



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-1819-5

File ID: COS-1819-5

Type: Certificate of Survey

Status: Consent Item

Version: 1

Reference: Item 23

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 03/21/2019

File Name: Gentry Estates COS

Final Action:

Title: NORMAN RURAL CERTIFICATE OF SURVEY COS-1819-5: FOR GENTRY ESTATES AND ACCEPTANCE OR EASEMENT E-1819-80 AND EASEMENT E-1819-81. (EAST OF 96TH AVENUE S.E. (CLOSED) AND ½ MILE NORTH OF HIGHWAY 9)

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey COS-1819-5 for Gentry Estates; and, if approved, accept Easement E-1819-80 and Easement E-1819-81 and direct the filing of the certificate of survey and easements with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 06/25/2019

Agenda Number: 23

Attachments: Text File, Location Map, Staff Report 5-9-19,
Certificate of Survey - Gentry Estates, Greenbelt
Commission Comments, 5-9-19 PC Minutes, Master

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	04/11/2019	Postponed		05/09/2019		Pass
1	Planning Commission	05/09/2019	Recommended for Adoption at a subsequent City Council Meeting	City Council	06/25/2019		Pass

Text of Legislative File COS-1819-5

Body

BACKGROUND: This item is Norman Rural Certificate of Survey COS-1819-5 for Gentry Estates, generally located east of 96th Avenue S.E. and ½ mile north of State Highway No. 9.

The property is located in the A-2, Rural Agricultural District.

Planning Commission, on May 9, 2019, recommended to City Council that Norman Rural Certificate of Survey COS-1819-5 for Gentry Estates be approved.

DISCUSSION: There are a total of six (6) tracts encompassing 80.11 acres in this certificate of survey. Tract 1 consists of 10.041 acres, Tract 2 consists of 10.041 acres, Tract 3 consists of 11.687, Tract 4 consists of 27.625 acres, Tract 5 consists of 10.675 acres and Tract 6 consists of 10.041 acres. This certificate of survey, if approved, will allow one single-family structure on each tract.

Tracts 1,2,4,5 and 6 contain Water Quality Protection Zone (WQPZ) within the arm of Jim Blue Creek. The lots have sufficient buildable area that will not interfere with the WPQZ guidelines. The required easements, Easement E-1819-80 and Easement E-1819-81 and covenants protecting the WQPZ have been reviewed by the City Legal Department and will be filed of record with the certificate of survey. In addition, Tracts 1, 2 and 4 contain floodplain. Those areas will not impact the buildable areas for the proposed structures.

Private individual sanitary sewer systems and water systems will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards. Those systems are not allowed in the WQPZ. Fire protection will be provided by the City of Norman pumper/tanker trunks. Five (5) tracts will be served by a private road built to the standards as adopted by City Council. The private road access is through a 50' platted roadway easement located between Lots 2 and 3, Block 2, Oakridge Estates Section 3. Tract 6 has access between Lots 7 and 8, Block 1, Oakridge Estates Section 3. Certificate of Survey No. COS-1819-5 for Gentry Estates will not be filed of record with the Cleveland County Clerk until the private road is completed.

RECOMMENDATION: Based upon the above information, staff recommends acceptance of Easement E-1819-80 and Easement E-1819-81 and approval of Norman Rural Certificate of Survey COS-1819-5 for Gentry Estates.