
CERTIFICATE OF SURVEY
COS-1920-4

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of NORMAN CERTIFICATE OF SURVEY NO. COS-1920-4 FOR WOODENLANCE ESTATES.

LOCATION: Generally located on the west side of 120TH Avenue S.E. and one-half mile south of State Highway No. 9.

INFORMATION:

1. Owners. Laurie Melton Ahplatone.
2. Developer. Laurie Melton Ahplatone.
3. Surveyor. Pollard & Whited Surveying, Inc.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the City of Norman Corporate 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. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. An individual sanitary sewer system will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system on Tract 1.
3. Water. An individual water well will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing water well on Tract 1.
4. Acreage. This property consists of 30.11 acres. Tract 1 consists of 10.06 acres and Tract 2 consists of 20.05 acres

5. Private Road. There is an existing private road to serve this property. The private road connects to 120th Avenue S.E. through a legal non-conforming five (5) acres that is owned by this property owner.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-1920-4 for Woodenlance Estates and a letter of request for a variance in the minimum width requirement for a private road are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The surveyor for the owner has requested a variance in the width of the private road. City Standards requires a private road with a width of twenty-feet unless serving four (4) or fewer tracts or lots. The surveyor has requested a variance in the 20' width to a 12' width private road since it will serve only three (3) tracts. The 12' width has been a standard accepted in the past.

ACTION NEEDED: Recommend approval or disapproval of a variance in the private road width from 20' to 12' and recommend approval or disapproval of Certificate of Survey No. COS-1920-4 for Woodenlance Estates to City Council.

ACTION TAKEN: _____