
CERTIFICATE OF SURVEY
COS-1920-3

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of **NORMAN CERTIFICATE OF SURVEY NO. COS-1920-3 FOR RENDALE CREEK.**

LOCATION: Generally located one-half mile west of 60TH Avenue S.E. and one-half mile north of State Highway No. 9.

INFORMATION:

1. Owners. Robert and Kristina Feezor.
2. Developer. Robert and Kristina Feezor.
3. Surveyor. AB Surveying.

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.
3. Water. An individual water well will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Acreage. This property consists of 13.2 acres.

5. Private Road. There is a proposed private road to serve this property. This property was a land-locked piece of property and the proposal is to be served by the private road. The property owner to the west of this property has purchased this property. They currently own a legal non-conforming five (5) acres west of this property and are providing a private roadway easement on their five acres to provide access to this property.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-1920-3 for Rendale Creek 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 owners to the west of this property purchased the 13.2 acres located east of them. They are going through the certificate of survey process to make the 13 plus acres a legal tract. In order to do that they are providing a private road easement and installing a private road with a 12' width subject to Planning Commission and City Council approval. City Standards requires a private road 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 one (1) tract. 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-1920-3 for Rendale Creek to City Council.

ACTION TAKEN: _____