
CERTIFICATE OF SURVEY
COS-2021-10

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2021-10 FOR MAENZA FARM.**

LOCATION: Generally located on the north side of Cedar Lane Road and one-quarter mile east of 36th Avenue S.E.

INFORMATION:

1. Owners. Paul and Vicki Maenza.
2. Developer. Paul and Vicki Maenza.
3. Surveyor. Mark Deal and Associates.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City Limits without zoning.
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 3.
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 3.

4. Easements. The owners will submit an easement for roadway, drainage and utilities in connection with Cedar Lane Road and a drainage easement covering the WQPZ.
5. Private Road. The private road will serve two (2) 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 two (2) tracts.
6. Acreage. The property consists of 31.9828 acres. Tract 1 consists of 11.9775 acres, Tract 2 consists of 10.0048 and Tract 3 consists of 10.0002 acres.
7. WQPZ. Water Quality Protection Zone (WQPZ) is located on Tracts 1 through 3. The owners will be required to protect these areas. There is sufficient area for structures and private sanitary sewer services outside the WQPZ.
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-2021-10 for Maenza Farm 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 Norman Rural Certificate of Survey No. COS-2021-10 for Maenza Farm.

ACTION NEEDED: Recommend approval or disapproval of a variance in the private road width from 20' to 12' and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2021-10 for Maenza Farm to City Council.

ACTION TAKEN: _____

