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PRELIMINARY PLAT  
PP-1415-3

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ITEM NO. 8b

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### **STAFF REPORT**

**ITEM:** Consideration of a Preliminary Plat for BOX ACRES ADDITION (Formerly known as Norman Rural Certificate of Survey No. COS-0304-3 for Alexander Acres, Tract B).

**LOCATION:** Generally located on the north side of West Franklin Road approximately 1/3 mile east of 24<sup>th</sup> Avenue N.W.

#### **INFORMATION:**

1. Owner. Mark Cochran and Elizabeth George
2. Developer. Mark Cochran and Elizabeth George
3. Surveyor. Cardinal Engineering

#### **HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the City limits.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. August 14, 2013. Planning Commission, on a vote of 7-0, recommended to City Council that Norman Rural Certificate of Survey No. COS-0304-3 for Alexander Acres be approved.
5. October 14, 2003. City Council approved Norman Rural Certificate of Survey COS-0304-3 for Alexander Acres.
6. November 6, 2003. Norman Rural Certificate of Survey No. COS-0304-3 for Alexander Acres was filed of record with the Cleveland County Clerk.
7. September 11, 2014. The applicant has submitted a request to the Planning Commission for placing this property in the RE, Residential Estates District and removing it from A-2, Rural Agricultural District.

**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 City acceptance of street improvements.
3. Sanitary Sewers. Individual private sanitary sewer systems for each lot will be installed in accordance with City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks are not required in RE zoned developments.
5. Storm Sewers. Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards.
6. Streets. The interior street will be constructed in accordance with approved plans and City paving standards for Residential Estates. Franklin Road is classified as an all weather road. In accordance with Section 19-607 of the subdivision regulations if a residential estates development does not access the section line road with private driveways from the individual lots, the development is excluded from public improvements.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
8. Limits of No Access. A note has been placed on the preliminary plat that Franklin Road will have no access from the individual lots that are backing or siding up to it.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.
3. Park Land Dedication. Park land dedication is not required for RE zoned development.

**SUPPLEMENTAL MATERIAL:** Copies of the location map and preliminary plat are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** This proposal consists 8.9 acres after the dedication of public right-of-way for Franklin Road. There are four (4) proposed lots consisting of two (2) acres or greater. Staff recommends approval of the preliminary plat for Box Acres Addition.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for Box Acres Addition to City Council.

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