



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Text File

File Number: COS-1213-1

Agenda Date: 11/13/2012

Version: 1

Status: Consent Item

In Control:

File Type: Certificate of Survey

Title

CONSIDERATION OF APPROVAL OF RURAL CERTIFICATE OF SURVEY NO. COS-1213-1 FOR CLARK RANCH SUBMITTED BY DAVID CLARK WITH A VARIANCE TO THE MINIMUM ACREAGE REQUIREMENTS FOR TRACTS 1 AND 2 AND A REDUCTION OF THE MINIMUM PRIVATE ROAD STANDARDS FROM 20 FEET TO 15 FEET FOR TRACT 1 AND DIRECT THE FILING THEREOF. (GENERALLY LOCATED ONE-FOURTH MILE SOUTH OF TECUMSEH ROAD AND ONE-FOURTH MILE EAST OF 108TH AVENUE N.E.)

body

BACKGROUND: This item is Norman Rural Certificate of Survey No. COS-1213-1, Clark Ranch, generally located one-quarter mile south of Tecumseh Road and one-quarter mile east of 108th Avenue N.E. The property is located in the A-2, Rural Agricultural District.

DISCUSSION: Tract 1 consists of 9.95 acres and Tract 2 consists of 9.95 acres. There are a total of two tracts encompassing 19.9 acres in this certificate of survey. The owner is requesting a variance in the minimum acreage requirements for the two tracts. It has been determined at no time was the property ever twenty acres due to sections being adjusted. This certificate of survey, if approved, will allow the construction of one single family home on each tract. Planning Commission, at its meeting of October 11, 2012, recommended approval of the request for variance of minimum acreage and approval of Certificate of Survey No. COS-1213-1, Clark Ranch.

Private water and sanitary sewer systems will be installed for the tracts in accordance with the Oklahoma Department of Environmental Quality standards. Fire protection will be provided by the City of Norman pumper/tanker trucks.

Tract 1 will access to the property from Woodvale Avenue, a public street. Tract 2 will take access from a private road across Tract 1. A request has been made for a variance in a private road width from 20-feet to 15-feet. Planning Commission, at its meeting of October 11, 2012, recommended approval of this variance for a private road from 20-feet to 15-feet. Tract 2 contains a Water Quality Protection Zone (WQPZ). The owners/developers do not intend to disturb the WQPZ. This area will be protected by covenants that have been submitted and reviewed by City legal staff as to form.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-1213-1 for Clark Ranch with a variance in the minimum acreage requirements for Tracts 1 and 2 from 10 acre requirements to 9.95 acres. Also, staff recommends a variance in the width of private road from 20-feet to 15-feet serving one tract.