



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/18/2022

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-2122-2 FOR LITTLE RIVER ESTATES, AND EASEMENT E-2122-27 (LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 120TH AVE. SE AND CEDAR LANE ROAD {CLOSED}).

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2122-2 for Little River Estates, located at the northwest corner of the intersection of 120th Avenue S.E. and Cedar Lane Road (closed).

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

Norman Rural Certificate of Survey COS-2122-2 for Little River Estates was approved by Planning Commission at its meeting of September 9, 2021.

The applicant is subdividing this parcel for the purposes of single family residential homes.

DISCUSSION:

This property consists of 180.843 acres. Tract 1 consists of 27.327 acres, Tract 2 consists of 12.961 acres, Tract 3 consists of 10.043 acres, Tract 4 consists of 10.031 acres, Tract 5 consists of 10.019 acres, Tract 6 consists of 10.007 acres, Tract 7 consists of 10.014 acres, Tract 8 consists of 16.520 acres, Tract 9 consists of 13.666 acres, Tract 10 consists of 10.039 acres, Tract 11 consists of 10.014 acres, Tract 12 consists of 10.10.086 acres, Tract 13 consists of 10.062 acres, Tract 14 consists of 10.039 acres and Tract 15 consists of 10.015 acres.

There is flood plain located within Tracts 1, 2, 3, 4, 5 and 6. However, there is sufficient area for residential structures and private utilities to stay out of those areas.

Water Quality Protection Zone (WQPZ) is located on the tracts. However, there is sufficient area for residential structures and private utilities. The owners will be required to protect these areas. Easement No. E-2122-27 and covenants have been submitted protecting the WQPZ. These documents have been reviewed by City Legal Department.

Private individual sanitary sewer systems and water systems will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards.

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

There are proposed private roads to serve this property. They will be constructed to the City's private road standard at a width of 20-feet. At the request of the Traffic Engineer, a private road connecting to 120th Avenue S.E. was relocated. As a result, a flood plain permit was required. Flood Plain Permit No. 640 was approved by the Flood Plain Permit Committee on August 16, 2021, addressing the size of culvert and grade of the private road. Certificate of Survey No. COS-2122-2 for Little River Estates will not be filed of record with the Cleveland County Clerk until the private roads are completed.

RECOMMENDATION:

Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-2122-2 for Little River Estates and Easement No. E-2122-27.