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PRELIMINARY PLAT

ITEM NO. 5

PP-1314-11

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**STAFF REPORT**

**ITEM:** Consideration of a Preliminary Plat for FLAMING OAKS ESTATES ADDITION (A Replat of Lot 11, Block 2, Flaming Oaks Estates Addition).

**LOCATION:** Located at 1108 Flaming Oaks Drive (Northeast corner of the intersection of East Lindsey Street and 60<sup>th</sup> Avenue S.E.)

**INFORMATION:**

1. Owner. Lloyd and Sue Rayl
2. Developer. Lloyd and Sue Rayl
3. Surveyor. Converse Surveying

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the City limits.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.
4. July 13, 1972. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in RE, Residential Estates and removed from A-2, Rural Agricultural District.
5. August 1, 1972. City Council adopted Ordinance No. O-7172-10 placing this property in RE, Residential Estates and removing from A-2, Rural Agricultural District
6. September 21, 1972. Planning Commission, on a vote of 8-0, approved the preliminary plat for Flaming Oaks Estates Addition.
7. April 12, 1973. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat for Flaming Oaks Estates Addition be approved.

8. May 1, 1973. City Council approved the final plat for Flaming Oaks Estates Addition.
9. May 4, 1973. The final plat for Flaming Oaks Estates Addition was filed of record with the Cleveland County Clerk.

**IMPROVEMENT PROGRAM:**

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing private sanitary sewer system serving 1108 Flaming Oaks Drive.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is existing private water well serving 1108 Flaming Oaks Drive.
4. Streets. East Lindsey Street and 60<sup>th</sup> Avenue S.E. are existing. The interior private street of Flaming Oaks Drive is existing and will not be maintained by the City of Norman.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements have been dedicated to the City on the final plat for Flaming Oaks Estates Addition.
2. Rights-of-Way. All required rights-of-way have been dedicated to the City on the final plat for Flaming Oaks Estates Addition.
3. Flood Plain. Lot 11C has a small portion of flood plain located in the southwest portion of the property. With building setback requirements, no structures could be built in this area.

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

**STAFF COMMENTS AND RECOMMENDATION:** This property is in the RE, Residential Estates District that allows two (2) acre lots. When Lot 11, Block 2 was originally platted it was platted as an 8.12 acre lot. The owners are proposing to create two (2) additional lots for a total of three (3) lots. Lot 11A has an existing house on the property that remains. The proposed Lots 11B and 11C are vacant. The Home Owner Association has reviewed this proposal and is satisfied with it. Staff recommends approval of the preliminary plat for Flaming Oaks Estates Addition, a Replat of Lot 11, Block 2, Flaming Oaks Estates Addition.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for Flaming Oaks Estates Addition, a Replat of Lot 11, Block 2, Flaming Oaks Estates Addition.

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