



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/14/2023

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION FOR ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2324-7 FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR MCCOOP ABODE, A SIMPLE PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED SOUTH OF WEST LINDSEY STREET ON THE EAST SIDE OF SOUTH BERRY ROAD (1309 SOUTH BERRY ROAD).

BACKGROUND:

This item is a final plat for McCoop Abode Addition, a Simple Planned Unit Development generally located south of West Lindsey Street on the east side of South Berry Road (1309 South Berry Road).

The Norman Board of Parks Commissioners recommended fee in lieu of park land dedication at its meeting of April 6, 2023. City Council, at its meeting of May 23, 2023, 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. In addition, City Council approved the preliminary plat for McCoop Abode Addition, a Simple Planned Unit Development. This final plat consist of 1.71 acres with two (2) residential lots.

The Norman Development Committee, at its meeting of October 11, 2023, reviewed and approved the program of improvements, final site development plan and final plat for McCoop Abode Addition, a Simple Planned Unit Development and recommended that the final site development plan and final plat be submitted to City Council for consideration. The Development Committee recommended deferral of street paving (bike lane) improvements in connection with South Berry Road.

DISCUSSION:

South 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

Construction plans have been reviewed by staff for the required public improvements for this property. Approximately 109-feet of street paving for a bike lane in connection with South Berry

Road is required. Section 30-602 b 1.2. (a)(b)(c) and (d) of the City Code establishes a method of deferring public improvements under the following situations: (a) where incompatible grades exist; (b) where there are inadequate or a lack of connecting facilities; (c) where construction of the improvement would not immediately function for its intended use; or (d) where such improvement would be replaced by a planned future project. The developer is required to post a certificate of deposit with the City in a special account to be used with any future paving project or at such time as development occurs adjacent to the property.

Construction plans have been reviewed by staff for the required improvements for this property. The improvements consist of sanitary sewer and sidewalks.

RECOMMENDATION:

The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final site development plan, final plat and the filing of the plat subject to receipt of \$10,689 for the deferral of street paving (bike lane) and completion and acceptance of all required public improvements and authorize the Mayor to sign the final plat.