



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/26/2022

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2122-12: FOR HALEY ESTATES II AND EASEMENTS E-2122-62, E-2122-63, AND E-2122-64. (LOCATED AT THE NORTHWEST CORNER OF LINDSEY STREET AND 60TH AVENUE SE.)

BACKGROUND:

This item is Norman Rural Certificate of Survey COS-2122-12 for Haley Estates II located at the northwest corner of the intersection of Lindsey Street and 60th Avenue S.E.

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

Planning Commission, at its meeting of March 10, 2022, approved Norman Rural Certificate of Survey COS-2122-12 for Haley Estates II.

DISCUSSION:

This property consists of 35.06 acres. Tract 1 consists of 10.00 acres, Tract 2 consists of 10.00 acres and Tract 3 consists of 15.06 acres.

This certificate of survey, if approved, will allow one single family structure on each tract. Private individual sanitary sewer system and water well will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards. There are existing structures located on Tracts 1 and 2 with existing private sanitary sewers and water wells.

Fire protection will be provided by the City of Norman pumper/tanker trucks.

East Lindsey Street and 60th Avenue S.E. are classified as minor rural arterials. An easement for roadway, drainage and utilities has been submitted. A 20' trail easement has been submitted parallel to the roadway easement. A drainage easement covering the WQPZ has been submitted.

Water Quality Protection Zone (WQPZ) is located within Tract 3. The owner will be required to protect this area. There is sufficient area for the tract to allow proposed structures and private sanitary sewer system without encroaching into the WQPZ.

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

There is Flood Plain within Tract 3 however there is sufficient area for building a single-family structure and various support structures without impacting the flood plain.

RECOMMENDATION:

Based upon the above information, staff recommends and approval of Norman Rural Certificate of Survey COS-2122-12, Easement E-2122-62, Easement E-2122-63 and Easement E-2122-64 for Haley Estates II.