



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 02/8/2022

**REQUESTER:** Ken Danner, Subdivision Development Manager

**PRESENTER:** Shawn O'Leary, Director of Public Works

**TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2122-7: FOR DENVER ESTATES WITH A VARIANCE IN THE PRIVATE ROAD WIDTH REQUIREMENT FROM 20 FEET TO 12 FEET AND IN THE MINIMUM ACREAGE REQUIREMENT FOR ALL FOUR LOTS AND EASEMENT. E-2122-30. (GENERALLY LOCATED ONE-QUARTER MILE NORTH OF EAST LINDSEY STREET ON THE EAST SIDE OF 108<sup>TH</sup> AVENUE SE.)

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### **BACKGROUND:**

This item is Norman Rural Certificate of Survey COS-2122-7 for Denver Estates and is generally located one-quarter mile north of East Lindsey Street on the east side of 108<sup>th</sup> Avenue S.E.

Norman Rural Certificate of Survey COS-2122-7 for Denver Estates was approved by Planning Commission at its meeting of December 9, 2021, with a variance in the private road width from 20' to 12' serving four tracts and variance in the minimum acreage requirement for Tract 1 from 10 acres to 9.988 acres, Tract 2 from 10 acres to 9.993 acres and Tract 3 from 10 acres to 9.999 acres.

### **DISCUSSION:**

This property consists of 39.985 acres. Tract 1 consists of 9.988 acres, Tract 2 consists of 9.993 acres, Tract 3 consists of 9.999 acres and Tract 4 consists of 10.005 acres. The City standard road width for a private road is twenty-feet (20') in width. Whenever a private road serves four (4) lots or less, the applicant can request a variance to twelve-feet (12') in width. A private roadway easement is included with COS-2122-7 for Denver Estates.

This certificate of survey, if approved, will allow one single family structure on each tract. Private individual sanitary sewer systems and water wells will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards for each tract. Fire protection will be provided by the City of Norman pumper/tanker trucks.

Tracts 2 and 3 contains Water Quality Protection Zone (WQPZ) within the property for a tributary of Little River in the Lake Thunderbird watershed. However, there is sufficient area to construct

a single-family residence outside of the WQPZ including sanitary sewer system and water well. The required covenants protecting the WQPZ have been reviewed by the City Legal Department and will be filed of record with the certificate of survey. A drainage easement has been submitted to address the WQPZ.

Tracts 2 and 3 contain Flood Plain. However there is sufficient area to construct a residential house without encroaching the flood plain. Flood Plain Permit Committee, December 6, 2021, approved Flood Plain Permit No. 649 regarding the private road crossing the Flood Plain.

Tracts 2 and 3 contain a Flowage Easement controlled by the Bureau of Reclamation.

These areas are no build for residential use. The Bureau of Reclamation has reviewed this proposal.

**RECOMMENDATION:**

Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-2122-7 for Denver Estates, including the variance in the private road width from 20' to 12' serving four tracts, variance in the minimum acreage requirement for Tract 1 from 10 acres to 9.988 acres, Tract 2 from 10 acres to 9.993 acres and Tract 3 from 10 acres to 9.999 acres and acceptance of Easement No. E-2122-30.