



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 1-14-25

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2223-4: FOR LOVETT RANCH AND EASEMENT NOS. E-2425-7, E-2425-8, E-2425-9 AND E-2425-11 (GENERALLY LOCATED ON THE NORTH SIDE OF POST OAK ROAD APPROXIMATELY ½ MILE EAST OF 72ND AVENUE SE).

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2223-4 for Lovett Ranch and is generally located on the north side of Post Oak Road approximately ½ mile east of 72nd Avenue S.E.

Norman Rural Certificate of Survey COS-2223-4 for Lovett Ranch was approved by Planning Commission at its meeting of March 9, 2023, with a variance in the private road width from 20' to 12' serving two tracts.

DISCUSSION:

This property consists of 79.267 acres. Tract 1 consists of 69.247 acres and Tract 2 consists of 10.02 acres. The City standard road width for a private road is twenty-feet (20'). Whenever a private road serves four (4) tracts or lots or less, the applicant can request a variance to twelve-feet (12') in width. A private roadway easement is included with COS-2223-4 for Lovett Ranch.

This certificate of survey, if approved, will allow one single family structure on each tract. There is an existing house on Tract 1. Private individual sanitary sewer systems and water wells will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards for Tract 2. There is existing private sanitary sewer system and water well serving Tract 1. Fire protection will be provided by the City of Norman pumper/tanker trucks.

Tracts 1 and 2 contain WQPZ. However, there is sufficient area to construct structures including private sanitary sewer system outside of the WQPZ. This area will be protected by the owners per covenants. The required covenants protecting the WQPZ have been approved by the City Legal Department and will be filed of record with the certificate of survey. Drainage easements have been submitted to address the WQPZ.

A 17' roadway, drainage and utility easement and 20' trail easement have been submitted in connection with Post Oak Road.

RECOMMENDATION:

Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-2223-4 for Lovett Ranch including the variance in the private road width from 20' to 12' serving two tracts and acceptance of Easement Numbers. E-2425-7, E-2425-8, E-2425-9.and E-2425-11