



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Master

File Number: FP-1213-38

File ID: FP-1213-38

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item No. 13

In Control: Planning
Commission

Department: Public Works
Department

Cost:

File Created: 04/10/2013

File Name: Summit Valley 2 Final Plat

Final Action:

Title: CONSIDERATION OF A FINAL PLAT FOR SUMMIT VALLEY ADDITION, SECTION 2, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED NORTH OF STATE HIGHWAY NO. 9 AND 36TH AVENUE S.E. - A CLOSED SECTION)

Notes: ACTION NEEDED: Motion to approve or reject the final plat for Summit Valley Addition, Section 2; 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 warranty deed for park land dedication requirements, and direct the filing of the final plat.

ACTION TAKEN: _____

Agenda Date: 11/26/2013

Agenda Number: 13

Attachments: Text File Final Plat.pdf, SummitValleySec2 Location Map, Summit Valley 2 Final Plat, Summit Valley 2 Staff Report, Summit Valley Prelim, 5-9-13 PC Minutes - FP-1213-38

Project Manager: Ken Danner, Subdivision Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	05/09/2013					

Text of Legislative File FP-1213-38

body

BACKGROUND: This item is a final plat for Summit Valley Addition, Section 2 and is generally located north of State Highway No. 9 on the west side of 36th Avenue S.E.

City Council, at its meeting of March 13, 2001, adopted Ordinance No. O-0001-33, placing a portion of this property in R-1, Single Family Dwelling District. City Council, at its meeting of June 21, 2011, approved the revised preliminary plat for Summit Valley Addition. Planning Commission, on May 9, 2013, approved the final plat for Summit Valley Addition, Section 2. The final plat consists of 12.89 acres. Within this final plat there are

52 proposed single-family residential lots and 1 common area/green belt area. Summit Valley Addition, Section 1, consisted of 99 single family residential lots, 1 commercial lot and 7 open space area lots. The revised preliminary plat for Summit Valley Addition was approved by City Council at its meeting of August 27, 2013. At such time as this final plat is filed of record, there will be a total of 151 residential lots. There are 237 lots remaining in the development for Summit Valley Addition and 692 residential lots and 6 commercial lots remaining in Bellatona Addition. At such time as half of the combined development is platted, the developer will be responsible to pay traffic impact fees related to the new traffic signal at the intersection of State Highway No. 9 and 36th Avenue S.E., unless the Oklahoma Department of Transportation completes the installation of this signal as part of the State Highway No. 9 improvements before such time.

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

The Flood Plain Permit Committee approved Flood Plain Permit No. 581 on May 14, 2013 for a portion of water line, storm sewer, sanitary sewer line and paving improvements. This approval is the renewal of Flood Plain Permit No. 521 that expired March 16, 2011.

STAFF RECOMMENDATION: The final plat is consistent with the approved 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, receipt of a warranty deed for park land. The City of Norman Development Committee must accept all required public improvements or bonds/cash sureties securing public improvements. This action authorizes the Mayor to sign the final plat and bonds.