



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-1516-3

File ID: COS-1516-3

Type: Certificate of Survey

Status: Agenda Ready

Version: 1

Reference: Item 11

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 09/16/2015

File Name: Bass Farm COS

Final Action:

Title: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY COS-1516-3 FOR BASS FARM WITH A VARIANCE IN THE PRIVATE ROAD REQUIREMENTS. (GENERALLY LOCATED ON THE WEST SIDE OF 132ND AVENUE N.E. AND ONE-HALF MILE SOUTH OF EAST TECUMSEH ROAD)

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey COS-1516-3 for Bass Farm with a variance in the private road requirements from 20 feet to 12 feet; and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 11/10/2015

Agenda Number: 11

Attachments: Location Map, Certificate of Survey, Staff Report, Variance Request for Roadway Width, Greenbelt Commission Comments, 10-8-15 PC Minutes

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rachel.warila@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	10/08/2015					
1	Planning Commission	10/08/2015					

Text of Legislative File COS-1516-3

body

BACKGROUND: This item is Norman Rural Certificate of Survey No. COS-1516-3, Bass Farm, generally located on the west side of 132nd Avenue N.E. (Closed Road) and one-half mile south of East Tecumseh Road. The property is located in the A-2, Rural Agricultural District.

DISCUSSION: Tract 1 consists of 10 acres, Tract 2 consists of 16.27 acres and Tract 3 consists of 10 acres. There are a total of three tracts encompassing 36.27 acres in this certificate of survey. This certificate of survey, if approved, will allow the construction of one single family home on each tract. Planning Commission, at its meeting of October 8, 2015, recommended approval of the request for variance of minimum width requirement for a private road from twenty-feet (20') to twelve-feet (12') and approval of Certificate of Survey

No. COS-1516-3, Bass Farm.

Private water and sanitary sewer systems will be installed for the tracts in accordance with the Oklahoma Department of Environmental Quality standards. Fire protection will be provided by the City of Norman pumper/tanker trunks.

All three (3) tracts will access the property from Thunderbird Ridge Road, a private road (built to a twenty-foot (20') standard in the Lakeside Estates. A request has been made for a variance in a private road width within the Bass Farm property from 20-feet to 12-feet based on the fact it will be served by less than four (4) tracts.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-1516-3 for Bass Farm with a variance in the minimum width of private road from 20-feet to 12-feet serving three tracts.