
CERTIFICATE OF SURVEY
COS-1415-6

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-1415-6 FOR TRACT 2A AND 3A COONOO ADDITION (Formerly Tracts 2 & 3, Coonoo Addition COS-1011-5).

LOCATION: Generally located on the east side of 72nd Avenue S.E. and approximately one-quarter of a mile south of State Highway No. 9.

INFORMATION:

1. Owners. Don Wood
2. Surveyor. Clour Planning & Engineering Services

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. October 14, 2010. Planning Commission, on a vote of 7-0, Certificate of Survey No. COS-1011-5 for Coonoo Addition.
5. November 23, 2010. City Council approved Certificate of Survey No. COS-1011-5 for Coonoo Addition.
6. December 2, 2010. Certificate of Survey No. COS-1011-5 for Coonoo Addition was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department with the use of pumper/tanker trucks.
2. Sanitary Sewer. Both tracts have existing private sanitary sewer systems.
3. Water. Both tracts have existing water wells.
4. Easements. Easement No. E-1011-34 has been filed of record with the Cleveland County Clerk for roadway, drainage and utilities in connection with 72nd Avenue S.E.
5. Acreage. Tract 2A= 10.00 acres and Tract 3A = 9.167 acres.

SUPPLEMENTAL MATERIAL: Copies of a location map, Certificate of Survey No. COS-1415-6 and letter of request for a variance in the minimum acreage requirements are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: A previous certificate of survey was filed of record honoring an existing legal five (5) acre tract. The owner has a total of 19.167 acres on two tracts. He is now proposing to bring the smaller five (5) acre tract closer to the preferred ten acre requirement. Since he does not own twenty acres, he is asking for a variance in the minimum ten (10) acre requirement for Tract 3A. Since the number of tracts remain the same, staff can support the request and recommends approval of Norman Rural Certificate of Survey No. COS-1415-6 for Tract 2A and Tract 3A Coonoo Addition (formerly Tract 2 and Tract 3, Coonoo Addition COS-1011-5).

ACTION NEEDED: Recommend approval or disapproval of a variance in the minimum acreage requirements for Tract 3A and approve or disapprove Norman Rural Certificate of Survey No. COS-1415-6 for Tract 2A and Tract 3A Coonoo Addition (formerly Tract 2 and Tract 3 Coonoo Addition COS-1011-5).

ACTION TAKEN: _____