
CERTIFICATE OF SURVEY
COS-1617-5

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of Norman Rural Certificate of Survey NO. COS-1617-5 for OFFENBURGER ACRES.

LOCATION: Generally located on the south side of East Robinson Street approximately ¼ mile west of 60th Avenue N.E.

INFORMATION:

1. Owners. John Offenburger.
2. Developer. John Offenburger.
3. Surveyor. Survey Solutions, Inc.

HISTORY:

1. October 18, 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.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. There is an existing house on Tract 1 served by a septic system with lateral field and previously a manufactured home east of the existing house was served by a septic system and lateral field.
3. Water. Both tracts are served by existing water wells.
4. Easements. A roadway, drainage and utility easement has been filed of record for East Robinson Street.

5. Acreage. Tract 1 consists of 10 acres and Tract 2 consists of 57.31 acres for a total of 67.31 acres.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-1617-5 for Offenburger Acres and letter of request for a variance in 330' width building line setback requirement are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION:

Although Tract 1 meets the minimum frontage requirement of 250 feet, the minimum building setback width is less than the minimum 330 feet requirement. If additional width is added to Tract 1 a problem will be created for Tract 2. Based on the fact a previous manufactured home had been on the property east of the existing house with its private sanitary sewer system and water well it would be a burden to relocate these facilities. If everything were relocated further to the east by eighty feet (80'), it would also move everything into more aggressive contours (down slope) on the property. The required side yard setbacks will still be met for both tracts.

ACTION NEEDED: Approval or disapproval of the variance to the minimum building setback width requirement for Tract 1; and, if approved, recommend to City Council approval or disapproval of Certificate of Survey No. COS-1617-5 for Offenburger Acres.

ACTION TAKEN: _____