



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1213-35

File ID: FP-1213-35 **Type:** Final Plat **Status:** Consent Item

Version: 1 **Reference:** Item No. 10 **In Control:** City Council

Department: Public Works **Cost:** **File Created:** 03/14/2013
Department

File Name: St. James Park Section 6 Final Plat **Final Action:**

Title: CONSIDERATION OF A FINAL PLAT FOR ST. JAMES PARK ADDITION, SECTION 6, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ON THE WEST SIDE OF 24TH AVENUE S.E. APPROXIMATELY ONE-HALF MILE SOUTH OF STATE HIGHWAY NO. NINE)

Notes: ACTION NEEDED: Motion to approve or reject the final plat for St. James Park Addition, Section 6; and, if approved, accept the public dedications contained therein, authorize the Mayor to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements and receipt of a warranty deed for park land dedication requirements and a fee in the amount of \$2,729.85 for traffic impact fees; and direct the filing of the final plat.

ACTION TAKEN: _____

Agenda Date: 03/11/2014

Agenda Number: 10

Attachments: Location Map, Final Plat.pdf, Staff Report, Revised Preliminary Plat, 4-11-13 PC Minutes -

Project Manager: Ken Danner, Subdivision Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	04/11/2013					

Text of Legislative File FP-1213-35

Body

BACKGROUND: This item is a final plat for St. James Park Addition, Section 6, and is generally located on the west side of 24th Avenue S.E. approximately one-half mile south of State Highway No. 9. This property consists of 16.89 acres, sixty-six (66) single-family residential lots and three common open space blocks. Of the original 594 single family lots, there are four hundred twelve (412) single-family residential lots currently undeveloped within the preliminary plat for St. James Park Addition.

City Council, at its meeting of May 10, 1983, adopted Ordinance No. O-8283-89, placing a portion of this property in R-1, Single Family Dwelling District and removing it from I-1, Light Industrial District. City Council at

its meeting of August 26, 2003, adopted Ordinance No. O-0203-59 placing the remainder of this property in R-1, Single Family Dwelling District and removing it from RM-2 (PUD), Low Density Apartment District. City Council approved the revised preliminary plat for St. James Park Addition at its meeting of March 12, 2013. Planning Commission, on April 11, 2013, approved the final plat for St. James Park Addition, Section 6.

DISCUSSION: Public improvements consist of water mains with fire hydrants, sanitary sewer, drainage, street paving and sidewalk improvements. Public improvements are under construction. A warranty deed for park land will be required prior to filing the final plat.

STAFF RECOMMENDATIONS: The final plat is consistent with the approved preliminary plat. Based upon the above information, Staff recommends approval of the final plat, acceptance of the public dedications and the filing of the final plat subject to completion of public improvements, receipt of warranty deed for public park land and receipt of \$2,729.85 for traffic impact fees. The Development Committee must accept all required public improvements or bonds/cash sureties securing public improvements contained therein and authorize the Mayor to sign the final plat and required bonds for St. James Park Addition, Section 6.