



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Master

File Number: COS-1314-1

File ID: COS-1314-1

Type: Certificate of Survey

Status: Consent Item

Version: 1

Reference: Item No. 18

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 06/20/2013

File Name: CADDELL ESTATES COS

Final Action:

Title: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-1314-1 FOR CADDELL ESTATES AND A VARIANCE TO THE MINIMUM ACREAGE REQUIREMENTS FOR TRACTS 1, 2, AND 3. (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 72ND AVENUE S.E. AND STATE HIGHWAY NO. 9)

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey No. COS-1314-1 for Caddell Estates and a variance in the minimum acreage requirements for Tracts 1, 2, and 3; and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 08/13/2013

Agenda Number: 18

Attachments: Location Map, COS Caddell Estates, Staff Report - Caddell Estates COS, Site Plan - Caddell Estates, Variance Request - Caddell Estates, Aerial Photo Caddell, 7-11-13 PC Minutes - COS-1314-1

Project Manager: Ken Danner, Subdivision Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	07/11/2013					

Text of Legislative File COS-1314-1

body

BACKGROUND: This item is Norman Rural Certificate of Survey No. COS-1314-1 located at the southeast corner of the intersection of State Highway No. 9 and 72nd Avenue S.E. The property is located in the A-2, Rural Agricultural District.

DISCUSSION: This Certificate of Survey consists of three (3) tracts; Tract 1 consists of 5.67 acres, Tract 2 consists of 9.06 acres, and Tract 3 consists of 9.98 acres. The total acreage of all three tracts encompasses 24.71 acres in this Certificate of Survey. The owners are requesting a variance in minimum acreage requirements of 10 acres per tract since this is a short section and a considerable amount has been previously obtained by ODOT as right-of-way for State Highway 9.

Tract 1 originally consisted of 8.96 acres, from which 3.29 acres was acquired by ODOT. Tract 2 originally

consisted of 10.43 acres, however 1.37 acres has been acquired for highway right-of-way. This has been family property for many years consisting of three (3) tracts. However, through the parent's estate, the boundaries of the tracts have changed creating the need for this Certificate of Survey. This Certificate of Survey, if approved, will allow the construction of one single family home on each tract. There are existing structures on the tracts. If the existing structures were damaged in a storm or fire, they would not be able to rebuild because the parcels were not properly subdivided. Planning Commission, at its meeting of July 11, 2013, recommended approval of the request of a variance in the minimum acreage requirements for Tract 1, Tract 2 and Tract 3 and approval of Certificate of Survey No. COS-1314-1, Caddell Estates.

Private water and sanitary sewer systems have been installed in accordance with the Oklahoma Department of Environmental Quality standards. Fire protection will be provided by the City of Norman pumper/tanker trunks.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-1314-1 for Caddell Estates with a variance in acreage requirements for Tract 1, Tract 2, and Tract 3.