
PRELIMINARY PLAT
PP-2021-4

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for CINNAMON CREEK ADDITION.

LOCATION: Located at 1811 Oklahoma Avenue.

INFORMATION:

1. Owners. Cinnamon Creek, L.L.C.
2. Developer. Cinnamon Creek L.L.C.
3. Surveyor. Centerline Services.

HISTORY:

1. March 25, 1949. City Council adopted Ordinance No. 759 annexing this property into the Norman Corporate City limits without zoning.
2. July 13, 1954. City Council adopted Ordinance No. 884 placing this property in R-1, Single-Family Dwelling District.
3. December 10, 2020. Planning Commission, on a vote of 7-0, postponed the preliminary plat for Cinnamon Creek Addition at the request of the applicant.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer main is existing.
3. Drainage. Drainage is existing.
4. Sidewalks. The applicant will request exemption of sidewalk improvements based on the fact the right-of-way is not conducive to installation of sidewalks as a piecemeal project.
5. Streets. Oklahoma Avenue is existing without curb and gutter. The applicant will request an exemption of additional street improvements based on the fact Oklahoma Avenue is not designed as a curb and gutter street.

IMPROVEMENT PROGRAM (CONT'):

Water Mains. There is an existing 12" water main adjacent to Oklahoma Avenue.

PUBLIC DEDICATIONS:

1. Easements. Easements are existing.
2. Rights-of-Way. Street rights-of-way are existing.
3. Flood Plain. The property contains flood plain however there are no proposed structures within the flood plain.

SUPPLEMENTAL MATERIAL: Copies of a location map and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION. This project consists of one (1) single-family residential lot separating property to the east to make it a more viable lot to sell. The remaining open space (vacant area) will be added to the apartment project to the east in the future. The staff report doesn't include the apartments or history of the apartments based on the fact there are no intentions at this time to expand the apartments and utilize the open space. Additional notification including possible rezoning will be provided to the neighborhood if and whenever the apartment project intends on utilizing the open space for any expansion of the apartments. Staff supports the preliminary plat for Cinnamon Creek Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Cinnamon Creek Addition to City Council.

ACTION TAKEN: _____