



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-1314-5

File ID: COS-1314-5

Type: Certificate of Survey

Status: Consent Item

Version: 1

Reference: Item No. 15

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 03/19/2014

File Name: Stella Acres Phase III COS

Final Action:

Title: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-1314-5 FOR STELLA ACRES, PHASE III, WITH A VARIANCE IN THE MINIMUM ACREAGE REQUIREMENT FOR TRACTS 1, 3, AND 4 FOR PROPERTY LOCATED 1/4 MILE EAST OF 96TH AVENUE N.E. ON THE SOUTH SIDE OF STELLA ROAD.

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey No. COS-1314-5 for Stella Acres, Phase III, with a variance in the minimum acreage requirements for Tracts 1, 3, and 4; and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 05/27/2014

Agenda Number: 15

Attachments: Location Map, Certificate of Survey, Stella Acres
Staff Report, Request for Variance, 4-10-14 PC
Minutes - Stella Acres III

Project Manager: Ken Danner, Subdivision 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	04/10/2014					

Text of Legislative File COS-1314-5

Body

BACKGROUND: This item is Norman Rural Certificate of Survey No. COS-1314-5, Stella Acres Phase III, generally located east of 96th Avenue N.E. on the south side of Stella Road. The property is located in the A-2, Rural Agricultural District. Stella Acres, Phase I and II, are located to the east and west of this property.

DISCUSSION: This Certificate of Survey consists of 6 tracts. Tracts 2, 5 and 6 consist of 10.00 acres each. Tract 1 consists of 9.61 acres, Tract 3 consists of 9.60 acres and Tract 4 consists of 9.99 acres. The surveyor for the owner has requested a variance in the "less than ten (10) acres" requirement. He indicates that this is a "short" section and, as a result, the property has never contained a full sixty (60) acres to meet the required ten (10) acres for each tract. There is a total of 59.20 acres in this Certificate of Survey. This Certificate of Survey, if approved, will allow the construction of one single family home on each tract. Planning Commission, at its meeting of April 10, 2014, recommended approval of Certificate of Survey No. COS-1314-5, Stella Acres Phase

III.

Private water and sanitary sewer systems will be installed in accordance with the Oklahoma Department of Environmental Quality standards. Fire protection will be provided by the City of Norman pumper/tanker trucks.

This Certificate of Survey includes a private road serving the tracts. There are no individual drive approaches utilizing Stella Road. The private road is currently under construction and must be completed prior to filing the Certificate of Survey. Also, the owner will provide a maintenance bond for 15% of the contract amount to the Home Owners Association for a period of two (2) years to address any construction deficiencies in the private roadway.

A Water Quality Protection Zone (WQPZ) is located on Tracts 3-6 within an existing stream which is a tributary of Hog Creek. The owner will preserve that area from further development or disturbance. Covenants have been submitted and reviewed by City Legal staff.

The property does not contain FEMA flood plain designations.

Easement No. E-1314-15 for roadway, drainage and utility easement for Stella Road has been filed of record.

RECOMMENDATION: Based upon the above information, staff recommends approval of the variance in the less than ten (10) acre requirements for Tracts 1, 3 and 4 and of Norman Rural Certificate of Survey No. COS-1314-5, Stella Acres Phase III, and the filing thereof subject to completion of the private road.