

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2627-4

DATE:
August 18, 2026

STAFF REPORT

ITEM: Consideration of a Final Plat for **REPLAT LOT 4, BLOCK 1, UNIVERSITY NORTH PARK ADDITION SECTION XXI, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located 240' south of Rock Creek Road on the east side of 24th Avenue N.W.

INFORMATION:

1. Owners. UTC 3, L.L.C.
2. Developer. UTC 3, L.L.C.
3. Engineer. Kimley-Horn.

HISTORY:

1. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2 zoning classification.
 2. January 23, 1962. City Council adopted Ordinance No. 1339 placing a portion of this property in I-1 and removing it from A-2 zoning classification.
 3. September 15, 1964. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in I-1 and removed from A-2 zoning classification.
 4. September 22, 1964. City Council adopted Ordinance No. 1686 placing a portion of this property in I-1, and removing it from A-2 zoning classification.
 5. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that the NORMAN 2020 Land Use and Transportation Plan be amended by designating this property as a Special Planning Area Designation and changing it from Industrial Designation.
 6. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from I-1 and A-2 zoning classification.
-

7. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that the preliminary plat for University North Park Addition, a Planned Unit Development be approved.
 8. August 13, 2002. City Council amended the NORMAN 2020 Land Use and Transportation Plan designating this property as a Special Planning Area.
 9. August 13, 2002. City Council adopted Ordinance No. O-0203-2 placing this property in the PUD, Planned Unit Development, and removing it from I-1 and A-2 zoning classification. The approval included the preliminary plat for University North Park Addition.
 10. September 14, 2006. Planning Commission, on a vote of 7-0, recommended to City Council the amending of the Planned Unit Development Narrative.
 11. September 14, 2006. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for University North Park Addition, a Planned Unit Development be approved.
 12. October 24, 2006. City Council postponed indefinitely Ordinance No. O-0607-13, amending the Planned Unit Development Narrative and Site Development Plan for University North Park Addition, a Planned Unit Development.
 13. October 24, 2006. City Council postponed indefinitely the revised Preliminary Plat for University North Park Addition, a Planned Unit Development.
 14. December 12, 2006. City Council approved Ordinance No. O-0607-13 amending the Planned Unit Development Narrative and Site Development Plan and approved the revised Preliminary Plat for University North Park Addition, a Planned Unit Development.
 15. August 3, 2023. The Development Committee approved the program of public improvements, the final site development plan and final plat for University North Park addition, Section XXI, a Planned Unit Development and recommended the City Council approve the final site development plan and final plat.
 16. August 22, 2023. City Council approved the final site development plan and final plat for University North Park Addition, Section XXI, a Planned Unit Development.
 17. November 21, 2023. The final site development plan and final plat for University North Park Addition, Section XXI, a Planned Unit Development were filed of record with the Cleveland County Clerk.
-

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant will be installed in accordance with City standards.
2. Sanitary Sewer. A sanitary sewer main to serve Lot 4A will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks are existing.
5. Storm Sewers. Storm water and appurtenant drainage structures have been installed. An off-plat privately maintained detention pond will be utilized.
6. Streets. Streets are existing.
7. Water Mains. A water line will be installed to serve a fire hydrant for fire protection.

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.

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

STAFF COMMENTS AND RECOMMENDATION: The engineer for the developer has requested the Development Committee review and approve the program of public improvements, final site development plan and final plat for a Replat of Lot 4, Block 1, University North Park Addition, Section XXI, a Planned Unit Development and submit them to City Council for consideration.

This property consists of 2.0852 acres and two (2) lots. The proposed use will be bank and/or retail.
