
SHORT FORM PLAT
SFP-1718-2

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of a Short Form Plat No. SFP-1718-2, **LOT 2, BLOCK 7, MARLATT SUBDIVISION.**

LOCATION: 3714 N.W. Pioneer Street (southwest of 36th Avenue N.W. and Indian Hills Road).

INFORMATION:

1. Owners. Justin Beddo
2. Developer. Justin Beddo
3. Surveyor. David Louy

HISTORY:

1. November 4, 1959. The final plat for Blocks 2,3,4,5,6 & 7, Marlatt Subdivision was filed of record with the Cleveland County Clerk
2. December 12, 1961. City Council adopted Ordinance No. 1320 annexing this property into the City of Norman.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in R-1, Single-Family Dwelling District.
4. September 12, 2017. City Council approved Resolution No. R-1718-43 to exempt street paving and sidewalks in connection with N.W. Pioneer Street.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Private sanitary systems will be installed in accordance with ODEQ and City standards.
3. Drainage. Drainage is existing.
4. Sidewalks. City Council, at its meeting of September 8, 2017, approved Resolution No. R-1718-43 exempting sidewalks adjacent to 3714 N.W. Pioneer Street.

5. Streets. N.W. Pioneer Street is existing. City Council approved Resolution No. R-1718-43 exempting additional street improvements for N.W. Pioneer Street.
6. Water Mains. Water mains are existing.

PUBLIC DEDICATIONS:

1. Easements. Easements are existing.
2. Rights-of-Way. Street rights-of-way are existing.
3. Flood Plain. The property contains flood plain however there are no proposed structures within the flood plain.
4. WQPZ. The property contains Water Quality Protection Zone (WQPZ). There are no proposed structures or private sanitary sewer systems to be located within the WQPZ.
5. Covenants. Covenants addressing the WQPZ have been approved as to form by City Legal staff.

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

STAFF COMMENTS AND RECOMMENDATION. This property consists of one (1) single-family residential lot. The owner is proposing to create a total of two (2) lots. The property consists of 2.29 acres. The existing structures are proposed to be removed from the property. Staff recommends approval of Short Form Plat No. SFP-1718-2 for Lot 2, Block 7, Marlatt Subdivision.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SFP-1718-2; Lot 2, Block 7, Marlatt Subdivision; and, if approved, direct the filing thereof with the Cleveland County Clerk including the filing of covenants addressing the WQPZ.

ACTION TAKEN: _____