



Legislation Text

File #: COS-2021-9, **Version:** 1

CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2021-9 FOR MCDANIEL MEADOWS AND ACCEPTANCE OF EASEMENTS E-2021-78 AND E-2021-79. (GENERALLY LOCATED ON THE EAST SIDE OF NORTH PORTER AVENUE ONE-HALF MILE NORTH OF FRANKLIN ROAD)

BACKGROUND: This item is Norman Rural Certificate of Survey COS-2021-9 for McDaniel Meadows generally located on the east side of North Porter Avenue approximately one-half mile north of Franklin Road. The property is located in the A-2, Rural Agricultural District.

Planning Commission, at its meeting of March 11, 2021, recommended to City Council that Norman Rural Certificate of Survey COS-2021-9 for McDaniel Meadows be approved.

DISCUSSION: The property consists of 16.59 acres and one (1) tract.

This certificate of survey, if approved, will allow one single-family dwelling on the tract. A private individual sanitary sewer system and water well 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.

This tract contains Water Quality Protection Zone (WQPZ) for an unnamed tributary within the Lake Thunderbird watershed. The owner will be required to protect these areas. There is sufficient area for the 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.

A 17' roadway, drainage and utility easement is being dedicated in connection with Porter Avenue. 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-2021-9 and acceptance of Easement E-2021-78 and Easement E-2021-79 for McDaniel Meadows.