CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 11/10/2026

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2627-4: FOR 10 MILE (PREVIOUSLY COS-2122-2, THE SPORTING CLUB) (GENERALLY LOCATED ¼ MILE WEST OF 60TH AVENUE N.W. ON THE SOUTH SIDE OF INDIAN HILLS ROAD). (WARD 3).

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2627-4 for 10 Mile and is generally located one-quarter mile west of 60th Avenue N.W. on the south side of Indian Hills Road.

Norman Rural Certificate of Survey COS-2627-4 for 10 Mile was approved by Planning Commission, at its meeting on October 8, 2026, on a vote of 7-0.

DISCUSSION:

This property consists of a total of 74.2187 acres and three (3) tracts. Tract 1 consists of 20 acres; Tract 2 consists of 20 acres and Tract 3 consists of 34.2817 acres.

A private road will be installed to City standards to serve the tracts.

This certificate of survey, if approved, will allow a single-family structure on Tract 1 and 2. Tract 3 is to be used for soccer fields. Private individual sanitary sewer systems and water wells will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards.

Fire protection will be provided by the City of Norman pumper/tanker trucks.

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

FLOOD PLAIN: The property contains flood plain. The private road and Tracts 1 and 2 will require flood plain permits. Tract 3 (soccer fields) went through the flood plain process with Flood Plain Permit No. 695.

RECOMMENDATION:

Staff recommends approval of Norman Rural Certificate of Survey No. COS-2627-4 for 10 Mile (previously Certificate of Survey No. COS-2122-2, The Sporting Club), and if approved, direct the filing of Norman Rural Certificate of Survey No. COS-2627-4 for 10 Mile with the Cleveland County Clerk subject to completion of the private road.