SHORT FORM PLAT   ITEM NO. 3
SFP-1314-3

STAFF REPORT

ITEM: Consideration of a Short Form Plat No. SFP-1314-3, <u>LOTS 7 and 8 (7, 8 and 9), BLOCK 5, SUMMIT LAKES ADDITION, SECTION 8</u>.

LOCATION: Located at 2612, 2616 and 2620 Summit Terrace.

INFORMATION:

1. <u>Owners</u>. Skyridge Homes, Inc.

2. <u>Developer</u>. Skyridge Homes, Inc.

3. <u>Surveyor</u>. Centerline Services L.L.C.

HISTORY:

1. <u>March 13, 1977</u>. Planning Commission, on a vote of 7-0, recommended to City Council that Land Use Plan Amendment No. CP-9697-2 be approved.

2. <u>March 25, 1977</u>. City Council approved Land Use Plan Amendment No. CP-9697-2, amending the property from Tier 3 to Tier 2 designation.

3. <u>April 10, 1997</u>. Planning Commission, on a vote of 8-0, postponed a request for rezoning and consideration of a preliminary plat for Summit Lakes.

4. <u>May 1, 1997</u>. The Norman Board of Park Commissioners recommended park land for the revised preliminary plat for Summit Lakes Addition.

5. <u>May 8, 1997</u>. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in R-1 and removed from A-2 zoning classification.

6. <u>May 8, 1997</u>. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for Summit Lakes Addition.

7. <u>June 10, 1997</u>. City Council adopted Ordinance No. O-9697-46 placing this property in the R-1 and removing it from the A-2 zoning classification.

8. <u>May 13, 1999</u>. Planning Commission, on a vote of 6-0, approved the revised preliminary plat for Summit Lakes Addition.

9. July 10, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that the revised preliminary plat for Summit Lakes Addition be approved.

10. March 11, 2010. Planning Commission, on a vote of 9-0, recommended that the preliminary plat (reapproval) for Summit Lakes Addition be approved.

11. April 27, 2010. City Council approved the preliminary plat for Summit Lakes Addition.

12. June 10, 2010. Planning Commission, on a vote of 6-0, approved the final plat for Summit Lakes Addition, Section 8.

13. March 13, 2012. City Council approved the final plat and dedications for Summit Lakes Addition, Section 8.

14. November 6, 2012. The Norman Development Committee accepted the public improvements for Summit Lakes Addition, Section 8.

15. November 15, 2012. The final plat for Summit Lakes Addition, Section 8 was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.

2. Sanitary Sewers. Sanitary sewer mains are existing. However, the owner/developer of the new lot may have to provide private sanitary sewer service line to the new lot.

3. Sidewalks. Sidewalks will be required to be constructed prior to a certificate of occupancy for each lot.

4. Drainage. Drainage is existing.

5. Street. Summit Terrace is an existing public street.

6. Water Mains. Water mains are existing. However, the owner/developer of the new lot may have to provide private water service line to the new lot.

PUBLIC DEDICATIONS:

1. Easements. Easements were dedicated with the final plat for Summit Lakes Addition, Section 8.
2. Rights-of-Way. Right-of-way for Summit Terrace was dedicated with the filing of the final plat for Summit Lakes Addition, Section 8.

SUPPLEMENTAL MATERIAL: Copies of a location map and short form plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION. This property consists of three (3) single-family residential lots. Each lot meets the required setbacks and square footage. Staff recommends approval of Short Form Plat No. SFP-1314-3 for Lots 7 and 8 (7,8 and 9), Block 5, Summit Lakes Addition, Section 8.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SFP-1314-3; Lots 7 and 8 (7, 8 and 9), Block 5, Summit Lakes Addition, Section 8; and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN:_____