
CERTIFICATE OF SURVEY
COS-2021-13

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2021-13 FOR BLACKBERRY RIDGE (Formerly known as Fullwood/Draper Acres).**

LOCATION: Generally located 664' north of East Tecumseh Road on the west side of 113th Avenue N.E. (Private Road).

INFORMATION:

1. Owners. Kirk and Teresa Williams.
2. Developer. Kirk and Teresa Williams.
3. Surveyor. Marty Sullivan, Lemke Land Surveying.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. O-1312 annexing this property into the Norman Corporate City 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.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Acreage. This property consists of 29.94 acres. Tract 1 consists of 10.00 acres, Tract 2 consists of 10.00 acres and Tract 3 consists of 9.94 acres.

5. Private Road. The private road will serve three (3) 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 three tracts and lessen the impact on crossing a petroleum pipeline, water quality protection zone and major raw water line.
6. Water Quality Protection Zone. Tracts 1 and 2 contain WQPZ. However, there is sufficient area to construct structures outside of the flood plain. This area will be protected by the owners per covenants.
7. Covenants. Covenants addressing the WQPZ are being reviewed by City Legal staff.
8. Raw Water Main. A major raw water line from Lake Thunderbird crosses this property. The owners have joined into an agreement with the United States Bureau of Reclamation regarding the requirements crossing the Midwest City raw water line.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2021-13 for Blackberry Ridge and a letter of request for a variance in the minimum width requirement for a private road and minimum acreage requirement for Tract 3 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) or fewer lots or tracts. Staff recommends approval of a variance in the private road width requirement from 20' width to a 12' width. In addition, the property has not contained a total of thirty (30) acres because of a short section. A request has been made to vary the ten (10) acre requirement from 10 acres to 9.94 acres and approval of Norman Rural Certificate of Survey No. COS-2021-13 for Blackberry Ridge.

ACTION NEEDED: Recommend approval or disapproval of a variance in the private road width from 20' to 12' serving three tracts, variance in the minimum acreage requirement for Tract 3 from 10 acres to 9.94 acres and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2021-13 for Blackberry Ridge to City Council.

ACTION TAKEN: _____