



## Legislation Text

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**File #:** COS-1617-5, **Version:** 1

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CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY COS-1617-5 FOR OFFENBURGER ACRES AND A VARIANCE IN MINIMUM BUILDING SETBACK WIDTH REQUIREMENTS FOR TRACT 1 AND ACCEPTANCE OF EASEMENT E-1617-37. (GENERALLY LOCATED ON THE SOUTH SIDE OF ROBINSON STREET APPROXIMATELY ONE-FOURTH MILE WEST OF 60TH AVENUE N.E.)

**BACKGROUND:** This item is Norman Rural Certificate of Survey COS-1617-5, Offenburger Acres, generally located  $\frac{1}{4}$  of mile west of 60<sup>th</sup> Avenue N.E. on the south side of East Robinson Street.

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

Norman Rural Certificate of Survey COS-1617-5 for Offenburger Acres was approved by Planning Commission at its meeting of March 9, 2017, with a variance in a minimum building line width requirement for Tract 1.

**DISCUSSION:** There are a total of 2 tracts encompassing 67.31 acres in this certificate of survey. Tract 1 consists of 10 acres and Tract 2 consists of 57.31 acres. The surveyor for the owner has requested a variance in the minimum lot width measured at the front building setback requirement for Tract 1. The current A-2 zoning requires that the width of the lot at the required building setback line be a minimum of 330 feet and each lot have a minimum roadway frontage of 250 feet. Tract 1 meets the minimum frontage requirement of 250 feet. However, the minimum lot width at the building setback is only 250 feet which is less than the required minimum 330 feet requirement. There is an existing home on Tract 1 and water well and individual sewer system for another home on Tract 2. If the additional width to meet the A-2 zoning is added to Tract 1, the improvements located for a home on Tract 2 will be located within Tract 1. Based on the fact that a previous manufactured home had been on the property east of the existing house with its private sanitary sewer system and water well, it would be a burden to relocate these facilities. There is sufficient width within each tract to construct a single family residential structure without violating the required twenty-five foot (25') side yard setbacks. The required side yard setbacks will still be met for both tracts.

This certificate of survey, if approved, will allow one single family structure on each lot. There is an existing structure with an existing sanitary sewer system and water well on Tract 1. Also, Tract 2 has an existing private individual sanitary sewer system and water well. Fire protection will be provided by the City of Norman pumper/tanker trucks.

A roadway, drainage and utility easement has been provided by the owner for Robinson Street.

**RECOMMENDATION:** Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-1617-5 for Offenburger Acres, Easement E-1617-37 and a variance in the minimum lot width measured at the front building line requirement for Tract 1.