
FINAL PLAT
FP-1213-19

ITEM NO. 9

STAFF REPORT

ITEM: Consideration of a Final Plat for HIGHLAND VILLAGE ADDITION, SECTION 7.

LOCATION: Generally located on the north side of Highland Village Drive approximately 1,600 feet west of Porter Avenue.

INFORMATION:

1. Owners. Highland Hills, LLC.
2. Developer. Highland Hills, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing and placing this property in A-2 zoning classification.
2. February 1, 2001. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended park land dedication for Highland Village Addition.
3. February 8, 2001. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in R-1 and removed from A-2 zoning classification.
4. February 8, 2001. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Highland Village Addition be approved.
5. March 13, 2001. City Council adopted Ordinance No. O-0001-33 placing this property in a PUD, Planned Unit Development and removing it from A-2 zoning classification.
6. March 13, 2001. City Council approved the preliminary plat for Highland Village Addition.

HISTORY, (con't):

7. August 12, 2004. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the R-1 and removed from the PUD, Planned Unit Development, zoning classification.
8. August 12, 2004. Planning Commission, on a vote of 8-0, recommended that the revised preliminary plat for Highland Village Addition be approved.
9. September 28, 2004. City Council adopted Ordinance No. O-0405-6 placing this property in R-1 and removing it from PUD zoning classification.
10. September 28, 2004. City Council approved the revised preliminary plat for Highland Village Addition.
11. September 28, 2009. The approval of the revised preliminary plat for Highland Village Addition became null and void.
12. November 12, 2009. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for Highland Village Addition.
13. February 23, 2010. City Council approved the revised preliminary plat for Highland Village Addition.

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 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 sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water runoff from this addition will be conveyed to a privately-maintained detention facility located west of the property.
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 City and State 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. All street rights-of-way are dedicated to the City on the final plat.

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

STAFF COMMENTS AND RECOMMENDATION: The owner proposes to construct approximately 40 single family residential lots. A Property Owner's Association will be formed in order to maintain open spaces and the proposed privately-maintained detention facilities. Staff recommends approval of the final plat for Highland Village Addition, Section 7.

ACTION NEEDED: Approve or disapprove the Final Plat for Highland Village Addition, Section 7.

ACTION TAKEN: _____