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CERTIFICATE OF SURVEY  
COS-2122-9

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ITEM NO. 4

**STAFF REPORT**

**ITEM:** Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2122-9 FOR OAK HILL RANCH.**

**LOCATION:** Located at the northwest corner of the intersection of 108<sup>th</sup> Avenue S.E. and Etowah Road.

**INFORMATION:**

1. Owners. T-Plus, LLC.
2. Developer. T-Plus, LLC.
3. Surveyor. Anchor Engineering.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1315 annexing a portion of this property into the Norman Corporate City limits without zoning.
2. October 21, 1961. City Council adopted Ordinance No. 1318 annexing the remainder of this property into the Norman Corporate City limits without zoning.
3. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
4. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

**IMPROVEMENT PROGRAM:**

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

4. Acreage. This property consists of 79.06 acres. Tract 1 consists of 10.00 acres, Tract 2 consists of 10.00 acres, Tract 3 consists of 10.00 acres, Tract 4 consists of 10.00 acres, Tract 5 consists of 10.00 acres, Tract 6 consists of 10.00 acres, Tract 7 consists of 10.00 acres and Tract 8 consists of 9.06 acres.
5. Private Road. A private road easement is located on Tracts 3 and 4 for a future private road serving future tracts to the west.
6. Water Quality Protection Zone. Tracts 4 and 5 contain WQPZ. However, there is sufficient area to construct structures outside of the WQPZ. This area will be protected by the owners per required covenants.
7. Covenants. Covenants addressing the WQPZ are being reviewed by City Legal staff.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, Norman Rural Certificate of Survey No. COS-2122-9 for Oak Hill Ranch and a letter of request for a variance in the minimum acreage requirement for Tract 8 are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The applicant's surveyor is requesting a variance to the ten (10) acre requirement for Tract 8 based on the fact this is a short section and there was never a full 160 acres. Staff supports the variance and Norman Rural Certificate of Survey No. COS-2122-9 for Oak Hill Ranch.

**ACTION NEEDED:** Recommend approval or disapproval of a variance in the minimum acreage requirement for Tract 8 from 10 acres to 9.06 acres and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2122-9 for Oak Hill Ranch to City Council.

**ACTION TAKEN:** \_\_\_\_\_