

CERTIFICATE OF SURVEY
COS-1415-3

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of Norman Rural Certificate of Survey No. COS-1415-3 for DIEHM ACRES.

LOCATION: Generally located one-half mile north of State Highway No. 9 on the west side of 84th Avenue S.E.

INFORMATION:

1. Owners. Barbara Musgrave
2. Developer. Barbara Musgrave
3. Surveyor. Centerline Services L.L.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1312 annexing this property into the city limits.
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.
4. September 11, 2014. Planning Commission, on a vote of 9-0, postponed Norman Rural Certificate of Survey No. COS-1415-3 for Diehm Acres at the request of the applicant.
5. October 9, 2014. Planning Commission, on a vote of 9-0, postponed Norman Rural Certificate of Survey No. COS-1415-3 for Diehm Acres at the request of the applicant.
6. November 13, 2014. Planning Commission, on a vote of 6-0, postponed Norman Rural Certificate of Survey No. COS-1415-3 for Diehm Acres at the request of the applicant.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing structure on Tract 1 served by a private sanitary sewer system.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. Tract 1 is served by an existing water well.
4. Easements. The owner has submitted an easement for roadway, drainage and utilities for 84th Avenue S.E. A private road easement will be utilized on Tract 2 to serve Tract 1.
5. Pipeline Easement. Currently the pipeline company owns a blanket easement. The owners have negotiated a partial release of the easement. The new width of easement has been designated at fifty foot in width.
6. Private Road. A proposed private road on Tract 2 will serve Tract 1. City Standards requires a private road width standard of twenty-feet unless serving less than four (4) tracts or lots. The surveyor has requested a variance in the 20' width to a 12' width private road.
7. Acreage. Tract 1 is approximately 9.59 acres and Tract 2 is approximately 9.58 acres. The surveyor for the owner has made a request for a variance in the minimum acreage requirement of ten (10) acres per tract.
8. WQPZ. Water Quality Protection Zone (WQPZ) is located on Tract 2. The owners will be required to protect these areas.
9. Flowage Easement. Lake Thunderbird flowage easement is located on Tract 2 and is contained within the WQPZ. As a result neither the WQPZ nor Flowage Easement will be built on.
10. Covenants. Covenants addressing the WQPZ are being reviewed as to form by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-1415-3 for Diehm Acres and a letter of request for a variance in the minimum acreage requirements for Tract 1 and Tract 2 and minimum width requirement for a private road are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property has been less than twenty acres for many years and family property. Tract 1 will be served by a private road, Limestone Drive. The surveyor is requesting a variance in the private road width based on the fact it is serving less than four (4) lots or tracts. Staff recommends approval of the request in a variance in the minimum ten (10) acre requirement for Tract 1 and Tract 2. Also, since the private road will serve less the four tracts, staff supports a variance in the private road width requirement from 20' width to a 12' width.

ACTION NEEDED: Recommend approval or disapproval of a variance in the minimum acreage requirements for Tract 1 and Tract 2 and a variance in the private road width from 20' to 12' and recommend approval or disapproval of Certificate of Survey No. COS-1415-3 for Diehm Acres to City Council.

ACTION TAKEN: _____