

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2627-7

DATE:
October 5, 2026

ITEM: Consideration of a Final Plat for SUMMIT VALLEY ADDITION, SECTION 4.

LOCATION: Generally located one-half mile north of State Highway No. 9 and one-half mile east of 24th Avenue S.E.

INFORMATION:

1. Owner. Summit Valley Development L.L.C., by Cies Properties Inc.
2. Developer. Summit Valley Development L.L.C., by Cies Properties Inc.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Corporate City Limits.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. August 7, 2003. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended to City Council that park land dedication be required for Summit Valley Addition.
4. August 14, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that the Norman 2020 Land Use and Transportation Plan be amended from Very Low Density Residential Designation to Low Density Residential Designation.
5. August 14, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in R-1, Single Family Dwelling District and removing it from A-2, Rural Agricultural District.
6. October 14, 2003. City Council amended the Norman 2020 Land Use and Transportation Plan from Very Low Density Residential to Low Density Residential Designation.

HISTORY (CON'T)

7. October 14, 2003. City Council adopted Ordinance No. O-0304-15 placing this property in R-1, Single Family Dwelling District and removing it from A-2, Rural Agricultural District.
8. October 14, 2003. City Council approved the preliminary plat for Summit Valley Addition.
9. August 14, 2008. Planning Commission, on a vote of 8-0, recommended to City Council the approval of the revised preliminary plat for Summit Valley Addition.
10. September 23, 2008. City Council approved the revised preliminary plat for Summit Valley Addition.
11. May 12, 2011. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Summit Valley Addition be approved.
12. June 21, 2011. City Council approved the preliminary plat for Summit Valley Addition.
13. July 13, 2013. Planning Commission, on a vote of 6-0, recommended to the City Council that the revised preliminary plat for Summit Valley Addition be approved.
14. August 27, 2013. City Council approved the revised preliminary plat for Summit Valley Addition.14, 2003,
15. August 27, 2021. The Norman Development Committee approved the preliminary plat for Summit Valley Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. An existing lift station and off peak holding area will be utilized. The property owners association is responsible for maintenance cost of the lift station until such time it is no longer needed.

IMPROVEMENT (CON'T)

4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks adjacent to Common Areas will be installed prior to the filing of the final plat with the Cleveland County Clerk
5. 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 privately-maintained detention facilities located throughout the property. A mandatory property owners association has been established.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards.
7. Water Main. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standard.
8. WQPZ. This property contains the Water Quality Protection Zone within Common Area "A". However, there are no proposed residential lots within the WQPZ. Covenants will be required for the maintenance and protection of the WQPZ.
9. Flood Plain. There is flood plain within Common Areas.

PUBLIC DEDICATIONS:

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

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

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee review and approve the program of public improvements and the final plat for Summit Valley Addition, Section 4 and submit it to City Council for consideration.

The final plat consists of 42.11 acres and 65 single-family residential lots. With the previous platting of Summit Valley Additions, there are 151 single-family residential lots filed of record. There are approximately 179 R-1, single-family residential lots remaining to be final platted in Summit Valley Addition for a total of 396 single-family lots.

Required park land has been dedicated to the Department of Parks and Recreation.

The final plat is consistent with the preliminary plat as approved by the Development Committee.