

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2223-6

DATE:
October 7, 2022

ITEM: Consideration of a Final Plat for **BELLATONA ADDITION, SECTION 4.**

LOCATION: Generally located north of State Highway No. 9 and east of 36th Avenue S.E
(Closed Section).

INFORMATION:

1. Owner. Bellatona Development L.L.C., by Cies Properties Inc.
2. Developer. Bellatona 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. O-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. June 13, 2013. Planning Commission, on a vote of 5-0, postponed consideration of the revised preliminary plat for Bellatona Addition (formerly a part of Summit Valley Addition) at the request of the applicant.
14. July 13, 2013. Planning Commission, on a vote of 6-0, recommended to the City Council that the revised preliminary plat for Bellatona Addition be approved.
15. August 27, 2013. City Council approved the revised preliminary plat for Bellatona Addition with alley waiver for the commercial property.
16. August 27, 2020. The City of Norman Development Committee administratively approve the preliminary plat for an additional five (5) years.

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.

IMPROVEMENT (CON'T)

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.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.
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.

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, preliminary plat and final plat are attached.

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee review the final plat for Bellatona Addition, Section 4 and submit it to City Council for consideration.

This final plat consists of 26.89 acres and 69 single family residential lots, 3 commercial lots and 1 open space property with existing detention facility. There are approximately 363 residential lots remaining to be platted on approximately 100 acres.

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