

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-1415-20

DATE:  
March 25, 2015

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**ITEM:** Consideration of a Final Plat for BELLATONA ADDITION, SECTION 1.

**LOCATION:** Generally located between State Highway No. 9 and East Lindsey Street 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. 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.
2. 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.
3. 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 PL, Park Land and removing it from A-2, Rural Agricultural District.
4. October 14, 2003. City Council amended the Norman 2020 Land Use and Transportation Plan from Very Low Density Residential to Low Density Residential Designation.
5. October 14, 2003. City Council adopted Ordinance No. O-0304-15 placing this property in R-1, Single Family Dwelling District and PL, Park Land and removing it from A-2, Rural Agricultural District.
6. October 14, 2003. City Council approved the preliminary plat for Summit Valley Addition.

7. 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.
8. September 23, 2008. City Council approved the revised preliminary plat for Summit Valley Addition.
9. 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.
10. June 21, 2011. City Council approved the preliminary plat for Summit Valley Addition.
11. June 13, 2013. Planning Commission, on a vote 5-0, postponed consideration of amending the NORMAN 2025 Land Use and Transportation Plan to place a portion of this property in Commercial Designation and remove it from Low Density Residential Designation at the request of the applicant.
12. June 13, 2013. Planning Commission, on a vote of 5-0, postponed consideration of placing a portion of this property in C-1, Local Commercial District and removing it from R-1, Single Family Dwelling District at the request of the applicant.
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 11, 2013. Planning Commission, on a vote of 6-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan to place a portion of this property in Commercial Designation and remove it from Low Density Residential Designation.
15. July 11, 2013. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in C-1, Local Commercial District and removed from R-1, Single-Family Dwelling District.
16. 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.
17. August 27, 2013. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing a portion of this property in the Commercial Designation and removing it from Low Density Residential Designation.
18. August 27, 2013. City Council adopted Ordinance No. O-1213-49 placing a portion of this property in C-1, Local Commercial District and removing it from R-1, Single Family Dwelling District.
19. August 27, 2013. City Council approved the revised preliminary plat for Bellatona Addition with alley waiver for the commercial property.



### **IMPROVEMENT PROGRAM:**

1. Alley. City Council waived alley requirements for the commercial property with the revised preliminary plat.. Adequate circulation for service and emergency vehicles has been provided per the site plan.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. 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.
5. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks are required adjacent to the commercial lots.
6. 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 will be established.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Traffic calming devices will be utilized as per the review by the Traffic Division of the Public Works Department.
8. Water Main. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. A twelve-inch (12") water main will be constructed adjacent to State Highway No. 9.

### **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, site plan and final plat are included as attachments.

**DEVELOPMENT COMMITTEE COMMENTS:**

The engineer for the developer has requested the Development Committee review the final plat and site plan for Bellatona Addition, Section 1 and submit it to City Council for consideration.

The final plat consists of 40.12 acres and 116 single family residential lots, 3 commercial lots and 8 common areas. There are approximately 576 remaining residential lots and 3 commercial lots remaining to be platted on 146 remaining acres.

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