



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-1415-4

File ID: COS-1415-4

Type: Certificate of Survey

Status: Consent Item

Version: 1

Reference: Item 10

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 09/09/2014

File Name: Sunset Ridge COS

Final Action:

Title: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY COS-1415-4 FOR SUNSET RIDGE WITH A VARIANCE IN THE PRIVATE ROAD WIDTH REQUIREMENT FROM 20 FEET TO 12 FEET. (GENERALLY LOCATED ON THE SOUTH SIDE OF STELLA ROAD ONE-QUARTER MILE EAST OF 132ND AVENUE N.E.

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey COS-1415-4 for Sunset Ridge with a variance in the private road requirement from 20 feet to 12 feet ; and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 01/27/2015

Agenda Number: 10

Attachments: Location Map, COS - Sunset Ridge, Staff Report, Greenbelt Commission Comments, 11-13-14 PC Minutes, 12-11-14 PC Minutes

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	10/09/2014	Postponed		11/13/2014		Pass
	Action Text: Postponed						
1	Planning Commission	11/13/2014	Postponed		12/11/2014		Pass
	Action Text: A motion was made by Gasaway, seconded by McCarty, that this Certificate of Survey be Postponed . The motion carried by the following vote:						
1	Planning Commission	12/11/2014	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-1415-4

Body

BACKGROUND: This item is Norman Rural Certificate of Survey COS-1415-4, Sunset Ridge, generally

located on the south side of Stella Road and one-quarter of a mile east of 132nd Avenue N.E. This property is located in the A-2, Rural Agricultural District.

Norman Rural Certificate of Survey COS-1415-4 for Sunset Ridge was approved by Planning Commission at its meeting of December 11, 2014 with a variance in the private road width requirement from 20-feet to 12-feet.

DISCUSSION: There are a total of 2 tracts encompassing 53.93 acres in this certificate of survey. Tract 1 consists of 33.93 acres, Tract 2 consists of 20.00 acres.

This certificate of survey, if approved, will allow one single family structure on each lot. There is an existing house on Tract 1 with existing sanitary sewer system and water well. Private individual sanitary sewer system and water well will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards for the remaining tract. The existing residence on Tract 1 has legal access to an existing off property private road. This private road has been existing and used for several years, however, it does not meet the current width for private roads. A request has been made to vary the private road width requirement from 20-feet to 12-feet. Fire protection will be provided by the City of Norman pumper/tanker trucks.

A Water Quality Protection Zone (WQPZ) is located on both tracts. The owners will preserve that area from further development or disturbance. Covenants have been submitted and reviewed by City Legal staff.

The property does contain FEMA flood plain designations. Construction of the residence for Tract 2 is not proposed in the flood plain or WQPZ. There is sufficient area for the structure, water well and private sanitary sewer system to remain totally out of these areas.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-1415-4 for Sunset Ridge including the variance in the private road width requirement from 20-feet to 12-feet.