

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1516-10

DATE:
October 9, 2015

ITEM: Consideration of a Final Plat for EAGLE CLIFF SOUTH ADDITION, SECTION 5.

LOCATION: Generally located one-half mile south of Cedar Lane Road and one-half mile west of 12th Avenue S.E.

INFORMATION:

1. Owner. Farzaneh Development, L.L.L.P.
2. Developer. Farzaneh Development, L.L.L.P.
3. Engineer. SMC Consulting Engineers, PC.

HISTORY:

1. August 7, 2003. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended fee in lieu of park land for Eagle Cliff South Addition.
2. August 14, 2003. Planning Commission, on a vote of 5-0-2, recommended to City Council to amend the NORMAN 2020 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area Designation.
3. August 14, 2003. Planning Commission, on a vote of 5-0-2, recommended to City Council that a portion of this property be placed in R-1 and removed from A-2 zoning classification.
4. August 14, 2003. Planning Commission, on a vote of 5-0-2, recommended to City Council that the preliminary plat for Eagle Cliff South Addition be approved.
5. October 14, 2003. City Council amended the NORMAN 2020 Land Use and Transportation Plan from Future Service Area to Current Urban Service Area Designation.
6. October 14, 2003. City Council adopted Ordinance No. O-0304-16, placing this property in R-1 zoning classification and removing it from A-2 zoning classification.
7. October 14, 2003. City Council approved the preliminary plat for Eagle Cliff South Addition.

HISTORY (Con't)

8. October 14, 2008. Approvals of the preliminary plat became null and void.
9. May 10, 2012. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Eagle Cliff South Addition be approved.
10. July 10, 2012. City Council approved the preliminary plat for Eagle Cliff South 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.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. A lift station has been constructed and will be utilized by this development. The future lot owners will contribute to the maintenance of the City owned lift station.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.
5. Storm Sewers. It has been determined with the location of this property in lower drainage basin, a fee in lieu of detention will be utilized. Although storm water will be conveyed to an improved pond to be used as an amenity for the Property Owners Association, it is not intended for the requirement of detention.
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 State 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. All 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 Eagle Cliff South Addition, Section 5 and submit it to City Council for consideration.

The final plat consists of 24.39 acres, seventy-nine (79) single-family lots and two (2) large common areas. There are approximately twenty (20) remaining lots to be platted.

The owner has paid park land fee in the amount of \$4,468.13.

Traffic impact fee in the amount of \$5,849.87 will be required to be submitted prior to filing the final plat.

The final plat is consistent with the approved preliminary plat with the exception of a stub out street located in the northwest corner of the property providing access to and from the property to the west.