

SHORT FORM PLAT
SFP-1213-3

ITEM NO. 8

STAFF REPORT

ITEM: Consideration of a Short Form Plat No. SFP-1213-3, LOT 9A, BLOCK 1, THE TRAILS ADDITION, SECTION 3

LOCATION: Located at 2018 Morning Dew Trail (west of McGee Drive/Imhoff Road and west of State Highway No. 9)

INFORMATION:

1. Owners. Jake Noles
2. Developer. Jake Noles
3. Engineer. Crafton Tull

HISTORY:

1. May 10, 1979. Planning Commission, on a vote of 9-0, recommended to the City Council that this property be placed in R-1, Single Family Dwelling District and removed from A-2, Rural Agricultural District.
2. May 10, 1979. Planning Commission, on a vote of 9-0, approved the preliminary plat for The Trails Addition.
3. June 5, 1979. City Council adopted Ordinance No. O-7879-60 placing this property in R-1, Single Family Dwelling District and removing it from A-2, Rural Agricultural District.
4. July 5, 1979. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended fee in lieu of park land dedication.
5. January 9, 1981. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat for The Trails Addition, Section 3, be approved.
6. March 31, 1981. City Council approved the final plat for The Trails Addition, Section 3.

HISTORY (con't)

7. May 6, 1982. The final plat for The Trails Addition, Section 3 was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Drainage. Drainage is existing.
3. Sanitary Sewer. Sanitary sewer is existing.
4. Sidewalks. Sidewalks are existing.
5. Streets. Streets are existing.
6. Water Mains. Water mains are existing.

PUBLIC DEDICATIONS:

1. Easements. Easements were dedicated with the filed final plat.
2. Rights-of-Way. All street rights-of-way were dedicated with the filed final plat.

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 additional land from The Trails Golf Course. Although the property contains flood plain and a utility easement, with the filing of the Short Form Plat, the rear buildings line will be relocated allowing the ability to expand the existing structure. Staff recommends approval of Short Form Plat No. SFP-1213-3 for Lot 9A, Block 1, The Trails Addition, Section 3.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SFP-1213-3; Lot 9A, Block 1, The Trails Addition, Section 3, and direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____