



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1415-20

File ID: FP-1415-20

Type: Final Plat

Status: ATS Paused

Version: 1

Reference: Item 16

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 07/29/2015

File Name: Final Plat for Bellatona Addition

Final Action:

Title: CONSIDERATION OF A FINAL PLAT FOR BELLATONA ADDITION, SECTION 1, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ON THE NORTH SIDE OF STATE HIGHWAY 9 EAST OF 36TH AVENUE S.E. WHICH IS A CLOSED SECTION)

Notes: ACTION NEEDED: Motion to approve or reject the final plat for Bellatona Addition, Section 1; 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 subject to receipt of a warranty deed for park land dedication requirements, and direct the filing of the final plat.

ACTION TAKEN: _____

Agenda Date: 08/25/2015

Agenda Number: 16

Attachments: Location map, Final plat, Final Site Development Plan, Revised Prelimi Plat-Northern, Revised Prelim Plat Southern, Revised PP - new layout, Staff Report, Application

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rachel.warila@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File FP-1415-20

body

BACKGROUND: This item is a final plat for Bellatona Addition, Section 1 and is generally located on the north side of State Highway No. 9 and east of of 36th Avenue S.E.

City Council, at its meeting of October 14, 2003, adopted Ordinance O-0304-15, placing a portion of this property in R-1, Single Family Dwelling District. City Council, at its meeting of August 23, 2013, adopted Ordinance O-1213-49 placing a portion of this property in C-1, Local Commercial District. The revised preliminary plat for Bellatona Addition with waiver of alley requirements for the commercial lots was approved by City Council at its meeting of August 27, 2013. This final plat consists of 40.12 acres and 116 single family

residential lots, 3 commercial lots and 8 common areas. There are 576 residential lots and 3 commercial lots remaining in Bellatona Addition. On March 25, 2015, the City Development Committee reviewed the program of public improvements, site plan for the commercial lots, and final plat. The submittal of the final plat to City Council for consideration was subject to the Legal Department's approval of the Declaration of Covenants. The Declaration of Covenants has been approved by the Legal Department.

DISCUSSION: Construction plans have been reviewed for the required public improvements for this property. These improvements consist of water mains with fire hydrants, sanitary sewer mains, paving, drainage and sidewalks. A warranty deed for park land dedication will be required prior to the filing of the final plat.

STAFF RECOMMENDATIONS: Prior to the submittal of the final plat, the developer obtained a new consulting engineer. As a result, modifications were made to the preliminary plat. The City Development Committee reviewed the changes and determined they provided a better design and configuration of the residential lots and their relationship with the existing contours of the land in which the natural flow of storm water occurs. No collector streets were eliminated or relocated with the revisions. Based on the above information, Staff recommends acceptance of the public dedications, approval of the final plat and filing of the final plat, subject to completion of public improvements and receipt of a warranty deed for park land. The City Development Committee will ensure completion of all required public improvements or bonds and will recommend that the Mayor sign the final plat and bonds.