
PRELIMINARY PLAT

ITEM NO. 7

STAFF REPORT

ITEM: Consideration of a PRELIMINARY PLAT FOR EAGLE CLIFF SOUTH ADDITION, (REAPPROVAL).

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

INFORMATION:

1. Owner. Eagle Cliff Limited Partnership.
2. Developer. Eagle Cliff Limited Partnership
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. 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.
2. August 14, 2003. Planning Commission, on a vote of 5-0-2, recommended to City Council to amend the NORMAN 2020 Land Use and Transportation Plan for Future Urban Service Area to Current Urban Service Area Designation.
3. 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 and removed from A-2 zoning classification.
4. 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.
5. October 14, 2003. City Council amended the NORMAN 2020 Land Use and Transportation Plan to place this property that is sewerable in the current service area district.

6. October 14, 2003. City Council adopted Ordinance No. O-0304-16 placing the majority of this property in the R-1, single family residential and removing it from A-2, rural agricultural district.
7. October 14, 2003. City Council approved the preliminary plat for Eagle Cliff South Addition.
8. October 14, 2008. Approval of the preliminary plat became null and void.

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.
3. Sanitary Sewers. Sanitary sewer mains will be installed to serve this property in accordance with approved plans and City and State Department of Environmental Quality standards. This area is being served by an existing lift station.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.
5. Storm Sewers. Storm water runoff will be conveyed to proposed privately-maintained retention facilities to be located within the property. A mandatory Property Owner's Association will be required in order to maintain the retention ponds and open space lots.
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 will be dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.

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

STAFF COMMENTS AND RECOMMENDATION: Although all of the land within the ownership is not proposed for development at this time, Staff anticipates a revised preliminary plat in the future to include the southern boundary of the plat into a Planned Unit Development proposal. Staff recommends approval of the preliminary plat for Eagle Cliff South Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Eagle Cliff South Addition to City Council.

ACTION TAKEN: _____