



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/10/21

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-2021-15 FOR JOHN DALTON RIDGE AND EASEMENTS E-2122-10, E-2122-11 AND E-2021-12. (LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF POST OAK ROAD AND 60TH AVENUE S.E.)

BACKGROUND:

This item is Norman Rural Certificate of Survey COS-2021-15, John Dalton Ridge, located at the northwest corner of the intersection of Post Oak Road and 60th Avenue S.E.

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

Norman Rural Certificate of Survey COS-2021-15 for John Dalton Ridge was approved by Planning Commission at its meeting of June 10, 2021.

DISCUSSION:

This property consists of 143 + acres. Tract 1 consists of 10 acres, Tract 2 consists of 10 acres, Tract 3 consists of 10 acres, Tract 4 consists of 10 acres, Tract 5 consists of 10 acres, Tract 6 consists of 10 acres, Tract 7 consists of 10.33 acres, Tract 8 consists of 10.387 acres, Tract 9 consists of 10 acres, Tract 10 consists of 12.860 acres, Tract 11 consists of 10.076 acres, Tract 12 consists of 10.131 acres, Tract 13 consists of 10 acres and Tract 14 consists of 10 acres.

There is flood plain located within Tracts 1, 2, 3, 6, 7, 8 and 9. However, there is sufficient area for residential structures and private utilities to stay out of those areas.

Water Quality Protection Zone (WQPZ) is located on the tracts. However, there is sufficient area for residential structures and private utilities. The owners will be required to protect these areas identified as Easement E-2122-10. Covenants have been submitted protecting the WQPZ. In addition, a 17' roadway, drainage and utility easement and a 20' trail easement have been provided by the owners in connection with Post Oak Road and 60th Avenue S.E. These documents have been reviewed by City Legal Department

Private individual sanitary sewer systems and water systems will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards. There are existing structures on Tracts 1, 2 and 3 with private sanitary sewer and water services. It is anticipated the structure on Tract 3 will be removed. It has not been determined on the other two tracts.

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

There is a proposed private road to serve this property. The private road will serve access to 11 of the 14 tracts. It will be constructed to the City's private road standard at a width of 20-feet. Certificate of Survey COS-2021-15 for John Dalton Ridge will not be filed of record with the Cleveland County Clerk until the private road is completed.

RECOMMENDATION:

Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-2021-15, Easements E-2122-10, E-2122-11 and E-2122-12.