



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/28/2022

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION FOR APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL PLAT FOR THE SUMMIT VALLEY ADDITION, SECTION 3 AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ONE-HALF MILE NORTH OF HIGHWAY 9 AND ONE-HALF MILE EAST OF 24TH AVENUE SE.)

BACKGROUND:

This item is a final plat for Summit Valley Addition, Section 3, which is generally located one-half mile north of State Highway No. 9 and one-half mile east of 24th Avenue S.E.

City Council, at its meeting of October 14, 2003, adopted Ordinance O-0304-15 placing this property in R-1, Single-Family Dwelling District. The Norman Development Committee on August 27, 2020, approved the preliminary plat for Summit Valley Addition for an additional five (5) years. The Norman Development Committee, at its meeting of June 8, 2022, approved the program of public improvements and final plat for Summit Valley Addition, Section 3, and recommended that the final plat be submitted to City Council for consideration.

DISCUSSION:

This final plat consists of 19.37 acres with 66 single-family residential lots and 1 common area. 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.

This property contains the Water Quality Protection Zone within Common Area "A." However, there are no proposed residential lots within the WQPZ. Covenants have been provided to and reviewed by City legal staff regarding maintenance and protection of the WQPZ and the plat contains a notation identifying applicable WQPZ regulations. Additionally, there is a small amount of flood plain within Common Area "A."

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.

RECOMMENDATION:

The final plat is consistent with the approved preliminary plat. Based upon the above information, staff recommends approval of the final plat and acceptance of the public dedications contained therein, and authorizing the Mayor to sign the final plat, subdivision bonds/cash sureties and maintenance bonds for Summit Valley Addition, Section 3, subject to completion and the City Development Committee's acceptance of the public improvements.