



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-1415-3

File ID: COS-1415-3

Type: Certificate of Survey

Status: Consent Item

Version: 1

Reference: Item 17

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 08/19/2014

File Name: Diehm Acres COS

Final Action:

Title: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY COS-1415-3 FOR DIEHM ACRES WITH A VARIANCE IN THE MINIMUM ACREAGE REQUIREMENTS AND PRIVATE ROAD REQUIREMENTS AND ACCEPTANCE OF EASEMENT E-1415-38 AND E-1415-39. (GENERALLY LOCATED ON THE WEST SIDE OF 84TH AVENUE S.E. APPROXIMATELY ONE-HALF MILE NORTH OF HIGHWAY 9).

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey COS-1415-3 for Diehm Acres with a variance in the minimum acreage requirements for Tracts 1 and 2 and in the private road requirements from 20 feet to 12 feet; and, if approved, accept Easements E-1415-38 and E-1415-39 and direct the filing of the Certificate of Survey and easements with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 04/28/2015

Agenda Number: 17

Attachments: Location Map, COS - Diehm Acres, Staff Report, Variance Request - Area, Variance Request - Road Width, GBC Diehm, 11-13-14 PC Minutes, 12-11-14 PC Minutes, Roadway Easement, Drainage Easement.pdf

Project Manager: Ken Danner, Subdivision Development 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	09/11/2014	Postponed		10/09/2014		Pass
	Action Text: A motion was made by Lewis, seconded by Gordon, that this Certificate of Survey be Postponed . The motion carried by the following vote:						
1	Planning Commission	10/09/2014	Postponed		11/13/2014		Pass
	Action Text: A motion was made by McCarty, seconded by Pailles, that this Certificate of Survey be Postponed . The motion carried by the following vote:						
1	Planning Commission	11/13/2014	Postponed		12/11/2014		Pass
	Action Text: A motion was made by Knotts, seconded by Bahan, that this Certificate of Survey be Postponed . The motion carried by the following vote:						

1	Planning Commission	12/11/2014	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-1415-3

Body

BACKGROUND: This item is Norman Rural Certificate of Survey No. COS-1415-3, Diehm Acres, generally located one-half mile north of State Highway No. 9 on the west side of 84th Avenue S.E.

Norman Rural Certificate of Survey COS-1415-3 for Diehm Acres was approved by Planning Commission at its meeting of December 11, 2014 with a variance in minimum acreage requirements for Tracts 1 and 2, and a variance in the private road requirements from 20-feet to 12-feet.

DISCUSSION: There are a total of 2 tracts encompassing 19.17 acres in this certificate of survey. Tract 1 consists of 9.59 acres and Tract 2 consists of 9.58 acres. The surveyor has indicated this is a "short section" and is unable to provide 10 acres for each tract. As a result, the applicant has requested a variance in the minimum acreage requirement for Tracts 1 and 2. Also, this property has been in the family for many years and never contained twenty (20) acres. With the information provided by the surveyor, staff supports the request.

The City standard road width for a private road is twenty-feet (20') in width. Whenever a private road serves three (3) lots or less the applicant can request a variance to twelve-feet (12') in width.

This certificate of survey, if approved, will allow one single family structure on each lot. There is an existing house on Tract 1 with existing sanitary sewer system and water well on it. Private individual sanitary sewer systems and water wells will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards for Tract 2. Fire protection will be provided by the City of Norman pumper/tanker trucks.

Easements and covenants have been provided to address the WQPZ and additional easement for 84th Avenue S.E.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-1415-3 for Diehm Acres including the variance in the minimum acreage requirements for Tracts 1 and 2, and a variance in the private road requirements from 20-feet to 12-feet.