



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 08/20/2024

**REQUESTER:** Willy DeLeon

**PRESENTER:** Kelly Abell, Planner I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 24-17, Indian Hills Sports Complex, CERTIFICATE OF SURVEY.

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**APPLICANT:** Willy DeLeon

**LOCATION:** Indian Hills and 72<sup>nd</sup> Avenue NW

**PROPOSAL:** Indian Hills Sports Complex, Certificate of Survey (COS): Subdividing 71 acres, into seven 10 acre tracts for a residential and rural farm uses.

**SYNOPSIS:** The applicant requests a Norman Rural Certificate of Survey to subdivide approximately 40 acres. The subdivision will create two 20-acre tracts, intended for a sports complex/soccer club and a residential dwelling.

**ANALYSIS:** The general area surrounding the subject tract is zoned A-2, Rural Agricultural District. It is predominantly very low density. A portion of the subject parcel is located in the Ten Mile Flat Conservation Area (Zoned AE), and no portion is in the Water Quality Protection Zone. There are no public water or sewer services available in this area. The subject tract will have access from Indian Hills and 60<sup>th</sup> Avenue NW. Indian Hills has a Principle Urban Arterial designation, and 60<sup>th</sup> Avenue NW has a Minor Rural Arterial designation per the Norman Comprehensive Transportation Plan. The Greenbelt Master Plan does not propose trails or sidewalks for the subject tract.

The Greenbelt Enhancement Statement, Certificate of Survey, and location maps are attached.

**CONCLUSION:** Staff places this item on the consent docket for the August 20, 2024 Greenbelt Commission Meeting.