



Legislation Text

File #: COS-2021-10, **Version:** 1

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY COS-2021-10 FOR MAENZA FARM AND ACCEPTANCE OF EASEMENTS E-2021-76 AND E-2021-77. (GENERALLY LOCATED ON THE NORTH SIDE OF CEDAR LANE ROAD EAST OF 36TH AVENUE S.E.)

BACKGROUND: This item is Norman Rural Certificate of Survey COS-2021-10 for Maenza Farm, generally located on the north side of Cedar Lane Road approximately ¼ mile east of 36th 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-2021-10 for Maenza Farm be approved, with a variance in the width of a private road serving two tracts from 20-feet to 12-feet. Since that time, the owners have chosen to remove Tract 2 from the certificate of survey. As a result, there is no longer a need for a private road.

DISCUSSION: Since the Planning Commission meeting of March 11, 2021, the property owners have decided to remove Tract 2 that was being served by a proposed private road. The original Tract 3 was renamed as Tract 2. As a result, this property will consist of two tracts and 31.9828 total acres. Tract 1 consists of 21.9823 acres and Tract 2 consist of 10.0002 acres. This certificate of survey, if approved, will allow one single-family dwelling on each tract. There is an existing single-family dwelling located on Tract 2 including private sanitary sewer and water systems.

The property contains Water Quality Protection Zone (WQPZ) for Dave Blue Creek tributary within the Lake Thunderbird watershed. Water Quality Protection Zone (WQPZ) is located within Tracts 1 and 2. The owners will be required to protect these areas. There is sufficient area for each 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.

Private individual sanitary sewer systems and water systems will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards for Tract 1.

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

A roadway, drainage and utility easement has been provided by the owners in connection with Cedar Lane Road. Also, a drainage easement has been provided for the WQPZ.

RECOMMENDATION: Based upon the above information, staff recommends acceptance of Easement E-2021-76 and Easement E-2021-77 and approval of Norman Rural Certificate of Survey COS-2021-10 for Maenza Farm.