

**SHORT FORM PLAT**  
SFP-1617-1

**ITEM NO. 3**

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**STAFF REPORT**

**ITEM:** Consideration of a Short Form Plat No. SFP-1617-1 for O'HARA ADDITION, (LOT 1, BLOCK 3, SMOKING OAKS SOUTH NO. 2 ADDITION).

**LOCATION:** Located at the southeast corner of the intersection of Meadow Avenue and Echo Trail

**INFORMATION:**

1. Owners. Stephanie O'Hara Living Trust, Dirk O'Hara, Trustee and O'Hara Investments, L.L.C.
2. Developer. Stephanie O'Hara Living Trust, Dirk O'Hara, Trustee and O'Hara Investments, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

**HISTORY:**

1. October 12, 1965. City Council adopted Ordinance No. 1823 annexing and placing this property in R-1, Single Family Dwelling District.
2. October 6, 1977. The Norman Board of Parks Commissioners, on a vote of 8-0 recommended fee in lieu of park land.
3. October 13, 1977. Planning Commission, on a vote of 8-0, approved the preliminary plat for Smoking Oaks South No. 2 Addition.
4. October 13, 1977. Planning Commission, on a vote of 8-0, recommended to City Council the approval of the final plat for Smoking Oaks South No. 2 Addition.
5. November 8, 1977. City Council approved the final plat for Smoking Oaks South No. 2 Addition.
6. September 5, 1978. City Council accepted the public improvements for Smoking Oaks South No. 2 Addition.
7. September 12, 1978. The final plat for Smoking Oaks South No. 2 Addition was filed of record with the Cleveland County Clerk.

8. July 10, 1980. Planning Commission, on a vote of 6-3, recommended to City Council that a portion of this property be placed in A-2, Rural Agricultural District and removed from R-1, Single Family Dwelling District.
9. July 29, 1980. City Council adopted Ordinance No. O-7980-76 placing a portion of this property in the A-2, Rural Agricultural District and removing it from R-1, Single Family Dwelling District.
10. March 8, 1984. Planning Commission, on a vote of 8-0, recommended to City Council placing a portion of this property in PL, Park Land District and removing it from A-2, Rural Agricultural District.
11. April 10, 1984. City Council adopted Ordinance No. O-8384-102 placing a portion of this property in PL, Park Land District and removing it from A-2, Rural Agricultural District.
12. April 14, 2016. The applicants have requested amending the NORMAN 2025 Land Use Plan and Transportation Plan from Park Land/Open Space to Low Density Residential Designation for a portion of this property.
13. April 14, 2016. The applicants have requested placing a portion of this property in the R-1, Single Family Dwelling District and removing it from PL, Park Land District.
14. April 14, 2016. The applicants have requested closing a 17' utility easement on the southern portion of Lot 3, Block 1, Smoking Oaks South No. 2 Addition.
15. April 14, 2016. Planning Commission, on a vote of 7-0, postponed a request to amend the NORMAN 2025 Land Use and Transportation Plan from Park Land /Open Space to Low Density Residential Designation at the request of the applicants.
16. April 14, 2016. Planning Commission, on a vote of 7-0, postponed a request to place a portion of this property in the R-1, Single Family Dwelling District and removing it from PL, Park Land at the request of the applicants.
17. April 14, 2016. Planning Commission, on a vote of 7-0, postponed a request to close a 17' utility easement on the southern portion of Lot 3, Block 1, Smoking Oaks South No. 2 Addition at the request of the applicants.
18. April 14, 2016. Planning Commission, on a vote of 7-0, postponed the preliminary plat for O'Hara Addition, a Replat of Lot 3, Block 1, Smoking Oaks South No. 2 Addition at the request of the applicants.
19. May 12, 2016. Planning Commission, on a vote of 7-0, recommended to City Council amending the NORMAN 2025 Land Use Plan and Transportation Plan from Park Land/Open Space to Low Density Residential Designation for a portion of this property.

20. May 12, 2016. Planning Commission, on a vote of 7-0, recommended to City Council placing a portion of this property in the R-1, Single Family Dwelling District and removing it from PL, Park Land District.
21. May 12, 2016. Planning Commission, on a vote of 7-0, recommended to City Council closing a 17' utility easement on the southern portion of Lot 3, Block 1, Smoking Oaks South No. 2 Addition.
22. May 12, 2016. Planning Commission, on a vote of 7-0, recommended to City Council the approval of the preliminary plat for O'Hara Addition, a Replat of Lot 3, Block 1, Smoking Oaks South No. 2 Addition.
23. July 12, 2016. City Council approved amending the NORMAN 2025 Land Use and Transportation Plan from Park Land/Open Space to Low Density Residential Designation for a portion of the property.
24. July 12, 2016. City Council adopted Ordinance No. O-1516-1 placing a portion of the property in R-1, Single Family Dwelling District and removing it from PL, Park Land District.
25. July 12, 2016. City Council adopted Ordinance No. O-1516-30 closing a 17' width platted utility easement. The utility easement has been vacated in District Court.

#### **IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer mains are existing.
3. Sidewalks. Sidewalks are existing.
4. Drainage. Drainage is existing. The developers will pay a fee in lieu of detention based on the location of the property being located in the lower basin of the Canadian River.
5. Streets. Meadow Avenue and Echo Trail are existing.
6. Water Mains. Water mains are existing.

#### **PUBLIC DEDICATIONS:**

1. Easements. A seventeen-foot width utility easement was vacated in District Court that would have been in conflict with the proposed structure. An existing side yard easement is adequate to serve the utility companies.
2. Rights-of-Way. Street rights-of-way were dedicated with the final plat for Smoking Oaks South No. 2 Addition.

3. Flood Plain. The property contains flood plain however the applicants will not encroach the flood plain with the proposed structure.

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

**STAFF COMMENTS AND RECOMMENDATION:** The applicants have purchased additional unplatted property and have rezoned it to R-1, Single Family Dwelling District and added it to Lot 1, Block 3, Smoking Oaks South No. 2 Addition. With the additional property the owners will expand the existing house into the additional property. As a result, the applicants are going through the platting process. Staff recommends approval of Short Form Plat No. SFP-1617-1 for O'Hara Addition, (Lot 1, Block 3, Smoking Oaks South No. 2 Addition).

**ACTION NEEDED:** Approve or disapprove Short Form Plat No. SFP-1617-1 for O'Hara Addition, (Lot 1, Block 3, Smoking Oaks South No. 2 Addition).

**ACTION TAKEN:** \_\_\_\_\_