
CERTIFICATE OF SURVEY
COS-2122-8

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2122-8 FOR BRADFORD HILLS ESTATES.**

LOCATION: Generally located on the south side of Stella Road and ½ mile west of 144th Avenue N.E.

INFORMATION:

1. Owners. Jacob and Dana Bradford.
2. Developer. Dana Bradford.
3. Surveyor. Pollard & Whited Surveying, Inc.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. O-1312 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 39.957 acres. Tract 1 consists of 29.657 acres and Tract 2 consists of 10.01 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.
7. Flood Plain. Tracts 1 and 2 contain Flood Plain. However, there is sufficient area to construct a residential house without encroaching the flood plain. The Flood Plain Permit Committee, at its meeting of December 6, 2021, approved Flood Plain Permit No. 648 regarding the private road crossing the Flood Plain.
8. Flowage Easement. Tracts 1 and 2 contain a Flowage Easement controlled by the Bureau of Reclamation. These areas are "no build" for residential use. The Bureau of Reclamation has reviewed this proposal.
9. Covenants. Covenants addressing the WQPZ are being reviewed by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2122-8 for Bradford Hills Estates 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-2122-8 for Bradford Hills Estates.

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-2122-8 for Bradford Hills Estates to City Council.

ACTION TAKEN: _____