

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-1718-1

DATE:  
August 8, 2017

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**ITEM:** Consideration of a Final Plat for CEDAR LANE II ADDITION.

**LOCATION:** Generally located on the south side of Cedar Lane Road and west of BNSF railroad right-of-way.

**INFORMATION:**

1. Owner. Cedar Lane, L.L.C.
2. Developer. Cedar Lane, L.L.C.
3. Engineer. ARC Engineering Consultants, L.L.C.

**HISTORY:**

1. November 3, 2005. The Norman Board of Parks Commissioners reviewed the preliminary plat for Cedar Lane Addition and, on a vote of 6-0, recommended park land.
2. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council the amending of the Norman 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area Designations.
3. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District and removed from A-2 Rural Agricultural District.
4. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Cedar Lane Addition be approved.
5. April 25, 2006. City Council amended the Norman 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area Designation and from Very Low Density Residential to Low Density Residential and Commercial Designations.
6. April 25, 2006. City Council adopted Ordinance No. O-0506-16 placing this property in R-1, Single-Family Dwelling District and removed from A-2, Rural Agricultural District.
7. April 25, 2006. City Council approved the preliminary plat for Cedar Lane Addition.

8. December 14, 2006. Planning Commission, on a vote of 6-0, recommended to City Council that the revised preliminary plat for Cedar Lane Addition be approved.
9. February 13, 2007. City Council approved the revised preliminary plat for Cedar Lane Addition.
10. February 13, 2012. The approval of the preliminary plat for Cedar Lane Addition expired.
11. October 8, 2015. Planning Commission, on a vote 6-0, recommended to City Council that the preliminary plat for Cedar Lane Addition be approved.
12. December 22, 2015. City Council approved the preliminary plat for Cedar Lane Addition.

**IMPROVEMENT PROGRAM:**

1. Fencing. Fencing will be required for those residential lots backing up to Cedar Lane Road.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks will be required adjacent to Cedar Lane Road.
6. Storm Sewers. Stormwater and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to a privately maintained detention facility.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards.
8. Water Main. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 12-inch water main adjacent to Cedar Lane Road.

**PUBLIC DEDICATIONS:**

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

**SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary plat and final plat are attached.

**DEVELOPMENT COMMITTEE COMMENTS:** The engineer for the developer has requested the Development Committee review the program of public improvements and the final plat for Cedar Lane II Addition and submit it to City Council for consideration.

The final plat consists of 46.52 acres and 165 single-family lots. With the previous platting of Cedar Lane Addition there are 111 single family residential lots filed of record. There are approximately 358 single-family residential lots remaining to be final platted in Cedar Lane Addition. There are 634 total single-family lots in the development, thirty-one (31) PUD lots and one (1) commercial lot.

Traffic impact fee in the amount of \$1,512.00 will be required to be submitted prior to filing the final plat.

The final plat is consistent with the approved preliminary plat