



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-1415-5

File ID: COS-1415-5

Type: Certificate of Survey

Status: Consent Item

Version: 1

Reference: Item 8

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 01/13/2015

File Name: Seven Oaks Certificate of Survey

Final Action:

Title: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY COS-1415-5 FOR SEVEN OAKS WITH A VARIANCE IN THE PRIVATE ROAD REQUIREMENTS AND ACCEPTANCE OF EASEMENTS E-1415-71 AND E-1415-72. (LOCATED AT 2101 156TH AVENUE S.E.)

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey COS-1415-5 for Seven Oaks and a variance in the private road requirements from 20 feet to 12 feet; and, if approved, accept Easements E-1415-71 and E-1415-72 and direct the filing of the certificate of survey and easements with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 05/26/2015

Agenda Number: 8

Attachments: Location Map, Certificate of Survey, Staff Report,
Variance Request, E-1415-71, E-1415-72, 2-12-15
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	02/12/2015					
1	Planning Commission	02/12/2015					

Text of Legislative File COS-1415-5

Body

BACKGROUND: This item is Norman Rural Certificate of Survey COS-1415-5, Seven Oaks, generally located 420 feet east of 156th Avenue S.E. on the north side of Imhoff Road and 735 feet north of Imhoff Road on the east side of 156th Avenue S.E.

Norman Rural Certificate of Survey COS-1415-5 for Seven Oaks was approved by the Planning Commission at its meeting of February 12, 2015 with a variance in the private road requirements from 20-feet to 12-feet.

DISCUSSION: There are a total of 7 tracts encompassing 112.17 acres in this certificate of survey. Tracts 1

through 5 consist of 10 acres each. Tract 6 consists of 12 acres and Tract 7 consists of 50.17 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 6 and 7. A request has been made to vary the private road standard from 20-feet to 12-feet.

This certificate of survey, if approved, will allow one single family structure on each lot. There is an existing house on Tract 7 with an existing sanitary sewer system and water well on the property. 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 City of Norman pumper/tanker trucks.

Tracts 2, 3 and 4 contain a WQPZ (Water Quality Protection Zone) parallel to the Imhoff Road right-of-way. The owner does not propose any construction within that area and will be required to protect this area. The required covenants protecting the WQPZ have been reviewed by the City Legal Department.

Easements and covenants have been provided to address the WQPZ and Imhoff Road and 156th Avenue S.E.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-1415-5 for Seven Oaks including the variance in the private road requirements from 20-feet to 12-feet serving Tracts 6 and 7. If approved, the filing of Certificate of Survey COS-1415-5, Seven Oaks and Easements E-1415-71 and E-1415-72 will be filed with the Cleveland County Clerk.