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CERTIFICATE OF SURVEY  
COS-2425-4

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ITEM NO. 3

**STAFF REPORT**

**ITEM:** Consideration of **NORMAN CERTIFICATE OF SURVEY NO. COS-2425-4 FOR INDIAN HILLS SPORTS COMPLEX.**

**LOCATION:** Generally located near the southwest corner of the intersection of West Indian Hills Road and 60<sup>th</sup> Avenue N.W.

**INFORMATION:**

1. Owners. Willy DeLone.
2. Developer. Willy DeLone.
3. Surveyor. Bobby Skaggs Land Surveying, LLC.
4. Engineering. Gary Keen

**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.

**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. Easements. With the Comprehensive Transportation Plan, Indian Hills Road is classified as a Principal Urban Arterial. A 17' roadway, drainage and utility easement will be required. There is existing adequate right-of-way for 60<sup>th</sup> Avenue N.W.
5. Flood Plain. The property contains flood plain. The parking lot and any proposed structures will require a flood plain permit. The Flood Plain Permit Committee approved Flood Plain Permit No. 695.
6. Acres. There is a total of 40 acres. Tract 1 consists of 20 acres and Tract 2 consists of 20 acres.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and Norman Rural Certificate of Survey No. COS-2425-4 for Indian Hills Sports Complex are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** It has been determined the proposed project is by right in the A-2, Rural Agricultural District. The proposal for Tract 1 consists of club house, soccer fields, restrooms, parking lot and barn. The proposal for Tract 2 is a single-family residential structure. Staff recommends approval of Certificate of Survey No. COS-2425-4 for Indian Hills Sports Complex.

**ACTION NEEDED:** Recommend approval or disapproval of Certificate of Survey No. COS-2425-4 for Indian Hills Sports Complex to City Council.

**ACTION TAKEN:** \_\_\_\_\_