



# City of Norman, OK

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

## Master

**File Number: COS-1213-7**

**File ID:** COS-1213-7

**Type:** Certificate of Survey

**Status:** Consent Item

**Version:** 1

**Reference:** Item No. 14

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 05/14/2013

**File Name:** Stella Acres COS

**Final Action:**

**Title:** CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-1213-7 FOR STELLA ACRES AND ACCEPTANCE OF EASEMENT NO. E-1314-1. (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 96TH AVENUE N.E. AND STELLA ROAD A/K/A S.E. 149TH STREET)

**Notes:** ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey No. COS-1213-7 for Stella Acres; and, if approved, accept Easement No. E-1314-1 and direct the filing of the certificate of survey and easement with the Cleveland County Clerk.

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

**Agenda Date:** 07/09/2013

**Agenda Number:** 14

**Attachments:** Text File Stella Acres, Stella Acres Location Map,  
COS - Stella Acres, E-1314-1, Staff  
Report-Stella.pdf, 6-13-13 PC Minutes - COS-1213-7

**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	06/13/2013					

### Text of Legislative File COS-1213-7

Body

**BACKGROUND:** This item is Norman Rural Certificate of Survey No. COS-1213-7, Stella Acres, located at the southeast corner of the intersection of 96th Avenue N.E. and Stella Road. The property is located in the A-2, Rural Agricultural District.

**DISCUSSION:** This Certificate of Survey consists of 8 tracts. Tracts 1 through 8 consist of 10.00 acres for a total of 80.00 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 June 13, 2013, recommended approval of Certificate of Survey No. COS-1213-7, Stella Acres.

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 Tracts 1 through 5 to address the 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.

Limits of no access have been placed on Tract 7 designating a location for a driveway approach onto Stella Road. The remaining seven (7) tracts have specific driveway approach locations as approved by the Traffic Engineer.

Easement No. E-1314-1 is a roadway, drainage and utility easement for 96th Avenue N.E. and 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-1213-7 and Easement No. E-1314-1 for Stella Acres.