
NORMAN RURAL CERTIFICATE OF SURVEY
COS-1617-2

ITEM NO. 4.

STAFF REPORT

ITEM: Consideration of Norman Rural Certificate of Survey No. COS-1617-2 for LAVON MEADOWS.

LOCATION: Generally located on the east side of 48th Avenue N.E. approximately ¼ of a mile north of Alameda Street.

INFORMATION:

1. Owners. Steve and Roberta Yadon and Rosalie LaVon
2. Developer. Steve and Roberta Yadon
3. Surveyor. Greg Skinner

HISTORY:

1. October 21, 1961. City Council adopted Ordinance Number 1312 annexing this property into the corporate 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.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. Lot 1 has an existing sanitary sewer system.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. Lot 1 has an existing water well.
4. Right-of-Way. Existing right-of-way meets City standards. Easements have been submitted to staff for an additional seventeen-feet (17') roadway, drainage and utilities adjacent to 48th Avenue N.E.
5. Acreage. There are two (2) tracts consisting of 64.17 acres. Lot 1 consists of 54.16 acres and Lot 2 consists of 10.01 acres.

6. WQPZ. Water Quality Protection Zone (WQPZ) is located on Lot 1. 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 have been approved as to form by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map and Certificate of Survey No. COS-1617-2 for LaVon Meadows are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: As proposed, the residential lots through the Norman Rural Certificate of Survey meet the minimum requirements of the Subdivision Regulations. Easements have been submitted to staff for an additional seventeen-feet (17') roadway, drainage and utilities adjacent to 48th Avenue N.E. Also the owners are protecting the Water Quality Protection Zone (WQPZ) located within Lot 1. Staff recommends approval of COS-1617-2 for LaVon Meadows.

ACTION NEEDED: Recommend approval or disapproval of Certificate of Survey No. COS-1617-2 for LaVon Meadows to City Council.

ACTION TAKEN: _____