

FINAL PLAT

ITEM NO. 5

STAFF REPORT

ITEM: Consideration of a FINAL PLAT FOR COTTONWOOD CREEK, RESIDENTIAL ESTATES.

LOCATION: Generally located on the east side of 24th Avenue N.W. and approximately ¼ mile south of Indian Hills Road.

INFORMATION:

1. Owner. Lohman Investments, L.L.C.
2. Developer. Lohman Investments, L.L.C.
3. Surveyor. Pollard and Whited Surveying, Inc.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the City limits.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2 zoning classification.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2 rural agricultural zoning district.
4. December 8, 2011. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in RE, Residential Estates and removed from A-2, Rural Agricultural zoning classification.
5. December 8, 2011. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Cottonwood Creek Addition, Residential Estates, be approved.
6. January 24, 2012. City Council adopted Ordinance No. O-1112-17 placing this property in the RE, Residential Estates district and removing it from A-2, Rural Agricultural district.
7. January 24, 2012. City Council approved the preliminary plat for Cottonwood Creek Addition, Residential Estates.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire protection will be provided by the Norman Fire Department. Public water is not available.
2. Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.
3. Sanitary Sewers. Individual sanitary sewer systems will be installed in accordance with City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks are not required in RE zoned developments.
5. Storm Sewers. Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. A detention facility will be employed. Storm water runoff will be conveyed to natural drainage outlets. The surveyor preparing the final plat has provided the required open space for the Water Quality Protection Zone (WQPZ). That area will meet the requirements of adopted ordinance.
6. Streets. Interior street will be constructed in accordance with approved plans and City paving standards for Residential Estates. Twenty-fourth Avenue N.W. is classified as an all weather road. In accordance with Section 19-607 of the subdivision regulations if a residential estates development does not access the section line road with private driveways from the individual lots, the development is excluded from public improvements.
7. Water Mains. Individual water wells will be installed in accordance with City and State Department of Environmental Quality standards.
8. Covenants. Covenants addressing the WQPZ have been submitted for staff's review.
9. Limits of No Access. A note has been placed on the final plat that 24th Avenue N.W. will have no access from the individual lots that are backing up to it.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of the location map and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The development consists of seven (7) residential estates lots. Lot 1, Block 1, contains flood plan and WQPZ. There is sufficient land area outside of the flood plain and WQPZ to construct main structure and private sanitary sewer system. The final plat is consistent with the latest preliminary FEMA maps. Staff recommends approval of the final plat for Cottonwood Creek Addition, Residential Estates.

ACTION NEEDED: Approve or disapprove the final plat for Cottonwood Creek Addition, Residential Estates.

ACTION TAKEN: _____