
SHORT FORM PLAT
SFP NO. 2122-2

ITEM NO. 6

STAFF REPORT

ITEM: Consideration of a **SHORT FORM PLAT NO. SFP-2122-2 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 City of Norman.
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 6-0, postponed the preliminary plat for Cinnamon Creek Addition at the request of the applicant.
4. January 14, 2021. Planning Commission, on a vote of 8-0, recommended to City Council the preliminary plat for Cinnamon Creek Addition be approved.
5. July 13, 2021. City Council approved Resolution No. R-2122-15 granting a partial exemption of sidewalks and curb and gutter in connection with Oklahoma Avenue.
6. July 13, 2021. City Council approved the preliminary plat for Cinnamon Creek Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer main is existing.

3. Drainage. Drainage is existing.
4. Sidewalks. City Council approved Resolution No. R-2122-15 exempting sidewalks adjacent to Oklahoma Avenue.
5. Streets. City Council approved Resolution No. R-2122-15 exempting curb and gutter in connection with Oklahoma Avenue..
6. Water Mains. Water main is existing.

PUBLIC DEDICATIONS:

1. Easements. Easements are existing.
2. Rights-of-Way. Street right-of-way is 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 short form 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. This property has never been platted. Staff recommends approval of Short Form Plat No. SFP-2122-2.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SFP-2122-2 for Cinnamon Creek Addition, and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____