



CITY OF NORMAN, OK
STAFF REPORT

MEETING DATE: 10/12/2021

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR PARK HILL ADDITION, SECTION 4, A PLANNED UNIT DEVELOPMENT, ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN, AND DEFERRAL OF PAVING AND SIDEWALK IMPROVEMENTS IN CONNECTION WITH TECUMSEH ROAD WITH A FEE IN THE AMOUNT OF \$20,882.80 FOR THE DEFERRAL OF STREET PAVING AND SIDEWALK IMPROVEMENTS IN CONNECTION WITH TECUMSEH ROAD. (LOCATED AT THE SOUTHEAST CORNER OF 12TH AVENUE N.E. AND TECUMSEH ROAD)

BACKGROUND:

This item is a final plat for Park Hill Addition, Section 4, a Planned Unit Development located at the southeast corner of the intersection of 12th Avenue N.E. and Tecumseh Road.

City Council, at its meeting of January 27, 2009, adopted Ordinance O-0809-28 placing this property in the PUD, Planned Unit Development and removing it from C-1, Local Commercial District with Special Use for a Mini-Storage Facility. City Council approved the preliminary plat for Park Hill Mixed Use Addition, a Planned Unit Development at its meeting of April 27, 2021. The Norman Development Committee, at its meeting of September 30, 2021 approved the program of public improvements, final site development plan and the final plat for Park Hill Addition, Section 4, a Planned Unit Development and recommended that the final site development plan and final plat be submitted to City Council for consideration.

This property consists of 1.22 acres with one (1) lot. The proposal is a storage facility.

DISCUSSION:

Staff has reviewed the required construction plans for public improvements. Public improvements for this property consist of relocation of a sanitary sewer, drainage including detention facility and sidewalk improvements adjacent to 12th Avenue N.E. Staff is recommending deferral of street paving and sidewalk improvements in connection with Tecumseh Road. Approximately 230-foot partial construction of Tecumseh Road to City

standards as a half width arterial street. Section 19-602 B 1.2. (a)(b)(c) and (d) of the City Code establishes a method of deferring public street improvements under the following situations: (a) where incompatible grades exist; (b) where there are inadequate or a lack of connecting facilities; (c) where construction 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 a future paving project or at such time as development occurs adjacent to the property. Staff has observed over the years that gap paving or "piecemeal" paving has been a detriment to arterial streets. There have been times over the years paving improvements have been constructed and then replaced because they did not fit in the overall design of the arterial street.

RECOMMENDATION:

The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final site development plan and final plat, acceptance of the public dedications contained therein and authorization of the Mayor to sign the final plat for Park Hill Addition, Section 4, a Planned Unit Development subject to the completion and acceptance of public improvements and submittal of \$20,882.80 for deferral of street paving and sidewalks in connection with Tecumseh Road.