

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2122-9

DATE:
December 7, 2021----

STAFF REPORT

ITEM: Consideration of a Final Plat for YFAC ADDITION, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located 525-feet east of 24th Avenue N.W. on the south side of Rock Creek Road.

INFORMATION:

1. Owners. City of Norman and University Town Center L.L.C.
2. Developer. City of Norman.
3. Engineer. FSB Engineering.
4. Surveyor. Dodson-Thompson-Mansfield, PLLC

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1313 annexing this property into the Norman Corporate City limits without zoning.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. 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.
5. 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 A-2, Rural Agricultural District.
6. 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.

7. August 13, 2002. City Council amended the NORMAN 2020 Land Use and Transportation Plan designating this property as a Special Planning Area.
8. August 13, 2002. City Council adopted Ordinance No. O-0203-2 placing this property in the PUD, Planned Unit Development, and removing it from A-2, Rural Agricultural District. The approval included the preliminary plat for University North Park Addition.
9. September 14, 2006. Planning Commission, on a vote of 7-0, recommended to City Council the amending of the Planned Unit Development Narrative.
10. 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.
11. 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.
12. October 24, 2006. City Council postponed indefinitely the revised Preliminary Plat for University North Park Addition, a Planned Unit Development.
13. 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.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the filing of the final plat.
3. Sanitary Sewers. A sanitary sewer main is existing.
4. Sidewalks. Sidewalks are required adjacent to Trae Young Court.
5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. An off plat privately maintained detention pond will be utilized.
6. Streets. Trae Young Drive will be constructed in accordance with City paving standards.

IMPROVEMENT PROGRAM (CON'T):

7. Water Mains. Water lines will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

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 YFAC Addition, a Planned Unit Development and submit them to City Council for consideration.

This property consists of 12.5 acres and one (1) lot. The proposed use will be a Young Family Athletic Complex for the City of Norman.