

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-1314-8

DATE: February 26, 2014

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### STAFF REPORT

**ITEM:** Consideration of a Final Plat of A REPLAT OF LOT 11, BLOCK 2, FLAMING OAKS ESTATES ADDITION.

**LOCATION:** Located at 1108 Flaming Oaks Drive (Northeast corner of the intersection of East Lindsey Street and 60<sup>th</sup> Avenue S.E.).

#### **INFORMATION:**

1. Owner. Lloyd and Sue Rayl.
2. Developer. Desiree Cashman.
3. Engineer. Converse Surveying.

#### **HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the 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. July 13, 1972. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in RE, Residential Estates and removed from A-2, Rural Agriculture District.
5. August 1, 1972. City Council adopted Ordinance No. O-7172-10 placing this property in RE, Residential Estates and removing from A-2, Rural Agricultural District.
6. September 21, 1972. Planning Commission, on a vote of 8-0, approved the preliminary plat for Flaming Oaks Estates Addition.
7. April 12, 1973. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat for Flaming Oaks Estates Addition be approved.
8. May 1, 1973. City Council approved the final plat for Flaming Oaks Estates Addition.

9. May 4, 1973. The final plat for Flaming Oaks Estates Addition was filed of record with the Cleveland County Clerk
10. January 9, 2014. Planning Commission, on a vote of 8-0, recommended to City Council the preliminary plat for a Replat of Lot 11, Block 2, Flaming Oaks Estates Addition be approved.
11. February 25, 2014. City Council is scheduled to consider the preliminary plat for a Replat of Lot 11, Block 2, Flaming Oaks Estates Addition.

**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 1108 Flaming Oaks Drive. Additional individual septic systems will be required to serve the two (2) new lots.
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 1108 Flaming Oaks Drive. Additional individual wells will be required to serve the two (2) new lots.
4. Streets. East Lindsey Street and 60<sup>th</sup> Avenue S.E. are existing. The interior private street of Flaming Oaks Drive is existing and will not be maintained by the City of Norman.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements have been dedicated to the City on the final plat for Flaming Oaks Estates Addition.
2. Rights-of-Way. All required rights-of-way have been dedicated to the City on the final plat for Flaming Oaks Estates Addition.
3. Flood Plain. Lot 13 has a small portion of flood plain located in the southwest portion of the property. With building setback requirements, no structures could be built in this area.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary plat, and final plat are included as support material.

**STAFF COMMENTS AND RECOMMENDATION:** This property is in the RE, Residential Estates District, that allows two (2) acre lots. When Lot 11, Block 2 was originally platted it was platted as an 8.12 acre lot. The owners are proposing to create two (2) additional lots for a total of three (3) lots, each of which exceeds two (2) acres in size. Lot 11A has an existing house on the property that will remain. The proposed Lots 12 and 13 are vacant. The Flaming Oaks Estates Home Owners Association has reviewed this proposal and is satisfied with the proposal.

The developer has requested the Development Committee review the final plat for a Replat of Lot 11, Block 2, Flaming Oaks Estates Addition and submit it to City Council for its consideration.

The final plat is consistent with the approved preliminary plat. This property consists of 8.12 acres and three (3) lots.

The Development Committee supports the final plat for a Replat of Lot 11, Block 2, Flaming Oaks Estates Addition and recommends the final plat be submitted to City Council for its consideration. Subject to the City Council approving the preliminary plat scheduled for February 25, 2014.