



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-1617-1

File ID: COS-1617-1

Type: Certificate of Survey

Status: Consent Item

Version: 1

Reference: Item 11

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 08/18/2016

File Name: Morning Dove Acres COS

Final Action:

Title: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY COS-1617-1 FOR MORNING DOVE ACRES WITH A VARIANCE IN THE PRIVATE ROAD WIDTH REQUIREMENTS FROM 20 FEET TO 12 FEET AND ACCEPTANCE OF EASEMENTS E-1617-12 AND E-1617-13. (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 96TH AVENUE S.E. AND POST OAK ROAD)

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey COS-1617-1 for Morning Dove Acres and a variance in the private road width requirements from 20feet to 12 feet; and, if approved, accept Easements E-1617-12 and E-1617-13 and direct the filing of the Certificate of Survey and the Easements with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 10/11/2016

Agenda Number: 11

Attachments: Location Map, Certificate of Survey, E-1617-12,
Request for Variance - Private Road Width, Staff
Report, Greenbelt Commission Comments, 9-8-16
PC Minutes

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rachel.warila@normanok.gov

Effective Date:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|--|---------------------|------------|---|--------------|-----------|-----------------|---------|
| 1 | Planning Commission | 09/08/2016 | 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-1617-1

Body

BACKGROUND: This item is Norman Rural Certificate of Survey No. COS-1617-1, Morning Dove Acres, located at the southeast corner of the intersection of 96th Avenue S.E. and Post Oak Road.

Norman Rural Certificate of Survey COS-1617-1 for Morning Dove Acres was approved by Planning

Commission at its meeting of September 8, 2016 with a variance in the private road requirements from 20-feet wide to 12-feet wide.

DISCUSSION: There are a total of 10 tracts encompassing 178.53 acres in this certificate of survey. Tracts 1 through 7 consist of approximately 10+ acres each. Tract 8 consists of 62.21 acres, Tract 9 consists of 14.13 acres and Tract 10 consists of 10.04 acres. The City standard road width for a private road is twenty-feet (20') in width. Whenever a private road serves three (3) lots or less, the applicant can request a variance to twelve-feet (12') in width. There is an existing private road that will serve Tracts 8 and 10. A request has been made to vary the private road standard from 20-feet to 12-feet. A private roadway easement is included in COS-1617-1 for Morning Dove Acres.

This certificate of survey, if approved, will allow one single family structure on each tract. There are existing houses on Tract 8 and Tract 10 with existing sanitary sewer systems and water wells on the properties. Private individual sanitary sewer systems and water wells will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards for the remaining tracts. Fire protection will be provided by the City of Norman pumper/tanker trucks.

Tracts 8, 9 and 10 contain Water Quality Protection Zone (WQPZ) within the properties for a tributary of Jim Blue Creek in the Lake Thunderbird watershed. Tract 9 contains FEMA floodplain restrictions for Jim Blue Creek. However, there is sufficient area to construct a single-family residence outside of the floodplain and WQPZ including sanitary sewer system and water well. 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.

An easement and covenants have been provided to address the WQPZ. In addition, an easement has been provided for 96th Avenue S.E. and Post Oak Road.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-1617-1 for Morning Dove Acres, including the variance in the private road requirements from 20-feet to 12-feet serving Tracts 8 and 10 and acceptance of Easements E-1617-12 and E-1617-13.