

FINAL PLAT
FP-1213-34

ITEM NO. 9

STAFF REPORT

ITEM: Consideration of a Final Plat for ST. JAMES PARK ADDITION, SECTION 5.

LOCATION: Generally located on the east side of 24th Avenue S.E. approximately one half mile south of State Highway No. 9.

INFORMATION:

1. Owner. St. James Park, LLC.
2. Developer. St. James Park, LLC.
3. Engineer. Crafton Tull

HISTORY:

1. September 12, 1967. City Council adopted Ordinance No. 1987 placing a portion of this property in I-1, and removing it from A-2, zoning classification.
2. February 27, 1968. City Council adopted Ordinance No. 2033 placing a portion of this property in I-1, and removing it from A-2, Rural Agricultural District.
3. July 8, 1968. City Council adopted Ordinance No. 2177 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
4. April 7, 1983. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended park land dedication for South Lake Addition.
5. April 14, 1983. Planning Commission, on a vote 7-0, recommended to the City Council that a portion of this property be placed in R-1, Single Family Dwelling District and RM-2, Low Density Apartment District and removed from I-1, Light Industrial District.
6. April 14, 1983. Planning Commission, on a vote 7-0, approved the preliminary plat for South Lake Addition.

7. May 10, 1983. City Council adopted Ordinance No. O-8283-89 placing a portion of this property in R-1, Single Family Dwelling District and removing it from I-1, Light Industrial District.
8. May 12, 1983. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in RM-2, Low Density Apartment District with permissive use for a Planned Unit Development and removed from RM-2, Low Density Apartment District
9. May 12, 1983. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for South Lake Addition.
10. June 7, 1983. City Council adopted Ordinance No. O-8283-91 placing a portion of this property in RM-2, Low Density Apartment District with permissive use for a Planned Unit Development, and removing it from RM-2, Low Density Apartment District.
11. April 11, 1985. Planning Commission, on a vote of 8-1, recommended to City Council that a portion of this property be placed in RM-2, Low Density Apartment District with a revised site development plan for a Planned Unit Development and removed from RM-2, Low Density Apartment District with permissive use for a Planned Unit Development, zoning classification.
12. April 11, 1985. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for South Lake Addition.
13. May 7, 1985. City Council adopted Ordinance No. O-8485-72 placing a portion of this property in RM-2, Low Density Apartment District with a revised site development plan for a Planned Unit Development, and removing it from RM-2, Low Density Apartment District with permissive use for a Planned Unit Development zoning classification.
14. June 5, 2003. The Norman Board of Parks Commissioners recommended park land requirements.
15. June 12, 2003. Planning Commission, on a vote of 6-0, postponed the request to place this property in R-1, Single Family Dwelling District and remove it from I-1, Light Industrial District and RM-2, Low Density Apartment District for one (1) month.
16. June 12, 2003. Planning Commission, on a vote of 6-0, postponed the preliminary plat for St. James Park Addition for one (1) month.
17. July 10, 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 removed from I-1, Light Industrial District and RM-2, Low Density Apartment District.

18. July 10, 2003. Planning Commission, on a vote of 7-0, recommended to City Council the approval of the preliminary plat for St. James Addition.
19. August 26, 2003. City Council adopted Ordinance No. O-0203-59 placing this property in R-1, Single Family Dwelling District and removing it from I-1, Light Industrial District and RM-2, Low Density Apartment District.
20. August 26, 2003. City Council approved the preliminary plat for St. James Park Addition.
21. August 26, 2008. Approval of the preliminary plat for St. James Park Addition became null and void in accordance with the City code.
22. February 14, 2013. Planning Commission, on a vote of 8-0, recommended to City Council that the revised preliminary plat for St. James Park Addition be approved.
23. March 12, 2013. City Council approved the revised preliminary plat for St. James Park 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. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
3. Sidewalks. Sidewalks will be constructed adjacent to all streets including common open space areas.
4. 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. A Property Owner Association will be responsible for maintenance of the detention ponds and common open space areas.
5. Streets. Streets will be constructed in accordance with approved plans and City paving standards.
6. Water Main. Water mains will be installed in accordance with approved plans and City and Oklahoma 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, preliminary plat and final plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: There have been some minor changes from the approved preliminary plat within the proposed final plat. Originally, the approved preliminary plat did not design a cul-de-sac on the south end of Everton Court. Two very large lots were created. With this minor street layout creating a standard cul-de-sac the large lots were reduced in size. As a result, two (2) additional lots have been created with street access to Everton Court. These changes do not violate the percentage of change increase of lots between the preliminary plat and final plat.

This property consists of 28.32 acres and 77 single-family residential lots and several open space areas. The open spaces will be maintained by a mandatory Property Owners Association. Staff recommends approval of the final plat for St. James Place Addition, Section 5.

ACTION NEEDED: Approve or disapprove the final plat for St. James Place Addition, Section 5.

ACTION TAKEN: _____