



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

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2122-1 FOR COTTONWOOD FLATS WITH A VARIANCE IN THE PRIVATE ROAD WIDTH FROM 20 FEET TO 12 FEET 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 FEET TO 328.15 FEET AND EASEMENTS E-2122-8 AND E-2122-9. (GENERALLY LOCATED ONE-HALF MILE WEST OF 24TH AVENUE N.E. ON THE NORTH SIDE OF TECUMSEH ROAD.

BACKGROUND:

This item is Norman Rural Certificate of Survey COS-2122-1 Cottonwood Flats is generally located one-half mile west of 24TH Avenue N.E. on the north side of Tecumseh Road.

Norman Rural Certificate of Survey COS-2122-1 for Cottonwood Flats was approved by Planning Commission at its meeting of July 10, 2021, with 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'.

DISCUSSION:

There are a total of two (2) tracts encompassing 19.931 acres in this certificate of survey. Tract 1 consist of 9.963 acres and Tract 2 consists of 9.968 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 road that will be improved to 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-2122-1 for Cottonwood Flats.

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

Tracts 2 contains Water Quality Protection Zone (WQPZ) within the property for a tributary of Little River 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 submitted to address the WQPZ. In addition, a roadway, drainage and utility easement has been submitted for Tecumseh Road.

RECOMMENDATION:

Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-2122-1 for Cottonwood Acres, including the 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', acceptance of Easement E-2122-8 and Easement E-2122-9.

Reviewed by: Scott Sturtz, City Engineer
Shawn O'Leary, Director of Public Works
Jane Hudson, Director of Planning and Community Development
Kathryn Walker, City Attorney
Darrel Pyle, City Manager