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CERTIFICATE OF SURVEY  
COS-2122-5

ITEM NO. 4

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**STAFF REPORT**

**ITEM:** Consideration of **NORMAN CERTIFICATE OF SURVEY NO. COS-2122-5 FOR THE SPORTING CLUB.**

**LOCATION:** Generally located on the south side of Indian Hills Road and one-half mile west of 60<sup>th</sup> Avenue N.W.

**INFORMATION:**

1. Owners. Pristine, L.L.C.
2. Developer. Sporting Oklahoma, Inc.
3. Surveyor. Dodson-Thompson-Mansfield, P.L.L.C.
4. Engineer. Garver, L.L.C.

**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, 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.
5. Flood Plain. The property contains flood plain. The parking lot and any proposed structures will require a flood plain permit. The applicant has submitted Flood Plain Permit No. 642 covering soccer fields, parking lot, structures and detention ponds. It is to be considered by the Flood Plain Permit Committee on September 7, 2021.
6. Acreage. There is a total of 74.28 acres. Tract 1 consists of 22.2817 acres and Tract 2 consists of 52 acres.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and Norman Rural Certificate of Survey No. COS-2122-5 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. There is no proposal for Tract 1. Currently an oil well sits on a portion of that property. The proposal for Tract 2 consists of soccer fields, offices, restrooms, concessions, parking lot and indoor soccer complex. Staff recommends approval of Certificate of Survey No. COS-2122-5 for The Sporting Club.

**ACTION NEEDED:** Recommend approval or disapproval of Certificate of Survey No. COS-2122-5 for The Sporting Club to City Council.

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