
CERTIFICATE OF SURVEY
COS-1213-7

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of Norman Rural Certificate of Survey No. COS-1213-7 for STELLA ACRES

LOCATION: Located on the southeast corner of the intersection of 96th Avenue N.E. and Stella Road.

INFORMATION:

1. Owners. Justin Rhodes Homes, LLC
2. Developer. Justin Rhodes Homes, LLC
3. Engineer/Surveyor. Oklahoma Survey Company

HISTORY:

1. October 21, 1961. City Council adopted Ordinance Numbers 1316 and 1517 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 with use of a pumper truck/tanker truck.
2. Sewer. 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. Roadway/drainage utilities for 96th Avenue N.E. and Stella Road will be granted as part of Certificate of Survey documents and will be filed of record with the County Clerk.
5. Acreage. There are eight (8) tracts consisting of ten (10) acres each for a total of eighty (80) acres.

6. WQPZ. Water Quality Protection Zone (WQPZ) is located on Tracts 1 through 5. The owners will be required to protect these areas.
7. Flood Plain. The property does not contain flood plain.
8. Covenants. Covenants addressing the WQPZ are under review by City Legal staff.
9. Limits of No Access. Tract 7 should have a LNA imposed for access within 200 feet of the 96th Avenue N.E. intersection with Stella Road. If this tract takes access from Stella Road, it should be located between 200 and 345 feet east of the 96th Avenue N.E. intersection. If this tract takes access from 96th Avenue N.E., it should access directly across from the existing driveway approximately 285 feet south of the Stella Road intersection.

Tract 8 should take access to Stella Road across from one of the two existing driveways on the north side of Stella Road within the tract frontage. Because of a vertical curve in the alignment of 96th Avenue N.E., Tract 6 should take access to 96th Avenue N.E. as close as possible to the north property line. Because of a vertical curve in the alignment of 96th Avenue N.E., Tract 5 should take access to 96th Avenue N.E. as close as possible to the south property line.

In order to maintain appropriate driveway spacing along 96th Avenue N.E., Tracts 1, 2, 3, and 4 should take access to 96th Avenue N.E. as close as possible to their respective south property line.

SUPPLEMENTAL MATERIAL: Copies of a location map and Certificate of Survey No. COS-1213-7 for Stella Acres are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The residential tracts meet the requirements of the Subdivision Regulations and the owners are protecting the WQPZ. Staff recommends approval of COS-1213-7 for Stella Acres.

ACTION NEEDED: Recommend approval or disapproval of Certificate of Survey No. COS-1213-7 for Stella Acres to City Council.

ACTION TAKEN: _____