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CERTIFICATE OF SURVEY  
COS-2223-7

ITEM NO. 3

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**STAFF REPORT**

**ITEM:** Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2223-7 FOR WPDS ESTATES.**

**LOCATION:** Generally located on the south side of Franklin Road and east of 108<sup>th</sup> Avenue N.E.

**INFORMATION:**

1. Owners. Clair and Johnny Smart.
2. Developer. Clair and Johnny Smart.
3. Surveyor. Pollard & Whited Surveying, Inc.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 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. The Norman Fire Department will provide fire protection.
2. Sanitary Sewer. Individual septic systems are existing for Tracts 1, 6 and 7. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards for the remaining tracts.
3. Water. Individual water wells are existing for Tracts 1, 6 and 7. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards for the remaining tracts.
4. Streets. Franklin Road is classified as a Minor Rural Arterial and 108<sup>th</sup> Avenue N.E. is classified as rural collector street.

5. Acreage. This property consists of 79.36 acres. Tract 1 consists of 10.01 acres, Tract 2 consists of 10.01 acres, Tract 3 consists of 10.02 acres, Tract 4 consists of 10.01 acres, Tract 5 consists of 13.00 acres, Tract 6 consists of 13.08 acres and Tract 7 consists of 13.23 acres.
6. WQPZ. Water Quality Protection Zone (WQPZ) is located within Tract 6. The owners will be required to protect this area with covenants.
7. Covenants. Covenants addressing the WQPZ are being reviewed as to form by City Legal staff.
8. Easements. The owners will grant a 17' roadway, drainage and utility easement for both Franklin Road and 108<sup>th</sup> Avenue N.E. In addition, a 20' trail easement will be granted adjacent to the 17' roadway, drainage and utility easement for Franklin Road.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, Norman Rural Certificate of Survey No. COS-2223-7 and request for a variance in the frontage requirement for Tract 7 are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The applicant is requesting a variance in the minimum front setback width requirement from 330' to 326.65' for Tract 7. Staff recommends approval of the variance request and approval of Certificate of Survey No. COS-2223-7 for WPDS Estates.

**ACTION NEEDED:** Recommend approval or disapproval of a variance in the minimum front setback width requirement from 330' to 326.65' for Tract 7 and recommend approval or disapproval of Certificate of Survey No. COS-2223-7 for WPDS Estates to City Council.

**ACTION TAKEN:** \_\_\_\_\_