



City of Norman, OK

Norman Public Schools -
Administrative Services
Center
131 South Flood Avenue
Norman, OK 73069

Master

File Number: PP-1314-11

File ID: PP-1314-11

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item No. 25

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 11/13/2013

File Name: Approval of a preliminary plat for Flaming Oaks
Estates Addition, a replat of Lot 11, Block 2, Flaming
Oaks Addition.

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR FLAMING OAKS ESTATES
ADDITION, A REPLAT OF LOT 11, BLOCK 2, FLAMING OAKS ADDITION. (GENERALLY
LOCATED AT THE NORTHEAST CORNER OF 60TH AVENUE S.E. AND LINDSEY
STREET (1108 FLAMING OAKS DRIVE).

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Flaming Oaks Estates
Addition, a Replat of Lot 11, Block 2, Flaming Oaks Addition.

ACTION TAKEN: _____

Agenda Date: 02/25/2014

Agenda Number: 25

Attachments: Text File Flaming Oaks Prelim.pdf, Location Map,
Preliminary Plat, Staff Report, Transportation
Impacts, Pre-Development Summary, Greenbelt
Commission Comments, Letter from Flaming Oaks
Homeowners Association (2-3-14), 1-9-14 PC
Minutes - Flaming Oaks Estates Prelim Plat

Project Manager: Ken Danner, Subdivision Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	01/09/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council			
Action Text: Recommended for Adoption at a subsequent City Council Meeting to the City Council							

Text of Legislative File PP-1314-11

Body

BACKGROUND: This item is a preliminary plat for Flaming Oaks Estates Addition, a Replat of Lot 11, Block 2, Flaming Oaks Estates Addition and is generally located at 1108 Flaming Oaks Drive (northeast corner of the intersection of east Lindsey Street and 60th Avenue S.E.).

This property consists of 8.12 acres. The proposal is to subdivide the property into a total of three (3) lots with an existing structure on lot 11A, a proposed lot for a family member on lot 11B, and the remaining lot to be sold.

City Council, at its meeting of August 1, 1972, adopted Ordinance No. O-7172-10, placing this property in RE, Residential Estates District and removing it from A-2, Rural Agricultural District. With the zoning of RE, Residential Estates District, the minimum lot size is two (2) acres. The final plat for Flaming Oaks Estates Addition was filed of record on May 4, 1973.

DISCUSSION:

Fire Protection. Fire protection will be provided by the Norman Fire Department.

Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing private sanitary sewer system serving 1108 Flaming Oaks Drive. Additional septic systems will be required to serve the two (2) new lots.

Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing private water well serving 1108 Flaming Oaks Drive. Additional wells will be required to serve the two (2) new lots.

Streets. East Lindsey Street and 60th Avenue S.E. are existing. The interior private street of Flaming Oaks Drive is existing and will not be maintained by the City of Norman.

PUBLIC DEDICATIONS:

Easements. All required easements have been dedicated to the City on the final plat for Flaming Oaks Estates Addition.

Rights-of-Way. All required rights-of-way have been dedicated to the City on the final plat for Flaming Oaks Estates Addition.

Flood Plain. Lot 11C has a small portion of flood plain located in the southwest portion of the property. With building setback requirements, no structures can be built in this area.

STAFF RECOMMENDATION: This property is in the RE, Residential Estates District, that allows two (2) acre lots. When Lot 11, Block 2 was originally platted it was platted as an 8.12 acre lot. The owners are proposing to create two (2) additional lots for a total of three (3) lots, each of which exceeds two (2) acres in size. Lot 11A has an existing house on the property that will remain. The proposed Lots 11B and 11C are vacant. The Flaming Oaks Estates Home Owners Association has reviewed this proposal and is satisfied with the proposal. Staff recommends approval of the preliminary plat for Flaming Oaks Estates Addition, a Replat of Lot 11, Block 2, Flaming Oaks Estates Addition.