



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-1415-1

File ID: COS-1415-1

Type: Certificate of Survey

Status: Consent Item

Version: 1

Reference: Item No. 18

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 08/19/2014

File Name: Rule's Emerald Springs COS

Final Action:

Title: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-1415-1 FOR RULE'S EMERALD SPRINGS ADDITION,. FORMERLY NORMAN CERTIFICATE OF SURVEY NO. COS-9899-3, EMERALD SPRINGS, WITH A VARIANCE IN THE WIDTH OF PRIVATE ROAD FROM 20 FEET TO 12 FEET SERVING ONE TRACT (GENERALLY LOCATED ON THE SOUTH SIDE OF FRANKLIN ROAD APPROXIMATELY ONE-FOURTH MILE EAST OF 12TH AVENUE N.W.)

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey No. COS-1415-1 for Rule's Emerald Springs Addition, formerly Norman Certificate of Survey No. COS-9899-3, Emerald Springs, with a variance in the the width of private road from 20 feet to 12 feet serving one tract; and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 10/28/2014

Agenda Number: 18

Attachments: Location Map, Rule's Emerald Springs COS, Staff Report, Variance Request, 9-11-14 PC Minutes - Rule's Emerald Springs COS, Greenbelt Comments Emerald.pdf

Project Manager: Ken Danner. Subdivision Development 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	09/11/2014	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-1415-1

Body

BACKGROUND: This item is Norman Rural Certificate of Survey No. COS-1415-1, Rule's Emerald Springs Addition, (Formerly COS-9899-3, Emerald Springs), generally located on the south side of Franklin Road and one-quarter mile east of 12th Avenue N.W. The property is located in the A-2, Rural Agricultural District.

DISCUSSION: Tract 1 consists of 10 acres, Tract 2 consists of 10.20 acres, Tract 3 consists of 10 acres and Tract 4 consists of 38.30 acres. There are a total of four tracts encompassing 68.50 acres in this certificate of survey. This certificate of survey, if approved, will allow the construction of one single family home on each tract. Planning Commission, at its meeting of September 11, 2014, recommended approval of the request for variance of minimum width requirement for a private road and approval of Certificate of Survey No. COS-1415-1, Rule's Emerald Springs Addition, (Formerly COS-9899-3, Emerald Springs).

Tracts 1, 2 and 4 have existing houses with existing private sanitary sewer and water systems.

Private water and sanitary sewer systems will be installed for Tract 3 in accordance with the Oklahoma Department of Environmental Quality standards. Fire protection will be provided by the City of Norman pumper/tanker trunks.

All four (4) tracts will access the property from the private road onto Franklin Road. A request has been made for a variance in a private road width from 20-feet to 12-feet. A portion of the private road must be constructed and completed prior to the filing of the certificate of survey. Planning Commission, at its meeting of September 11, 2014, recommended approval of this variance on private road from 20-feet to 12-feet. Tracts 3 and 4 contain a Water Quality Protection Zone (WQPZ). The owners/developers do not intend to disturb the WQPZ. This area will be protected by covenants that have been submitted and reviewed by City legal staff as to form.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-1415-1 for Rule's Emerald Springs Addition, (Formerly COS-9899-3, Emerald Springs) with a variance in the width of private road from 20-feet to 12-feet serving one tract.