

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1819-5

DATE
September 6, 2018

STAFF REPORT

ITEM: Consideration of a Final Plat for SUMMIT LAKES ADDITION, SECTION 11.

LOCATION: Generally located approximately one-half mile south of Alameda Street on the east side of 24th Avenue S.E.

INFORMATION:

1. Owner. Summit Lakes, L.L.C.
2. Developer. Summit Lakes, L.L.C.
3. Engineer. SMC Consulting Engineers P.C.

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. February 10, 1972. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in R-1, Single Family Dwelling District and removed from A-2, Rural Agricultural District.
5. February 29, 1972. City Council adopted Ordinance No. O-7172-50 placing a portion of this property in R-1, Single-Family Dwelling District and removing it from A-2, Rural Agricultural District.
6. May 11, 1972. Planning Commission, on a vote of 8-0, approved the preliminary plat for Meadowood Estates Addition which contained a portion of this property.

HISTORY (CON'T):

7. May 11, 1977. The approval of the preliminary plat for Meadowood Estates Addition became null and void.
8. August 2, 1984. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended fee in lieu of park land dedication for a portion of this property.
9. August 9, 1984. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in R-1, Single Family Dwelling District and removed from A-2, Rural Agricultural District.
10. August 9, 1984. Planning Commission, on a vote of 9-0, approved the preliminary plat for 24th Place Addition which contained a portion of this property.
11. September 4, 1984. City Council adopted Ordinance No. O-8485-5 placing a portion of this property in R-1, Single Family Dwelling District and removing it from A-2, Rural Agricultural District.
12. August 9, 1989. The approval of the preliminary plat for 24th Place Addition became null and void.
13. December 5, 1996. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended fee in lieu of park land dedication for a portion of this property.
14. December 12, 1996. Planning Commission, on a vote of 8-0-1, approved the preliminary plat for Summit Lakes Addition which contained a portion of this property.
15. May 1, 1997. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended park land dedication.
16. May 8, 1997. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for Summit Lakes Addition.
17. March 12, 1998. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in the PUD, Planned Unit Development and removed from R-1, Single-Family Dwelling District.
18. March 12, 1998. Planning Commission, on a vote of 6-0, approved the preliminary plat for Summit Lakes Addition, a Planned Unit Development.
19. April 28, 1998. City Council adopted Ordinance No. O-9798-38 placing a portion of this property in the PUD, Planned Unit Development and removing it from R-1, Single Family Dwelling District.

HISTORY (CON'T):

20. July 3, 2003. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended private and public park land for Summit Lakes Addition.
21. July 10, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in R-1, Single Family Residential Dwelling District and removed from A-2, Rural Agricultural District and PUD, Planned Unit Development.
22. 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.
23. August 26, 2003. City Council adopted Ordinance No. O-0304-2 placing a portion of this property in R-1, Single Family Dwelling District and removing it from PUD, Planned Unit Development and A-2, Rural Agricultural Districts.
24. August 26, 2003. City Council approved the revised preliminary plat for Summit Lakes Addition.
25. August 26, 2008. The approvals of the revised preliminary plat for Summit Lakes Addition became null and void.
26. March 11, 2010. Planning Commission, on a vote of 9-0, recommended to City Council that a variance in the cul-de-sac length for "Q" Street and "R" Court and the preliminary plat for Summit Lakes Addition be approved.
27. April 27, 2010. City Council approved a variance in the cul-de-sac length for "Q" Street and "R" Court and the preliminary plat for Summit Lakes Addition.
28. May 31, 2017. The City Development Committee reapproved the preliminary plat for Summit Lakes Addition.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing will be installed adjacent to 24th Avenue S.E. for the residential lots siding or backing up to the arterial street.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

IMPROVEMENT PROGRAM (CON'T):

5. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks will be constructed adjacent to 24th Avenue S.E. City staff will recommend deferral of sidewalks adjacent to 24th Avenue S.E.
6. 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 a proposed privately-maintained detention facility located in the southwest corner of the development. A property owner association will be responsible for maintenance of the detention pond, common open areas and 24th Avenue S.E. right-of-way.
7. Streets. Twenty-fourth Avenue S.E. will be constructed as a minor urban arterial street. Interior streets will be constructed in accordance with approved plans and City paving standards. City staff will recommend deferral of paving improvements for 24th Avenue S.E.
8. Water Main. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. There are existing 30" and 12" water mains adjacent to 24th Avenue S.E.

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.
3. Park Land. Park land requirements have been fulfilled.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat and final plat are attached.

STAFF COMMENTS AND RECOMMENDATION: This final plat consists of 62 single-family residential lots on 25.84 acres. There are 542 platted lots within the development. There are 170 residential lots remaining to be final platted.

With a 24th Avenue East Paving Project, staff is recommending deferral of street paving, drainage and sidewalks in connection with 24th Avenue S.E. The engineer's estimate for public improvements is \$124,355.55.

A traffic impact fee in the amount of \$8,400.00 will be required to be submitted prior to filing the final plat.

The final plat is consistent with the approved preliminary plat.