



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: FP-1516-10**

**File ID:** FP-1516-10

**Type:** Final Plat

**Status:** Consent Item

**Version:** 1

**Reference:** Item 19

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 10/07/2015

**File Name:** Final Plat for Eagle Cliff South Addition, Section 5

**Final Action:**

**Title:** CONSIDERATION OF A FINAL PLAT FOR EAGLE CLIFF SOUTH ADDITION, SECTION 5, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ONE-HALF MILE SOUTH OF CEDAR LANE AND ONE-HALF MILE WEST OF 12TH AVENUE S.E.)

**Notes:** ACTION NEEDED: Motion to approve or reject the final plat for Eagle Cliff South Addition, Section 5; and, if approved, accept the public dedications contained therein, 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 receipt of a traffic impact fee in the amount of \$5,849.87 for traffic impact fees, and direct the filing of the final plat.

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

**Agenda Date:** 10/27/2015

**Agenda Number:** 19

**Attachments:** Location map, Final Plat, Preliminary Plat, Eagle Cliff South - Staff Report, Application

**Project Manager:** Ken Danner, Subdivision Development Manager

**Entered by:** rachel.warila@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File FP-1516-10

body

**BACKGROUND:** This item is a final plat for Eagle Cliff South Addition, Section 5, and is generally located one-half mile south of Cedar Lane Road and one-half mile west of 12th Avenue S.E.

City Council, at its meeting of October 14, 2003, adopted Ordinance O-0304-16 placing this property in the R-1, Single Family Residential District. City Council, at its meeting of July 10, 2012, approved the preliminary plat for Eagle Cliff South Addition. The City Development Committee, at its meeting of October 9, 2015, reviewed and approved the program of public improvements and the final plat for Eagle Cliff South Addition, Section 5 and recommended that the final plat be submitted to City Council for consideration.

This final plat consists of 24.39 acres with 79 single family residential lots and two (2) large common areas.

With the previous platting of Sections 1 through 4, there are 167 single family residential lots filed of record. There are approximately twenty (20) residential lots remaining to be final platted in Eagle Cliff South Addition. There are 246 total lots in the development.

**DISCUSSION:** Construction plans have been reviewed for the required public improvements for this property. These improvements consist of water mains with fire hydrants, sanitary sewer mains, paving, drainage, and sidewalks.

A fee in lieu of park land has been negotiated with City staff and the owner/developer. A fee in the amount of \$6,468.13 has been paid by the owner/developer.

**STAFF RECOMMENDATION:** The final plat is consistent with the approved preliminary plat with the exception of a public street extending to the west property line. This will allow access to potential land locked property. Based on the above information, staff recommends acceptance of the public dedications, approval of the final plat and filing of the final plat subject to completion of public improvements, and receipt in the amount of \$5,849.87 for traffic impact fees.