



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/13/2023

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-2223-2: FOR SUNSET HILLS WITH VARIANCES IN THE MINIMUM FRONTAGE REQUIREMENT, FRONT BUILDING SETBACK WIDTH REQUIREMENT, PRIVATE ROAD WIDTH FOR TRACT FOUR AND EASEMENTS E-2223-37 AND E-2223-38 (GENERALLY LOCATED ON THE EAST SIDE OF 60TH AVENUE NE AND APPROXIMATELY ½ MILE NORTH OF EAST ROCK CREEK ROAD).

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2223-2 for Sunset Hills generally east side of 60th Avenue N.E. and approximately ½ mile north of East Rock Creek Road.

The property is located in the A-2, Rural Agricultural District.

Planning Commission, at its meeting of September 8, 2022, recommended approval of Norman Rural Certificate of Survey COS-2223-2 for Sunset Hills with a variance in a minimum lot width requirement for Tracts 4 from 250' to 208' variance in minimum width requirement measured at the front building line from 330' to 208' and a variance in the private road width requirement from 20' to 12'. With property owners on each side of Tract 4, the developer is unable to meet the frontage and minimum setback requirements. There is an existing structure on Tract 4. There is sufficient width within tract to construct a single-family residential structure without violating the required twenty-five foot (25') side yard setbacks if the existing structure were removed from the tract and a new structure constructed. The private road will only serve four (4) tracts and staff is able to support all three variances.

DISCUSSION:

There are a total of four (4) tracts encompassing 50.717 acres in this certificate of survey. Tract 1 consists of 10.002 acres, Tracts 2 consists of 10.399 acres, Tract 3 consists of 20.303 acres and Tract 4 consist of 10.013 acres.

This certificate of survey, if approved, will allow one single-family structure on each tract. There is an existing structure with an existing sanitary sewer system and water well on Tract 4. Private individual sanitary sewer systems and water wells will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards for the remaining tracts. Fire protection will be provided by the City of Norman pumper/tanker trucks.

Tracts 3 and 4 contain WQPZ. However, there is sufficient area to construct structures including private sanitary sewer system outside of the WQPZ. This area will be protected by the owners per covenants. 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. Also, Tract 4 contains flood plain. However, there are no proposed structures within the flood plain and the existing structure is located outside of the flood plain.

A roadway, drainage and utility easement has been provided by the owner for 60th Avenue N.E. In addition, a drainage easement has been provided for the WQPZ, Water Quality Protection Zone.

RECOMMENDATION:

Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-2223-2 for Sunset Hills, Easement No. E-2223-37, Easement No. E-2223-38 and variances in the minimum frontage requirement, front building setback width requirement and private road width from 20' to 12'.