
CERTIFICATE OF SURVEY
COS-1213-6

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of Norman Rural Certificate of Survey No. COS-1213-6 for BRUCKER FARMS

LOCATION: Located at the northeast corner of the intersection of East Franklin Road and 175th Avenue N.E. (Private Road).

INFORMATION:

1. Owners. Cheryl Brucker
2. Developer. Cheryl Brucker
3. Engineer/Surveyor. Morris Engineering and Surveying

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.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing structure on Tract 1 served by a septic system with lateral field. A proposed private system will be installed on Tract 2.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. Tract 1 is served by existing water well. Proposed water well will be installed on Tract 2.
4. Easements. The owner has submitted an easement for roadway, drainage and utilities for Franklin Road. Although there is an existing easement for the private road the surveyor wanted to ensure Tract 2 will have legal access by means of a private road easement which is included with the certificate of survey.

5. Acreage. Tract 1 is approximately 9.78 acres and Tract 2 is approximately 9.78 acres. The engineer for the owner has made a request for a variance in the minimum acreage requirement of ten (10) acres per lot or tract.
6. Streets. Franklin Road is an existing open section road. One Hundred Seventy-Fifth Avenue N.E. is an existing private road.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-1213-6 for Brucker Farms and a letter of request for a variance in the minimum acreage requirements for Tract 1 and Tract 2 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property has been less than twenty acres for many years as a result of a short section. Tract 2 will be served by a private road, 175th Avenue N.E., which was created several years ago. This road will serve as access to Tract 2 and has provided access to several tracts to the north of this property. Tract 1 has an existing structure on it. Staff recommends approval of COS-1213-6 for Brucker Farms.

ACTION NEEDED: Approve or disapprove a variance in the minimum acreage requirements for Tract 1 and Tract 2 and approve or disapprove Certificate of Survey No. COS-1213-6 for Brucker Farms.

ACTION TAKEN: _____