

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-2122-9

DATE  
March 2, 2022

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### STAFF REPORT

**ITEM:** Consideration of a Final Plat for TRENT ESTATES.

**LOCATION:** Located at the southeast corner of the intersection of 96<sup>th</sup> Avenue N.E. and Rock Creek Road (Closed).

### **INFORMATION:**

1. Owner. Byren and Katherine Trent.
2. Developer. Byren and Katherine Trent.
3. Surveyor. Cimarron Surveying and Mapping Co.

### **HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Corporate City Limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.
4. May 24, 1966. City Council adopted Ordinance No. 1896 placing this property in the RE, Residential Estates District and removing it from A-2, Rural Agricultural District.
5. December 9, 2021. Planning Commission, on a vote of 7-0, recommended to City Council the approval of the preliminary plat for Trent Estates.
6. January 18, 2022. City Council approved the preliminary plat for Trent Estates.

### **IMPROVEMENT PROGRAM:**

1. Fire Protection. The Norman Fire Department will provide fire protection.

2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system on Tract 1.
3. Streets. Ninety-sixth Avenue N.E. is classified as a rural collector street. Additional easement is not required. Rock Creek Road paving does not exist and is declared as a closed road/section.
4. Water. Tract 1 has an existing private water system. Private water system for Tract 2 will require City and Oklahoma Department of Environmental Quality approvals.
5. Acreage. This property consists of 25.72 acres. Tract 1 consists of 12.86 acres and Tract 2 consists of 12.86 acres.
6. WQPZ. Water Quality Protection Zone (WQPZ) is located within Tracts 1 and 2. The owners will be required to protect these areas. There is sufficient area for each tract to allow proposed structures and private sanitary sewer systems without encroaching into the WQPZ. Covenants have been submitted.
7. Flood Plain. Tract 2 contains Flood Plain.
8. Flowage Easement. Tracts 1 and 2 contains a Flowage Easement controlled by the Bureau of Reclamation. These areas are “no build” for residential use.
9. Covenants. Covenants addressing the WQPZ have been submitted with the final plat.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Franklin Road right-of-way is dedicated to the City on the final plat.

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

**STAFF COMMENTS AND RECOMMENDATION:** The applicant has requested the Development Committee review the final plat and submit it to City Council for consideration.

There are no required public improvements.

The final plat is consistent with the approved preliminary plat.