



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/10/2023

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-2223-7: FOR WPDS ESTATES AND EASEMENT NUMBERS E-2324-22, E-2324-23, E-2324-24, E-2324-25 (GENERALLY LOCATED ON THE SOUTH SIDE OF FRANKLIN ROAD AND EAST OF 108TH AVENUE NE).

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2223-7 for WPDS Estates and is generally located on the south side of Franklin Road and east of 108th Avenue N.E.

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

Norman Rural Certificate of Survey COS-2223-7 for WPDS Estates was approved by Planning Commission at its meeting of July 13, 2023.

DISCUSSION:

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.

The Norman Fire Department will provide fire protection.

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.

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.

Franklin Road is classified as a Minor Rural Arterial and 108th Avenue N.E. is classified as rural collector street.

Water Quality Protection Zone (WQPZ) is located within Tract 6. 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 applicants have submitted Easement No. E-2324-22, roadway, drainage and utilities in connection with 108th Avenue N.E., Easement No. E-2324-23, roadway, drainage and utilities in connection with Franklin Road, Easement No. E-2324-24 providing a trail easement adjacent to Franklin Road and Easement No. E-2324-25 covering the WQPZ area.

RECOMMENDATION:

Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-2223-7 for WPDS Estates including Easement Nos. E-2324-22, E-2324-23, E-2324-24 And E-2324-25.