



Legislation Text

File #: COS-2021-7, **Version:** 1

CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2021-7 FOR DOLLAR FAMILY ESTATES AND ACCEPTANCE OF EASEMENTS E-2021-72, E-2021-73 AND E-2021-74. (LOCATED AT 5725 BROADWAY).

BACKGROUND: This item is Norman Rural Certificate of Survey COS-2021-7, Dollar Estates, generally located at the southeast corner of Indian Hills Road and Broadway Avenue. The property is located in the A-2, Rural Agricultural District.

Norman Rural Certificate of Survey COS-2021-7 for Dollar Family Estates was approved by Planning Commission at its meeting of January 11, 2021.

DISCUSSION: There is a total 2 tracts encompassing 21.044 acres in this certificate of survey. Tract 1 consists of 10.517 acres and Tract 2 consists of 10.527 acres.

Currently there are two existing residential dwellings located on the 20.044 acres. Regulations require 1 residential structure per tract or property. The owners are correcting this matter with the certificate of survey process. There are three existing accessory buildings that violate setbacks with the filing of this COS. The owners have submitted to the Board of Adjustment to seek variances on the setback violations for the February 24, 2021 Board of Adjustment meeting.

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

Tract 1 and Tract 2 contains Water Quality Protection Zone (WQPZ) for an unnamed tributary within the Lake Thunderbird watershed. The owner will be required to protect these areas. The existing structures and private sanitary sewer systems are located outside 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.

Indian Hills Road is designated as a minor rural arterial and Broadway Avenue is designated as a minor urban arterial. A 17' roadway, drainage and utility easement, a 20' trail easement for Indian Hills Road, and a 17' roadway, drainage and utility easement for Broadway Avenue have been provided by the owner. 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-2021-7, Easement E-2021-72, Easement E--2021-73 and Easement E-2021-74 for Dollar Family Estates.