

May 12, 2021

City of Norman, Planning Commission and
City of Norman Staff Members
201 W. Gray
Norman, Oklahoma 73070

Re: **Proposed "Imhoff Acres" COS 2021-16**

To all interested parties,

I hereby request, on behalf of the developer, that the City of Norman allow a variance in the City's Zoning Ordinance 19:606 (A-2 COS) Section A (Lot Size) for Tracts 1 and 2 of this Certificate of Survey. The Ordinance states that the minimum size lot shall be 10 acres. There are two reasons that we cannot meet the minimum. 1) The county purchased a section in the Northeast corner of Tract 1 to improve the intersection of 132nd Avenue SE and State Highway 9. When they purchased this section, they purchased the entire right-of-way. Normally, the Lot size is taken to the center of the roadway. 2) Section 1-8N-1W is a short section which also shortens the actual land size of the section (634 acres vs 640 acres). The requested sizes of Tracts 1 and 2 are 9.752 acres. We request that the smaller size be accepted. If you require additional information, please contact me.

Sincerely,



Kent Mace, PE, PLS
MacBax Land Surveying, PLLC