
CERTIFICATE OF SURVEY
COS-2021-2

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2021-2, RUDD FARMS.**

LOCATION: Generally located one-half mile north of Alameda Street on the east side of 48th Avenue N.E.

INFORMATION:

1. Owners. Tami Rudd.
2. Developer. Tami Rudd.
3. Surveyor. Commercial Land Surveys, Inc.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman 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 system on Tract 2.
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 on Tract 2.

4. Easements. Forty-eighth Avenue N.E. is classified as a Principal Rural Arterial.
5. Private Road. The private road will serve 3 tracts. City Standards requires a private road width of twenty-feet unless serving four (4) tracts or lots or fewer. The applicant has requested a variance in the 20' width to a 12' width private road since it will serve only three (3) tracts.
6. Acreage. Tracts one (1) and three (3) are 10 acre tracts. Tract 2 consists of 11.42 acres. There is a total of 31.42 acres.
7. WQPZ. Water Quality Protection Zone (WQPZ) is located on Tracts 1 through 3. The owners will be required to protect these areas.
8. Covenants. Covenants addressing the WQPZ are being reviewed as to form by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2021-2 for Rudd Farms and a letter of request for a variance in the minimum width requirement for a private road are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The applicant is requesting a variance in the private road width based on the fact it is serving less than four (4) lots or tracts. Staff recommends approval of a variance in the private road width requirement from 20' width to a 12' width and approval of Certificate of Survey No. COS-2021-2 for Rudd Farms.

ACTION NEEDED: Recommend approval or disapproval of a variance in the private road width from 20' to 12' and recommend approval or disapproval of Certificate of Survey No. COS-2021-2 for Rudd Farms to City Council.

ACTION TAKEN: _____