



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/11/2024

REQUESTER: Mark Mappes

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-2: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY MARK MAPPES (POLLARD & WHITED SURVEYING, INC.) FOR MAPPES EAST ESTATES FOR 10.40 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF FRANKLIN ROAD APPROXIMATELY ¼ MILE EAST OF 36TH AVENUE N.E.

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2425-2 FOR MAPPES EAST ESTATES.**

LOCATION: Generally located on the north side of Franklin Road approximately ¼ mile east of 36th Avenue N.E.

INFORMATION:

1. Owners. Mark Mappes.
2. Developer. Mark Mappes.
3. Surveyor. Pollard & Whited Surveying, Inc.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1312 annexing this property into the City of Norman Corporate 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. There is an existing sanitary sewer system serving the tract.
3. Water. There is an existing water well serving the tract.
4. Acreage. This property consists of 10.40 acres and one tract.
5. Easements. The owners will grant a 17' roadway, drainage and utility easement for both Franklin Road. In addition, a 20' trail easement will be granted adjacent to the 17' roadway, drainage and utility easements for Franklin Road.
6. Water Quality Protection Zone. The property contains WQPZ. The existing structures are located outside the WQPZ. The WQPZ area will be protected by the owner per covenants.
7. Flood Plain. The property contains Flood Plain. There is an existing house on the property located outside the Flood Plain.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2425-1 for Mappes East Estates are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: There is an existing single-family residential structure on the property. The owner is combining two separate parcels into one. Staff recommends approval of Norman Rural Certificate of Survey No. COS-2425-2 for Mappes East Estates.

ACTION NEEDED: Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2425-2 for Mappes East Estates to City Council.

ACTION TAKEN: _____