



## Legislation Text

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**File #:** COS-1819-1, **Version:** 1

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CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY COS-1819-1 FOR BAREFOOT MEADOWS WITH A VARIANCE IN THE MINIMUM ACREAGE REQUIREMENT FOR LOT 1 AND ACCEPTANCE OF EASEMENTS E-1819-56 AND E-1819-57. (GENERALLY LOCATED ON THE SOUTH SIDE OF EAST ROBINSON STREET APPROXIMATELY ONE-HALF MILE EAST OF 72ND AVENUE N.E.)

**BACKGROUND:** This item is Norman Rural Certificate of Survey No. COS-1819-1, Barefoot Meadows generally located approximately one-half mile east of 72<sup>nd</sup> Avenue N.E. on the south side of East Robinson Street. The property is zoned in the A-2, Rural Agricultural District. Norman Rural Certificate of Survey COS-1819-1 for Barefoot Meadows was approved by Planning Commission at its meeting of November 8, 2018 with a variance in a minimum acreage requirement for Lot 1.

**DISCUSSION:** There are a total of 2 lots consisting of 19.884 acres in this certificate of survey. Lot 1 consists of 9.884 acres and Lot 2 consists of 10 acres. The surveyor has indicated this is a "short section" and is unable to provide 10 acres for each tract. As a result, the applicant has requested a variance in the minimum acreage requirement for Lot 1. With this information provided by the surveyor, staff supports the request.

This certificate of survey, if approved, will allow one single family structure on each lot. Private individual sanitary sewer systems and water wells 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 trucks.

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. In addition, the lots contain floodplain. However, there is sufficient property to construct any structures and private sanitary sewer systems outside of the floodplain and WQPZ. The owner has provided a roadway, drainage and utility easement for Robinson Street. In addition, easement and covenants have been provided to address the WQPZ.

**RECOMMENDATION:** Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-1819-1 for Barefoot Meadows, Easement E-1819-56, E-1819-57 and the variance in the minimum acreage requirement for Lot 1.