



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 1-14-25

**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-2425-4 FOR INDIAN HILLS SPORTS COMPLEX AND EASEMENT NUMBER E-2425-10 (GENERALLY LOCATED NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF INDIAN HILLS ROAD AND 60<sup>TH</sup> AVENUE N.W).

---

### **BACKGROUND:**

This item is Norman Rural Certificate of Survey No. COS-2425-4 for Indian Hills Sports Complex and is generally located near the southwest corner of the intersection of Indian Hills Road and 60<sup>th</sup> Avenue N.W.

Norman Rural Certificate of Survey COS-2425-4 for Indian Hills Sports Complex was approved by Planning Commission at its meeting of September 12, 2024.

### **DISCUSSION:**

This property consists of 40 acres. Tract 1 consists of 20 acres and Tract 2 consists of 20 acres.

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. The Flood Plain Permit Committee approved Flood Plain Permit No. 695 for the activity located in the flood plain. 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.

A 17' roadway, drainage and utility easement has been submitted for Indian Hills Road.

### **RECOMMENDATION:**

Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-2425-4 for Indian Hills Road Sports Complex and acceptance of Easement No. E-2425-10.