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CERTIFICATE OF SURVEY  
COS-2021-11

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ITEM NO. 5

**STAFF REPORT**

**ITEM:** Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2021-11 FOR HERITAGE INFINITY.**

**LOCATION:** Generally located on the south side of Cedar Lane Road and one-quarter mile east of 132<sup>nd</sup> Avenue S.E.

**INFORMATION:**

1. Owners. Brandon Stephens, Heritage Infinity Trust.
2. Developer. Brandon Stephens.
3. Surveyor. MacBax Land Surveying, PLLC.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the City of Norman Corporate Limits without zoning.
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 sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system on Tract 3.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing water well on Tract 3.

4. Acreage. This property consists of 59.64 acres. Tract 1 consists of 12.93 acres, Tract 2 consists of 12.533 acres, Tract 3 consists of 13.859, Tract 4 consists of 10.229 and Tract 5 consists of 10.013 acres.
5. Private Road. The private road will serve four (4) tracts. City standards requires a private road width of twenty-feet unless serving four (4) tracts or lots or fewer. The applicant has requested a variance in the 20' width to a 12' width private road since it will serve only four tracts.
6. Flood Plain. Tracts 2, 3, 4 and 5 contain flood plain. However, there is sufficient area to construct structures outside of the flood plain.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, Norman Rural Certificate of Survey No. COS-2021-11 for Heritage Infinity and a letter of request for a variance in the minimum width requirement for a private road are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The applicant is requesting a variance in the private road width based on the fact it is serving four (4) lots or tracts. Staff recommends approval of a variance in the private road width requirement from 20' width to a 12' width and approval of Norman Rural Certificate of Survey No. COS-2021-11 for Heritage Infinity.

**ACTION NEEDED:** Recommend approval or disapproval of a variance in the private road width from 20' to 12' and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2021-11 for Heritage Infinity to City Council.

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