



Legislation Text

File #: COS-1819-6, **Version:** 1

NORMAN RURAL CERTIFICATE OF SURVEY COS-1819-6: FOR TRIBBLE ESTATES. (LOCATED AT THE NORTHWEST CORNER OF 84TH AVENUE S.E. AND HIGHWAY 9)

BACKGROUND: This item is Norman Rural Certificate of Survey COS-1819-6 for Tribble Estates generally located approximately at the northwest corner of Highway 9 and 84th Avenue S.E.

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

Norman Rural Certificate of Survey COS-1819-6 for Tribble Estates was approved by Planning Commission at its meeting of April 11, 2019.

DISCUSSION: There are a total of 3 tracts encompassing 36.22 acres in this certificate of survey. Tract 1 consists of 16.10 acres, Tract 2 consists of 10.07 acres and Tract 3 consists of 10.05 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 for each tract.

Fire protection will be provided by the City of Norman pumper/tanker trucks.

With the Comprehensive Transportation Plan, no additional easements are required. The Oklahoma Department of Transportation (ODOT) has negotiated with the owner for additional right-of-way for State Highway 9. Also, ODOT has approved a drive for Tract 1 accessing State Highway 9.

It should be noted there are existing lease roads, electric service lines and flow lines within Tracts 2 and 3 that will be eliminated per Arrow Oil & Gas, L.L.C. Tract 1 is sufficient in size to construct a residential structure, private water and sanitary sewer systems with the existing oil well on site.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-1819-6 for Tribble Estates.