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CERTIFICATE OF SURVEY  
COS-2021-12

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ITEM NO. 3

**STAFF REPORT**

**ITEM:** Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2021-12 FOR GORDON'S ACRES.**

**LOCATION:** Located at the northwest corner of the intersection of East Lindsey Street and 120<sup>th</sup> Avenue S.E.

**INFORMATION:**

1. Owners. McGregor Ranch, L.L.C.
2. Developer. McGregor Ranch, L.L.C.
3. Surveyor. MacBax Land Surveying, PLLC.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1312 annexing this property into the City of Norman Corporate 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 will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system on Tract 1.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing water well on Tract 1.
4. Acreage. This property consists of 30.125 acres. Tract 1 consists of 10.027 acres, Tract 2 consists of 10.040 acres and Tract 3 consists of 10.058 acres.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, Norman Rural Certificate of Survey No. COS-2021-12 for Gordon's Acres and a letter of request for a variance in the minimum width requirement located at the front building setback for Tracts 1 and 2 located at the front building setback are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The applicant is requesting a variance in the minimum width requirement for Tracts 1 and 2 located at the front building setback. A minimum of 330-feet is required at the front building setback for Tracts 1 and 2. Each tract measures 329.91-feet and unable to obtain the 330-feet. Staff recommends approval of a variance request and approval of Norman Rural Certificate of Survey No. COS-2021-12 for Gordon's Acres.

**ACTION NEEDED:** Recommend approval or disapproval of a variance in the minimum tract width requirement measured at the front building setback from 330-feet to 329.91-feet and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2021-12 for Gordon's Acres to City Council.

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