
CERTIFICATE OF SURVEY
COS-2122-1

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2122-1 FOR COTTONWOOD FLATS ESTATES.

LOCATION: Generally located one-half mile west of 24TH Avenue N.E. on the north side of Tecumseh Road.

INFORMATION:

1. Owners. Heath and Angie Herje.
2. Developer. Heath and Angie Herje.
3. Surveyor. Pollard & Whited Surveying, Inc.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. O-1312 annexing this property into the Norman 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.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Acreage. This property consists of 19.931 acres. Tract 1 consists of 9.963 acres, and Tract 2 consists of 9.968 acres.

5. Private Road. The private road will serve two (2) tracts. City standards requires a private road width of twenty-feet unless serving four (4) tracts or lots or fewer. The applicant has requested a variance in the 20' width to a 12' width private road since it will serve only two tracts.
6. Water Quality Protection Zone. Tract 2 contains WQPZ. However, there is sufficient area to construct structures outside of the WQPZ. This area will be protected by the owners per covenants.
7. Covenants. Covenants addressing the WQPZ are being reviewed by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2122-1 for Cottonwood Flats Estates and a letter of request for a variance in the minimum width requirement for a private road, minimum acreage requirement for Tracts 1 and 2 and minimum width requirement measured at the front building line for Tract 1 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The applicant is requesting a variance in the private road width based on the fact it is serving four (4) or fewer lots or tracts. Staff recommends approval of a variance in the private road width requirement from 20' width to a 12' width since it will serve two tracts. In addition, the property has not contained a total of twenty (20) acres because of a short section. A request has been made to vary the ten (10) acre requirement from 10 acres to 9.963 acres for Tract 1 and 9.968 acres for Tract 2. Also, Tract 1 does not meet the 330' width requirement measured at the front building line. Property to the west and property to the east restrict the capability to meet the 330' requirement. Tract 1 has a width of 328.15'. Staff supports the variances and Norman Rural Certificate of Survey No. COS-2122-1 for Cottonwood Flats Estates.

ACTION NEEDED: Recommend approval or disapproval of a variance in the private road width from 20' to 12' serving two tracts, variance in the minimum acreage requirement for Tract 1 from 10 acres to 9.963 acres and Tract 2 from 10 acres to 9.968 acres and a variance in the front building setback width for Tract 1 from 330' to 328.15' and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2122-1 for Cottonwood Flats Estates to City Council.

ACTION TAKEN: _____