CERTIFICATE OF SURVEY            ITEM NO. 5
    COS-2324-2

## STAFF REPORT

**ITEM:** Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2324-2 FOR NORMAN HILLS SUBSTATION.**

**LOCATION:** Located at the southwest corner of the intersection of 48$^{th}$ Avenue N.W. and West Franklin Road.

**INFORMATION:**

1. <u>Owners</u>. Clint King Trust.

2. <u>Developer</u>. Oklahoma Gas & Electric Co.

3. <u>Surveyor</u>. Bearing Tree Land Surveying.

**HISTORY:**

1. <u>October 21, 1961</u>. City Council adopted Ordinance No. 1320 annexing this property into the Norman Corporate City Limits without zoning.

2. <u>December 19, 1961</u>. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.

3. <u>January 23, 1962</u>. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.

4. <u>June 8, 2023</u> Planning Commission, on a vote of 5-0, recommended to City Council placing Tract 1 (40 acres) in the A-2, Rural Agricultural District with Special Use for a Public Utility.

**IMPROVEMENT PROGRAM:**

1. <u>Fire Protection.</u> Fire protection will be provided by the Norman Fire Department.

2. <u>Easements.</u> With the Comprehensive Transportation Plan, Franklin Road is classified as a local street and 48$^{th}$ Avenue N.W. is classified as a Minor Urban Arterial. A 17' roadway, drainage and utility easement will be required.

3. <u>Acreage.</u> There is a total of 60 acres. Tract 1 consists of 40 acres and Tract 2 consists of 20 acres.

**SUPPLEMENTAL MATERIAL**: Copies of a location map and Norman Rural Certificate of Survey No. COS-2324-2 are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION**: It has been determined the proposed project an OG+E substation is by right in the A-2, Rural Agricultural District with Special Use for a Public Utility. There is no proposal for Tract 2. Staff recommends approval of Certificate of Survey No. COS-2324-2 for Norman Hills Substation.

**ACTION NEEDED**: Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2324-2 for Norman Hills Substation to City Council.

**ACTION TAKEN**:_____