

NORMAN RURAL CERTIFICATE OF SURVEY
COS-1314-4

ITEM NO. 6b.

STAFF REPORT

ITEM: Consideration of Norman Rural Certificate of Survey No. COS-1314-4 for STRATEGIER ACRES.

LOCATION: Generally located at 4903 Alameda Street (East of 48th Avenue N.E. on the north side of Alameda Street).

INFORMATION:

1. Owners. Inez Strategier
2. Developer. Strategier Family
3. Engineer/Surveyor. VMI Inspection, Inc.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance Number 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. March 13, 2014. The applicants have submitted a request to place this property in A-1, General Agricultural District and remove it from A-2, Rural Agricultural District.

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. Lot 1 has an existing sanitary sewer system.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. Lot 1 has an existing water well.
4. Right-of-Way. Existing right-of-way meets City standards.

5. Acreage. There are three (3) tracts consisting of 10.06 acres for Tract 1, 11.58 acres for Tract 2 and 13.90 acres for Tract 3 for a total of 35.54 acres.
6. WQPZ. Water Quality Protection Zone (WQPZ) is located on Lot 3. The owners will be required to protect these areas.
7. Flood Plain. The property does not contain flood plain.
8. Covenants. Covenants addressing the WQPZ have been approved as to form by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map and Certificate of Survey No. COS-1314-4 for Strategier Acres are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Questions have been raised of future subdividing as a result of rezoning to A-1, General Agricultural District. As the Planning staff report has stated, subdividing the property below ten (10) acres will require rezoning, preliminary plat and final plat process. As proposed, the residential lots through the Norman Rural Certificate of Survey meet the requirements of the Subdivision Regulations. Also the owners are protecting the Water Quality Protection Zone (WQPZ) located within Lot 3. Staff recommends approval of COS-1314-4 for Strategier Acres

ACTION NEEDED: Recommend approval or disapproval of Certificate of Survey No. COS-1314-4 for Strategier Acres to City Council.

ACTION TAKEN: _____