

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1415-7

DATE:
August 22, 2014

ITEM: Consideration of a Final Plat for HIGHLAND VILLAGE ADDITION, SECTION 8.

LOCATION: Generally located one-quarter of a mile south of Tecumseh Road and one-quarter mile 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, Rural Agricultural District.
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 the preliminary plat for Highland Village Addition be approved.
4. March 13, 2001. City Council approved the preliminary plat for Highland Village Addition.
5. August 12, 2004. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the R-1, Single Family Dwelling District and removed from A-2, Rural Agricultural District.
6. August 12, 2004. Planning Commission, on a vote of 8-0, recommended that the revised preliminary plat for Highland Village Addition be approved.
7. September 28, 2004. City Council adopted Ordinance No. O-0405-6 placing this property in R-1, Single Family Dwelling District and removing it from the A-2, Rural Agricultural District.

HISTORY, (con't):

8. September 28, 2004. City Council approved the revised preliminary plat for Highland Village Addition.
9. September 28, 2009. The approval of the revised preliminary plat for Highland Village Addition became null and void.
10. November 12, 2009. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for Highland Village Addition.
11. 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 in the southwest portion 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 as attachments.

DEVELOPMENT COMMITTEE: The engineer for the developer has requested the Development Committee review the final plat for Highland Village Addition, Section 8 and submit it to City Council for consideration.

This property consist of 12.17 acres and thirty-nine (39) single family residential lots and one common area. There have been 283 residential lots platted. There are approximately sixty-nine (69) remaining lots to be platted.

The final plat is consistent with the approved preliminary plat.