



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Master

File Number: FP-1213-6

File ID: FP-1213-6

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item No. 12

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 07/17/2012

File Name: Cottonwood Creek FP

Final Action:

Title: CONSIDERATION OF APPROVAL OF A FINAL PLAT FOR COTTONWOOD CREEK ADDITION AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (LOCATED ON THE EAST SIDE OF 24TH AVENUE N.W. APPROXIMATELY ONE-FOURTH MILE SOUTH OF INDIAN HILLS ROAD)

Notes: Motion to approve or reject the final plat for Cottonwood Creek Addition; and, if approved, accept the public dedications contained within the plat, authorize the Mayor to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements and direct the filing of the final final plat.

ACTION TAKEN: _____

Agenda Date: 12/18/2012

Agenda Number: 12

Attachments: Cottonwood Creek Location Map, Cottonwood Creek Final Plat, Cottonwood Creek Preliminary Plat, Cottonwood Creek Staff Report, 8-9-12 PC Minutes - Cottonwood Creek FP

Project Manager: Ken Danner, Subdivision Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	08/09/2012	Recommended for Adoption at a subsequent City Council Meeting	City Council			Pass
1	Planning Commission	08/09/2012					

Text of Legislative File FP-1213-6

body

BACKGROUND: This item is a final plat for Cottonwood Creek Addition, Residential Estates, and is generally located on the east side of 24th Avenue N.W. and approximately one-quarter mile south of Indian Hills Road.

City Council, at its meeting of January 24, 2012, adopted Ordinance No. O-1112-7 placing this property in the RE, Residential Estates District and removing it from A-2, Rural Agricultural district and approved the preliminary plat for Cottonwood Creek Addition, Residential Estates Planning Commission, at its meeting of August 9, 2012 approved the final plat for Cottonwood Creek Addition, Residential Estates.

DISCUSSION: This property consists of 32.6 acres and seven (7) lots. Lots 1 through 5 and Lot 7 contain a minimum of two (2) acres each, and Lot 6 contains 17.09 acres. This plat will allow one single family home on each lot.

Public improvements for this property consist of the following:

Streets. Interior street will be constructed in accordance with approved plans and City paving standards for Residential Estates. Twenty-fourth Avenue N.W. is classified as an all weather road. In accordance with Section 19-607 of the subdivision regulations if a residential estates development does not access the section line road with private driveways from the individual lots, the development is excluded from public improvements.

Public Dedications. All rights-of-way and easements are dedicated to the City with the final plat.

Limits of No Access. A note has been placed on the final plat that 24th Avenue N.W. will have no access from the individual lots that are backing up to it.

Private improvements for this property consist of the following:

Storm Sewers. Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. A detention facility will be employed. Storm water runoff will be conveyed to natural drainage outlets. Drainage easements are defined on the final plat. The surveyor preparing the final plat has provided the required open space for the Water Quality Protection Zone (WQPZ).

Sanitary Sewers. Individual sanitary sewer systems will be installed in accordance with the City and State Department of Environmental Quality standards.

Water Mains. Individual water wells will be installed in accordance with City and State Department of Environmental Quality standards.

Covenants. Covenants addressing the WQPZ have been submitted for staff's review and approval as to form.

Fire Protection. Fire protection will be provided by the Norman Fire Department with the use of tanker trucks. Public water is not available.

STAFF RECOMMENDATION: The final plat is consistent with the preliminary plat. Based upon the above information, Staff recommends approval of the final plat, acceptance of the public dedication contained therein and authorize the Mayor sign the final plat and required maintenance bond for Cottonwood Creek Addition, Residential Estates, subject to completion and the City Development Committee's acceptance of the public improvements and bond.