



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/25/26

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Strutz, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2627-2: FINAL PLAT FOR BELLATONA ADDITION, SECTION 5. (GENERALLY LOCATED ON THE NORTH SIDE OF STATE HIGHWAY 9 AND EAST OF 36TH AVENUE SE) (WARD 5).

BACKGROUND:

This item is a final plat for Bellatona Addition, Section 5 and is generally located on the north side of State Highway No. 9 and east of 36th Avenue S.E.

City Council, at its meeting of October 14, 2003, adopted Ordinance No. O-0304-15, placing a portion of this property in R-1, Single Family Dwelling District. City Council, at its meeting of July 14, 2026, adopted Ordinance No. O-2526-48, placing the remainder of the property in R-1, Single-Family Dwelling District and removing it from PL, Park Land District. City Council approved the preliminary plat for Bellatona Addition at its meeting of July 14, 2026. The final plat consists of 16.12 acres, 82 single-family residential lots. There are 281 residential lots remaining in the development. The Norman Development Committee, on July 2026, approved the program of public improvements and final plat and submits the final plat for Bellatona Addition, Section 5 to City Council for consideration.

DISCUSSION:

Construction plans have been reviewed for the required public improvements for this property. These improvements consist of water mains with fire hydrants, sanitary sewer mains, paving, drainage (off-plat detention) and sidewalks. A warranty deed for park land has been filed of record fulfilling park land requirements for Summit Valley and Bellatona plats.

STAFF RECOMMENDATIONS:

Based on the above information, Staff recommends acceptance of the public dedications, approval of the final plat and filing of the final plat, subject to completion of public improvements or bonding the public improvements.