
CERTIFICATE OF SURVEY

ITEM NO. 5

STAFF REPORT

ITEM: Consideration of NORMAN RURAL CERTIFICATE of SURVEY NO. COS-1213-2 for MCGREGOR ESTATES.

LOCATION: Generally located on the south side of State Highway No. 9 and approximately one-quarter mile east of 84th Avenue S.E.

INFORMATION:

1. Owners. Tom McGregor and Taresa Nugent.
2. Developer. Tom McGregor and Taresa Nugent.
3. Surveyor. M & M Land Surveying, Inc.

HISTORY:

1. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2 , Rural Agricultural District.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in 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. There is an existing house on Tract 1 served by a septic system with lateral field.
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. Currently there is a 100-foot easement/right-of-way for State Highway No. 9.
5. Acreage. Tract 1 is approximately 9.93 acres and Tract 2 is approximately 9.93 acres.
6. WQPZ. The Water Quality Protection Zone (WQPZ) is located in the southeast corner of Tract 1.
7. Streets. Each tract has existing access to State Highway No. 9.
8. Flood Plain. There is no flood plain on the properties.
9. Covenants. Covenants addressing the Water Quality Protection Zone (WQPZ) have been reviewed by City legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-1213-2 for McGregor Estates and letter of request for a variance in the minimum acreage requirements for Tract 1 and Tract 2 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The surveyor has made a request to vary the minimum acreage requirement for Tract 1 and Tract 2. The surveyor has indicated that this is a short section and there has never been the capability for a total of twenty acres. Staff recommends approval of the request for a variance in the minimum acreage requirement for Tract 1 and Tract 2 and recommends approval of COS-1213-2 for McGregor Estates.

ACTION NEEDED: Approve or disapprove a variance in the minimum acreage requirements for Tract 1 and Tract 2 and approve or disapprove Certificate of Survey No. COS-1213-2 for McGregor Estates.

ACTION TAKEN: _____