



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-1718-3

File ID: COS-1718-3 **Type:** Certificate of Survey **Status:** Consent Item

Version: 1 **Reference:** Item 12 **In Control:** City Council

Department: Public Works Department **Cost:** **File Created:** 02/16/2018

File Name: Miller Pines COS **Final Action:**

Title: NORMAN RURAL CERTIFICATE OF SURVEY COS-1718-3: FOR MILLER PINES WITH A VARIANCE IN THE MINIMUM ACREAGE REQUIREMENTS AND ACCEPTANCE OF EASEMENTS E-1920-57, E-1920-58, AND E-1920-59. (GENERALLY LOCATED ONE-HALF MILE NORTH OF EAST ROBINSON STREET ON THE EAST SIDE OF 60TH AVENUE N.E.)

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey COS-1718-3 for Miller Pines with a variance in the minimum acreage requirements; and, if approved, accept Easements E-1920-57, E-1920-58, and E-1718-59; and direct the filing of the Certificate of Survey and easements with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 03/10/2020

Agenda Number: 12

Attachments: Location Map, Miller Pines COS, Staff Report, Miller Pines Lot Size Variance Request, Greenbelt Commission Comments, Aerial Map, E-1920-57, E-1920-58, E-1920-59, 3-8-18 PC Minutes - Miller Pines

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: cydney.karstens@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	03/08/2018	Recommended for Adoption at a subsequent City Council Meeting	City Council			Pass
Action Text: That this Certificate of Survey be Recommended for Adoption at a subsequent City Council Meeting. to the City Council by consent roll call							

Text of Legislative File COS-1718-3

Body

BACKGROUND: This item is Norman Rural Certificate of Survey COS-1718-3, Miller Pines, generally located one-half mile north of East Robinson Street on the east side of 60th Avenue N.E. The property is located in the A-2, rural agricultural zoning district.

Norman Rural Certificate of Survey COS-1718-3 for Miller Pines was approved by Planning Commission at its meeting of March 8, 2018, with a variance in the minimum acreage requirements for Lots 1 through 8.

DISCUSSION: There are a total of eight (8) lots encompassing 77.84 acres in this certificate of survey. Lot 1 consists of 9.73 acres, Lot 2 consists of 9.73 acres, Lot 3 consists of 9.73, Lot 4 consists of 9.73 acres, Lot 5 consists of 9.73 acres, Lot 6 consists of 9.73 acres, Lot 7 consists of 9.73 acres and Lot 8 consists of 9.73 acres. The surveyor has indicated this is a "short section" and as a result the lots are just short of the minimum requirement of ten (10) acres. Based on surveyor indications, the property was never 80 acres and similar variances have been allowed. This certificate of survey, if approved, will allow one single family home on each tract.

Lot 4 contains Water a Quality Protection Zone (WQPZ) within a tributary of Little River. The lot has sufficient buildable area that will not interfere with the WPQZ guidelines. The required Easement E-1920-59 and covenants protecting the WQPZ has been provided by the owner. In addition, a 17' roadway, drainage and utility easement and a 20' trail easement have been provided by the owners in connection with 60th Avenue N.E. These documents have been reviewed by the City Legal Department

Private individual sanitary sewer systems and water systems will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards. Fire protection will be provided by the City of Norman pumper/tanker trucks. All eight (8) lots will be served by a private road that is being built above the standards adopted by City Council. Certificate of Survey COS-1718-3 for Miller Pines will not be filed of record with the Cleveland County Clerk until the private road is completed. The private road is under construction.

CONCLUSION: City Staff forwards this Norman Rural Certificate of Survey COS-1718-3, Easement E-1920-57, Easement E-1920-58, Easement E-1920-59, including a requested variance in the minimum acreage requirements for Lots 1 through 8, for your review.