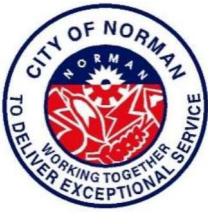


File Attachments for Item:

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



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 XXI (A PLANNED UNIT DEVELOPMENT). (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 24TH AVENUE NW AND ROCK CREEK ROAD).

BACKGROUND:

This item is a final plat for University North Park Addition, Section XXI, a Planned Unit Development, and is located at the southeast corner of the intersection of 24th Avenue N.W. and Rock Creek Road. This property consists of 6.24 acres and six (6) 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 XXI, a Planned Unit Development and submitted to City Council for consideration.

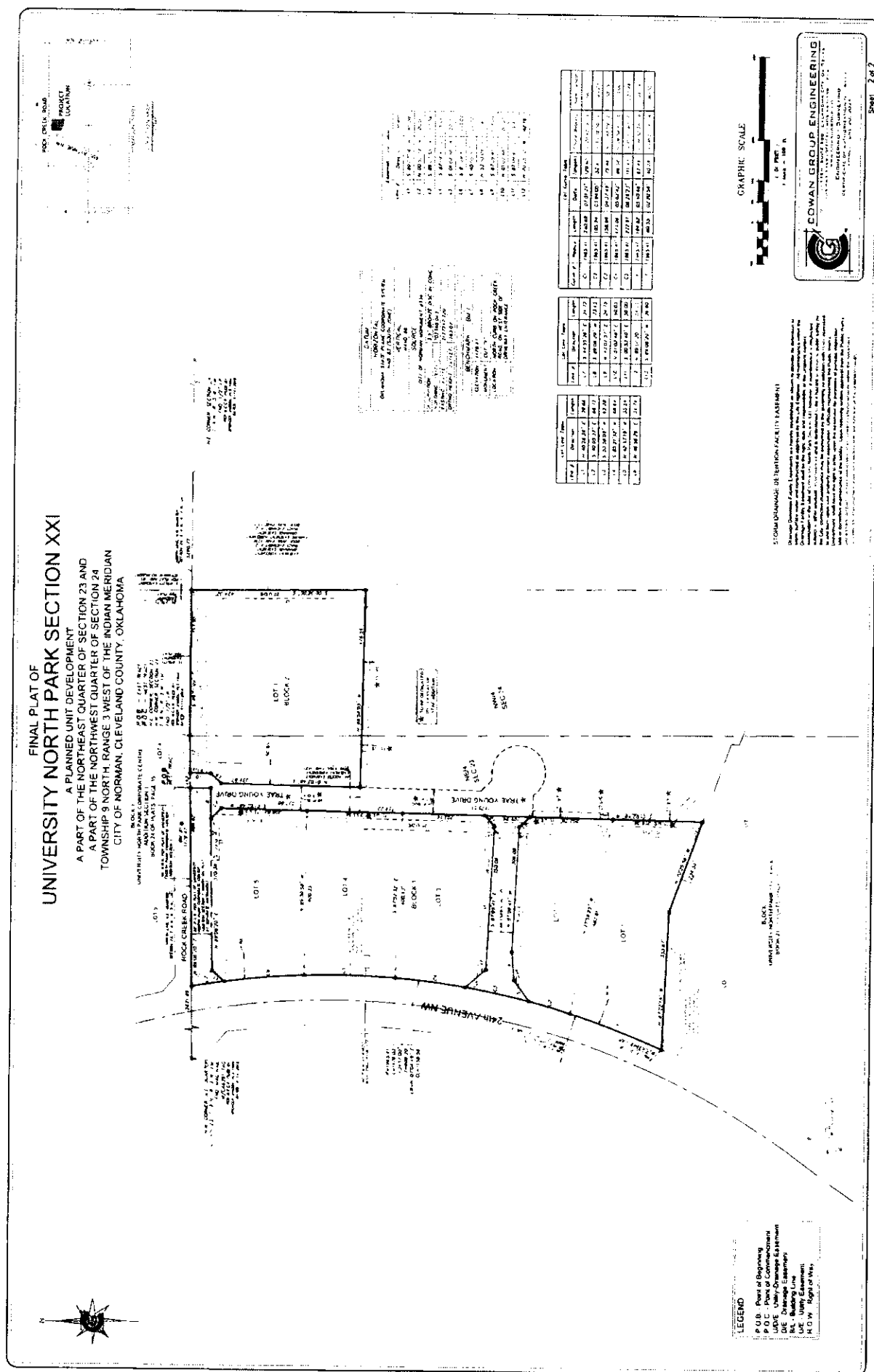
DISCUSSION:

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. Trae Young Drive will be constructed to City paving standards. Twenty-fourth Avenue N.W. and Rock Creek Road paving is existing. Sidewalks will be constructed adjacent to Trae Young Drive. Sidewalks are existing adjacent to 24th Avenue N.W. and Rock Creek Road.

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

RECOMMENDATION:

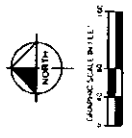
Based upon the above information, staff recommends acceptance of the public dedications, approval of the final site development plan and final plat and the filing of the final plat, subject to completion of public improvements or bonding of the public improvements through the concurrent construction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



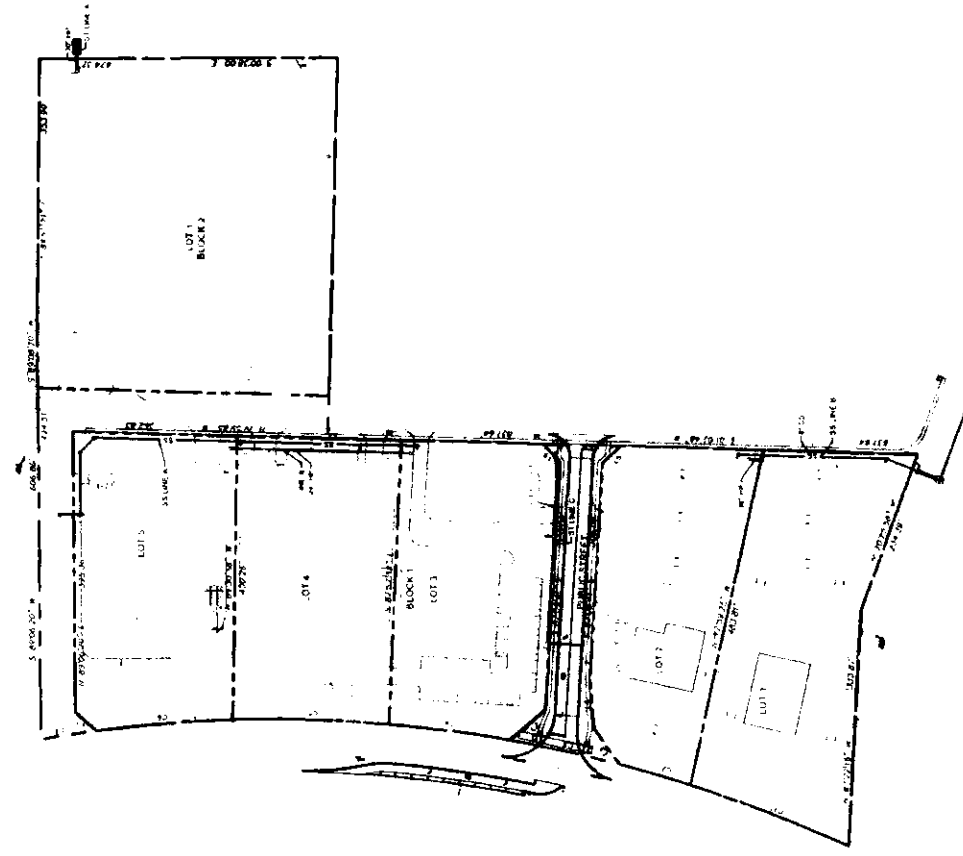


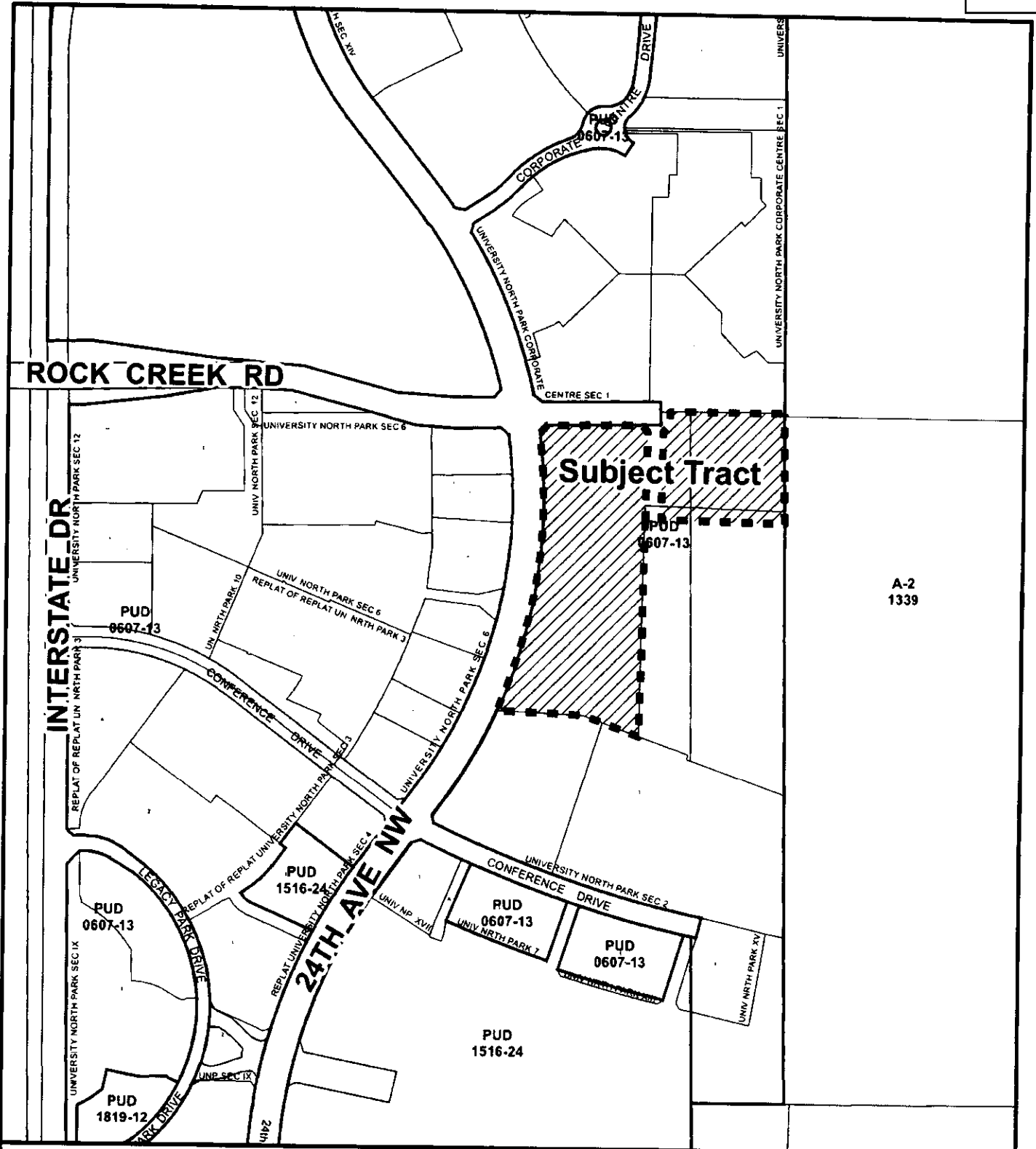
Kimley-Horn

PROJECT NO. 14-0000-001
SHEET NO. 1 OF 1
DATE: 10/11/11
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
SCALE: AS SHOWN
SHEET NO. 1 OF 1
PROJECT NO. 14-0000-001



FINAL SITE DEVELOPMENT PLAN
UNIVERSITY NORTH PARK SECTION XXI
A PLANNED UNIT DEVELOPMENT
A PART OF THE N.E. 1/4 AND S.E. 1/4 OF SECTION 23, T. 9 N., R. 3 W., I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA





A-2
1339

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

0 250 500 Ft.

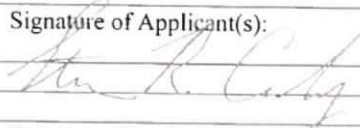
 Subject Tract
 Zoning

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 XXI, 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:

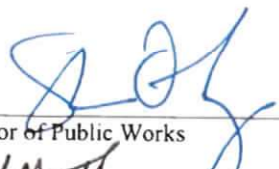
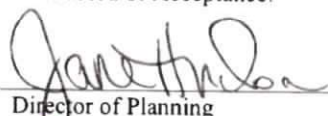



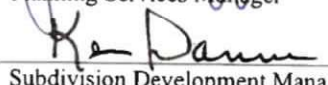
Development Committee Met on: August 3, 2023

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.

Development Committee Recommendations:

Recommend City Council approve the final site development plan and final plat for University North Park Addition, Section XXI, 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 XXI, 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 Rock Creek Road.

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 3, 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 XXI, 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, , 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: _____