
CERTIFICATE OF SURVEY
COS-2021-16

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2021-16 FOR IMHOFF ACRES.

LOCATION: Located on the southwest corner of the intersection of State Highway No. 9 and 132nd Avenue S.E.

INFORMATION:

1. Owners. McGregor Ranch, L.L.C.
2. Developer. McGregor Ranch, L.L.C.
3. Surveyor. MacBax Land Surveying, PLLC.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the City of Norman Corporate Limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. 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 19.504 acres. Tract 1 consists of 9.752 acres and Tract 2 consists of 9.752 acres. The surveyor has requested a variance in the minimum 10 acre requirement based on the fact that 132nd Avenue S.E. realignment (a safer intersection connection with 132nd Avenue S.E. and State Highway No. 9) and State Highway No. 9 right-of-way removed any possibility of this property being 20 acres.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2021-16 for Imhoff Acres and a letter of request for a variance in the minimum acreage requirement for Tracts 1 and 2 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The applicant is requesting a variance in the minimum acreage requirement of 10 acres per tract. Each tract is 9.752 acres. Staff recommends approval of a variance in the minimum 10 acre requirement per tract and approval of Norman Rural Certificate of Survey No. COS-2021-16 for Imhoff Acres.

ACTION NEEDED: Recommend approval or disapproval of a variance in the minimum 10 acre requirement for each tract and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2021-16 for Imhoff Acres to City Council.

ACTION TAKEN: _____