

FINAL PLAT

ITEM NO. 5

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ITEM: Consideration of a Final Plat for EAGLE CLIFF SOUTH ADDITION, SECTION 4.

**LOCATION:** Generally located one half mile south of Cedar Lane Road and one quarter of a mile west of 12th Avenue S.E.

**INFORMATION:**

1. Owner. Eagle Cliff Limited Partnership, L.L.C.
2. Developer. Eagle Cliff Limited Partnership, L.L.C.
3. Engineer. SMC Consulting Engineers, PC.

**HISTORY:**

1. August 7, 2003. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended fee in lieu of park land for Eagle Cliff South Addition.
2. August 14, 2003. Planning Commission, on a vote of 5-0-2, recommended to City Council to amend the NORMAN 2020 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area Designation.
3. August 14, 2003. Planning Commission, on a vote of 5-0-2, recommended to City Council that a portion of this property be placed in R-1 and removed from A-2 zoning classification.
4. August 14, 2003. Planning Commission, on a vote of 5-0-2, recommended to City Council that the preliminary plat for Eagle Cliff South Addition be approved.
5. October 14, 2003. City Council amended the NORMAN 2020 Land Use and Transportation Plan from Future Service Area to Current Urban Service Area Designation.
6. October 14, 2003. City Council adopted Ordinance No. O-0304-16, placing this property in R-1 zoning classification and removing it from A-2 zoning classification.
7. October 14, 2003. City Council approved the preliminary plat for Eagle Cliff South Addition.

8. October 14, 2008. Approvals of the preliminary plat became null and void.
9. May 10, 2012. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Eagle Cliff South Addition be approved.
10. July 10, 2012. City Council is scheduled to consider the preliminary plat for Eagle Cliff South Addition. Results of that consideration will be presented separately.

**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 State Department of Environmental Quality standards. A lift station has been constructed and will be utilized by this development. The future lot owners will contribute to the maintenance of the City owned lift station.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.
5. Storm Sewers. It has been determined with the location of this property in lower drainage basin, a fee in lieu of detention will be utilized. Although storm water will be conveyed to an improved pond to be used as an amenity for the Property Owners Association, it is not intended for the requirement of detention.
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 approved plans and 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, preliminary plat and final plat are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** There are 27 proposed residential lots within the final plat. Staff recommends approval of the final plat for Eagle Cliff South Addition, Section 4.

**ACTION NEEDED:** Approve or disapprove the final plat for Eagle Cliff South Addition, Section 4.

**ACTION TAKEN:** \_\_\_\_\_