Development. In addition, City Council, at its meeting of October 26, 2021, approved the preliminary plat for Food and Shelter Phase 2, a Simple Planned Unit Development.

The Norman Development Committee, on October 11, 2023, approved the final site development plan and final plat and recommended the final site development plan and final plat for Food and Shelter Addition, Section 2, a Simple Planned Unit Development be submitted to City Council for consideration.

### **DISCUSSION:**

The only public improvement with platting was the installation of a public sidewalk adjacent to Reed Avenue. The required sidewalk has been installed.

During the platting process, City Staff became aware that the public street fronting this platted property, Reed Ave, though improved and maintained over many years by the City of Norman, had not been formally dedicated for public purposes of-record. However, because Food and Shelter is not record owner of the necessary right-of-way fronting this platted parcel, City Staff has made arrangements for the necessary right-of-way to be deeded directly to the City as a conveyance separate of this final plat.

**STAFF RECOMMENDATION:**

The final plat is consistent with the approved preliminary plat and completes the development at this time. Based on the above information, staff recommends acceptance of the public dedications and approval of the final site development plan and final plat. Staff further recommends that City Council direct execution and filing of the final site development plan and final plat upon staff's receipt of the Reed Ave right-of-way as a direct conveyance separate of this final plat.