



## Legislation Text

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**File #:** COS-2021-11, **Version:** 1

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CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2021-11 FOR HERITAGE INFINITY WITH A VARIANCE TO THE PRIVATE ROAD REQUIREMENT FROM 20 FEET TO 12 FEET. (GENERALLY LOCATED ON THE SOUTH SIDE OF EAST CEDAR LANE ROAD EAST OF 132ND AVENUE S.E.

**BACKGROUND:** This item is Norman Rural Certificate of Survey COS-2021-11 for Heritage Infinity generally located on the south side of Cedar Lane Road approximately ¼ mile east of 132nd Avenue S.E. The property is located in the A-2, Rural Agricultural District.

Planning Commission, on March 11, 2021, recommended to City Council that Norman Rural Certificate of Survey COS-2021-11 for Heritage Infinity be approved, with a variance in the width of a private road serving three tracts from 20-feet to 12-feet.

**DISCUSSION:** This property consists of five tracts and 59.64 total acres. Tract 1 consists of 12.93 acres, Tract 2 consists of 12.533 acres, Tract 3 consists of 13.859 acres, Tract 4 consists of 10.229 acres, and Tract 5 consists of 10.013 acres. This certificate of survey, if approved, will allow one single-family dwelling on each tract. There are existing private sanitary sewer and water facilities on Tract 3.

The property contains FEMA flood plain adjacent to Prairie Creek, which is downstream of Lake Thunderbird. The flood plain is located within Tracts 2, 3, 4 and 5. There is sufficient area for each tract to allow proposed structures and private sanitary sewer systems without encroaching into the flood plain.

Private individual sanitary sewer systems and water systems will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards.

Either three tracts or four tracts will be served by a private road. Tract 1 has sufficient frontage for access off of Cedar Lane Road. There is a provision in the subdivision regulations and Engineering Design Criteria that if no more than four (4) lots or tracts are served by a private road a reduction in width of the road could be requested. A request has been made to reduce the width of the private road from 20-feet to 12-feet. Staff can support this request and has done so in the past with previous certificates of survey with the private road serving four tracts or fewer.

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

**RECOMMENDATION:** Based upon the above information, staff recommends approval of the request in a variance in the private road width from 20-feet to 12-feet and approval of Norman Rural Certificate of Survey COS-2021-11 for Heritage Infinity.