



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: COS-2021-12**

**File ID:** COS-2021-12

**Type:** Certificate of Survey

**Status:** Consent Item

**Version:** 1

**Reference:** Item 13

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 04/08/2021

**File Name:** Gordon's Acres COS

**Final Action:**

**Title:** CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2021-12: FOR GORDON'S ACRES WITH A VARIANCE OF THE MINIMUM TRACT WIDTH REQUIREMENT FROM 330-FEET TO 329.91-FEET FOR TRACTS 1 AND 2 AS MEASURED AT THE FRONT BUILDING SETBACK. (GENERALLY LOCATED AT THE NORTHWEST CORNER OF EAST LINDSEY STREET AND 120TH AVENUE S.E.

**Notes:**

**Agenda Date:** 06/22/2021

**Agenda Number:** 13

**Attachments:** Location Map, Gordon's Acres Certificate of Survey,  
Staff Report, Gordon Acres Variance Letter, 5-13-21  
PC Minutes - COS-2021-12 Gordon's Acres

**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	05/13/2021	Recommended for Adoption at a subsequent City Council Meeting	City Council	06/22/2021		Pass
<b>Action Text:</b> Recommended for Adoption at a subsequent City Council Meeting to the City Council due back on 6/22/2021							
1	Planning Commission	05/13/2021					

### Text of Legislative File COS-2021-12

Body

**BACKGROUND:** This item is Norman Rural Certificate of Survey COS-2021-12 for Gordon's Acres located at the northwest corner of the intersection of East Lindsey Street and 120th Avenue S.E.

The property is located in the A-2, Rural Agricultural District.

Planning Commission, on May 13, 2021, recommended to City Council that Norman Rural Certificate of Survey COS-2021-12 for Gordon's Acres be approved, with a variance in the minimum tract width requirement from 330-feet to 329.91-feet for Tracts 1 and 2 as measured at the front building setback.

**DISCUSSION:** This property consists of three tracts and 30.125 total acres. Tract 1 consists of 10.027 acres, Tract 2 has 10.040 acres and Tract 3 has 10.058 acres. This certificate of survey, if approved, will allow one single-family dwelling on each tract. There is an existing house and private sanitary sewer and water facilities on Tract 1.

Private individual sanitary sewer systems and water systems will be installed for both remaining tracts in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards.

Fire protection will be provided by the City of Norman pumper/tanker trucks.

There is a minimum width requirement of 330-feet measured at the front building setback. Tracts 1 and 2 are unable to meet that requirement. Both tracts measure at a width of 329.91-feet. The surveyor has stated due to the dimensions of the section, the aliquot of the tracts are longer than they are wide.

**RECOMMENDATION:** Based upon the above information, staff recommends approval of the request in a variance in the minimum tract width requirement from 330-feet to 329.91-feet for Tracts 1 and 2 as measured at the front building setback and approval of Norman Rural Certificate of Survey COS-2021-12 for Gordon's Acres.