
CERTIFICATE OF SURVEY
COS-1819-3

ITEM NO. 5

STAFF REPORT

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-1819-3 STELLA HILLS ESTATES.**

LOCATION: Located at the northeast corner of the intersection of Indian Hills Road and 144th Avenue N.E.

INFORMATION:

1. Owners. Stella Hills L.L.C.
2. Developer. Stella Hills L.L.C.
3. Surveyor. Pollard and Whited Surveying

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1317 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. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

4. Easements. Indian Hills Road and 144th Avenue N.E. are classified as rural collectors. As a result existing rights-of-way are adequate.
5. Private Road. There is a proposed private road serving the property. City Standards requires a private road with a width of twenty-feet unless serving less than four (4) tracts or lots. The surveyor has requested a variance in the 20' width to a 12' width private road since it will serve only three (3) tracts.
6. Acreage. Tracts one (1) through three (3) are 10 acre tracts. Tract 4 consists of 19.90 acres, Tract 5 consists of 18.45, Tract 6 consists of 19.44 acres, Tract 7 consists of 19.87 acres, Tract 8 consists of 19.86 acres and Tract 9 consists of 29.73 acres. There is a total of 157.25 acres.
7. WQPZ. Water Quality Protection Zone (WQPZ) is located on Tracts 3 and 4. The owners will be required to protect these areas.
8. Covenants. Covenants addressing the WQPZ are being reviewed as to form by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-1819-3 for Stella Hills Estates and a letter of request for a variance in the minimum width requirement for a private road are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Tracts 5, 6 and 9 will be served by a private road. The surveyor is requesting a variance in the private road width based on the fact it is serving less than four (4) lots or tracts. Staff recommends approval of a variance in the private road width requirement from 20' width to a 12' width and approval of Certificate of Survey No. COS-1819-3 for Stella Hills Estates.

ACTION NEEDED: Recommend approval or disapproval of a variance in the private road width from 20' to 12' and recommend approval or disapproval of Certificate of Survey No. COS-1819-3 for Stella Hills Estates to City Council.

ACTION TAKEN: _____