

SHORT FORM PLAT  
SFP-1415-4

ITEM NO. 6

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**STAFF REPORT**

**ITEM:** Consideration of a Short Form Plat No. SFP-1415-4, LOTS 6 and 7, BLOCK 1, SMOKING OAKS SOUTH ADDITION. (Formerly known as Short Form Plat No. SFP-9495-1).

**LOCATION:** Located at 2904 Cynthia Circle  
**INFORMATION:**

1. Owners. Bill Hartsock
2. Developer. Bill Hartsock
3. Surveyor. Crafton Tull

**HISTORY:**

1. October 12, 1965. City Council adopted Ordinance No. 1823 placing a portion of this property in R-1, Single Family Dwelling District.
2. June 28, 1977. City Council approved the final plat for Smoking Oaks South Addition.
3. December 8 1977. The final plat for Smoking Oaks South Addition was filed of record with the Cleveland County Clerk.
4. April 10, 1984. City Council adopted Ordinance No. O-8384-102 placing a portion of the property in PL, Private Park land designation.
5. July 14, 1994. Planning Commission, on a vote of 8-0-1, approved Short Form Plat No. SFP-9495-1, Lot 7 and part of Lot 8, Block 1, Smoking Oaks South Addition.
6. July 15, 1994. Short Form Plat No. SFP-9495-1, Lot 7 and part of Lot 8, Block 1, Smoking Oaks South Addition was filed of record with the Cleveland County Clerk.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer mains are existing.
3. Sidewalks. Sidewalks are existing.

4. Drainage. Drainage is existing.
5. Streets. Cynthia Circle is existing.
6. Water Mains. Water mains are existing.

**PUBLIC DEDICATIONS:**

1. Easements. Easements were dedicated with the final plat for Smoking Oaks South Addition.
2. Rights-of-Way. Street right-of-way was dedicated with the final plat for Smoking Oaks South Addition.

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

**STAFF COMMENTS AND RECOMMENDATION.** The owner has purchased an additional lot, Lot 6, Block 1, Smoking Oaks South Addition and intends to remove the existing structure on the lot. In addition his overall plan is to remove his existing structure and construct a large single family residence covering what are currently two lots. Also, he desires to bring all of his ownership under one legal description. Staff recommends approval of Short Form Plat No. SFP-1415-4 for Lot 6 and Lot 7, Block 1, Smoking Oaks South Addition.

**ACTION NEEDED:** Approve or disapprove Short Form Plat No. SFP-1415-4; Lots 6 and 7, Block 1, Smoking Oaks South Addition; and, if approved, direct the filing thereof with the Cleveland County Clerk.

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