



Legislation Text

File #: COS-2021-13, **Version:** 1

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY COS-2021-13: FOR BLACKBERRY RIDGE WITH A VARIANCE OF THE PRIVATE ROAD REQUIREMENT FROM 20 FEET TO 12 FEET AND A VARIANCE OF THE MINIMUM ACREAGE REQUIREMENT FOR TRACT 3 FROM 10 ACRES TO 9.94 ACRES AND ACCEPTANCE OF EASEMENTS E-2021-85 AND E-2021-86. (GENERALLY LOCATED ON THE WEST SIDE OF 113TH AVENUE N.E. (A PRIVATE ROAD) NORTH OF EAST TECUMSEH ROAD.

BACKGROUND: This item is Norman Rural Certificate of Survey COS-2021-13 for Blackberry Ridge generally located 664 feet north of East Tecumseh Road on the west side of 113th Avenue N.E. (Private Road). This property was previously known as Certificate of Survey COS-1718-4 Fullwood/Draper Acres. At that time, the owners proposed a single 29.94 acre tract. Since that time, the new owners desire to create three tracts.

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

Planning Commission, on May 13, 2021, recommended to City Council that Norman Rural Certificate of Survey COS-2021-13 for Blackberry Ridge be approved, with a variance in the width of a private road serving three tracts from 20-feet to 12-feet and a variance in the minimum acreage requirement for Tract 3 from 10 acres to 9.94 acres.

DISCUSSION: This property consists of three tracts and 29.94 total acres. Tract 1 consists of 10.00 acres, Tract 2 consists of 10.00 acres and Tract 3 consist of 9.94 acres. This certificate of survey, if approved, will allow one single-family dwelling on each tract.

Tracts 1 and 2 contain WQPZ. However, there is sufficient area to construct structures outside of the WQPZ. This area will be protected by the owners per covenants. Drainage Easements E-2021-85 and E-2021-86 have been submitted for the WQPZ.

A major raw water line from Lake Thunderbird crosses this property. The owners have joined into an agreement with the United States Bureau of Reclamation regarding the requirements crossing the Midwest City raw water line.

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

Three tracts will be served by a private 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 a variance in the minimum acreage requirement for Tract 3 from 10 acres to 9.94 acres and acceptance of Easements E-2021-85 and E-2021-86 and approval of Norman Rural Certificate of Survey COS-2021-13 for Blackberry Ridge.