



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-2021-9

File ID: COS-2021-9

Type: Certificate of Survey

Status: Consent Item

Version: 1

Reference: Item 14

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 02/09/2021

File Name: McDaniel Meadows COS

Final Action:

Title: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2021-9 FOR MCDANIEL MEADOWS AND ACCEPTANCE OF EASEMENTS E-2021-78 AND E-2021-79. (GENERALLY LOCATED ON THE EAST SIDE OF NORTH PORTER AVENUE ONE-HALF MILE NORTH OF FRANKLIN ROAD)

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey COS-2021-9 for McDaniel Meadows; and, if approved, accept Easements E-2021-78 and E-2021-79; and direct the filing of the certificate of survey and easements with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 04/13/2021

Agenda Number: 14

Attachments: Location Map, McDaniel Meadows COS, E-2021-78, E-2021-79, Staff Report, 3-11-21 PC Minutes - McDaniel Meadows COS

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: brenda.gomez@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	03/11/2021	Recommended for Adoption at a subsequent City Council Meeting	City Council	04/27/2021		Pass
Action Text: Recommended for Adoption at a subsequent City Council Meeting to the City Council due back on 4/27/2021							
1	Planning Commission	03/11/2021					

Text of Legislative File COS-2021-9

Body

BACKGROUND: This item is Norman Rural Certificate of Survey COS-2021-9 for McDaniel Meadows generally located on the east side of North Porter Avenue approximately one-half mile north of Franklin Road. The property is located in the A-2, Rural Agricultural District.

Planning Commission, at its meeting of March 11, 2021, recommended to City Council that Norman Rural Certificate of Survey COS-2021-9 for McDaniel Meadows be approved.

DISCUSSION: The property consists of 16.59 acres and one (1) tract.

This certificate of survey, if approved, will allow one single-family dwelling on the tract. A private individual sanitary sewer system and water well will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards. Fire protection will be provided by the City of Norman pumper/tanker trucks.

This tract contains Water Quality Protection Zone (WQPZ) for an unnamed tributary within the Lake Thunderbird watershed. The owner will be required to protect these areas. There is sufficient area for the tract to allow proposed structures and private sanitary sewer systems without encroaching into the WQPZ. The required covenants protecting the WQPZ have been reviewed by the City Legal Department and will be filed of record with the certificate of survey.

A 17' roadway, drainage and utility easement is being dedicated in connection with Porter Avenue. Also, a drainage easement has been provided for the WQPZ.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-2021-9 and acceptance of Easement E-2021-78 and Easement E-2021-79 for McDaniel Meadows.