



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 RED SKY RANCH, PHASE 1, A PLANNED UNIT DEVELOPMENT AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN WITH A FEE OF \$40,056.76 FOR THE DEFERRAL OF STREET PAVING AND SIDEWALK IMPROVEMENTS IN CONNECTION WITH 48TH AVENUE N.W. (GENERALLY LOCATED SOUTH OF WEST FRANKLIN ROAD ON THE WEST SIDE OF 48TH AVENUE NW)

BACKGROUND:

This item is a final plat for Red Sky Ranch Phase 1, a Planned Unit Development and is generally located 1,600-feet south of West Franklin Road on the west side of 48th Avenue N.W.

City Council on May 28, 2013, adopted Ordinance O-2021-47, placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District.

In addition, City Council approved the preliminary plat for Red Sky Ranch Addition, a Planned Unit Development. The Norman Development Committee, at its meeting of September 30, 2021, reviewed and approved the program of improvements, final site development plan and final plat for Red Sky Ranch Phase 1, a Planned Unit Development and recommended that the final site development plan and final plat be submitted to City Council for consideration. The Development Committee recommended deferral of street paving and sidewalk improvements in connection with 48th Avenue N.W.

DISCUSSION:

Construction plans have been reviewed by staff for the required public improvements for this property. Approximately 192-feet of street paving and sidewalks in connection with 48th Avenue N.W. are required. 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 of 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. Because this final plat includes a short length of pavement on 48th Avenue N.W., staff is recommending deferral until future development occurs or until the City initiates the full improvement of 48th Avenue N.W.

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 and the filing of the plat subject to receipt of \$40,056.76 for the deferral of street paving and sidewalk improvements in connection with 48th Avenue N.W. and authorize the Mayor to sign the final plat.