



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/11/2023

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-2223-5: FOR THE AMENDED RULE'S EMERALD SPRINGS ADDITION (GENERALLY LOCATED ON THE SOUTH SIDE OF FRANKLIN ROAD AND APPROXIMATELY 1/3 MILE EAST OF 12th AVENUE NW.)

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2223-5 for Amended Rule's Emerald Springs Addition generally south side of Franklin Road and approximately 1/3 mile east of 12th Avenue N.W.

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

Planning Commission, at its meeting of March 9, 2023, recommended approval of Norman Rural Certificate of Survey COS-2223-5 for Amended Rule's Emerald Springs Addition with a variance in the private road width requirement from 20' to 12'.

DISCUSSION:

There is one tract being divided into two tracts encompassing 38.32 acres in this certificate of survey. Tract 5 consists of 10.01 acres and Tract 6 consist of 28.31 acres.

This certificate of survey, if approved, will allow one single-family structure on each tract. There is an existing structure with an existing sanitary sewer system and water well on Tract 5. Private individual sanitary sewer system and water well will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards for the remaining tract. Fire protection will be provided by the City of Norman pumper/tanker trucks.

There is an existing private road serving Tract 5. The private road will be extended to serve Tract 6. City Standards requires a private road width standard of twenty-feet unless serving less than four (4) tracts or lots. The surveyor has requested a variance in the 20' width to a 12' width private road. Staff can support the variance based on the fact it is an excellent concrete private

road for a large portion of the development. Also, the tracts that fronted Franklin Road chose not to take access to Franklin Road which could have reduced the number of tracts connecting to the private road. This is a gated development with five (5) tracts. There are three (3) tracts previously platted.

Tracts 5 and 6 contain WQPZ. However, there is sufficient area to construct structures including private sanitary sewer system outside of the WQPZ. This area will be protected by the owners per covenants. The amended covenants will include the new tract numbers protecting the WQPZ and have been reviewed by the City Legal Department and will be filed of record with the certificate of survey. A drainage easement has been previously filed of record to address the WQPZ.

Also, Tract 6 contains flood plain. However, there are no proposed structures within the flood plain and the existing structure on Tract 5 is located outside of the flood plain.

RECOMMENDATION:

Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-2223-5 for Amended Rule's Emerald Springs Addition and a variance in the private road width from 20' to 12'.