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CERTIFICATE OF SURVEY  
COS-2021-3

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ITEM NO. 3

**STAFF REPORT**

**ITEM:** Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2021-3 FOR PRAIRIE CREEK RANCH.**

**LOCATION:** Generally located on the north side of Imhoff Road (closed road) approximately 1/2 of a mile east of 144<sup>th</sup> Avenue S.E.

**INFORMATION:**

1. Owners. Beverly and Harry Fretzler
2. Developer. Beverly, Harry and Breawna Fretzler
3. Surveyor. Pathfinder Surveying.

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Norman Corporate City 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 for Tract 1 and Tract 2 will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells for Tract 1 and Tract 2 will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Acreage. Tract 1 is approximately 50.4 acres and Tract 2 is approximately 10 acres for a total of 60.4 acres within the development.

5. Flood Plain. Tract 1 has flood plain within the property. There is a large area located outside of the flood plain to construct a single-family dwelling structure.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and certificate of survey are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The owners propose to subdivide the approximately sixty acres into two tracts. Imhoff Road is classified as a closed road by City Council with Resolution No. R-1516-94. Tract 1 has existing access to 144<sup>th</sup> Avenue S.E. going west. The developer will seek exemption from Resolution No. R-1516-94 in order to obtain a building permit for Tract 2. That request will be made at the time the certificate of survey is submitted to City Council for consideration. Two property owners on the south side of Imhoff Road obtained exemptions by City Council on May 10, 2016 and June 25, 2019. There is an existing gravel road from the east with its intersection of 156<sup>th</sup> Avenue S.E. The owner will participate with the existing property owners to maintain the gravel road.

**ACTION NEEDED:** Approve or disapprove Norman Rural Certificate of Survey No. COS-2021-3 for Prairie Creek Ranch.

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