



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-1920-4

File ID: COS-1920-4 **Type:** Certificate of Survey **Status:** Consent Item

Version: 1 **Reference:** Item 11 **In Control:** City Council

Department: Public Works Department **Cost:** **File Created:** 04/09/2020

File Name: Woodenlance Estates COS **Final Action:**

Title: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY FOR WOODENLANCE ESTATES WITH A VARIANCE IN THE PRIVATE ROAD REQUIREMENT FROM 20-FEET TO 12-FEET. (GENERALLY LOCATED ON THE WEST SIDE OF 120TH AVENUE S.E. AND APPROXIMATELY ONE-HALF MILE SOUTH OF HIGHWAY 9).

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey COS-1920-4 for Woodenlance Estates and a variance in the minimum acreage requirements from 20-feet to 12-feet; and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 06/23/2020

Agenda Number: 11

Attachments: Location Map, Certificate of Survey - Woodenlance Estates, Woodenlance Estates Variance, Staff Report - Woodenlance Estates, 5-14-20-PC Minutes - Woodenlance Estates 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	05/14/2020	Recommended for Adoption at a subsequent City Council Meeting	City Council			Pass
Action Text: That this Certificate of Survey be Recommended for Adoption at a subsequent City Council Meeting. to the City Council by consent roll call							

Text of Legislative File COS-1920-4

Body

BACKGROUND: This item is Norman Rural Certificate of Survey COS-1920-4 for Woodenlance Estates, generally located on the west side of 120th Avenue S.E. and approximately one-half mile south of State Highway 9.

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

Planning Commission, on March 14, 2019, recommended to City Council that Norman Rural Certificate of Survey COS-1920-4 for Woodenlance Estates be approved, with a variance in the width of a private road serving two tracts from 20-feet to 12-feet.

DISCUSSION: There are a total of two (2) tracts encompassing 30.11 acres in this certificate of survey. Tract 1 consists of 10.06 acres and Tract 2 consists of 20.05 acres. This certificate of survey, if approved, will allow one single family main structure on each tract.

Private individual sanitary sewer systems and water systems will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards. Fire protection will be provided by the City of Norman pumper/tanker trunks. The (2) tracts will be served by a private road built to the standards as adopted by City Council. There is a provision in the subdivision regulations that if no more than four (4) lots or tracts are served by a private road a reduction in width of the road could be requested. A request has been made 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. Certificate of Survey COS-1920-4 for Woodenlance Estates will not be filed of record with the Cleveland County Clerk until the private road is completed.

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 and approval of Norman Rural Certificate of Survey COS-1920-4 for Woodenlance Estates.