



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/25/2022

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2223-6: A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR BELLATONA ADDITION, SECTION 4, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED ON THE NORTH SIDE OF STATE HIGHWAY 9 EAST OF 36TH AVENUE S.E.).

BACKGROUND:

This item is a final plat for Bellatona Addition, Section 4 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 this property in R-1, Single Family Dwelling District. The preliminary plat for Bellatona Addition was approved by the Norman Development Committee at its meeting of August 27, 2020. There were no changes in the preliminary plat. The final plat consists of 26.89 acres, 69 single-family residential lots, 3 commercial lots and 1 open space area utilized for an existing detention facility to be maintained by the Property Owners Association. There are 363 residential lots remaining in the development. The Norman Development Committee, on October 7, 2022, approved the program of public improvements, site plan for the commercial lots and final plat and submits the final plat for Bellatona Addition, Section 4 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 and sidewalks. A warranty deed for park land has been filed of record fulfilling park land requirements for Summit Valley and Bellatona plats.

STAFF RECOMMENDATION:

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. The City Development Committee will ensure completion of all required public improvements or

bonds securing public improvements and recommend that the Mayor sign the final plat and bonds.