



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 07/13/2021

**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 CEDAR LANE ADDITION, SECTION III, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (LOCATED ON THE SOUTH SIDE OF CEDAR LANE ROAD WEST OF THE RAILROAD TRACKS)

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### **BACKGROUND:**

This item is a final plat for Cedar Lane Section III Addition, which is generally located on the south side of Cedar Lane Road and west of the BNSF railroad right-of-way.

City Council, at its meeting of April 25, 2006, adopted Ordinance O-0506-16 placing this property in R-1, Single-Family Dwelling District. City Council, at its meeting of December 22, 2015, approved the preliminary plat for Cedar Lane Addition. The Norman Development Committee, at its meeting of June 30, 2021, approved the program of public improvements and final plat for Cedar Lane Section III Addition and recommended that the final plat be submitted to City Council for consideration.

This final plat consists of 41.079 acres with 131 single family residential lots and 3 common areas. With the previous platting of Cedar Lane Additions, there are 276 single-family residential lots filed of record. There are approximately 227 R-1, single-family residential lots remaining to be final platted in Cedar Lane Addition for a total of 634 single-family lots. Also, there are 31 residential PUD lots on 49 acres and 1 commercial lot consisting of 4.55 acres within the preliminary plat remaining to be final platted.

### **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.

**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 to authorize the Mayor to sign the final plat, subdivision bonds/cash sureties and maintenance bonds for Cedar Lane III Addition; subject to completion and the City Development Committee's acceptance of the public improvements and \$404.75 for traffic impact fees.