
CERTIFICATE OF SURVEY
COS-1314-3

ITEM NO. 5

STAFF REPORT

ITEM: Consideration of Norman Rural Certificate of Survey NO. COS-1314-3 for SPEARS ACRES, a REPLAT OF TRACT 2.

LOCATION: Generally located near the southwest corner of the intersection of Indian Hills Road and 84th Avenue NE.

INFORMATION:

1. Owners. Michael and Debra Spears.
2. Developer. Michael and Debra Spears.
3. Surveyor. VMI Inspection, Inc.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the 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. There is an existing house on Tract 2 served by a septic system with lateral field.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. Tract 2 is served by an existing water well.

4. Easements. Roadway, drainage and utility easement has been filed of record for Indian Hills Road in connection with Spears Acres.
5. Acreage. Tract 2A consists of 10 acres, Tract 2B consists of 10 acres, and Tract 2C consists of 9.13 acres.
6. WQPZ. The Water Quality Protection Zone (WQPZ) is located in the southeast corner of Tract 2A. The owner will be required to protect this area.
7. Covenants. Covenants addressing the WQPZ are under review by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-1314-3 for Spears Acres and letter of request for a variance in the ten (10) acre requirement and the 330' width building line setback requirement are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION:

This property was previously within Certificate of Survey No. COS-1112-1, Spears Acres filed of record with the Cleveland County Clerk on September 30, 2011. The owner is creating three (3) tracts out of a previous single tract. As a result of this being a short Section, Tract 2C is less than the 10 acre requirement. The surveyor preparing the certificate of survey has requested a variance in the ten (10) acre requirement.

In addition, although the tract meets the minimum frontage requirement of 250 feet, the minimum building setback width requirement is 330 feet. Tract 2C is shown with a building setback width of 307.15 feet. As a result of the short Section, staff can support the request in a variance of the minimum ten (10) acre requirement and the minimum 330 foot building setback width requirement for Tract 2C.

ACTION NEEDED: Approval or disapproval of the minimum acreage requirement and the minimum building setback width requirement for Tract 2C; and, if approved, recommend approval or disapproval of Certificate of Survey No. COS-1314-3 for Spears Acres, a Replat of Tract 2.

ACTION TAKEN: _____