

# POLLARD & WHITED SURVEYING, INC.

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May 27, 2021

**City Of Norman Planning Commission**  
and City of Norman Staff Members  
201 W. Gray  
Norman, OK 73070

**Re: Variance Request for proposed Certificate of Survey (COS) Subdivision**  
to be known as **"Cottonwood Flats Estates"**  
in the SE1/4 of Sec.9,T9N,R2W, I.M.  
Norman, Cleveland County, Oklahoma

**To all interested parties,**

An application has been submitted to the City of Norman Staff for **"Cottonwood Flats Estates"**. The proposed subdivision is located in the SE1/4 of Sec.9, T9N, R2W. The location can be generally described as: Located on the North side of Tecumseh Road approximately 4 tenths of a mile (2100') West of 24<sup>th</sup> Avenue NE.

This letter is a request for variance of the proposed COS Subdivision to be known as **"Cottonwood Flats Estates"** to the City of Norman, Cleveland County, Oklahoma. The applicant is asking the City of Norman to allow them to vary from the full 10-acre rule, to vary from the full 330 foot front Building Line requirement and to construct a private road of a minimum of Twelve (12) foot width.

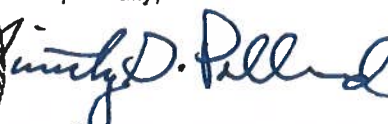
**"Cottonwood Flats Estates"** will consist of two (2) residential tracts containing 9.96 acres each. The property owned is currently described as two aliquot Ten (10+/-) acre tracts being the NE1/4-SW1/4-SE1/4 and the E1/2-W1/2-SW1/4-SE1/4. The applicants do not own any more property along Tecumseh Road than the aliquot allotment. Due to shortage of distance along the South line of SE1/4 of Section 9 (2625' measured vs 2640' standard). The aliquot portions are short by nature and because of this shortage along the section line, the applicant's property is only 328.15 foot instead of the standard 330'. The Applicants would therefore request a variance for the minimum area and the minimum frontage to be allowed in their case.

**"Cottonwood Flats Estates"** will consist of only two (2) residential tracts. Each tract will be accessed by a private road easement to be known as "Pecan Mesa Road. Pecan Mesa Road will originate on Tecumseh Road and extend North to access both tracts. Only two (2) tracts will be served by this private drive and the Applicants would request a variance be granted to allow this private drive to only be Twelve (12) feet wide.

If you have any questions or concerns about this request, please call me at my office (405)366-0001, mobile (405)443-8100, or you can email me at tim@pwsurveying.com.



Respectfully,

  
Timothy G. Pollard, PLS