



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/10/2024

REQUESTER: Daniel and Shelly Filkins & Greg Skinner (Skinner Land Surveying)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-6: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY GREG SKINNER (SKINNER LAND SURVEYING) FOR FILKINS RIDGE COS FOR 19.87 ACRES, WITH A VARIANCE ON THE PRIVATE ROAD WIDTH FROM 20' TO 12' SERVING TWO TRACTS AND A VARIANCE IN THE MINIMUM 10 ACRES REQUIREMENT FOR TRACT 1 AT 9.94 ACRES AND TRACT 2 AT 9.93 ACRES LOCATED AT 6607 144TH AVENUE NORTHEAST.

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2425-6 FOR FILKINS RIDGE.**

LOCATION: Generally located on the east side of 144th Avenue N.E. and approximately 1/4 mile north of Indian Hills Road.

INFORMATION:

1. Owners. Daniel and Shelly Filkins.
2. Developer. Daniel and Shelly Filkins.
3. Surveyor. Greg Skinner, PLS.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1317 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
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Acreage. This property consists of 19.87 acres. Tract 1 consists of 9.94 acres and Tract 2 consists of 9.93 acres.
5. Private Road. The private road will serve two tracts 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 the two tracts.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2425-6 for Filkins Ridge and a letter of request for a variance in the minimum width requirement for a private road and a variance the the minumun acreage requirements from 10 acres to 9.94 and 9.93 acres 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 two tracts and a variance in the minimum ten (10) acre requirements based on the fact this is a short section and unable to be ten acres per tract. Staff recommends approval of a variance in the private road width requirement from 20' width to a 12' width since it serves only two tracts and a variance in the minimum ten (10) acres requirement. Staff supports the variances and approval of Norman Rural Certificate of Survey No. COS-2425-6 for Filkins Ridge.

ACTION NEEDED: Recommend approval or disapproval of a variance in the private road width from 20' to 12' serving two tracts and a variance in the minimum 10 acres requirement for Tract 1 at 9.94 acres and Tract 2 at 9.93 acres and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2425-6 for Filkins Ridge to City Council.

ACTION TAKEN:_____