



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Master

File Number: COS-1314-2

File ID: COS-1314-2

Type: Certificate of Survey

Status: Consent Item

Version: 1

Reference: Item No. 10

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 11/13/2013

File Name: Stella Acres Phase II

Final Action:

Title: CONSIDERATION OF APPROVAL OF NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-1314-2 FOR STELLA ACRES, PHASE II, AND ACCEPTANCE OF EASEMENT NO. E-1314-15 (GENERALLY LOCATED EAST OF 96TH AVENUE N.E., ON THE SOUTH SIDE OF STELLA ROAD)

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey No. COS-1314-2 for Stella Acres, Phase II; and, if approved, accept Easement No. E-1314-15 and direct the filing of the certificate of survey and easement with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 01/28/2014

Agenda Number: 10

Attachments: Location Map, COS Stella Acres, E-1314-15.pdf,
Staff Report - Stella Acres, Greenbelt Comments
Stella Acres Phase II.pdf, 12-12-13 PC Minutes -
COS-1314-2

Project Manager: Ken Danner, Subdivision 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	12/12/2013	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-1314-2

Body

BACKGROUND: This item is Norman Rural Certificate of Survey No. COS-1314-2, Stella Acres Phase II, generally located east of 96th Avenue N.E. and on the south side of Stella Road. The property is located in the A-2, Rural Agricultural district.

DISCUSSION: This Certificate of Survey consists of 3 tracts. Tracts 1 and 2 consist of 10.00 acres each and Tract 3 consists of 59.20 acres for a total of 79.20 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 December 12, 2013, recommended approval of Certificate of Survey No. COS-1314-2, Stella Acres Phase II.

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

A Water Quality Protection Zone (WQPZ) is located on Tract 3 within an existing stream which is a tributary of Hog Creek. The owner will preserve that area from further development or disturbance. Covenants have been submitted and reviewed by City Legal staff.

The property does not contain FEMA flood plain designations.

Easement No. E-1314-15 is a roadway, drainage and utility easement for Stella Road. The required easement is included with the certificate of survey documentation.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-1314-2, Stella Acres Phase II and Easement No. E-1314-15.