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CERTIFICATE OF SURVEY  
COS-1819-2

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ITEM NO. 4

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**STAFF REPORT**

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**ITEM:** Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-1819-2, KIRBY RANCH.**

**LOCATION:** Located at the southwest corner of the intersection of East Robinson Street and 72<sup>nd</sup> Avenue N.E.

**INFORMATION:**

1. Owners. AR Development L.L.C.
2. Developer. AR Development L.L.C.
3. Engineer/Surveyor. SMC Consulting Engineers, P.C.

**HISTORY:**

1. October 21, 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.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

4. Easements. The owner has submitted easement for roadway, drainage and utilities for East Robinson Street and 72<sup>nd</sup> Avenue N.E., trail easement and a drainage easement covering the WQPZ.
5. Acreage. Lot 1 consists of 9.982 acres, Lot 2 consists of 9.978 acres, Lot 3 consists of 9.975 acres, Lot 4 consists of 9.971 acres, Lot 5 consists of 9.968 acres, Lot 6 consists of 9.964 acres, Lot 7 consists of 9.960 acres, Lot 8 consists of 9.967 acres, Lot 10 consists of 9.949 acres, Lot 11 consists of 9.945 acres and Lot 12 consists of 9.942 acres for a total of 119.544 acres.
6. Frontage. Lots 1 through 12 have frontages of 329.43-feet. Based on the fact this is a short section, the lots are unable to meet the 330-foot requirement.
7. WQPZ. Water Quality Protection Zone (WQPZ) is located within Lots 6 through 12. The owners will be required to protect these areas. There is sufficient area for each lot to allow proposed structures and private sanitary sewer systems without encroaching into the WQPZ.
8. Covenants. Covenants addressing the WQPZ for Lots 6 through 12 are being reviewed as to form by City Legal staff.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, Norman Rural Certificate of Survey No. COS-1819-2 and a letters of request for a variance in the minimum acreage requirement and frontage requirement for Lots 1 through 12 are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The surveyor is requesting a variance in the minimum acreage requirement of 10 acres and frontage requirement of 330' for the lots based on the fact this is a short section. Staff recommends approval of a variance in the minimum acreage requirement and frontage requirement for Lots 1 through 12 and recommends approval of Certificate of Survey No. COS-1819-2, Kirby Ranch.

**ACTION NEEDED:** Recommend approval or disapproval of a variance in the minimum acreage requirement and frontage requirement for Lots 1 through 12 and recommend approval or disapproval of Certificate of Survey No. COS-1819-2, Kirby Ranch to City Council.

**ACTION TAKEN:** \_\_\_\_\_