
CERTIFICATE OF SURVEY
COS-2021-7

ITEM NO. 5

STAFF REPORT

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2021-7, DOLLAR FAMILY ESTATES.**

LOCATION: Located at the southeast corner of the intersection of Indian Hills Road and Broadway Avenue.

INFORMATION:

1. Owners. John R. Dollar.
2. Developer. John R. Dollar.
3. Engineer/Surveyor. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City limits without zoning.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 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 are existing.
3. Water. Individual water wells are existing.
4. Easements. The owner will submit an easement for roadway, drainage and utilities for Indian Hills Road and Broadway Avenue and a drainage easement covering the WQPZ.
5. Acreage. Tract 1 is 10.517 acres and Tract 2 is 10.527 acres for a total of 21.044 acres.

6. WQPZ. Water Quality Protection Zone (WQPZ) is located within both tracts. The owners will be required to protect these areas.
7. Covenants. Covenants addressing the WQPZ for Tracts 1 and 2 are being reviewed as to form by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2021-7 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Currently there are two existing residential dwellings located on the 20.044 acres. The owners are correcting this matter with the certificate of survey process. There are three existing accessory buildings that violate setbacks. The owners will need to go through the Board of Adjustment to seek variances. Indian Hills Road is designated as a minor rural arterial and Broadway Avenue is designated as a minor urban arterial. With the submittal of easements, there will be adequate right-of-ways and easements for any proposed trail system in this area. Staff recommends approval of Certificate of Survey No. COS-2021-7 for Dollar Family Estates.

ACTION NEEDED: Recommend approval or disapproval of Certificate of Survey No. COS-2021-7 for Dollar Family Estates to City Council.

ACTION TAKEN: _____