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CERTIFICATE OF SURVEY  
COS-1415-4

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ITEM NO. 4

**STAFF REPORT**

**ITEM:** Consideration of Norman Rural Certificate of Survey No. COS-1415-4 for SUNSET RIDGE.

**LOCATION:** Generally located on the south side of Stella Road and one quarter mile east of 132<sup>nd</sup> N.E.

**INFORMATION:**

1. Owners. Robert and Catherine Jackson
2. Developer. Robert and Catherine Jackson
3. Surveyor. Jividan and Company

**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 9, 2014. Planning Commission, on a vote of 9-0, postponed Norman Rural Certificate of Survey No. COS-1415-4, Sunset Ridge at the request of the applicant.
5. November 13, 2014. Planning Commission, on a vote of 6-0, postponed Norman Rural Certificate of Survey No. COS-1415-4, Sunset Ridge at the request of the applicant.

**IMPROVEMENT PROGRAM:**

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.

**IMPROVEMENT PROGRAM CONT'D:**

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 Stella Road. An existing offsite private road easement will be utilized to serve Tract 1 and Tract 2.
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 must be designated as 100' pipeline easement on the certificate of survey.
6. OG&E Easement. OG&E has consented to an encroachment of an existing garage within their 150' width easement. This will clear up an issue with this private easement.
7. Private Road. There is an existing private road serving the property. 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.
8. Acreage. Tract 1 is approximately 33.93 acres and Tract 2 is approximately 20.00 acres.
9. WQPZ. Water Quality Protection Zone (WQPZ) is located on Tract 1 and Tract 2. The owners will be required to protect these areas.
10. Flowage Easement. Lake Thunderbird flowage easement is located on Tract 2 and is contained within the WQPZ. As a result neither the WQPZ or Flowage Easement will be built on.
11. 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-1415-4 for Sunset Ridge 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:** Tract 1 and Tract 2 will be served by a private road. 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 a variance in the private road width requirement from 20' width to a 12' width and approval of Certificate of Survey No. COS-1415-4 for Sunset Ridge.

**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-1415-4 for Sunset Ridge to City Council.

**ACTION TAKEN:** \_\_\_\_\_