

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1516-21

DATE:
January 21, 2016

ITEM: Consideration of an Amended Final Plat for MONTEREY II ADDITION.

LOCATION: Generally located 440-feet east of 12th Avenue S.E. and 1,320-feet south of Cedar Lane Road.

INFORMATION:

1. Owner. Monterey Development Co., LLC
2. Developer. Monterey Development Co., LLC
3. Engineer. Cardinal Engineering

HISTORY:

1. November 3, 2005. The Norman Board of Parks Commissioners reviewed the preliminary plat for Cedar Lane Addition and, on a vote of 6-0, recommended park land.
2. February 9, 2006. The owners made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area and from Very Low Density Residential to Low Density Residential and Commercial Designations.
3. July 14, 2005. The owners made a request to place this property in the R-1, Single Family Dwelling District and remove it from A-2, Rural Agricultural District zoning classification.
4. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council the amending of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area Designation and from Very Low Density Residential to Low Density Residential Designation.
5. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in R-1, Single Family Dwelling District and removed from A-2, Rural Agricultural District zoning classification.
6. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Cedar Lane Addition be approved.

HISTORY, (con't):

7. April 25, 2006. City Council amended the Norman 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area Designation and from Very Low Density Residential to Low Density Residential Designation.
8. April 25, 2006. City Council adopted Ordinance No. O-0506-16 placing this property in R-1, Single Family Dwelling District and removed from A-2, Agricultural District zoning classification.
9. April 25, 2006. City Council approved the preliminary plat for Cedar Lane Addition.
10. April 25, 2011. In accordance with the City Code approval of the preliminary plat for Cedar lane Addition became null and void.
11. April 11, 2013. Planning Commission, on a vote of 8-0, recommended approval of the preliminary plat for Monterey Addition.
12. May 28, 2013. City Council approved the preliminary plat for Monterey Addition.
13. August 22, 2014. The Development Committee approved the program of improvements and final plat for Monterey II Addition.
14. November 14, 2014. City Council approved the final plat for Monterey II Addition.
15. May 12, 2015. The Development Committee accepted public improvements.
16. May 13, 2015. The final plat for Monterey II Addition was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing..
2. Permanent Markers. Permanent markers have been installed.
3. Sanitary Sewers. Sanitary sewer mains are existing.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Subdivision Bond No. B-1415-96 and Certificate of Deposit No. 7180113862 has been accepted securing the installation of sidewalks.
5. Storm Sewers. An existing detention pond has been installed.
6. Streets. Streets are existing.

7. Water Mains. Water mains are existing.

PUBLIC DEDICATIONS:

1. Easements. All required easements have been dedicated to the City.
2. Rights-of-Way. Street rights-of-way have been dedicated to the City.

SUPPLEMENTAL MATERIAL: Copies of a location map, final plat and amended final plat are included as attachments.

DEVELOPMENT COMMITTEE COMMENTS: The developer has requested the Development Committee review the amended final plat for Monterey II Addition and submit it to City Council for consideration.

The final plat consists of 13 acres. There are fifty-five (55) single family lots within the development.

Park land has been deeded to the City.

Traffic impact fees have been paid.

The purpose of the amended final plat relates to Lot 2 and Lot 15, Block 1 and the reduction of a 25' building setback line on Catalina Court to a 20' building setback and a 25' utility easement to a 15' utility easement. The 20' building setback line meets the City zoning ordinance. There are no City owned or franchised utilities located outside of the reduced 15' utility easement. The owner/developer has provided a letter indicating ownership and the amended final plat will not impact any existing property owners.