



City of Norman, OK

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

Master

File Number: COS-1314-3

File ID: COS-1314-3

Type: Certificate of Survey

Status: Consent Item

Version: 1

Reference: Item No. 11

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 11/13/2013

File Name: Spears Acres Tract 2

Final Action:

Title: CONSIDERATION OF APPROVAL OF NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-1314-3 FOR SPEARS ACRES, A REPLAT OF TRACT 2. WITH A VARIANCE IN THE MINIMUM ACREAGE REQUIREMENT AND MINIMUM BUILDING SETBACK WIDTH REQUIREMENT FOR TRACT 2C. (GENERALLY LOCATED WEST OF 84TH AVENUE N.E. ON THE SOUTH SIDE OF EAST INDIAN HILLS ROAD)

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey No. COS-1314-3 for Spears Acres, a replat of Tract 2, with a variance in the minimum acreage requirement and minimum building setback width requirement for Tract 2C; if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 01/28/2014

Agenda Number: 11

Attachments: Location Map, COS Spears Acres, Staff Report - Spears Acres, Variance Request - Spears Acres, Greenbelt Comments Spears Acres.pdf, 12-12-13
PC Minutes - COS-1314-3

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-1314-3

Body

BACKGROUND: This item is Norman Rural Certificate of Survey No. COS-1314-3, Spears Acres (a Replat of Tract 2), generally located west of 84th Avenue N.E. and on the south side of East Indian Hills Road. The property is located in the A-2, Rural Agricultural District.

Norman Rural Certificate of Survey COS-1314-3 for Spears Acres (a Replat of Tract 2) was approved by Planning Commission at its meeting of December 12, 2013 with a variance in the minimum acreage requirement and minimum building setback width requirement for Tract 2C.

DISCUSSION: There are a total of 3 tracts encompassing 29.13 acres in this certificate of survey. Tract 2A consists of 10.00 acres, Tract 2B consists of 10.00 acres and Tract 2C consists of 9.13 acres. The surveyor has indicated this is a "short section" and is unable to provide 10 acres for each tract. As a result, the applicant has requested a variance in the minimum acreage requirement and minimum building setback width requirement for Tract 2C. Tract 2C is 0.87 acres below the required 10 acres and 22.82 feet short of the required 330-foot building setback width requirement. With the information provided by the surveyor, staff supports the request.

This certificate of survey, if approved, will allow one single family structure on each lot. There is an existing house on Tract 2B with existing drive approach providing ingress and egress on Indian Hills Road. There is an existing sanitary sewer system and water well on Tract 2B. Private individual sanitary sewer systems and water wells will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards for the remaining parcels. Fire protection will be provided by the City of Norman pumper/tanker trucks.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-1314-3 for Spears Acres (a Replat of Tract 2) including the variance in the minimum acreage requirement and minimum building setback width requirement for Tract 2C.