

CERTIFICATE OF SURVEY
COS-1314-5

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of Norman Rural Certificate of Survey No. COS-1314-5 for STELLA ACRES, PHASE III (Revision of Norman Certificate of Survey COS-1314-2 Tract 3, Stella Acres Phase II).

LOCATION: Generally located near the southeast corner of the intersection of 96th Avenue N.E. and Stella Road.

INFORMATION:

1. Owners. HI149,LLC
2. Developer. HI149, LLC
3. Engineer/Surveyor. Oklahoma Survey Company

HISTORY:

1. October 21, 1961. City Council adopted Ordinance Numbers 1316 and 1517 annexing this property into the 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.
4. December 12, 2013. Planning Commission, on a vote of 8-0, recommended to City Council that Stella Acres Phase II be approved.
5. January 28, 2014. City Council approved Certificate of Survey No. COS-1314-2 for Stella Acres Phase II.
6. January 30, 2014. Certificate of Survey No. COS-1314-2 Stella Acres Phase II was filed of record with the Cleveland County Clerk.

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.

3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Private Road. A private road will be constructed to a private road standard adopted by City Council.
5. Easements. Roadway, drainage and utility easement for Stella Road has been previously granted.
6. Acreage. There are six (6) tracts consisting of 9.610 acres for Tract 1, 10.00 acres for Tract 2, 9.601 acres for Tract 3, 9.99 acres for Tract 4 and 10.00 acres for Tract 6.
7. WQPZ. Water Quality Protection Zone (WQPZ) is located on Tract 3, 4, 5 and 6. The owners will be required to protect these areas within their tracts.
8. Flood Plain. The property does not contain flood plain.
9. Covenants. Covenants addressing the WQPZ are under review by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map, Certificate of Survey No. COS-1314-5 for Stella Acres, Phase III and a letter from the surveyor are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The surveyor for the owner has requested a variance in the less than ten (10) acre requirements for Tracts 1, 3 and 4. It is Staff understands that this was a short section and as a result the property never contained a full sixty (60) acres to meet required ten (10) acres for each tract. Norman Rural Certificate of Survey No. COS-1314-5 for Stella Acres Phase III is a revision of Norman Certificate of Survey No. COS-1314-2, Tract 3, Stella Acres Phase II. Staff recommends approval of COS-1314-5 for Stella Acres, Phase III.

ACTION NEEDED: Recommend approval or disapproval of the minimum acreage requirement for Tracts 1; 3 and 4; and, if approved, recommend approval or disapproval of Certificate of Survey No. COS-1314-5 for Stella Acres Phase III, a Revision of Norman Rural Certificate of Survey No. COS-1314-2, Tract 3, Stella Acres Phase II.

ACTION TAKEN: _____