



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 02/22/2022

**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-2122-9 AND A VARIANCE IN THE MINIMUM ACREAGE REQUIREMENT FOR TRACT 8 FOR OAK HILL RANCH AND EASEMENT E-2122-31. (LOCATED AT THE INTERSECTION OF 108TH AVENUE S.E. AND ETOWAH ROAD)

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### **BACKGROUND:**

This item is Norman Rural Certificate of Survey No. COS-2122-9 for Oak Hill Ranch and is located at the northwest corner of the intersection of 108<sup>th</sup> Avenue S.E. and Etowah Road.

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

Planning Commission, at its meeting of January 13, 2022, approved Norman Rural Certificate of Survey COS-2122-9 for Oak Hill Ranch with a variance in the minimum acre requirement for Tract 8 from 10 acres to 9.06 acres.

### **DISCUSSION:**

This property consists of 79.06 acres. Tract 1 consists of 10.00 acres, Tract 2 consists of 10.00 acres, Tract 3 consists of 10.00 acres, Tract 4 consists of 10.00 acres, Tract 5 consists of 10.00 acres, Tract 6 consists of 10.00 acres, Tract 7 consists of 10.00 acres and Tract 8 consists of 9.06 acres. Rather than creating all of the tracts less than 10 acres, the developer requested a variance for one tract. The tract is still sufficient in size to develop.

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

A private road easement is located on Tracts 3 and 4 for a future private road serving future tracts to the west.

Tracts 4 and 5 contain Water Quality Protection Zone (WQPZ) to establish a stream buffer for Clear Creek which is a tributary of Lake Thunderbird. However, there is sufficient area to

construct structures outside of the WQPZ. This area will be protected by the owners per required covenants.

Covenants addressing the WQPZ are being reviewed by City Legal staff.

**RECOMMENDATION:**

The surveyor has requested a variance in the minimum acre requirement from 10 acres to 9.06 acres for Tract 8. Based upon the above information, staff recommends approval of the request for a variance in the minimum requirements for 10 acres to 9.06 acres and approval of Norman Rural Certificate of Survey No. COS-2122-9, Easement No. E-2122-31 for Oak Hill Road.