



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-1920-5

File ID: COS-1920-5 **Type:** Certificate of Survey **Status:** Consent Item

Version: 1 **Reference:** Item 12 **In Control:** City Council

Department: Public Works Department **Cost:** **File Created:** 04/09/2020

File Name: Bliss Farms COS **Final Action:**

Title: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY FOR BLISS FARMS AND ACCEPTANCE OF EASEMENTS E-1920-68 AND E-1920-69. (GENERALLY LOCATED ON THE EAST SIDE OF NORTH PORTER AVENUE APPROXIMATELY ONE-HALF MILE NORTH OF FRANKLIN ROAD)

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey COS-1920-5 for Bliss Farms; and, if approved, accept Easements E-1920-68 and E-1920-69; and direct the filing of the Certificate of Survey and easements with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 06/23/2020

Agenda Number: 12

Attachments: Location Map, Bliss Farms COS, E-1920-68, E-1920-69, Staff Report, 5-14-20 PC Minutes

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: cydney.karstens@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	05/14/2020	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-1920-5

Body

BACKGROUND: This item is Norman Rural Certificate of Survey COS-1920-5 for Bliss

Farms generally located on the east side of North Porter Avenue approximately one-half mile north of Franklin Road.

The property is located in the A-2, Rural Agricultural District.

Norman Rural Certificate of Survey COS-1920-5 for Bliss Farms was approved by Planning Commission at its meeting of May 14, 2020.

DISCUSSION: There are a total of 3 tracts encompassing 41.69 acres in this certificate of survey. Tract 1 consists of 20.84 acres, Tract 2 consists of 10.85 acres and Tract 3 consists of 10.00 acres.

This certificate of survey, if approved, will allow one single family structure on each tract. Private individual sanitary sewer systems and water wells will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards. Fire protection will be provided by the City of Norman pumper/tanker trucks.

Tracts 1, 2 and 3 contains Water Quality Protection Zone (WQPZ) for the Little River tributary within the Lake Thunderbird watershed. The owner will be required to protect these areas. There is sufficient area for each tract to allow proposed structures and private sanitary sewer systems without encroaching into the WQPZ. The required covenants protecting the WQPZ have been reviewed by the City Legal Department and will be filed of record with the certificate of survey.

Easement E-1920-68 is for a 17' roadway, drainage and utility easement in connection with Porter Avenue. Easement E-1920-69 is for the WQPZ (drainage).

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-1920-5, Easement E-1920-68 and Easement E-1920-69 for Bliss Farms.