



Legislation Details (With Text)

File #: COS-1617-2 **Version:** 1 **Name:** LaVon Meadows COS
Type: Certificate of Survey **Status:** Passed
File created: 12/20/2016 **In control:** City Council
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Title: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY COS-1617-2 FOR LAVON MEADOWS AND ACCEPTANCE OF EASEMENTS E-1617-24, E-1617-25, AND E-1617-26. (GENERALLY LOCATED ON THE EAST SIDE OF 48TH AVENUE N.E. APPROXIMATELY ONE-FOURTH MILE NORTH OF ALAMEDA STREET.

Sponsors:

Indexes:

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Attachments: 1. Text File COS, 2. Location Map, 3. Certificate of Survey - LaVon Meadows, 4. Staff Report - LaVon Meadows, 5. Greenbelt Commission Comments, 6. 1-12-17 PC Minutes

Date	Ver.	Action By	Action	Result
2/14/2017	1	City Council		
1/12/2017	1	Planning Commission		

CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY COS-1617-2 FOR LAVON MEADOWS AND ACCEPTANCE OF EASEMENTS E-1617-24, E-1617-25, AND E-1617-26. (GENERALLY LOCATED ON THE EAST SIDE OF 48TH AVENUE N.E. APPROXIMATELY ONE-FOURTH MILE NORTH OF ALAMEDA STREET.

BACKGROUND: This item is Norman Rural Certificate of Survey COS-1617-2 for LaVon Meadows generally located on the east side of 48th Avenue N.E. approximately ¼ mile north of Alameda Street.

Norman Rural Certificate of Survey COS-1617-2 for LaVon Meadows was approved by Planning Commission at its meeting of January 12, 2017.

DISCUSSION: There are a total of 2 lots encompassing 64.17 acres in this certificate of survey. Lot 1 consists of 54.16 acres and Lot 2 consists of 10.01 acres.

This certificate of survey, if approved, will allow one single family structure on each lot. There is an existing house on Lot 1 with existing sanitary sewer system and water well on the property. Private individual sanitary sewer system and water well will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards for the remaining lot. Fire protection will be provided by the City of Norman pumper/tanker trucks.

Lot 1 contains Water Quality Protection Zone (WQPZ) within the property for a tributary of Rock Creek in the Lake Thunderbird watershed. However, the existing single-family residence is outside of the WQPZ including sanitary sewer system and a water well. 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.

An easement and covenants have been provided to address the WQPZ. In addition, easements have been provided for 48th Avenue N.E.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-1617-2 for LaVon Meadows and acceptance of Easement E-1617-24, E-1617-25 and E-1617-26.