



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-2122-10: FOR ECHAD WAY ESTATES WITH A VARIANCE IN THE PRIVATE ROAD WIDTH REQUIREMENT FROM 20-FEET TO 12-FEET AND EASEMENT E-2122-61 (LOCATED ONE-HALF MILE EAST OF 84TH AVENUE N.E. ON THE NORTH SIDE OF TECUMSEH ROAD.)

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2122-10 for Echad Way Estates and is generally located one-half mile east of 84th Avenue N.E. on the north side of Tecumseh Road.

Norman Rural Certificate of Survey COS-2122-10 for Echad Way Estates was approved by Planning Commission at its meeting of February 10, 2022, with a variance in the private road width from 20' to 12' serving four tracts.

DISCUSSION:

This property consists of 40.04 acres. Tract 1 consists of 10.01 acres, Tract 2 consists of 10.01 acres, Tract 3 consists of 10.01 acres and Tract 4 consists of 10.01 acres.

The City standard road width for a private road is twenty-feet (20') in width. Whenever a private road serves four (4) lots or less, the applicant can request a variance to twelve-feet (12') in width.

This certificate of survey, if approved, will allow one single family structure on each tract. Private individual sanitary sewer systems and water wells will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards for each tract.

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

Tracts 1, 2 and 3 contains Water Quality Protection Zone (WQPZ) within the property for a tributary of Little River in the Lake Thunderbird watershed. However, there is sufficient area to construct a single-family residence outside of the WQPZ including sanitary sewer system and

water well. The required covenants protecting the WQPZ have been reviewed by the City Legal Department and will be filed of record with the certificate of survey. A drainage easement has been submitted to address the WQPZ.

Tracts 1 and 2 contain Flood Plain. However there is sufficient area to construct a residential house without encroaching the flood plain.

Tracts 1, 2 and 3 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

RECOMMENDATION:

Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-2122-10 for Echad Way Estates, including the variance in the private road width from 20' to 12' serving four tracts and acceptance of Easement No. E-2122-61.