

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1415-5

DATE:
August 22, 2014

ITEM: Consideration of a Final Plat for MONTEREY II ADDITION.

LOCATION: Generally located 440-feet east of 12th Avenue S.E. and 1,320-feet south of Cedar Lane Road.

INFORMATION:

1. Owner. Monterey Development Co., LLC
2. Developer. Monterey Development Co., LLC
3. Engineer. Cardinal Engineering

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. The owners made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area and from Very Low Density Residential to Low Density Residential and Commercial Designations.
3. July 14, 2005. The owners made a request to place this property in the R-1, Single Family Dwelling District and remove it from A-2, Rural Agricultural District zoning classification.
4. 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 Designation and from Very Low Density Residential to Low Density Residential Designation.
5. 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 zoning classification.
6. 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.

HISTORY, (con't):

7. 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 Designation.
8. 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, Agricultural District zoning classification.
9. April 25, 2006. City Council approved the preliminary plat for Cedar Lane Addition.
10. April 25, 2011. In accordance with the City Code approval of the preliminary plat for Cedar lane Addition became null and void.
11. April 11, 2013. Planning Commission, on a vote of 8-0, recommended approval of the preliminary plat for Monterey Addition.
12. May 28, 2013. City Council approved the preliminary plat for Monterey Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat with the County Clerk.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.
5. Storm Sewers. Storm water drainage structures will be installed in accordance with approved plans and City drainage standards. A privately maintained detention facility will be utilized.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

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 included as attachments.

DEVELOPMENT COMMITTEE COMMENTS: The engineer for the developer has requested the Development Committee review the final plat for Monterey II Addition and submit it to City Council for consideration.

The final plat consists of 13 acres. There are fifty-five (55) single family lots within the development. There are approximately sixty-five (65) remaining lots to be platted.

The developer will be required to deed park land to the City prior to the final plat being filed of record with the Cleveland County Clerk.

The developer will pay a traffic impact fee in the amount of \$6,624.20 prior to filing the final plat.

The final plat is consistent with the approved preliminary plat.