

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-2021-2

DATE:  
August 27, 2020

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**ITEM:** Consideration of a Final Plat for **BELLATONA ADDITION, SECTION 3.**

**LOCATION:** Generally located north of State Highway No. 9 and east of 36<sup>th</sup> Avenue S.E.

**INFORMATION:**

1. Owner. Bellatona Development L.L.C., by Cies Properties Inc.
2. Developer. Bellatona Development L.L.C., by Cies Properties Inc.
3. Engineer. SMC Consulting Engineers, P.C.

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. O-1314 annexing this property into the Corporate City Limits.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. August 7, 2003. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended to City Council that park land dedication be required for Summit Valley Addition.
4. August 14, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that the Norman 2020 Land Use and Transportation Plan be amended from Very Low Density Residential Designation to Low Density Residential Designation.
5. August 14, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in R-1, Single Family Dwelling District and removing it from A-2, Rural Agricultural District.
6. October 14, 2003. City Council amended the Norman 2020 Land Use and Transportation Plan from Very Low Density Residential to Low Density Residential Designation.
7. October 14, 2003. City Council adopted Ordinance No. O-0304-15 placing this property in R-1, Single Family Dwelling District and removing it from A-2, Rural Agricultural District.

## **HISTORY (CON'T)**

8. October 14, 2003. City Council approved the preliminary plat for Summit Valley Addition.
9. August 14, 2008. Planning Commission, on a vote of 8-0, recommended to City Council the approval of the revised preliminary plat for Summit Valley Addition.
10. September 23, 2008. City Council approved the revised preliminary plat for Summit Valley Addition.
11. May 12, 2011. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Summit Valley Addition be approved.
12. June 21, 2011. City Council approved the preliminary plat for Summit Valley Addition.
13. June 13, 2013. Planning Commission, on a vote of 5-0, postponed consideration of the revised preliminary plat for Bellatona Addition (formerly a part of Summit Valley Addition) at the request of the applicant.
14. July 13, 2013. Planning Commission, on a vote of 6-0, recommended to the City Council that the revised preliminary plat for Bellatona Addition be approved.
15. August 27, 2013. City Council approved the revised preliminary plat for Bellatona Addition with alley waiver for the commercial property.

## **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 State Department of Environmental Quality standards. An existing lift station and off peak holding area will be utilized. The property owners association is responsible for maintenance cost of the lift station until such time it is no longer needed.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.
5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately-maintained detention facilities located throughout the property. A mandatory property owners association has been established.

### **IMPROVEMENT (CON'T)**

6. Streets. Streets will be constructed in accordance with approved plans and City paving standards.
7. Water Main. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standard.

### **PUBLIC DEDICATIONS:**

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. 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 attached.

### **DEVELOPMENT COMMITTEE COMMENTS:**

The engineer for the developer has requested the Development Committee review the final plat for Bellatona Addition, Section 3 and submit it to City Council for consideration.

The final plat consists of 10.05 acres and 49 single family residential lots. There are approximately 481 residential lots and 3 commercial lots remaining to be platted on 126 acres.

The final plat is consistent with the revised preliminary plat as reviewed by the Development Committee.

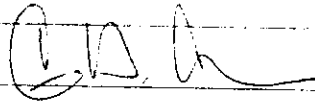
APPLICATION FOR  
DEVELOPMENT COMMITTEE  
ACTION

Date: 08/24/2020

Part I: To be Completed by Applicant

1. Applicant(s):  
Bellatona Development, LLC

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- Signature of Applicant(s):  
Christopher D. Anderson, P.E. (as agent for applicant) 

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- Telephone Number and Address:  
SMC Consulting Engineers, PC  
815 West Main, Oklahoma City, OK 73106  
405.232.7715
2. Project Name and Legal Description:  
Bellatona Addition Section 3

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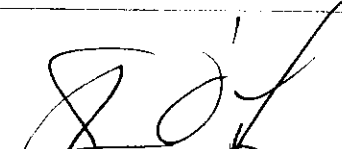
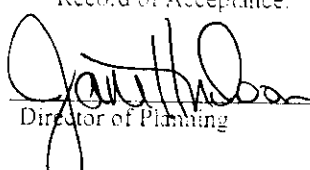
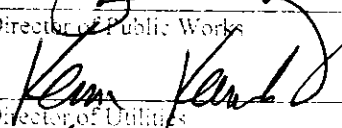
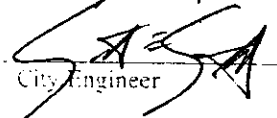
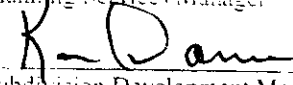
3. Action Request of Development Committee:  
Approve the program of public improvements and final plat and submit the final plat to City Council for consideration.

Part II: To Be Completed by Development Committee

Development Committee Met on August 27, 2020

Development Committee Findings: ~~The engineer for the developer has requested the Development Committee approve the program of public improvements and the final plat for Bellatona Addition, Section 3 and submit it to City Council for approval. The public improvements consist of paving, drainage, sanitary sewer, water and sidewalks.~~

Development Committee Recommendations:  
~~Submit the final plat for Bellatona Addition, Section 3 to City Council for consideration.~~

		Record of Acceptance:					
		Yes	No	Yes	No		
	Director of Public Works	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Director of Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Director of Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Planning Services Manager	<input type="checkbox"/>	<input type="checkbox"/>
	City Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Subdivision Development Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>