



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 04/26/2022

**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-2122-11: FOR HENDERSON ESTATES AND EASEMENT E-2122-59. (LOCATED ON THE EAST SIDE OF 84TH AVENUE N.E., APPROXIMATELY ONE-HALF MILE NORTH OF TECUMSEH ROAD).

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### **BACKGROUND:**

This item is Norman Rural Certificate of Survey COS-2122-11 for Henderson Estates generally located on the east side of 84<sup>th</sup> Avenue N.E. approximately one-half mile north of Tecumseh Road. Norman Rural Certificate of Survey COS-2122-11 for Henderson Estates was approved by Planning Commission at its meeting of March 10, 2022.

### **DISCUSSION:**

This property consists of 20.008 acres. Tract 1 consists of 10.004 acres and Tract 2 consists of 10.004 acres.

This certificate of survey, if approved, will allow one single family structure on each tract. Private individual sanitary sewer systems and water wells will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards for each tract.

Fire protection will be provided by the City of Norman pumper/tanker trucks.

Tract 1 contains Water Quality Protection Zone (WQPZ) a part of the Little River Arm within the Lake Thunderbird watershed. However, there is sufficient area to construct a single-family residence outside of the WQPZ including sanitary sewer system and water well. The required covenants protecting the WQPZ have been reviewed by the City Legal Department and will be filed of record with the certificate of survey. A drainage easement has been submitted to address the WQPZ.

**RECOMMENDATION:**

Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-2122-11 for Henderson Estates including Easement E-2122-59.