



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-1415-6

File ID: COS-1415-6

Type: Certificate of Survey

Status: Consent Item

Version: 1

Reference: Item No. 13

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 05/15/2015

File Name: Coonoo Addition COS

Final Action:

Title: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY COS-1415-6 FOR TRACTS 2A AND 3A, COONOO ADDITION. (GENERALLY LOCATED ON THE EAST SIDE OF 72ND AVENUE S.E. APPROXIMATELY 1/4 MILE SOUTH OF STATE HIGHWAY 9, WITH A VARIANCE TO THE MINIMUM ACREAGE FOR THE SOUTH TRACT)

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey COS-1415-6 for Tracts 2A and 3A, Coonoo Addition and variance in the minimum acre requirement for Tract 3A; and, if approved, direct the filing of the certificate of survey with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 06/23/2015

Agenda Number: 13

Attachments: Text File, Location Map, Certificate of Survey, Staff Report, Variance Request for Acreage, Greenbelt Commission Comments - Coonoo Addition, 6-11-15 PC Minutes - COS-1415-6

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	06/11/2015					
1	City Council	06/23/2015					

Text of Legislative File COS-1415-6

Body

BACKGROUND: This item is Norman Rural Certificate of Survey No. COS-1415-6, Tract 2A and Tract 3A, Coonoo Addition (formerly Tract 2 and Tract 3, Coonoo Addition COS-1011-5), generally located on the east side of 72nd Avenue S.E. and one-third mile south of State Highway No. 9. The property is located in the A-2, Rural Agricultural District.

Norman Rural Certificate of Survey No. COS-1415-6, Tract 2A and Tract 3A, Coonoo Addition (formerly Tract 2 and Tract 3, Coonoo Addition COS-1011-5) was approved by Planning Commission at its meeting of June 11, 2015 with a variance in a minimum acreage requirement for Tract 3A.

DISCUSSION: There are a total of 2 tracts encompassing 19.167 acres in this certificate of survey. Tract 2A consists of 10.00 acres and Tract 3A consists of 9.167 acres. The previous approved and filed of record certificate of survey contained a legal five (5) acre tract. Since that time the owner has decided to bring the five acre tract in conformity with the ten (10) acre requirement. However, Tract 3A is unable to meet the minimum ten (10) acre requirement. Since additional tracts are not being proposed, staff can support a variance in the minimum ten (10) acre requirement for Tract 3A.

Currently there is a single-family dwelling on each tract. Also, both tracts are served by existing private sanitary sewer systems and private water wells.

Fire protection will be provided by the City of Norman pumper/tanker trucks.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-1415-6, Tract 2A and Tract 3A, Coonoo Addition (formerly Tract 2 and Tract 3, Coonoo Addition COS-1011-5) including the variance in the minimum acreage requirement for Tract 3A.