

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1920-2

DATE:
November 20, 2019

ITEM: Consideration of a Final Plat for CARRINGTON PLACE ADDITION, SECTION 14.

LOCATION: Generally located one-quarter mile south of West Franklin Road and one-half mile west of 36th Avenue N.W.

INFORMATION:

1. Owners. Carrington Place, LLC.
2. Developer. Carrington Place, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City Limits.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
3. May 6, 1999. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended parkland dedication for Carrington Place Addition.
4. May 13, 1999. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in R-1 and removed from A-2 zoning classification.
5. May 13, 1999. Planning Commission, on a vote of 6-0, approved the preliminary plat for Carrington Place Addition.
6. June 22, 1999. City Council adopted Ordinance No. 0-9899-40 placing this property in R-1 and removing it from A-2 zoning classification.
7. January 9, 2003. Planning Commission, on a vote of 6-1-1, recommended approval of the revised preliminary plat for Carrington Place Addition.
8. February 11, 2003. City Council approved the revised preliminary plat for Carrington Place Addition.

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HISTORY (con't):

9. April 1, 2004. The Norman Board of Parks Commissioners, on a vote of 7-2, recommended park land for Carrington Place Addition.
10. April 8, 2004. Planning Commission, on a vote of 6-0, recommended to City Council that the revised preliminary plat for Carrington Place Addition be approved.
11. June 22, 2004. City Council approved an amendment to the Northwest Sanitary Sewer Solution to include a portion of this property in that solution.
12. June 22, 2004. City Council approved the revised preliminary plat for Carrington Place Addition.
13. March 2, 2006. The Norman Board of Parks Commissioners, on a vote of 6-1, recommended park land for Carrington Place Addition.
14. March 9, 2006. Planning Commission, on a vote of 6-0-1, recommended to City Council that the revised preliminary plat for Carrington Place Addition be approved.
15. May 9, 2006. City Council approved the revised preliminary plat for Carrington Place Addition.
16. May 9, 2011. The approval of the revised preliminary plat for Carrington Place Addition became null and void.
17. December 8, 2011. Planning Commission, on a vote of 8-0, recommended to City Council that the revised preliminary plat for Carrington Place Addition be approved.
18. January 10, 2012. City Council approved the revised preliminary plat for Carrington Place Addition.
19. January 10, 2019. The approval of the preliminary plat for Carrington Place Addition became null and void.
20. August 8, 2019. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Carrington Place Addition be approved.
21. September 24, 2019. City Council approved the preliminary plat for Carrington Place Addition.

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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.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.
5. Storm Sewers. Stormwater and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately maintained detention facilities.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards.
8. Water Main. 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 attached.

DEVELOPMENT COMMITTEE COMMENTS: The engineer for the developer has requested the Development Committee review the final plat for Carrington Place Addition, Section 14 and submit it to City Council for consideration.

The final plat consists of 29.09 acres and fifty (50) single-family residential lots. With the previous platting of Sections 1 through 13, there are 468 single family residential lots filed of record. There are approximately 9 residential lots remaining to be final platted in Carrington Place Addition after this final plat. There are 527 total single-family residential lots and two (2) undeveloped commercial lots in the subdivision.

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A warranty deed for park land will be required prior to the filing of the final plat.

Traffic impact fee in the amount of \$3,599.42 will be required to be submitted prior to filing the final plat.

The final plat is consistent with the approved preliminary plat