
PRELIMINARY PLAT
PP-2122-8

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of **PRELIMINARY PLAT FOR TRENT ESTATES.**

LOCATION: Located at the southeast corner of the intersection of 96th Avenue N.E. and Rock Creek Road (Closed).

INFORMATION:

1. Owners. Byren and Katherine Trent.
2. Developer. Byren and Katherine Trent.
3. Engineer/Surveyor. Cimarron Surveying and Mapping Co.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Corporate City 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.
4. May 24, 1966. City Council adopted Ordinance No. 1896 placing this property in the RE, Residential Estates District and removing it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Protection. The Norman Fire Department will provide fire protection.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system on Tract 1.
3. Streets. Ninety-sixth Avenue N.E. is classified as a rural collector street. Additional easement is not required. Rock Creek Road paving does not exist and is declared as a closed road/section.

4. Water. Tract 1 has an existing private water system. Private water system for Tract 2 will require City and Oklahoma Department of Environmental Quality approvals.
5. Acreage. This property consists of 25.72 acres. Tract 1 consists of 12.86 acres and Tract 2 consists of 12.86 acres.
7. WQPZ. Water Quality Protection Zone (WQPZ) is located within Tracts 1 and 2. The owners will be required to protect these areas. There is sufficient area for each tract to allow proposed structures and private sanitary sewer systems without encroaching into the WQPZ. Covenants will be required with final platting.
8. Flood Plain. Tract 2 contains Flood Plain.
9. Flowage Easement. Tracts 1 and 2 contains a Flowage Easement controlled by the Bureau of Reclamation. These areas are "no build" for residential use.
8. Covenants. Covenants addressing the WQPZ will be submitted with a final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Staff recommends approval of preliminary plat for Trent Estates.

ACTION NEEDED: Recommend approval or disapproval of preliminary plat for Trent Estates to City Council.

ACTION TAKEN: _____