
PRELIMINARY PLAT
PP-2021-7

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of a **PRELIMINARY PLAT FOR MONTEREY ADDITION.**

LOCATION: Generally located one-quarter of a mile south of Cedar Lane Road and one-eighth of a mile east of 12th Avenue S.E.

INFORMATION:

1. Owners. Monterey Development Company, L.L.C.
2. Developer. Monterey Development Company, L.L.C.
3. Engineer. Parkhill Engineering.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City limits without zoning.
2. December 19, 1961. Planning Commission recommended that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. November 3, 2005. The Norman Board of Parks Commissioners reviewed the preliminary plat for Cedar Lane Addition and, on a vote of 6-0, recommended park land.
5. November 10, 2005. The applicants made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area Designation to Current Service Area Designation and from Very Low Density Residential Designation to Low Density Residential Designation and place this property in the R-1, Single-Family Dwelling District and remove it from A-2, Rural Agricultural District and consideration of the preliminary plat for Cedar Lane Addition. Planning Commission postponed the request at its meetings of November 10, 2005, December 8, 2005, and January 12, 2006, until sufficient information was provided by the applicants.

6. February 9, 2006. Planning Commission, on a vote of 8-0, recommended amending the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area Designation and from Very Low Density Residential to Low Density Residential Designation.
7. February 9, 2006. Planning Commission, on a vote of 8-0, recommended that this property be placed in R-1, Single-Family Dwelling District and removed from A-2, Rural Agricultural District.
8. February 9, 2006. Planning Commission, on a vote of 8-0, recommended approval of the preliminary plat for Cedar Lane Addition.
9. April 25, 2006. City Council amended the Norman 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area Designation and from Very Low Density Residential to Low Density Residential Designation.
10. April 25, 2006. City Council adopted Ordinance No. O-0506-16 placing this property in R-1, Single-Family Dwelling District and removing it from A-2, Rural Agricultural District.
11. April 25, 2006. City Council approved the preliminary plat for Cedar Lane Addition.
12. April 25, 2011. In accordance with the City Code, approval of the preliminary plat for Cedar Lane Addition became null and void.
13. April 11, 2013. Planning Commission, on a vote of 8-0, recommended approval of the preliminary plat for Monterey Addition (formerly a part of Cedar Lane Addition).
14. May 28, 2013. City Council approved the preliminary plat for Monterey Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer improvements will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be installed on each lot prior to occupancy.

5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facility has been constructed for the conveyance of storm water. A property owners association has been established for the maintenance of the detention facilities.
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 will be dedicated to the City on the final plat. There are existing separate instrument drainage easements that impact four (4) residential lots and will be released prior to final platting.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.
3. Park Land. The owner of Monterey Addition has deeded a portion of the required park land. As final plats are filed of record, park land will be deeded to the City.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 17.88 acres with 64 residential lots and 1 common area. There have been 94 residential lots final platted. There is an active oil well within this development. Phasing of the development will take this oil well into consideration.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Monterey Addition to the City Council.

ACTION TAKEN: _____