

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1718-12

DATE: November 7, 2017

STAFF REPORT

ITEM: Consideration of a Final Plat of PM ADDITION, A REPLAT OF LOT 14, BLOCK 1, WELLINGTON LAKE ADDITION, SECTION 2.

LOCATION: Generally located south side of State Highway No. 9 and west of 48th Avenue S.E.

INFORMATION:

1. Owner. Pepper Martin.
2. Developer. Pepper Martin.
3. Engineer. SMC Consulting Engineers P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Corporate City limits.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agriculture District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agriculture District.
4. May 13, 1999. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in the PUD, Planned Unit Development District and removed from A-2, Rural Agricultural District.
5. May 13, 1999. Planning Commission, on a vote of 6-0, approved the preliminary plat for Wellington Lake Addition, a Planned Unit Development.
6. June 22, 1999. City Council adopted Ordinance No. 0-9899-39 placing a portion of this property in PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District.
7. August 14, 2003. Planning Commission, on a vote of 8-0, Recommended the final plat for Wellington Lake Addition, Section 2, a Planned Unit Development be approved.

8. October 14, 2003. City Council approved the final plat for Wellington Lake Addition, Section 2, a Planned Unit Development.
9. February 4, 2004. The final plat for Wellington Lake Addition, Section 2, a Planned Unit Development was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewers. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing private sanitary sewer system serving Lot 1. An additional individual septic system will be required to serve Lot 2.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing private water well serving Lot 1. An additional individual water well will be required to serve Lot 2.
4. Streets. State Highway No. 9 paving is existing.

PUBLIC DEDICATIONS:

1. Easements. All required easements have been dedicated to the City on the final plat for Wellington Lake Addition, Section 2, a Planned Unit Development.
2. Rights-of-Way. All required rights-of-way have been dedicated to the City/State.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan and final plat are attached.

STAFF COMMENTS AND RECOMMENDATION: When Lot 14, Block 1, Wellington Lake Addition, Section 2, a Planned Unit Development was originally platted as a 21.5 acre lot. The owner is proposing to create an additional lot for a total of two (2) lots. This property consists of 21.5 acres and Lot 1 consists of 8.8 acres and Lot 2 consists of 10 acres plus 2.07 acres of public right-of-way.

The engineer for the developer has requested the Development Committee review the final plat for a Replat of Lot 14, Block 1, Wellington Lake Addition, Section 2 and submit it to City Council for its consideration.

An existing drive will be utilized as access to State Highway No. 9 for both lots. The final plat provides an access easement to serve Lot 2.