



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-2021-16 FOR IMHOFF ACRES WITH A VARIANCE IN THE MINIMUM ACREAGE REQUIREMENT FOR TRACT 1 AND 2 FROM 10 ACRES TO 9.752 ACRES AND EASEMENT E-2122-7.

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2021-16 for Imhoff Acres located at the southwest corner of the intersection of State Highway No. 9 and 132nd Avenue S.E.

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

Planning Commission, on June 10, 2021, recommended to City Council that Norman Rural Certificate of Survey No. COS-2021-16 for Imhoff Acres be approved, with a variance in the minimum acreage requirement for Tract 1 and 2 from 10 acres to 9.752 acres.

DISCUSSION:

This property consists of two tracts and 19.504 total acres. Tract 1 consists of 9.752 acres and Tract 2 consists of 9.752 acres. The surveyor has requested a variance in the minimum 10 acre requirement based on the fact that 132nd Avenue S.E. realignment (a safer intersection connection with 132nd Avenue S.E. and State Highway No. 9) and State Highway No. 9 right-of-way removed any possibility of this property being 20 acres.

This certificate of survey, if approved, will allow one single-family dwelling on each tract.

Tracts 2 contain WQPZ. However, there is sufficient area to construct structures outside of the WQPZ. This area will be protected by the owners per covenants. Drainage Easement E-2021-7 has been submitted for the WQPZ.

Private individual sanitary sewer systems and water systems 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.

RECOMMENDATION:

Based upon the above information, staff recommends approval of the request in a variance in the minimum acreage requirement for Tracts 1 and 2 from 10 acres to 9.752 acres and acceptance of Easement E-2021-7 and approval of Norman Rural Certificate of Survey COS-2021-16 for Imhoff Acres.