



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/13/2024

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-2425-2: FOR MAPPEE EAST ESTATES AND EASEMENT NUMBERS E-2425-2, E-2425-3 AND E-2425-4 (GENERALLY LOCATED A QUARTER-MILE EAST OF 36TH AVENUE NE ON THE NORTH SIDE OF EAST FRANKLIN ROAD).

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2425-2 for Mappes East Estates and is generally located a quarter-mile east of 36th Avenue N.E. on the north side of East Franklin Road.

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

Norman Rural Certificate of Survey COS-2425-2 for Mappes Estates was approved by Planning Commission at its meeting of July 11, 2024.

DISCUSSION:

This property consists of 10.40 acres.

The Norman Fire Department will provide fire protection.

Individual septic system is existing.

Individual water well is existing.

Franklin Road is classified as classified as Minor Rural Arterial streets.

Water Quality Protection Zone (WQPZ) is located within the property. The owners will be required to protect this area with covenants.

Covenants addressing the WQPZ have been reviewed as to form by City Legal staff.

The applicant has submitted Easement No. E-2425-2, roadway, drainage and utilities in connection with Franklin Road., Easement No. E-2425-3 providing a trail easement adjacent to Franklin Road and Easement No. E-2425-4 covering the WQPZ area within the property.

RECOMMENDATION:

Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-2425-2 for Mappes East Estates including Easement Nos. E-2425-2, E-2425-3, and E-2425-4.