

ITEM: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2223-2 FOR SUNSET HILLS, ACCEPTANCE OF EASEMENT NO. E-2223-37 FOR RIGHT-OF-WAY ADJACENT TO 60<sup>th</sup> AVENUE N.E., ACCEPTANCE OF DRAINAGE EASEMENT NO. E-2223-38 IN CONNECTION WITH WATER QUALITY PROTECTION ZONE, APPROVAL OF A VARIANCE IN THE MINIMUM FRONTAGE REQUIREMENT FROM 250' TO 208', AND APPROVAL OF A VARIANCE IN THE MINIMUM WIDTH REQUIREMENT MEASURED AT THE FRONT BUILDING LINE FROM 330' TO 208'.

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. Owner. Stonewall Homes, LLC.
2. Developer. Stonewall Homes, LLC.
2. Surveyor. Pathfinder Surveying, PLLC.

HISTORY:

1. Refer to the Planning Commission Staff Report September 8, 2022.
2. September 8, 2022. Planning Commission, on a vote of 8-0, recommended to City Council that Norman Rural Certificate of Survey No. COS-2223-2 for Sunset Hills be approved with a variance in the minimum frontage requirement from 250-feet to 208-feet and minimum width requirement measured at the front building setback from 330-feet to 208-feet.

IMPROVEMENT PROGRAM:

1. Refer to the Planning Commission Staff Report, September 8, 2022.

SUPPLEMENTAL MATERIAL: Copies of an advisory memorandum, location map, certificate of survey, letter of request for variances, Staff Report recommending approval, and pertinent excerpts from the Planning Commission minutes are included in the Agenda Book.

ACTION NEEDED: Motion to approve or reject a variance in the minimum frontage requirement from 250-feet to 208-feet and minimum width requirement measured at the front building setback from 330-feet to 208-feet, and if approved, accept Easement No. E-2223-37 and Easement No. E-2223-38 approve or reject Norman Certificate of Survey No. COS-2223-2 for Sunset Hills and, if approved, direct the filing of Norman Certificate of Survey No. COS-2223-2 for Sunset Hills, E-

2223-37 and E-2223-38 with the Cleveland County Clerk subject to the completion of the private road.

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