



Legislation Text

File #: COS-1819-2, **Version:** 1

CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY COS-1819-2 FOR KIRBY RANCH AND A VARIANCE IN THE MINIMUM ACREAGE REQUIREMENT AND MINIMUM FRONTAGE REQUIREMENT FOR LOTS 1 THROUGH 12 AND ACCEPTANCE OF EASEMENT E-1819-73, EASEMENT E-1819-74, AND EASEMENT E-1819-75. (SOUTHWEST CORNER OF EAST ROBINSON STREET AND 72ND AVENUE N.E.)

BACKGROUND: This item is Norman Rural Certificate of Survey No. COS-1819-2, Kirby Ranch located at the southwest corner of the intersection of East Robinson and 72nd Avenue N.E.

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

Norman Rural Certificate of Survey COS-1819-2 for Kirby Ranch was approved by Planning Commission at its meeting of February 14, 2019 with a variance in a minimum acreage requirements for Lots 1 through 12 and lot width requirement at the building setback line for Lots 1 through 12.

DISCUSSION: There are a total of 12 lots encompassing 119.544 acres in this certificate of survey. Lot 1 consists of 9.982 acres, Lot 2 consists of 9.978 acres, Lot 3 consists of 9.975 acres, Lot 4 consists of 9.971 acres, Lot 5 consists of 9.968 acres, Lot 6 consists of 9.964 acres, Lot 7 consists of 9.960 acres, Lot 8 consists of 9.967 acres, Lot 10 consists of 9.949 acres, Lot 11 consists of 9.945 acres and Lot 12 consists of 9.942 acres. The surveyor has indicated this is a "short section" and as a result the lots are just short of the minimum requirement of ten (10) acres. In addition, the surveyor is unable to provide minimum building line setback width requirements for each lot. Each lot is 329.43 instead of the required 330'. There is sufficient width within each lot to construct a single family residential structure without violating the required twenty-five foot (25') side yard setbacks including the lots that contain WQPZ. With the above 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 property contains Water Quality Protection Zone (WQPZ) for an unnamed tributary within the Lake Thunderbird watershed. Water Quality Protection Zone (WQPZ) is located within Lots 6 through 12. The owners will be required to protect these areas. There is sufficient area for each lot 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.

A 17' roadway, drainage and utility easement (E-1819-73) and a 10' trail easement (E-1819-74) have been provided by the owners in connection with East Robinson Street and 72nd Avenue N.E. Also, a drainage easement (E-1819-75) has been provided for the WQPZ.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-1819-2, Easement E-1819-73, Easement E-1819-74, Easement E-1819-75, and a variance in the minimum acreage requirements for Lots 1 through 12 and minimum building setback line width requirements for Lots 1 through 12.