

## DEVELOPMENT COMMITTEE

---

FINAL PLAT  
FP-2021-2

DATE:  
June 30, 2021

---

### STAFF REPORT

**ITEM:** Consideration of a Final Plat for **CEDAR LANE SECTION III ADDITION.**

**LOCATION:** Generally located on the south side of Cedar Lane Road and west of BNSF railroad right-of-way.

### INFORMATION:

1. Owner. Cedar Lane, L.L.C.
2. Developer. Cedar Lane, L.L.C.
3. Engineer. ARC Engineering Consultants, L.L.C.

### HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City Limits without zoning.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
3. November 3, 2005. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended park land for Cedar Lane Addition.
4. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area Designation.
5. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District and removed from A-2, Rural Agricultural District and from Very Low Density Residential to Low Density Residential.
6. February 9, 2006. Planning Commission, on a vote of 8-0, approved the preliminary plat for Cedar Lane Addition.
7. April 25, 2006. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area Designation and from Very Low Density Residential to Low Density Residential.

8. April 25, 2006. City Council adopted Ordinance No. O-0506-16 placing this property in R-1, Single-Family dwelling District and removing it from A-2, Rural Agricultural District.
9. April 25, 2006. City Council approved the preliminary plat for Cedar Lane Addition.
10. December 14, 2006. Planning Commission, on a vote of 6-0, recommended to City Council that the revised preliminary plat for Cedar Lane Addition be approved.
11. February 13, 2007. City Council approved the revised preliminary plat for Cedar Lane Addition.
12. February 13, 2012. The approval of the preliminary plat for Cedar Lane Addition expired.
13. October 8, 2015. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for Cedar Lane Addition be approved.
14. December 22, 2015. City Council approved the preliminary plat for Cedar Land Addition.

**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.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.
5. Storm Sewers. Stormwater structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately maintained detention facilities.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards.
8. Water Main. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary plat, and final plat are attached

**STAFF COMMENTS** This final plat consist 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.

Traffic impact fee in the amount of \$404.75 will be required to be paid prior to filing the final plat

Public parkland has been deeded to the City of Norman.