



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: FP-1213-34**

**File ID:** FP-1213-34                      **Type:** Final Plat                      **Status:** Consent Item

**Version:** 1                                      **Reference:** Item No. 23                      **In Control:** City Council

**Department:** Public Works                      **Cost:**                                      **File Created:** 03/14/2013  
Department

**File Name:** St. James Park Section 5 Final Plat                      **Final Action:**

**Title:** CONSIDERATION OF A FINAL PLAT FOR ST. JAMES PARK ADDITION, SECTION 5, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTRAINED THEREIN. (GENERALLY LOCATED ON THE EAST SIDE OF 24TH AVENUE S.E. APPROXIMATELY ONE-HALF MILE SOUTH OF STATE HIGHWAY NO. NINE)

**Notes:** ACTION NEEDED: Motion to approve or reject the final plat for St. James Park Addition, Section 5; and, if approved, accept the public dedications contained within the plat, 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 improvements, and direct the filing of the final plat.

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

**Agenda Date:** 09/09/2014

**Agenda Number:** 23

**Attachments:** Location Map, Final Plat, Staff Report, Prelim Plat,  
4-11-13 PC Minutes

**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	04/11/2013					

### Text of Legislative File FP-1213-34

Body

**BACKGROUND:** This item is a final plat for St. James Park Addition, Section 5, and is generally located on the east side of 24th Avenue S.E. approximately one-half mile south of State Highway 9. This property consists of 28.32 acres and seventy-seven (77) single-family residential lots. Three common open space lots in Block "A" contain a storm water detention facility which consists of 5.63 acres. There are four hundred twelve (412) single-family lots remaining undeveloped within the preliminary plat for St. James Park Addition.

City Council, at its meeting of August 23, 2003, adopted Ordinance No. O-0203-59, placing this property in R-1, Single Family Dwelling District and removing it from A-2, I-Light Industrial District and RM-2, Low Density

Apartment District. City Council approved a revised preliminary plat at its meeting of March 12, 2013. Planning Commission, on April 11, 2013, approved the final plat for St. James Park Addition, Section 5.

**DISCUSSION:** Public improvements consist of water mains with fire hydrants, sanitary sewer, drainage, street and sidewalk improvements. Public improvements are under construction. Park land requirements have been fulfilled.

**STAFF RECOMMENDATIONS:** The final plat is consistent with the approved preliminary plat. Based upon the above information, Staff recommends approval of the final plat, acceptance of the public dedications and the filing of the final plat subject to completion of public improvements receipt of \$3,184.50 for traffic impact fees. The Development Committee must accept all required public improvements or bonds/cash sureties securing public improvements contained therein and authorize the Mayor to sign the final plat and required bonds for St. James Park Addition, Section 5.