

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1415-4

DATE:
August 22, 2014

STAFF REPORT

ITEM: Consideration of a Final Plat for SYCAMORE ACRES ADDITION (Formerly Lot 2, Norman Certificate of Survey No. COS-0506-3 Arms Acres).

LOCATION: Located at 5451 Broadway (One-half mile south of Indian Hills Road on the east side of Broadway).

INFORMATION:

1. Owner. Billy and Diana Loch
2. Developer. Billy and Diana Loch
3. Surveyor. Centerline Services, LLC

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman City limits.
2. December 19, 1961. Planning Commission recommended placing this property in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. March 13, 2014. Planning Commission, on a vote of 8-0, recommended to City Council amending the NORMAN 2025 Land Use Plan from Country Residential Designation to Very Low Density Residential Designation.
5. March 13, 2014. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in A-1, General Agricultural District and removed from A-2, Rural Agricultural District.
6. March 13, 2014. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Sycamore Acres Addition be approved.
7. April 22, 2014. City Council postponed Resolution No. R-1314-110 amending the NORMAN 2025 Land Use and Transportation Plan, Ordinance No. O-1314-42 and preliminary plat for Sycamore Acres Addition.

HISTORY, (con't):

8. June 12, 2014. Planning Commission, on a vote of 9-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan removing this property from Special Planning Area 6- Community Separator.
9. June 12, 2014. Planning Commission, on a vote of 9-0, recommended to City Council that this property be removed from the Northern Community Separator Overlay District.
10. July 8, 2014. City Council approved Resolution No. R-1314-133 amending the NORMAN 2025 Land Use and Transportation Plan removing this property from Special Planning Area 6-Community Separator.
11. July 8, 2014. City Council adopted Ordinance No. O-1314-53 removing this property from the Northern Community Separator Overlay District.
12. July 8, 2014. City Council approved Resolution No. R-1314-110 amending the NORMAN 2025 Land Use and Transportation Plan to place this property in the Very Low Density Residential Designation and remove it from the Country Residential Designation.
13. July 8, 2014. City Council adopted Ordinance No. O-1314-42 placing this property in the A-1, General Agricultural District and removing it from A-2, Rural Agricultural District.
14. July 8, 2014. City Council approved the preliminary plat for Sycamore Acres Addition.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewers. Individual sewage systems will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. There is an existing sanitary sewer system serving Lot 1, Block 1.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing water well serving Lot 1, Block 1.
4. Streets. Broadway is exiting.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Right-of-Way. Street right-of-way is dedicated to the City on the final plat.

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

DEVELOPMENT COMMENTS: The owner has requested the Development Committee review the final plat for Sycamore Acres Addition and submit it to City Council for consideration.

This property is in the A-1, General Agricultural District that allows less than ten (10) acre lots. The owners are proposing to create two (2) lots. Lot 1, Block 1 has an existing house on the property that will remain. The existing owner intends to construct a new house on Lot 2, Block 1.

The final plat is consistent with the approved preliminary plat. This property consists of 9.86 acres after the dedication of 50 foot of right-of-way and two (2) lots. Lot 1 consists of 3.45 acres and Lot 2 consists of 6.41 acres.