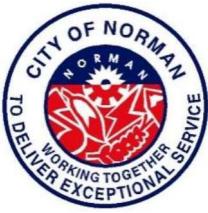


File Attachments for Item:

14. CONSIDERATION OF AUTHORIZATION, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR UNIVERSITY NORTH PARK, SECTION XI (A PLANNED UNIT DEVELOPMENT). (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 24TH AVENUE NW AND LEGACY PARK DRIVE).



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 8/22/2023

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 UNIVERSITY NORTH PARK, SECTION XI (A PLANNED UNIT DEVELOPMENT). (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 24TH AVENUE NW AND LEGACY PARK DRIVE).

BACKGROUND:

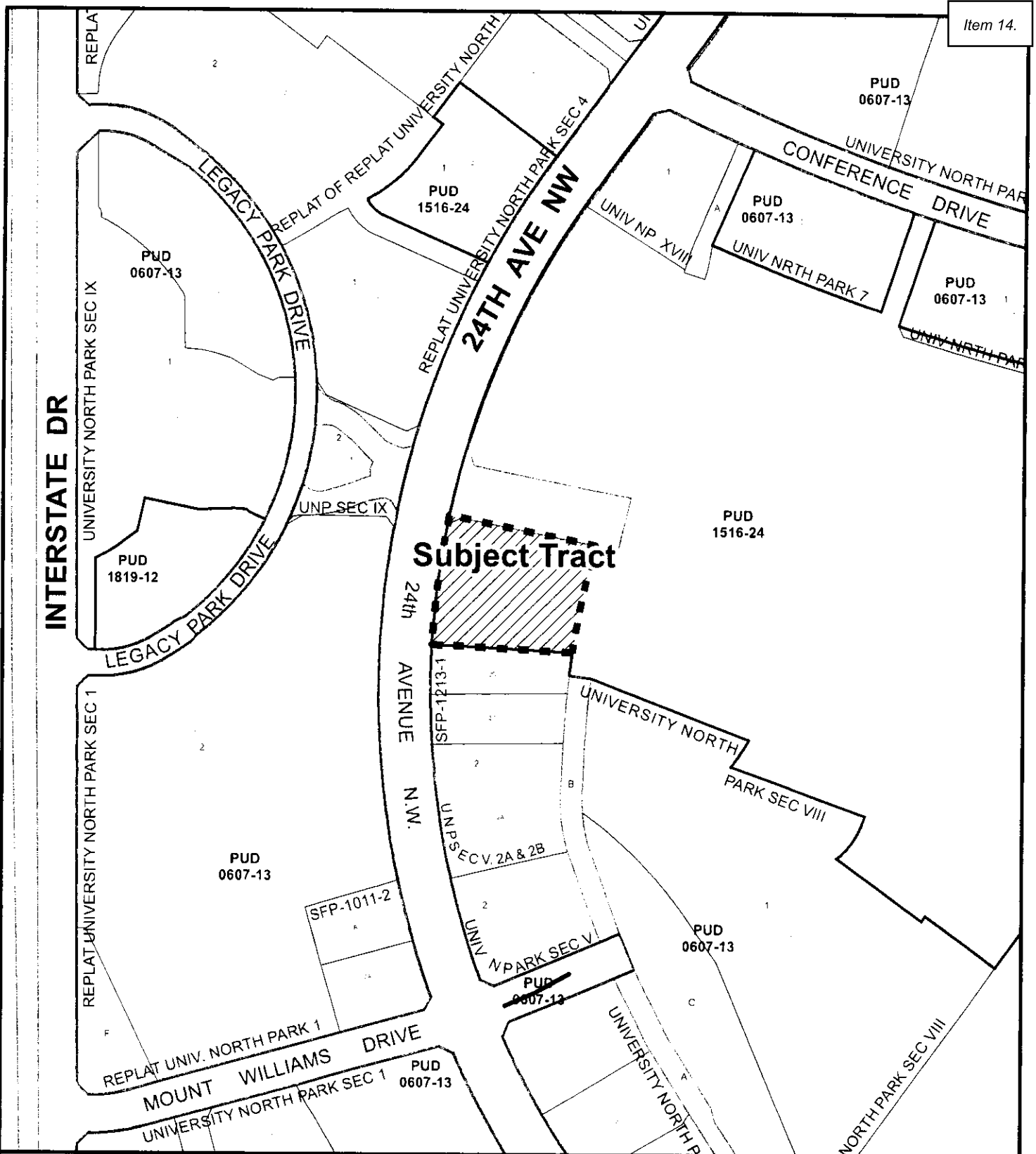
This item is a final plat for University North Park Addition, Section XI, a Planned Unit Development, and is located at the southeast corner of the intersection of 24th Avenue N.W. and Legacy Park Drive. This property consists of 2.12 acres and two (2) lots. The proposed use will be restaurants and/or retail. The Norman Development Committee, at its meeting of August 3, 2023, reviewed and approved the program of public improvements, final site development plan and final plat for University North Park Addition, Section XI, a Planned Unit Development and submitted to City Council for consideration.

DISCUSSION:

The public improvements required of this plat consist of sanitary sewer main that will be extended to serve the north lot. Water improvements are existing. Storm water will be conveyed to an off plat existing privately maintained detention facility through an underground system. Twenty-fourth Avenue N.W. and Legacy Park Drive paving is existing. Sidewalks are existing adjacent to 24th Avenue N.W. and Legacy Park Drive. Sidewalks will be installed adjacent to the private drive located on the east side of the property.

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.



Location Map



Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



August 1, 2023

0 150 300 Ft.



Subject Tract



Zoning

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2324-1

DATE:
August 3, 2023----

STAFF REPORT

ITEM: Consideration of a Final Plat for **UNIVERSITY NORTH PARK ADDITION SECTION XI, A PLANNED UNIT DEVELOPMENT**.

LOCATION: Generally located at the southeast corner of the intersection of 24th Avenue N.W. and Legacy Park Drive.

INFORMATION:

1. Owners. University Town Center, L.L.C.
2. Developer. University Town Center, L.L.C.
3. Engineer. Kimley-Horn.

HISTORY:

1. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2 zoning classification.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing a portion of this property in I-1 and removing it from A-2 zoning classification.
3. September 15, 1964. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in I-1 and removed from A-2 zoning classification.
4. September 22, 1964. City Council adopted Ordinance No. 1686 placing a portion of this property in I-1, and removing it from A-2 zoning classification.
5. 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.
6. 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 I-1 and A-2 zoning classification.

7. 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.
8. August 13, 2002. City Council amended the NORMAN 2020 Land Use and Transportation Plan designating this property as a Special Planning Area.
9. August 13, 2002. City Council adopted Ordinance No. O-0203-2 placing this property in the PUD, Planned Unit Development, and removing it from I-1 and A-2 zoning classification. The approval included the preliminary plat for University North Park Addition.
10. September 14, 2006. Planning Commission, on a vote of 7-0, recommended to City Council the amending of the Planned Unit Development Narrative.
11. 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.
12. 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.
13. October 24, 2006. City Council postponed indefinitely the revised Preliminary Plat for University North Park Addition, a Planned Unit Development.
14. 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 are existing.
2. Permanent Markers. Permanent markers will be installed prior to the filing of the final plat.
3. Sanitary Sewers. A sanitary sewer main will be installed in accordance with approved plans and City and State Department of Environmental Quality standards to serve the proposed north lot.
4. Sidewalks. There is an existing Legacy Trail sidewalk adjacent to 24th Avenue N.W. and a sidewalk adjacent to Legacy Trail Drive. The developer proposes a sidewalk adjacent to the existing private drive.

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. Twenty-fourth Avenue N.W. paving is existing. Legacy Park Drive is existing with angle parking on both sides of Legacy Park Drive. There is an existing private drive east of 24th Avenue N.W. and south of Legacy Park Drive.
7. Water Mains. Water mains are existing.

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 University North Park Addition, Section XI, a Planned Unit Development and submit them to City Council for consideration.

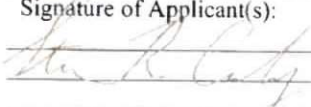
This property consists of 2.12 acres and two (2) lots. The proposed use will be restaurants and/or retail.

APPLICATION FOR
DEVELOPMENT COMMITTEE
ACTION

Date: June 26, 2023

Part I: To be Completed by Applicant:

1. Applicant(s):
Steven R. Cooksey, P.E.
Kimley-Horn on behalf of University Town Center, LLC

Signature of Applicant(s):


Telephone Number and Address:
405-241-5426
4727 Gaillardia Parkway, Suite 250
Oklahoma City, OK 73142
2. Project Name and Legal Description:
University North Park, Section XI, a Planned Unit Development
3. Action Request of Development Committee:
Request the Development Committee approve the program of public improvements, final site development plan, and final plat, and submit to City Council for consideration.

Part II: To Be Completed by Development Committee:

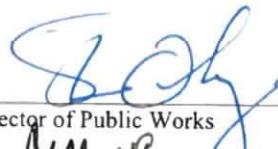
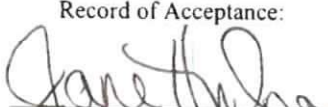
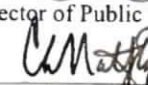
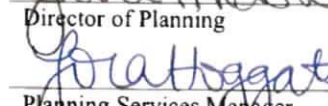
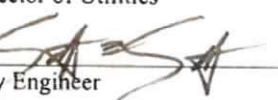
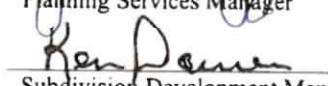
Development Committee Met on: August 3, 2023

Development Committee Findings:

The engineer for the owner has requested the Development Committee approve the program of public improvements, final site development plan and final plat and submit the final site development plan and final plat to City Council for consideration. The public improvements consist of sanitary sewer, drainage and sidewalks.

Development Committee Recommendations:

Recommend the City Council approve the final site development plan and final plat for University North Park Addition, Section XI, a Planned Unit Development.

		Record of Acceptance:			
	Yes	No		Yes	No
 Director of Public Works	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Director of Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Director of Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Planning Services Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 City Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Subdivision Development Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ITEM: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR UNIVERSITY NORTH PARK ADDITION, SECTION XI, A PLANNED UNIT DEVELOPMENT AND THE ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN.

LOCATION: Generally located at the southeast corner of the intersection of 24th Avenue N.W. and Legacy Park Drive

INFORMATION:

1. Owner. University Town Center, L.L.C.
2. Developer. University Town Center, L.L.C.
3. Engineer. Kimley-Horn.

HISTORY:

1. Refer to the Norman Development Committee Staff Report, August 22, 2023.
2. August 3, 2023. The Norman Development Committee reviewed and approved the program of improvements, final site development plan and final plat for University North Park Addition, Section XX, a Planned Unit Development and submit it to City Council for consideration.

IMPROVEMENT PROGRAM:

1. Refer to the Norman Development Committee Staff Report, August 3, 2022.

PUBLIC DEDICATIONS:

2. Refer to the Norman Development Committee Staff Report, August 3, 2022.

SUPPLEMENTAL MATERIAL: Copies of an advisory memorandum, location map, preliminary plat, final site development plan, final plat, Staff Report recommending approval and Development Committee form are included in the Agenda Book.

ACTION NEEDED: Motion to approve or reject the final site development plan and final plat; and, if approved, accept the public dedications contained within the final plat; and direct the filing of the final site development plan and final plat and authorize the Mayor to sign the final plat subject to completion and the City Development Committee's acceptance of the public improvements or securing the public improvements through the concurrent construction process.

ACTION TAKEN: _____