



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 10/10/2024

**REQUESTER:** Rolling Vistas, Ltd. & Chris Fairchild

**PRESENTER:** Ken Danner, Subdivision Development Manager

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-5: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY ROLLING VISTAS, LTD. (CHRIS FAIRCHILD) FOR CREEKSIDE ESTATES COS FOR 76.8878 ACRES OF PROPERTY GENERALLY LOCATED ½ MILE SOUTH OF EAST LINDSEY STREET AND WEST SIDE OF 108<sup>TH</sup> AVENUE SOUTHEAST.

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**ITEM:** Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY COS-2425-5 FOR CREEKSIDE ESTATES.**

**LOCATION:** Generally located one-half mile south of East Lindsey Street on the west side of 108<sup>th</sup> Avenue S.E.

**INFORMATION:**

1. Owners. Rolling Vistas, Ltd.
2. Developer. Rolling Vistas, Ltd.
3. Surveyor. Chris Fairchild.

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1314 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/INFORMATION:**

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Private Road. The proposed five (5) tracts will be served by a private road maintained by Homeowners Association. Required covenants address maintenance of the private road.

### **IMPROVEMENT PROGRAM/INFORMATION**

5. Water Quality Protection Zone. The property contains WQPZ on one proposed tract. The WQPZ area will be protected by the owner per required protective covenants.
6. Acreage. The property consists of a total of 78.7102 acres. Tract 1 is 11.15 acres, Tract 2 is 10.5434 acres, Tract 3 is 12.1157 acres, Tract 4 is 11.9313 acres, Tract 5 is 11.2788 acres, Tract 6 is 10.5947 acres and Tract 7 is 11,0963 acres.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and Norman Rural Certificate of Survey No. COS-2425-5 for Creekside Estates are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The owners propose to subdivide their approximately 78.7102 acres and seven (7) single-family residential tracts. Based on the fact this certificate of survey meets the minimum 10 acres requirement, Staff recommends approval of Norman Rural Certificate of Survey No. COS-2425-5 for Creekside Estates.

**ACTION NEEDED:** Approve or disapprove Norman Rural Certificate of Survey No. COS-2425-5 for Creekside Estates and submit to City Council for its consideration.

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