



Legislation Details (With Text)

File #:	COS-1819-3	Version:	1	Name:	Stella Hills Estates COS
Type:	Certificate of Survey	Status:	Passed		
File created:	1/15/2019	In control:	City Council		
On agenda:	4/23/2019	Final action:	4/23/2019		
Title:	NORMAN RURAL CERTIFICATE OF SURVEY COS-1819-3: FOR STELLA HILLS ESTATES WITH A VARIANCE IN THE PRIVATE ROAD WIDTH FROM 20 FEET TO 12 FEET AND ACCEPTANCE OF EASEMENT E-1819-76. (LOCATED AT THE NORTHEAST CORNER OF 144TH AVENUE N.E. AND INDIAN HILLS ROAD)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Text File, 2. Location Map, 3. Staff Report, 4. Stella Hills Estates (COS)_final, 5. Variance to Private Road Width, 6. Greenbelt Comments, 7. 2-14-19 PC Minutes - Item 5 Stella Hills Estates

Date	Ver.	Action By	Action	Result
4/23/2019	1	City Council		

NORMAN RURAL CERTIFICATE OF SURVEY COS-1819-3: FOR STELLA HILLS ESTATES WITH A VARIANCE IN THE PRIVATE ROAD WIDTH FROM 20 FEET TO 12 FEET AND ACCEPTANCE OF EASEMENT E-1819-76. (LOCATED AT THE NORTHEAST CORNER OF 144TH AVENUE N.E. AND INDIAN HILLS ROAD)

BACKGROUND: This item is Norman Rural Certificate of Survey COS-1819-3 for Stella Hills Estates located at the northeast corner of Indian Hills Road and 144th Avenue N.E.

The property is located in the A-2, rural agricultural zoning district.

Planning Commission, on February 14, 2019, recommended to City Council that Norman Rural Certificate of Survey COS-1819-3 for Stella Hills Estates be approved with a variance in the width of a private road serving two tracts from 20-feet to 12-feet.

DISCUSSION: There are a total of nine (9) tracts encompassing 157.25 acres in this certificate of survey. Tract 1 consists of 10.00 acres, Tract 2 consists of 10.00 acres, Tract 3 consists of 10.00, Tract 4 consists of 19.90 acres, Tract 5 consists of 18.45 acres, Tract 6 consists of 19.44 acres, Tract 7 consists of 19.87 acres, Tract 8 consists of 19.86 and Tract 9 consists of 29.73 acres. This certificate of survey, if approved, will allow one single family home on each tract.

Tracts 3 and 4 are in the Water Quality Protection Zone (WQPZ) within the arm of Dave Blue Creek. The lot has sufficient buildable area that will not interfere with the WQPZ guidelines. The required Easement E-1819-76 and covenants protecting the WQPZ have been reviewed by the City Legal Department and will be filed of record with the certificate of survey.

Private individual sanitary sewer systems and water systems 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 trunks. Three (3) tracts will be served by a private road built to the standards as adopted by City Council. There is a provision in the subdivision regulations that if no more than four (4) lots or tracts are served by a private road, a reduction in width of the road could be requested. A request has been made to reduce the width of the private road from 20-feet to 12-feet. Staff can support this request and has done so in the past with previous certificates of survey with the private road serving four lots or tracts fewer. Certificate of Survey COS-1819-3 for Stella Hills Estates will not be filed of record with the Cleveland County Clerk until the private road is completed.

RECOMMENDATION: Based upon the above information, staff recommends approval of the request in a variance in the private road width from 20-feet to 12-feet, acceptance of Easement E-1819-76 and approval of Norman Rural Certificate of Survey COS-1819-3 for Stella Hills Estates.