



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/12/2024

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Sturtz, Interim Director of Public Works

ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2425-2 FINAL PLAT FOR UNIVERSITY NORTH PARK, SECTION XXIII, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED ½ MILE EAST OF 24TH AVENUE N.W. AND ½ MILE SOUTH OF ROCK CREEK ROAD)

BACKGROUND:

This item is a final plat for University North Park Addition, Section XXIII, a Planned Unit Development, and is generally located ½ mile east of 24th Avenue N.W. and ½ mile south of Rock Creek Road. This property consists of 11.99 acres and three (3) lots and three (3) common areas. The proposed use will be retail, Hobby Lobby and Mardel. The Norman Development Committee, at its meeting of October 23, 2024, reviewed and approved the program of public improvements, final site development plan and final plat for University North Park Addition, Section XXIII, a Planned Unit Development and submitted to City Council for consideration.

DISCUSSION:

The public improvements required of this plat consist of water mains with fire hydrants. Sanitary sewer main will be extended to serve the lots. Storm water will be conveyed to an off plat existing privately maintained detention facility through an underground system. Private streets constructed to City standards will be utilized within the development. Sidewalks will be constructed adjacent to the private streets.

The developer may submit a concurrent construction request to the Norman Development Committee in the near future.

RECOMMENDATION:

Based upon the above information, staff recommends acceptance of the public dedications, approval of the final site development plan and final plat and the filing of the final plat, subject to completion of public improvements or bonding of the public improvements through the concurrent construction process.