

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-2324-10

DATE:  
May 14, 2024

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### STAFF REPORT

**ITEM:** Consideration of a Final Plat for HABITAT FOR HUMANITY, A REPLAT OF LOTS 6 AND 7, BLOCK 2, SONOMA PARK BLOCKS, 1, 2 AND 3.

**LOCATION:** Located at 951 Sonoma Park Drive.

### **INFORMATION:**

1. Owner. Rose Rock Habitat for Humanity, Inc.
2. Developer. Rose Rock Habitat for Humanity, Inc.
3. Surveyor. Hale & Associates Survey Company.

### **HISTORY:**

1. October 12, 1961. City Council adopted Ordinance No. 1202 annexing this property into the Norman Corporate City Limits at the request of the State of Oklahoma without zoning.
2. September 8, 1983. Planning Commission, on a vote of 8-1, postponed indefinitely an application for a COMPLAN Amendment for this property from Low Density Residential Designation to Commercial Designation.
3. December 8, 1983. Planning Commission, on a vote of 9-0, recommended to City Council that the application to amend the COMPLAN Land Use Designation for this property from Low Density Residential Designation to Commercial Designation be denied.
4. December 8, 1983. Planning Commission, on a vote of 9-0, recommended to City Council that Ordinance No. O-8384-66 be rejected placing this property in the C-1, Local Commercial District.
5. December 8, 1983. Planning Commission, on a vote of 9-0, tabled the preliminary plat for Sonoma Park Addition.

6. February 21, 1984. City Council approved COMPLAN No. CP-8384-8 amending the Land Use Plan Designation for this property to Commercial Designation.
8. February 21, 1984. City Council adopted Ordinance No. O-8384-66 placing this property in the C-1, Local Commercial District.
9. April 12, 1984. Planning Commission, on a vote of 9-0 approved the preliminary plat for Sonoma Park Addition.
10. April 12, 1984. Planning Commission, on a vote of 9-0, approved the final plat for Sonoma Park, Blocks 1, 2 and 3.
11. November 8, 1984. Planning Commission approved the amended final plat for Sonoma Park, Blocks 1, 2 and 3.
12. August 13, 1985. City Council approved the amended final plat for Sonoma Park, Blocks 1, 2 and 3.
13. August 19, 1985. The final plat for Sonoma Park, Blocks 1, 2 and 3 was filed of record with the Cleveland County Clerk.

#### **IMPROVEMENT PROGRAM:**

1. Alley. There is an existing paved alley to serve the property.
1. Fire Hydrant. Fire hydrants are existing.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer is existing.
4. Sidewalks. Sidewalks will be constructed adjacent to Sonoma Park Drive. The developer will seek concurrent construction and bond the proposed sidewalks.
5. Storm Sewers. Stormwater will be conveyed to an existing storm water system that was constructed as part of the 12<sup>th</sup> Avenue paving project.
6. Streets. Sonoma Drive paving is existing.
7. Water Main. Water main is existing

**PUBLIC DEDICATIONS:**

1. Easements and rights-of-way are existing and shown on the final plat.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, site plan and final plat are attached.

**ACTION NEEDED:** The owner/developer has requested the Development Committee approve the site plan and final plat and submit the site plan and final plat to City Council for consideration.

The final plat for Sonoma Park, Blocks 1, 2 and 3 imposed a 100' building line on Lot 6. The owners are replatting to remove the 100' building line and replace it with a 25' building line. Also, instead of dealing with two existing platted lots the owner is proposing one lot so that no future buildings will encroach or cross a lot line.

The owner is initially proposing a structure on the lot consisting of .537 acres.