



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-1920-3

File ID: COS-1920-3

Type: Certificate of Survey

Status: Consent Item

Version: 1

Reference: Item 10

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 03/20/2020

File Name: Rendale Creek COS

Final Action:

Title: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY FOR RENDALE CREEK WITH A VARIANCE IN THE PRIVATE ROAD WIDTH FROM 20-FEET TO 12-FEET. (GENERALLY LOCATED ONE-HALF MILE WEST OF 60TH AVENUE S.E. AND APPROXIMATELY ONE MILE NORTH OF HIGHWAY 9)

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey COS-1920-3 for Rendale Creek with a variance in the minimum acreage requirements from 20-feet to 12-feet; and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 06/23/2020

Agenda Number: 10

Attachments: Location Map, Certificate of Survey, Variance Request, Staff Report, 5-14-20 PC Minutes

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: cydney.karstens@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	05/14/2020	Recommended for Adoption at a subsequent City Council Meeting	City Council			Pass
Action Text: That this Certificate of Survey be Recommended for Adoption at a subsequent City Council Meeting. to the City Council by consent roll call							

Text of Legislative File COS-1920-3

Body

BACKGROUND: This item is Norman Rural Certificate of Survey COS-1920-3 for Rendale Creek, generally located one-half mile west of 60th Avenue S.E. and approximately one-mile north of State Highway 9.

The property is located in the A-2, rural agricultural zoning district.

Planning Commission, on May 14, 2020, recommended to City Council that Norman Rural Certificate of Survey COS-1920-3 for Rendale Creek be approved, with a variance in the width of a private road serving one tract from 20-feet to 12-feet.

DISCUSSION: There is a total of one (1) tract encompassing 13.3 acres in this certificate of survey. This certificate of survey, if approved, will allow one single family main structure on the tract.

There is a proposed private road to serve this property. This property was a land-locked piece of property and the proposal is to serve the property by the private road. The property owners to the west of this property have purchased this property. They currently own a legal non-conforming five (5) acres west of this property and are providing a private roadway easement on their five acres to provide access to this property. The private road will be built to the standards as adopted by City Council. There is a provision in the subdivision regulations that if no more than four (4) lots or tracts are served by a private road a reduction in width of the road could be requested. A request has been made to reduce the width of the private road from 20-feet to 12-feet.

Private individual sanitary sewer system and water system will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards. Fire protection will be provided by the City of Norman pumper/tanker trunks. Staff can support this request to vary the private road width from 20' to 12' and has done so in the past with previous certificates of survey with a private road serving four lots or fewer. Certificate of Survey COS-1920-3 for Rendale Creek 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 approval of the request in a variance in the private road width from 20-feet to 12-feet and approval of Norman Rural Certificate of Survey COS-1920-3 for Rendale Creek.