
PRELIMINARY PLAT
PP-1213-14

ITEM NO. 11

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for MONTEREY ADDITION, (previously a part of the preliminary plat for Cedar Lane Addition).

LOCATION: Located at the southeast corner of the intersection of 12th Avenue S.E. and Cedar Lane Road.

INFORMATION:

1. Owners. Monterey Development Company, LLC
2. Developer. Monterey Development Company, LLC
3. Engineer. Cardinal Engineering

HISTORY:

1. November 3, 2005. The Norman Board of Parks Commissioners reviewed the preliminary plat for Cedar Lane Addition and, on a vote of 6-0, recommended park land.
2. February 9, 2006. The owners made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area and from Very Low Density Residential to Low Density Residential and Commercial Designations.
3. July 14, 2005. The owners made a request to place this property in the R-1, Single Family Dwelling District and remove it from A-2, Rural Agricultural District zoning classification.
4. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council the amending of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area Designation and from Very Low Density Residential to Low Density Residential Designation.
5. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in R-1, Single Family Dwelling District and removed from A-2, Rural Agricultural District zoning classification.

6. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Cedar Lane Addition be approved.
7. April 25, 2006. City Council amended the Norman 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area Designation and from Very Low Density Residential to Low Density Residential Designation.
8. April 25, 2006. City Council adopted Ordinance No. O-0506-16 placing this property in R-1, Single Family Dwelling District and removed from A-2, Agricultural District zoning classification.
9. April 25, 2006. City Council approved the preliminary plat for Cedar Lane Addition.
10. April 25, 2011. In accordance with the City Code approval of the preliminary plat for Cedar lane Addition became null and void.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer improvements will be constructed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each residential lot prior to occupancy.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be constructed for the conveyance of storm water. A property owners association will be established for the maintenance of the detention facilities.
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 Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of 30.93 acres, 120 residential lots and one common area. The owners propose open space areas throughout the development that will be maintained by a Mandatory Property Owners Association. There is an active oil well within this development. Phasing of the development will take this oil well into consideration.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Monterey Addition to the City Council.

ACTION TAKEN: _____