
CERTIFICATE OF SURVEY
COS-1213-3

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of Norman Rural Certificate of Survey No. COS-1213-3 for ROCKIN' ROSE FARM.

LOCATION: Generally located on the north side of Alameda Drive approximately one-fourth mile east of 72nd Avenue N.E.

INFORMATION:

1. Owners. Union Baptist Association
2. Developer. Jeffrey Carlson
3. Surveyor. Cornerstone Regional Surveying, LLC.

HISTORY:

1. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
2. 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 with use of a pumper/tanker truck.
2. Sewage. Existing individual septic system is serving the property.
3. Water. Existing individual water well is serving the property.
4. Easements. Right-of-way is existing.
5. Acreage. Tract 1 consists of 16.77 acres.

SUPPLEMENTAL MATERIAL: Copies of a location map and Certificate of Survey No. COS-1213-3 for Rockin' Rose Farm are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: A property owner east of the existing fire station is in the process of purchasing 5.25 acres from the area north of Dollar General Alameda property that was not a part of the CR, Rural Commercial rezoning and not needed as part of the Dollar General facility. In order to make this a legal transaction and keep from creating a "land lock" property, the property is being included in this Norman Rural Certificate of Survey. Mr. Carlson will not be able to build another single family structure on the property and he is aware of that fact, but wants to control the property and keep it as an agricultural setting. As a result, Staff supports the Certificate of Survey for Rockin' Rose Farm and recommends its approval.

ACTION NEEDED: Recommend approval or disapproval of Certificate of Survey No. COS-1213-3 for Rockin' Rose Farm to City Council.

ACTION TAKEN: _____