
CERTIFICATE OF SURVEY
COS-2223-4

ITEM NO. 2

STAFF REPORT

ITEM: Consideration of NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2223-4 FOR LOVETT RANCH.

LOCATION: Generally located on the north side of Post Oak Road approximately ½ mile east of 72nd Avenue S.E.

INFORMATION:

1. Owners. Danny Lovett.
2. Developer. Stephanie Velasquez.
3. Surveyor. MacBax Land Surveying, PLLC.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City Limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system serving Tract 1.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system serving Tract 1.
4. Acreage. This property consists of 79.267 acres. Tract 1 consists of 69.247 acres and Tract 2 consists of 10.02 acres.

5. Private Road. The private road will serve one tract. City standards requires a private road width of twenty-feet unless serving four (4) tracts or lots or fewer. The applicant has requested a variance in the 20' width to a 12' width private road since it will serve only one tract.
6. Water Quality Protection Zone. 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.
9. Covenants. Covenants addressing the WQPZ are being reviewed by City Legal staff.
10. Easements. The owners will submit easements for roadway, drainage and utilities including trail easement in connection with Post Oak Road. Drainage easements covering the WQPZ are required.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2223-4 for Lovett Ranch and a letter of request for a variance in the minimum width requirement for a private road are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The applicant's surveyor is requesting a variance in the private road width based on the fact it is serving one tract. Staff recommends approval of a variance in the private road width requirement from 20' width to a 12' width since it will serve one tract. Staff supports the variance and Norman Rural Certificate of Survey No. COS-2223-4 for Lovett Ranch.

ACTION NEEDED: Recommend approval or disapproval of a variance in the private road width from 20' to 12' serving one tract and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2223-4 for Lovett Ranch to City Council.

ACTION TAKEN: _____