



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-2021-3

File ID: COS-2021-3 **Type:** Certificate of Survey **Status:** Consent Item

Version: 1 **Reference:** Item 34 **In Control:** City Council

Department: Public Works Department **Cost:** **File Created:** 08/13/2020

File Name: Prairie Creek Ranch COS **Final Action:**

Title: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2021-3 FOR PRAIRIE CREEK RANCH. (GENERALLY LOCATED ON THE NORTH SIDE OF EAST IMHOFF ROAD APPROXIMATELY 2,030 FEET WEST OF 156TH AVENUE S.E.)

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey COS-2021-3 for Prairie Creek Ranch subject to adoption of Resolution R-2021-53; and, if approved, direct the filling thereof with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 10/13/2020

Agenda Number: 34

Attachments: Location Map, Certificate of Survey 2021-3, Staff Report, Greenbelt Commission Comments, 9-10-20
PC Minutes - Prairie Creek Ranch COS

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: brenda.gomez@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	09/10/2020	Recommended for Adoption at a subsequent City Council Meeting	City Council	10/13/2020		
	Action Text:	Recommended for Adoption at a subsequent City Council Meeting to the City Council due back on 10/13/2020					
1	Planning Commission	09/10/2020					

Text of Legislative File COS-2021-3

Body

BACKGROUND: This item is Norman Rural Certificate of Survey COS-2021-3 for Prairie Creek Ranch generally located on the north side of East Imhoff Road approximately 2,030-feet west of 156th Avenue S.E.

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

Norman Rural Certificate of Survey COS-2021-3 for Prairie Creek Ranch was approved on a vote of 8-0 by Planning Commission at its meeting of September 10, 2020.

DISCUSSION: There are a total of 2 tracts encompassing 60.4 acres in this certificate of survey. Tract 1 consists of 50.4 acres; Tract 2 consists of 10 acres.

This certificate of survey, if approved, will allow one single-family structure on each tract. A private individual sanitary sewer system and water well will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards for Tracts 1 and 2.

Fire protection will be provided by the City of Norman pumper/tanker trucks.

With the Comprehensive Transportation Plan, no additional easements are required. Resolution R-1516-94 approved by City Council on March 8, 2016, declared Imhoff Road in this area as a closed road. The developer has made a request for an exemption to R-1516-94 so that they may build on Tract 2. Tract 1 has access to 144th Avenue S.E. going west. Two property owners on the south side of Imhoff Road have previously obtained approval for exemption to Resolution R-1516-94. The developer has agreed to help in the maintenance of the existing graveled private roadway.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-2021-3 for Prairie Creek Ranch subject to City Council approving Resolution R-2021-53.