
CERTIFICATE OF SURVEY
COS-1516-3

ITEM NO. 5

STAFF REPORT

ITEM: Consideration of NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-1516-3 for BASS FARM.

LOCATION: Generally located on the west side of 132nd Avenue N.E. and one-half mile south of East Tecumseh Road.

INFORMATION:

1. Owners. Alexander Feild Bass and Mary Ann Bass, Trustees of the Bass Family Revocable Trust.
2. Developers. Alexander Feild Bass and Mary Ann Bass, Trustees of the Bass Family Revocable Trust.
3. Engineer. SMC Consulting Engineers, P. C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1312 annexing this property into the city limits.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. 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. Private Roads. An existing private road will be utilized to serve the three (3) tracts. A request has been made to vary the required width from 20 feet to 12 feet for the roadway serving the tracts.

IMPROVEMENT PROGRAM (CON'T):

3. Sanitary Sewers. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. Tracts 2 and 3 have existing private sanitary sewer systems.
4. Water. Private water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. Tracts 2 and 3 have existing water wells.
5. Acreage. Tract 1= 10.00 acres, Tract 2= 16.27 acres and Tract 3= 10.00 acres.

SUPPLEMENTAL MATERIAL: Copies of the location map, Norman Rural Certificate of Survey No. COS-1516-3 and letter of request for a variance in the private road standard for Bass Farm are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property has previously connected to the Lakeside Estates Certificate of Survey and will continue that connection with past agreements. One Hundred Thirty-Second Avenue N.E. (132nd Avenue N.E.) is a closed section line road. The applicant has made a request to vary the required width for the private road serving three (3) tracts or less. With past practice, Staff can support the variance in the width of construction of the private road from 20' to 12'. Also, Staff recommends approval of the Norman Rural Certificate of Survey No. COS-1516-3 for Bass Farm.

ACTION NEEDED: Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-1516-3 for Bass Farm to City Council with a variance in the width of the private road standards from 20' to 12' that will serve Tracts 1, 2 and 3.

ACTION TAKEN: _____