



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/22/2023

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2223-6: FOR GOLDEN VALLEY RANCH (GENERALLY LOCATED ON THE NORTH SIDE OF WEST ROCK CREEK ROAD AND ONE-HALF MILE WEST OF 48TH AVENUE NW).

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2223-6 for Golden Valley and is generally located on the north side of West Rock Creek Road and one-half mile west of 48th Avenue N.W.

Norman Rural Certificate of Survey COS-2223-6 for Golden Valley Ranch was approved by Planning Commission at its meeting of July 13, 2023.

DISCUSSION:

Many of the tracts are located within the flood plain. Flood plain permits will be required to be submitted to the Flood Plain Permit Committee before building permit applications can be issued for Tracts 1 through 3 and possibly Tract 4 depending the location of the structure. The Flood Plain Permit Committee approved Flood Plain Permit No. 671 regarding the construction of a private road.

Currently there are two active oil wells. One oil well is located on Tract 3 and the other is located on Tract 4. Proper radius building setback requirements are shown on the certificate of survey.

The property consists of a total of 115.49 acres. Tract 1 is 20.22 acres, Tract 2 is 20.01 acres, Tract 3 is 20.15 acres, Tract 4 is 20.08 and Tract 5 is 35.03.

RECOMMENDATION:

Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-2223-6 for Golden Valley Ranch.

