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CERTIFICATE OF SURVEY  
COS-1314-1

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ITEM NO. 4

**STAFF REPORT**

**ITEM:** Consideration of Norman Rural Certificate of Survey No. COS-1314-1 for CADDELL ESTATES.

**LOCATION:** Located at the southeast corner of the intersection of State Highway No. 9 and 72<sup>nd</sup> Avenue S.E.

**INFORMATION:**

1. Owners. Caddell, et al
2. Surveyor. Jividen and Company, P.L.L.C.

**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 with use of a pumper truck/tank truck.
2. Sanitary Sewer. Individual septic systems are existing on the three (3) tracts.
3. Water. Individual water wells are existing on the three (3) tracts.
4. Easements/Rights-of-Way. Roadway/drainage/utilities is being pursued by the Oklahoma Department of Transportation.
5. Acreage. Tract 1 consists of 5.67 acres, Tract 2 consists of 9.06 acres, and Tract 3 consists of 9.98 acres.

6. Access. Access to State Highway No. 9 are existing. There are no additional access (drive approaches) to State Highway No. 9.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, Norman Rural Certificate of Survey No. COS-1314-1 and letter of request for a variance in the minimum acreage requirements are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The surveyor has made a request to vary the minimum acreage requirements for Tracts 1, 2 and 3. The surveyor has indicated that this is a short section. Also, several acres have been transferred to the Oklahoma Department of Transportation. This property has been with family members for many years. At this time, the families are attempting to create properties or tracts where building permits can be issued for the individual tract. With the deeding of property for State Highway No. 9 and 72<sup>nd</sup> Avenue S.E. right-of-way, Tract 1 is proposed as a 5.67 acre tracts. Although well below the ten (10) acre minimum requirement, the right-of-way has removed 3.29 acres from Tract 1. Tract 2 consist of 9.06 acres, however, prior to the right-of-way for State Highway No. 9, it would have been 10.43 acres. Tracts 2 and 3 are near the ten (10) acre requirement. As a result, with the above circumstances, staff can support the request in a variance of the minimum ten (10) acre requirement for Tracts 1, 2 and 3.

**ACTION NEEDED:** Recommend approval or disapproval of Certificate of Survey No. COS-1314-1 for Caddell Estates with a variance to the minimum acreage requirements for Tracts 1, 2 and 3 to City Council.

**ACTION TAKEN:** \_\_\_\_\_