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CERTIFICATE OF SURVEY  
COS-2223-2

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ITEM NO. 2

**STAFF REPORT**

**ITEM:** Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2223-2, SUNSET HILLS.**

**LOCATION:** Generally located on the east side of 60<sup>th</sup> Avenue N.E. and approximately ½ mile north of East Rock Creek Road

**INFORMATION:**

1. Owners. Pete and Jennifer Jackson, Stonewall Homes, L.L.C.
2. Developer. Stonewall Homes, L.L.C.
3. Surveyor. Pathfinder Surveying, PLLC.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1312 annexing this property into the City of Norman Corporate 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.

**IMPROVEMENT PROGRAM:**

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system on Tract 4.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing water well on Tract 4.

4. Acreage. This property consists of 50.717 acres. Tract 1 consists of 10.002 acres, Tract 2 consists of 10.399 acres, Tract 3 consists of 20.303 acres and Tract 4 consists of 10.013 acres.
5. Private Road. A private road will be constructed to provide access to the proposed tracts. The private road will be maintained by the home owners association.
6. Water Quality Protection Zone. Tracts 3 and 4 contain WQPZ. However, there is sufficient area to construct structures including private sanitary sewer system outside of the WQPZ. These areas will be protected by the owners per covenants.
7. Flood Plain. Tract 4 contains Flood Plain. There is an existing house on the property located outside the Flood Plain.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, Norman Rural Certificate of Survey No. COS-2223-2 for Sunset Hills and a letter of request for a variance in the 250-foot frontage requirement and the 330-foot minimum front building setback width requirement for Tract 4 are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The applicant is requesting a variance in the minimum frontage requirement from 250' to 208' and a variance in the minimum front setback width requirement from 330' to 208' for Tract 4. There is an existing single-family residential house on the property. Staff recommends approval of a variance request and approval of Norman Rural Certificate of Survey No. COS-2223-2 for Sunset Hills.

**ACTION NEEDED:** Recommend approval or disapproval of a variance in the minimum frontage requirement from 250' to 208' and minimum width requirement measured at the front building setback from 330' to 208' for Tract 4 and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2223-2 for Sunset Hills to City Council.

**ACTION TAKEN:** \_\_\_\_\_