



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/22/2022

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION FOR APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL PLAT FOR TRENT ESTATES, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (LOCATED AT THE SOUTHEAST CORNER OF 96TH AVENUE N.E. AND EAST ROCK CREEK ROAD)

BACKGROUND:

This item is a final plat for Trent Estates and is located at the southeast corner of the intersection of 96th Avenue N.E. and Rock Creek Road (Closed).

City Council on May 24, 1966, adopted Ordinance No.1896, placing this property in the RE, Residential Estates and removing it from A-2, Rural Agricultural District.

City Council at its meeting of January 18, 2022, approved the preliminary plat for Trent Estates. The Norman Development Committee, at its meeting of March 2, 2022, reviewed and approved the final plat for Trent Estates and recommended that the final plat be submitted to City Council for consideration.

DISCUSSION:

The owners are subdividing their property into two (2) tracts. Both tracts are well above ten (10) acres. Tract 1 consists of 12.86 acres and Tract 2 consists of 12.86 acres. Tract 1 has an existing residential structure and accessory buildings with existing private water well and sanitary sewer system. If Tract 2 is developed, it will be in the southeast corner of the tract adjacent to Cochise Road. There is sufficient room for a residential structure and private water well and sanitary system without encroaching the Water Quality Protection Zone (WQPZ). Covenants addressing the WQPZ have been submitted with the final plat. The Water Quality Protection Zone is part of the arm of Little River. Tracts 1 and 2 contains a Flowage Easement controlled by the Bureau of Reclamation. These areas are "no build" for residential use. The Bureau of Reclamation has reviewed the plat.

RECOMMENDATION:

The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final plat and the filing of the plat.