



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: FP-2021-3**

**File ID:** FP-2021-3                      **Type:** Final Plat                      **Status:** Consent Item

**Version:** 1                                      **Reference:** Item 19                      **In Control:** City Council

**Department:** Public Works                      **Cost:**                      **File Created:** 09/28/2020  
Department

**File Name:** Final Plat for Eagle Cliff South Addition, Section 7                      **Final Action:**

**Title:** CONSIDERATION OF A FINAL PLAT FOR EAGLE CLIFF SOUTH ADDITION, SECTION 7, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ONE-HALF MILE SOUTH OF CEDAR LANE ROAD AND ONE-QUARTER MILE WEST OF 12TH AVENUE S.E.)

**Notes:** ACTION NEEDED: Motion to approve or reject the final plat for Eagle Cliff South Addition, Section 7; 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 \$1,512 for traffic impact fees and \$1,637.50 for park land fees, and direct the filing of the final plat.

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

**Agenda Date:** 10/13/2020

**Agenda Number:** 19

**Attachments:** Location Map, Final Plat Eagle Cliff Section 7,  
Preliminary Plat Eagle Cliff Section 7, Staff Report  
Eagle Cliff Section 7

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

**Entered by:** brenda.gomez@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File FP-2021-3

body

**BACKGROUND:** This item is a final plat for Eagle Cliff South Addition, Section 6, 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 No. O-0304-16 placing this property in the R-1, Single Family Residential District. City Council, at its meeting of November 10, 2015, approved the revised preliminary plat for Eagle Cliff South Addition. The City Development Committee, at its meeting of June 13, 2016, reviewed and approved the program of public improvements and the final plat for Eagle Cliff South Addition, Section 6 and recommended that the final plat be submitted to City Council for consideration.

This final plat consists of 4.73 acres with 20 single family residential lots and one (1) large common area. With the previous platting of Sections 1 through 5, there are 246 single family residential lots filed of record. There are 266 total lots in the development. This development concludes the area of Eagle Cliff South that has been preliminary platted.

**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 fee in the amount of \$1,637.50 has been negotiated with City staff and the owner/developer.

**STAFF RECOMMENDATION:** The final plat is consistent with the approved revised preliminary plat. 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 \$1,512.00 for traffic impact fees and \$1,637.50 for park land fees prior to filing the final plat.