



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/13/2022

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF AUTHORIZATION, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR FLINT HILLS, SECTION 1, A PLANNED UNIT DEVELOPMENT WITH RECEIPT OF TRAFFIC IMPACT FEES IN THE AMOUNT OF \$21,881.52. (GENERALLY LOCATED ONE-QUARTER MILE NORTH OF TECUMSEH ROAD AND ONE QUARTER MILE WEST OF 12TH AVENUE NW).

BACKGROUND:

This item is a final plat for Flint Hills, Section 1, a Planned Unit Development and is generally located one-quarter mile north of Tecumseh Road and one-quarter mile west of 12th Avenue N.W. The Norman Board of Parks Commissioners recommended private parkland for Founders Park Addition at its meeting of February 4, 2010. City Council at its meeting of October 29, 2020, adopted Ordinance No. O-2021-9 amending Ordinance No. O-1516-36, placing this property in the PUD, Planned Unit Development and removing it from PUD, Planned Unit Development. In addition, City Council approved the preliminary plat for Flint Hills Addition, a Planned Unit Development. This final plat consists of 25.71 acres, seventy-two (72) single-family lots, and two (2) large open space areas.

The Norman Development Committee, at its meeting of August 26, 2022, reviewed and approved the program of improvements, final site development plan/final plat for Flint Hills, Section 1, a Planned Unit Development, and recommended that the final site development plan/final plat be submitted to City Council for consideration.

DISCUSSION:

Staff has reviewed the construction plans for the required improvements for this property. The improvements consist of water mains with fire hydrants, sanitary sewer, drainage including detention, street paving and sidewalks.

The eastern portion of the property contains flood plain. If any walking trails and other open space amenities are proposed, they will require flood plain permits.

This property contains Water Quality Protection Zone (WQPZ). An engineering solution has been approved to address the WQPZ. The WQPZ is located within the open space areas. The owners have submitted covenants for protecting the WQPZ. The covenants have been reviewed by the Legal Department.

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, the payment of \$21,881.52 for traffic impact fees and the filing of the plat subject to completion and acceptance or bonding of all required public improvements and authorize the Mayor to sign the final plat.