



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-2021-2

File ID: COS-2021-2 **Type:** Certificate of Survey **Status:** Consent Item

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

Department: Public Works Department **Cost:** **File Created:** 08/05/2020

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

Title: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2021-2 FOR RUDD FARM WITH A VARIANCE IN THE PRIVATE ROAD REQUIREMENT FROM 20 FEET TO 12 FEET AND ACCEPTANCE OF EASEMENTS E-2021-21, E-2021-22 AND E-2021-23. (GENERALLY LOCATED ON THE EAST SIDE OF 48TH AVENUE N.E. AND APPROXIMATELY ONE-HALF MILE NORTH OF ALAMEDA STREET)

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey COS-2021-2 for Rudd Farm with a variance in the private road requirements from 20-feet to 12-feet; and, if approved, accept Easements E-2021-21, E-2021-22, and E-2021-23; and direct the filing of the Certificate of Survey and easements with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 09/22/2020

Agenda Number: 12

Attachments: Location Map, Certificate of Survey - Rudd Farms, E-2021-21, E-2021-22, E-2021-23, Staff Report, Request for Variance, Greenbelt Commission Comments, 8-13-20 PC Minutes - Rudd Farms COS

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	08/13/2020					

Text of Legislative File COS-2021-2

Body

BACKGROUND: This item is Norman Rural Certificate of Survey COS-2021-2 for Rudd Farm, generally located on the east side of 48th Avenue N.E. and approximately one-half mile north of

Alameda Street.

The property is located in the A-2, rural agricultural zoning district.

Planning Commission, on August 13, 2020, recommended to City Council that Norman Rural Certificate of Survey No. COS-2021-2 for Rudd Farm be approved, with a variance in the width of a private road serving three tracts from 20 feet to 12 feet.

DISCUSSION: There are a total of three (3) tracts encompassing 31.42 acres in this certificate of survey. Tract 1 consists of 10.00 acres, Tract 2 consists of 11.42 acres and Tract 3 consist of 10.00 acres. This certificate of survey, if approved, will allow one single family main structure on each tract. There is an existing house located on Tract 2 including private sanitary sewer and water.

The property contains Water Quality Protection Zone (WQPZ) for an unnamed tributary within the Lake Thunderbird watershed. Water Quality Protection Zone (WQPZ) is located within Tracts 1 through 3. The owners will be required to protect these areas. There is sufficient area for each lot 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.

Private individual sanitary sewer systems and water systems will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards.

The three (3) tracts will be served by a private road. Section 19-606(A)(6) of the subdivision regulations provides that, where no more than four (4) lots or tracts are served by a private road, a reduction in width of the road may be requested where strict application would result in hardship or inequity. The standard setting the reduced width of 12 feet is found within the City's Engineering Design Criteria. A request has been made pursuant to these provisions to reduce the width of the private road from 20 feet to 12 feet. Staff can support this request and has done so in the past with previous certificates of survey with the private road serving four lots or fewer.

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

A 17-foot roadway, drainage and utility easement and a 20-foot trail easement have been provided by the owners in connection with 48th Avenue N.E. Also, a drainage easement has been provided for the WQPZ.

RECOMMENDATION: Based upon the above information, staff recommends approval of the request in a variance in the private road width from 20 feet to 12 feet, acceptance of Easement E-2021-21, Easement E-2021-22 and Easement E-2021-23 and approval of Norman Rural Certificate of Survey COS-2021-2 for Rudd Farm.