



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Master

File Number: FP-1213-2

File ID: FP-1213-2

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item No. 14

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 06/12/2012

File Name: Eaglecliff South 4 Final Plat

Final Action:

Title: CONSIDERATION OF A FINAL PLAT FOR EAGLECLIFF SOUTH ADDITION SECTION 4, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED 1/2 MILE SOUTH OF CEDAR LANE AND 1/4 MILE WEST OF 12TH AVENUE S.E.)

Notes: ACTION NEEDED: Motion to approve or reject the final plat for Eaglecliff South Addition, Section 4; and, if approved, accept the public dedications contained therein, authorize the Mayor to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvement and receipt of a fee in the amount of ? in lieu of park land dedication requirements and \$1,935.36 for traffic impact fees.

ACTION TAKEN: _____

Agenda Date: 07/23/2013

Agenda Number: 14

Attachments: Text File Final Plat Eagle Cliff South, Eaglecliff South
4 Location Map, Final Plat Eagle Cliff South,
Eaglecliff South Plat Staff Report, Prelim Eaglecliff
South, 7-12-12 PC Minutes - Eagle Cliff South 4

Project Manager: Ken Danner, Subdivision Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	07/12/2012					

Text of Legislative File FP-1213-2

body

BACKGROUND: This item is a final plat for Eagle Cliff South Addition, Section 4, and is generally located one-half mile south of Cedar Lane Road and one-quarter mile west of 12th Avenue S.E.

City Council, at its meeting of October 14, 2003, adopted Ordinance No. O-0304-16 placing this property in the R-1, Single Family Residential District. City Council, at its meeting of July 10, 2012, approved the preliminary plat for Eagle Cliff South Addition. Planning Commission, at its meeting of July 12, 2012, approved the final plat for Eagle Cliff South Addition, Section 4.

This final plat consists of 6.67 acres with twenty-seven (27) single family residential lots. With the previous platting of Sections 1 through 3, there are 140 single family residential lots filed of record. There are approximately 101 residential lots remaining to be final platted in Eagle Cliff South Addition. There are 268 total lots in the subdivision.

DISCUSSION: Construction plans have been reviewed for the required public improvements for this property. These improvements consist of water mains with fire hydrants, sanitary sewer mains, paving, drainage, and sidewalks. A fee in lieu of park land has been negotiated with City staff and the developer. A fee in the amount of \$2,211.25 will be required prior to the filing of the final plat for Eagle Cliff South Addition, Section. 4.

STAFF RECOMMENDATION: The final plat is consistent with the approved preliminary plat. Based on the above information, staff recommends acceptance of the public dedications, approval of the final plat and filing of the final plat subject to completion of public improvements, receipt of fee in the amount of \$2,211.25 in lieu of park land and receipt in the amount of \$1,935.36 for traffic impact fees. The City Development Committee must accept all required public improvements or bonds/cash sureties securing public improvements. This action authorizes the Mayor to sign the final plat and bonds.