



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 10/24/2023

**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-2324-1 AND EASEMENTS E-2324-27, E-2324-28 and E-2324-29: FOR MAPPEE ESTATES (LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FRANKLIN ROAD AND 36<sup>TH</sup> AVENUE NE).

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### **BACKGROUND:**

This item is Norman Rural Certificate of Survey No. COS-2324-1 for Mappes Estates and is located at the northeast corner of the intersection of Franklin Road and 36<sup>th</sup> Avenue N.E.

The property is located in the A-2, Rural Agricultural District.

Norman Rural Certificate of Survey COS-2324-1 for Mappes Estates was approved by Planning Commission at its meeting of July 13, 2023.

### **DISCUSSION:**

This property consists of 20.14 acres. Tract 1 consists of 10.13 acres and Tract 2 consists of 10.01 acres.

The Norman Fire Department will provide fire protection.

Individual septic systems are existing on the two tracts.

Individual water wells are existing on the two tracts.

Franklin Road and 36<sup>th</sup> Avenue N.E. are classified as Minor Rural Arterial streets.

Water Quality Protection Zone (WQPZ) is located within Tract 1. The owners will be required to protect this area with covenants.

Covenants addressing the WQPZ have been reviewed as to form by City Legal staff.

The applicants have submitted Easement No. E-2324-27, roadway, drainage and utilities in connection with Franklin Road and 36<sup>th</sup> Avenue N.E., Easement No. E-2324-28 providing a trail easement adjacent to Franklin Road and 36<sup>th</sup> Avenue N.E. and Easement No. E-2324-29 covering the WQPZ area within Tract 1.

**RECOMMENDATION:**

Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-2324-1 for Mappes Estates including Easement Nos. E-2324-27, E-2324-28, and E-2324-29.