



Legislation Details (With Text)

File #: COS-1819-8 **Version:** 1 **Name:** Turkey Valley Estates COS
Type: Certificate of Survey **Status:** Passed
File created: 5/23/2019 **In control:** City Council
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Title: NORMAN RURAL CERTIFICATE OF SURVEY COS-1819-8: FOR TURKEY VALLEY ESTATES WITH A VARIANCE IN THE MINIMUM WIDTH FOR A PRIVATE ROAD FROM 20 FEET TO 12 FEET AND ACCEPTANCE OF EASEMENTS E-1920-1, E-1920-2; AND E-1920-3 (GENERALLY LOCATED ON THE NORTH SIDE OF FRANKLIN ROAD APPROXIMATELY ONE-HALF MILE EAST OF 108TH AVENUE N.E.)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Text File, 2. Location Map, 3. Certificate of Survey, 4. Staff Report, 5. Request for Variance of Private Road Width, 6. 6-13-19 PC Minutes

Date	Ver.	Action By	Action	Result
7/9/2019	1	City Council		
6/13/2019	1	Planning Commission		

NORMAN RURAL CERTIFICATE OF SURVEY COS-1819-8: FOR TURKEY VALLEY ESTATES WITH A VARIANCE IN THE MINIMUM WIDTH FOR A PRIVATE ROAD FROM 20 FEET TO 12 FEET AND ACCEPTANCE OF EASEMENTS E-1920-1, E-1920-2; AND E-1920-3 (GENERALLY LOCATED ON THE NORTH SIDE OF FRANKLIN ROAD APPROXIMATELY ONE-HALF MILE EAST OF 108TH AVENUE N.E.)

BACKGROUND: This item is Norman Rural Certificate of Survey COS-1819-8, Turkey Valley Estates located on the north side of Franklin Road approximately ½ mile east of 108th Avenue N.E.

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

Norman Rural Certificate of Survey COS-1819-8 for Turkey Valley Estates was approved by Planning Commission at its meeting of June 13, 2019 with a variance in a minimum width requirement for a private road.

DISCUSSION: There are a total of 4 tracts encompassing 59.82 acres in this certificate of survey. Tract 1 consists of 13.52 acres, Tract 2 consists of 13.24 acres, Tract 3 consists of 16.50 acres and Tract 4 consists of 16.56 acres.

This certificate of survey, if approved, will allow one single family structure on each tract. Private individual sanitary sewer systems and water wells will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards. There is an existing house located on Tract 2 with an existing private sanitary sewer system and private water well. Fire protection will be provided by the City of Norman pumper/tanker trucks.

The property contains Water Quality Protection Zone (WQPZ) for an unnamed tributary within the Lake Thunderbird watershed. Water Quality Protection Zone (WQPZ) is located within Tracts 1, 2 and 4. The owners will be required to protect these areas. There is sufficient area for each tract to allow proposed structures and private sanitary sewer systems without encroaching into the WQPZ. 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.

Four (4) 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 tracts or less. Certificate of Survey No. COS-1819-8 for Turkey Valley Estates will not be filed of record with the Cleveland County Clerk until the private road is completed.

A 17' roadway, drainage and utility easement and a 10' trail easement have been provided by the owners in connection with Franklin Road. Also, a drainage easement has been provided for the WQPZ.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-1819-8, Easement E-1920-1, Easement E-1920-2, Easement E-1920-3 and a variance in the minimum width requirement for a private road.