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SHORT FORM PLAT  
SFP-1819-5

ITEM NO. 6

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**STAFF REPORT**

**ITEM:** Consideration of a **SHORT FORM PLAT NO. SFP-1819-5, LOT 6, BLOCK 1, HIDDEN LAKE ESTATES.**

**LOCATION:** 2206 Hidden Lake Drive (generally located approximately ¼ mile east of 24<sup>th</sup> Avenue N.W. and approximately ½ mile north of Franklin Road).

**INFORMATION:**

1. Owners. Spencer Hinckley
2. Developer. Spencer Hinckley
3. Surveyor. Pollard & Whited Surveying, Inc.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the City of Norman.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
3. March 10, 1977. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the R-E, Residential Estates District and removed from A-2, Rural Agricultural District.
4. March 10, 1977. Planning Commission, on a vote of 8-0, approved the preliminary plat for Cardinal Lake Estates.
5. March 29, 1977. City Council adopted Ordinance No. O-7677-51 placing this property in the R-E, Residential Estate Dwelling District and removing it from A-2, Rural Agricultural District.
6. April 14, 1977. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat for Cardinal Lake Estates be approved.
7. May 17, 1977. City Council approved the final plat for Cardinal Lake Estates.

8. October 18, 1977. City Council approved a name change on the final plat from Cardinal Lake Estates to Hidden Lake Estates.
9. October 21, 1977. The final plat for Hidden Lake Estates was filed of record with the Cleveland County Clerk.

**IMPROVEMENT PROGRAM:**

1. Sanitary Sewers. Private sanitary sewer system is existing.
2. Drainage. Drainage is existing.
3. Streets. Hidden Lake Drive is existing.

**PUBLIC DEDICATIONS:**

1. Easements. Easements are existing.
2. Rights-of-Way. Street right-of-way is existing.
3. Flood Plain. The property contains flood plain however there are no proposed structures within the flood plain.
4. WQPZ. The property contains Water Quality Protection Zone (WQPZ). There are no proposed structures or private sanitary sewer system located within the WQPZ.
5. Covenants. Covenants addressing the WQPZ have been approved as to form by City Legal staff.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and short form plat are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION.** This property consists of one (1) single-family residential lot. The owner has purchased adjacent unplatted property and is including it within his lot. The lot consists of 2.5177 acres. The existing structures are to remain. A proposed storage building will be constructed within the property. Staff recommends approval of Short Form Plat No. SFP-1819-5 for Lot 6, Block 1, Hidden Lake Estates.

**ACTION NEEDED:** Approve or disapprove Short Form Plat No. SFP-1819-5; Lot 6, Block 1, Hidden Lake Estates; and, if approved, direct the filing thereof with the Cleveland County Clerk including the filing of covenants addressing the WQPZ.

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