



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: PP-1314-14**

**File ID:** PP-1314-14

**Type:** Preliminary Plat

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item No. 31

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 02/14/2014

**File Name:** Sycamore Acres Preliminary Plat

**Final Action:**

**Title:** CONSIDERATION OF A PRELIMINARY PLAT FOR SYCAMORE ACRES ADDITION.  
(LOCATED AT 5451 BROADWAY)

**Notes:** ACTION NEEDED: Motion to approve or reject the preliminary plat for Sycamore Acres Addition.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 07/08/2014

**Agenda Number:** 31

**Attachments:** Location Map, Preliminary Plat - Sycamore Acres,  
Staff Report, Transportation Impacts, Loch  
Minutes.pdf, Postponement Letter.pdf

**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	03/13/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	04/22/2014		Pass
	<b>Action Text:</b>	A motion was made by McCarty, seconded by Lewis, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 4/22/2014. The motion carried by the following vote:					
1	City Council	04/22/2014	Postponed				Pass
	<b>Action Text:</b>	Postponed until May 13, 2014					
	<b>Notes:</b>	Postponed until May 13, 2014					
1	City Council	05/13/2014	Postponed				Pass
	<b>Action Text:</b>	Until July 8, 2014					

### Text of Legislative File PP-1314-14

body

**BACKGROUND:** This item is a preliminary plat for Sycamore Acres Addition and is located at 5451 Broadway Avenue (one-half mile south of Indian Hills Road on the east side of Broadway).

This property is included in an existing Norman Rural Certificate of Survey No. COS-0506-3, Lot 2 of Arms

Acres. The owner is requesting the subdividing of his ten (10) acre property into two lots. Planning Commission, at its meeting of March 13, 2014, recommended to City Council that this property be placed in A-1, General Agricultural District and removed from A-2, Rural Agricultural District. At the same meeting, Planning Commission recommended approval of the preliminary plat for Sycamore Acres Addition. The preliminary plat process is being used here rather than the certificate of survey process because the two proposed lots are less than 10 acres in size.

**DISCUSSION:** This property consists of 9.86 acres after dedicating public right-of-way. The owner proposes to divide the property into two (2) lots consisting of 3.45 and 6.41 acres. There is an existing residential structure on Lot 1 and will utilize a cross access agreement with Lot 2 to access Broadway Avenue. Broadway Avenue is classified as a collector street and meets current standards.

The current owner proposes to build on Lot 2 and sell Lot 1. Both owners' access to Broadway Avenue will be the existing driveway. There will be no additional driveways to Broadway as a result of this plat. Limits of no access have been included in the preliminary plat. There is an existing water well and private sanitary sewer system located on Lot 1. With the construction of a new house on Lot 2, a new water well and private sanitary sewer system will be installed.

It was reported in the staff report for Planning Commission there was a plugged oil well on the property. With further research, it has been determined there are no plugged wells on the property.

**RECOMMENDATION:** Based upon the above information, Staff recommends approval of the preliminary plat for Sycamore Acres Addition.