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CERTIFICATE OF SURVEY  
COS-1718-3

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ITEM NO. 4

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**STAFF REPORT**

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**ITEM:** Consideration of **Norman Rural Certificate of Survey No. COS-1718-3, MILLER PINES.**

**LOCATION:** Generally located one-half mile north of East Robinson Street on the east side of 60<sup>th</sup> Avenue N.E.

**INFORMATION:**

1. Owners. Gerald Miller.
2. Developer. Gerald Miller.
3. Engineer/Surveyor. MacBax & Associates.

**HISTORY:**

1. October 21, 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.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing private sanitary sewer system on Lot 8 serving an existing single family structure.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing water well located on Lot 8 serving an existing single family structure.

4. Easements. The owner has submitted easements for roadway, drainage and utilities for 60<sup>th</sup> Avenue N.E. A private roadway, drainage and utility easement is included in the documents for Miller Pines. Covenants will address the maintenance responsibility for the owners.
5. Private Road. There is a proposed private road to serve the property. City Standards require a private road with a width of twenty-feet.
6. Acreage. Lots one (1) through eight (8) are all 9.730 acre lots. The surveyor has requested a variance in the minimum ten (10) acre requirement based on the fact this section is a short section and never contained eighty (80) acres when it was created.
7. WQPZ. Water Quality Protection Zone (WQPZ) is located on Lot 4. The owner will be required to protect these areas.
8. Covenants. Covenants addressing the WQPZ for Lot 4 are being reviewed as to form by City Legal staff.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, Norman Rural Certificate of Survey No. COS-1718-3 and a letter of request for a variance in the minimum acreage requirement for Lots 1 through 8 are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** All of the lots will be served by a private road. Access for all of the lots will be from the private road. The existing structure on Lot 8 is to be removed. Also the existing drive access to 60<sup>th</sup> Avenue N.E. will be removed. The surveyor is requesting a variance in the minimum acreage requirement for Lots 1 through 8. Staff recommends approval of a variance in the minimum acreage requirement based on the fact this was never eighty acres and is located within a short section and recommends approval of Certificate of Survey No. COS-1718-3, Miller Pines.

**ACTION NEEDED:** Recommend approval or disapproval of a variance in the minimum acreage requirement for Lots 1 through 8 and recommend approval or disapproval of Certificate of Survey No. COS-1718-3, Miller Pines to City Council.

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