

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2021-3

DATE:
August 27, 2020

ITEM: Consideration of a Final Plat for EAGLE CLIFF SOUTH ADDITION, SECTION 7.

LOCATION: Generally located three-fourths mile south of Cedar Lane Road on the west side of 12th Avenue S.E.

INFORMATION:

1. Owner. Shaz Investment Group.
2. Developer. Shaz Investment Group.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1315 annexing a portion of this property into the Corporate City Limits.
2. October 21, 1961. City Council adopted Ordinance No. 1318 annexing the remainder of this property into the Corporate City Limits.
3. December 19, 1961. Planning Commission recommended to City Council that this property be placed in the A-2, Rural Agricultural District.
4. January 23, 1962. City Council adopted Ordinance No. 1319 placing this property in A-2, Rural Agricultural District.
5. March 13, 1986. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in the A-1, General Agricultural District and removed from the A-2, Rural Agricultural District.
6. April 8, 1986. City Council adopted Ordinance No. O-8586-55 placing this property in the A-1, General Agricultural District and removing it from the A-2, Rural Agricultural District.
7. August 7, 2003. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended fee in lieu of park land for Eagle Cliff South Addition.

HISTORY (CON'T)

8. August 14, 2003. Planning Commission, on a vote of 5-0-2, recommended to City Council amending the NORMAN 2020 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area Designation for a portion of the property.
9. August 14, 2003. Planning Commission, on a vote of 5-0-2, recommended to City Council that a portion of this property be placed in R-1, Single-Family Dwelling District and removed from A-1, General Agricultural District.
10. August 14, 2003. Planning Commission, on a vote of 5-0-2, recommended to City Council that the preliminary plat for Eagle Cliff South Addition be approved.
11. October 14, 2003. City Council amended the NORMAN 2020 Land Use and Transportation Plan to place a portion of this property in the Current Service Area Designation and removing it from the Future Service Area Designation.
12. October 14, 2003. City Council adopted Ordinance No. O-0304-16 placing a portion of this property in the R-1, Single-Family Residential and removing it from A-1, General Agricultural District.
13. October 14, 2003. City Council approved the preliminary plat for Eagle Cliff South Addition.
14. October 14, 2008. Approval of the preliminary plat became null and void.
15. May 10, 2012. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Eagle Cliff South Addition be approved.
16. July 10, 2012. City Council approved the preliminary plat for Eagle Cliff South Addition.
17. October 8, 2015. Planning Commission, on a vote of 6-0, recommended to City Council that the revised preliminary plat for Eagle Cliff South Addition be approved.
18. November 10, 2015. City Council approved the revised preliminary plat for Eagle Cliff South Addition.
19. August 8, 2019. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan placing a portion of this property in the Current Service Area and removing it from Future Service Area.

HISTORY (CON'T)

20. August 8, 2019. The applicant has made a request to place a portion of this property in the R-1, Single-Family Residential District and removing it from the A-1, General Agricultural District.
21. October 8, 2015. Planning Commission, on a vote of 6-0, recommended to City Council that a variance in the cul-de-sac length for Caracara Drive/Caracara Court and the preliminary plat for Eagle Cliff South Addition be approved.
22. November 10, 2015. City Council approved a variance in the cul-de-sac length for Caracara Drive/Caracara Court and the preliminary plat for Eagle Cliff South Addition.
23. August 8, 2019. Planning Commission, on a vote of 9-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan placing a portion of this property in the Current Service Area and removing it from Future Service Area.
24. August 8, 2019. Planning Commission, on a vote of 9-0, recommended to City Council placing a portion of this property in the R-1, Single-Family Residential District and removing it from the A-1, General Agricultural District.
25. September 24, 2019. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing a portion of the property in the Current Service Area and removing it from Future Service Area.
26. September 24, 2019. City Council adopted Ordinance No. O-1920-5 placing a portion of the property in R-1, Single-Family Dwelling District and removing it from A-1, General Agricultural District.
27. September 24, 2019. City Council approved Contract No. K-1920-48 between Norman Utilities Authority and Shaz Investment Group, LLC, authorizing collection of a monthly lift station fee from developed lots in Eagle Cliff South, Section 7 for the operation, maintenance and replacement of the Eagle Cliff South Lift Station.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.

IMPROVEMENT PROGRAM (CON'T)

3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. A lift station has been constructed and will be utilized by this development. The future lot owners will contribute to the maintenance of the City owned lift station.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.
5. Storm Sewers. It has been determined with the location of this property in lower drainage basin, a fee in lieu of detention has been utilized.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat. A sanitary sewer easement will be required for a portion of off-plat sanitary sewer main connecting to the existing Eagle Cliff South Lift Station.
2. Rights-of-Way. All 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 as attachments.

DEVELOPMENT COMMITTEE COMMENTS: The engineer for the developer has requested the Development Committee review the final plat for Eagle Cliff South Addition, Section 7 and submit it to City Council for consideration.

The final plat consists of 7.32 acres, thirty-four (34) single-family lots. This completes what has been preliminary platted.

Park land fee in the amount of \$3,117.80 will be required to be submitted prior to filing the final plat.

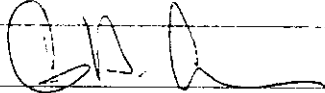
The final plat is consistent with the approved preliminary plat

APPLICATION FOR
DEVELOPMENT COMMITTEE
ACTION

Date: 08/24/2020

Part I: To be Completed by Applicant:

1. Applicant(s):
Farzaneh Development, LLLP

- Signature of Applicant(s):
Christopher D. Anderson, P.E. (as agent for applicant) 

- Telephone Number and Address:
SMC Consulting Engineers, P.C.
815 W. Main St.
Oklahoma City, OK 73106 (405) 232-7715

2. Project Name and Legal Description:
Eagle Cliff South Addition Section 7


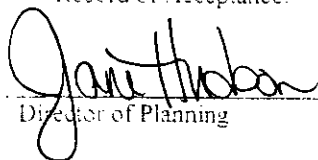
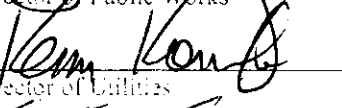
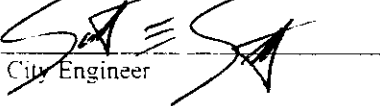

3. Action Request of Development Committee:
Approve the program of public improvements and final plat and submit the final plat to
City Council for consideration.

Part II: To Be Completed by Development Committee

Development Committee Meeting: August 27, 2020

Development Committee Findings: The engineer for the developer has requested the
Development Committee approve the program of public improvements and the
final plat for Eagle Cliff South Addition, Section 7 and submit it to the
City Council for consideration. The public improvements consist of paving,
drainage, sanitary sewer, off-plat sanitary sewer, water and sidewalks.

Development Committee Recommendations:
Submit the final plat for Eagle Cliff Addition, Section 7 to City Council for
consideration.

		Record of Acceptance:					
		Yes	No	Yes	No		
	Director of Public Works	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Director of Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Director of Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Planning Services Manager	<input type="checkbox"/>	<input type="checkbox"/>
	City Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Subdivision Development Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>