
CERTIFICATE OF SURVEY

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of NORMAN RURAL CERTIFICATE of SURVEY NO. COS-1213-1 for CLARK RANCH.

LOCATION: Generally located one-quarter mile south of Tecumseh Road and one-half mile east of 108th Avenue N.E.

INFORMATION:

1. Owners. David Clark
2. Developer. David Clark
3. Surveyor. Jividen & Company, PLLC

HISTORY:

1. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
2. 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 with use of a pumper truck/tanker truck.
2. Sewage. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Easements. A private road easement has been previously filed of record.
5. Acreage. Tract 1 consists of 9.95 acres and Tract 2 consists of 9.95.

6. WQPZ. The Water Quality Protection Zone (WQPZ) is located in the northeast corner of Tract 1.
7. Streets. The west tract, Tract 1, is served by Woodvale Avenue. The east tract, Tract 2, will be served by a private road.
8. Flood Plain. There is no flood plain on the properties.
9. Covenants. Covenants addressing the Water Quality Protection Zone (WQPZ) have been reviewed by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map, Certificate of Survey No. COS-1213-1 for Clark Ranch and letter of request for variance in the minimum acreage for Tract 1 and Tract 2 and variance in the minimum width for a private road standard for Tract 1 serving Tract 2 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The surveyor has made a request to vary the minimum acreage requirements for Tract 1 and Tract 2. The surveyor has indicated that this is a short section and there is not a possibility of a total of 20 acres. Also, since the private road is serving only one tract, the applicant has made a request to reduce the private road standard from 20-feet in width to 15-feet in width. Staff recommends approval for the request of a variance in the minimum acreage requirements for Tract 1 and Tract 2, approval of a variance in the width of a private road standard from 20-feet to 15-feet and approval of Certificate of Survey No. COS-1213-1 for Clark Ranch.

ACTION NEEDED: Recommend approval or disapproval of Certificate of Survey No. COS-1213-1 for Clark Ranch, with a variance to the minimum acreage requirements for Tract 1 and Tract 2, and reduce the minimum private road standard from 20-feet to 15-feet for Tract 1 to City Council.

ACTION TAKEN: _____