



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/10/2021

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-1718-2 FOR BYRD ACRES, A VARIANCE IN THE PRIVATE ROAD REQUIREMENTS FOR TRACTS ONE AND TWO FROM 20-FEET TO 12-FEET, AND EASEMENTS E-2122-5, E-2122-6, AND E-2122-14. (LOCATED NORTH OF CEDAR LANE ROAD ON THE EAST SIDE OF 48TH AVENUE S.E.)

BACKGROUND:

This item is Norman Rural Certificate of Survey COS-1718-2, Byrd Acres, generally located 1900 feet north of Cedar Lane Road on the east side of 48th Avenue S.E.

Norman Rural Certificate of Survey COS-1617-2 for Byrd Acres was approved by Planning Commission at its meeting of March 8, 2018 with a variance in the private road requirements from 20-feet wide to 12-feet wide.

DISCUSSION:

There are a total of two (2) tracts encompassing 28.91 acres in this certificate of survey. Tract 1 consist of 18.917 acres. Tract 2 consists of 10 acres. The City standard road width for a private road is twenty-feet (20') in width. Whenever a private road serves three (3) lots or less, the applicant can request a variance to twelve-feet (12') in width. There is an existing private road that will serve Tracts 1 and 2. A request has been made to vary the private road standard from 20-feet to 12-feet. A private roadway easement is included in COS-1718-2 for Byrd Acres.

This certificate of survey, if approved, will allow one single family structure on each tract. There existing house on Tract 2 with existing sanitary sewer systems and water wells on the property. Private individual sanitary sewer system and water well will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards for the remaining tract. Fire protection will be provided by the City of Norman pumper/tanker trucks.

Tracts 1 contains Water Quality Protection Zone (WQPZ) within the property for a tributary of Dave Blue Creek in the Lake Thunderbird watershed. However, there is sufficient area to construct a single-family residence outside of the WQPZ including sanitary sewer system and

water well. 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.

An easement and covenants have been provided to address the WQPZ. In addition, a roadway, drainage and utility easement has been provided for 48th Avenue S.E.

RECOMMENDATION:

Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-1718-2 for Byrd Acres, including the variance in the private road requirements from 20-feet to 12-feet serving Tracts 1 and 2 and acceptance of Easement E-2122-5, E-2122-6, and E-2122-14.