CITY OF NORMAN, OK

# STAFF REPORT

**MEETING DATE:** 10/8/2026

**REQUESTER:** 6804 W Indian Hills Road, LLC

**PRESENTER:** Ken Danner, Subdivision Development Manager

**ITEM TITLE:** COSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2627-4: A NORMAN CERTIFICATE OF SURVEY FOR 10 MILE, (PREVIOUSLY COS-2122-2, THE SPORTING CLUB). (6804 W INDIAN HILLS ROAD; WARD 3)

**LOCATION:** Generally located a quarter of a mile west of 60th Avenue N.W. on the south side of Indian Hills Road.

**INFORMATION:**

1. Owners. 6804 W Indian Hills Road, LLC.
2. Developer. 6804 W Indian Hills Road, LLC.
3. Surveyor. Cowan Group Engineering.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Norman Corporate City Limits without zoning.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. September 9, 2021. Planning Commission approved Certificate of Survey COS-2122-2 for The Sporting Club.
5. October 12, 2021. City Council approved Certificate of Survey No. COS-2122-2 for The Sporting Club.

6. October 25, 2021. Certificate of Survey No. COS-2122-2, The Sporting Club was filed of record with the Cleveland County Clerk

**IMPROVEMENT PROGRAM:**

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.

2. Sanitary Sewer. At such time as structures are constructed, private sanitary systems will be installed in accordance with Oklahoma Department of Environmental Quality standards.

3. Water. Water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

4. Private Road. The private road will serve Tract 3. The private road will be constructed to City private road standards

5. Easements. Easement No. E-2122-21 for Indian Hills Road was filed of record with the Cleveland County Clerk on October 25, 2021.

6. Flood Plain. The property contains flood plain. Tracts 1, 2 and private road will require flood plain permits before structures can be approved. The Flood Plain Permit Committee approved Flood Plain Permit No. 695 for Tract 3 relating to soccer fields.

7. Acreage. There is a total of 74.2817 acres. Tract 1 consists of 20 acres, Tract 2 consists of 20 acres and Tract 3 consists of 34.2817 acres.

**SUPPLEMENTAL MATERIAL**: Copies of a location map and Norman Rural Certificate of Survey No. COS-2526-4 for 10 Mile are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION**: The proposal for Tract 1 and 2 will be single-family residential structures. Currently Tract 3 consists of soccer fields and detention facilities. Staff recommends approval of Certificate of Survey No. COS-2627-4 for 10 Mile previously The Sporting Club.

**ACTION NEEDED**: Recommend approval or disapproval of Certificate of Survey No. COS-2627-4 for 10 Mile previously Certificate of Survey No. COS-2122-2, The Sporting Club to City Council.

**ACTION TAKEN**:

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