

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1718-2

DATE:
August 8, 2017

STAFF REPORT

ITEM: Consideration of a Final Plat for COBBLESTONE CREEK V ADDITION.

LOCATION: Generally located one-half mile south of Cedar Lane Road and east of 12th Avenue S.E.

INFORMATION:

1. Owner. CCDG, L.L.C.
2. Developer. CCDG, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. April 4, 2002. The Norman Board of Parks Commissioners recommended fee in lieu of parkland for Cobblestone Creek II Addition.
2. April 11, 2002. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the Current Urban Service Area Designation and removed from the Future Urban Service Area Designation.
3. April 11, 2002. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in R-1 and removed from A-2, Rural Agricultural District.
4. April 11, 2002. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Cobblestone Creek II Addition be approved.
5. May 28, 2002. City Council amended the NORMAN 2020 Land Use and Transportation Plan from Urban Service Area Designation to Current Urban Service Area Designation.
6. May 28, 2002. City Council adopted Ordinance No. O-0102-47 placing this property in R-1, Single Family Dwelling District and removing it from A-2, Rural Agricultural District.
7. May 28, 2002. City Council approved the preliminary plat for Cobblestone Creek Addition.

8. May 28, 2007. Approvals of the preliminary plat for Cobblestone Creek II Addition became null and void.
9. May 10, 2012. Planning Commission, on a vote of 8-0, postponed the preliminary plat for Cobblestone Creek Addition at the request of the applicant.
10. June 14, 2012. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Cobblestone Addition be approved.
11. August 14, 2012. City Council approved the preliminary plat for Cobblestone Creek Addition.
12. August 13, 2015. Planning Commission, on a vote of 8-0, recommended to City Council that the revised preliminary plat for Cobblestone Creek Addition be approved.
13. September 22, 2015. City Council approved the revised preliminary plat for Cobblestone Creek Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Norman Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing any final plat with the County Clerk.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.
5. Storm Sewers. Storm water drainage structures will be installed in accordance with approved plans and City drainage standards. A privately maintained detention facility located at the golf course area will be utilized.
6. Streets. Augusta Drive will be constructed in accordance with approved plans and City paving standards. An existing temporary access from Sawgrass Drive to 12th Avenue S.E. will be removed with the construction of Augusta Drive.
7. Water Mains. A water main will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

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

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

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee review the final plat for Cobblestone Creek V Addition and submit it to City Council for its consideration.

This property consists of 2.42 acres and ten (10) single-family residential lots. There have been 229 single-family residential lots filed of record with Sections 1 through 5. With this final plat, all of the R-1, Single-Family Dwelling District will be completed.

A fee in the amount of \$818.75 has been negotiated for fee in lieu of park land dedication.

Traffic impact fee in the amount of \$278.71 will be required prior to filing the final plat.

The final plat is consistent with the preliminary plat.