



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 11/12/2024

**REQUESTER:** Ken Danner, Subdivision Development Manager

**PRESENTER:** Scott Sturtz, Interim Director of Public Works

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2425-6: FOR A VARIANCE IN THE PRIVATE ROAD WIDTH AND VARIANCE IN THE MINIMUM ACRE REQUIREMENT FOR THE TWO TRACTS FOR FILKINS RIDGE (GENERALLY LOCATED ONE HALF MILE NORTH OF INDIAN HILLS ROAD AND 660 FEET EAST OF 144<sup>TH</sup> AVENUE NE).

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### **BACKGROUND:**

This item is Norman Rural Certificate of Survey No. COS-2425-6 for Filkins Ridge generally located one-half mile north of Indian Hills Road and 660-feet east of 144<sup>th</sup> Avenue N.E.

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

Planning Commission, at its meeting of October 10, 2024, approved Norman Rural Certificate of Survey COS-2425-6 for Filkins Ridge with a variance in the width of a private road from 20' to 12' serving two (2) tracts and with a variance in the minimum acre requirements for Tract 1 from 10 acres to 9.94 acres and Tract 2 from 10 acres to 9.93 acres based on the fact this is a short section.

### **DISCUSSION:**

This property consists of 19.78 acres and two tracts.

This certificate of survey, if approved, will allow one single family structure on each tract. Filkins Lane, a private road providing access to 144<sup>th</sup> Ave NE, was created by easement previously granted by the adjacent property (which is currently under common ownership with this property), and will be utilized to serve as an access to the parcels created by this COS. Private individual sanitary sewer system and water well 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. A 17' roadway, drainage and utility easement has been submitted for 108<sup>th</sup> Avenue S.E.

**RECOMMENDATION:**

The surveyor has requested a variance in the private road width and variance in the minimum acre requirement for the two tracts. Based upon the above information, staff recommends approval of the request for a variance in the private road width requirement from 20' to 12' and variance in the minimum requirements for ten acres to 9.94 and 9.93 acres and approval of Norman Rural Certificate of Survey No. COS-2425-6 for Filkins Ridge.