



Legislation Details (With Text)

File #: COS-2021-8 **Version:** 1 **Name:** Indian Hills Ridge Estates COS
Type: Certificate of Survey **Status:** Passed
File created: 2/1/2021 **In control:** City Council
On agenda: 4/13/2021 **Final action:** 4/13/2021
Title: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2021-8 FOR INDIAN HILLS RIDGE ESTATES. (LOCATED ONE-HALF MILE NORTH OF INDIAN HILLS ROAD ON WEST SIDE OF 144TH AVENUE N.E.)

Sponsors:

Indexes:

Code sections:

Attachments: 1. City Council Staff Report, 2. Location map, 3. Indian Hills Ridge Estates COS, 4. Staff Report, 5. 2-11-21 PC Minutes - Indian Hills Ridge COS

Date	Ver.	Action By	Action	Result
4/13/2021	1	City Council		
2/11/2021	1	Planning Commission	Recommended for Adoption at a subsequent City Council Meeting	Pass

CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2021-8 FOR INDIAN HILLS RIDGE ESTATES. (LOCATED ONE-HALF MILE NORTH OF INDIAN HILLS ROAD ON WEST SIDE OF 144TH AVENUE N.E.)

BACKGROUND: This item is Norman Rural Certificate of Survey COS-2021-8 for Indian Hills Ridge Estates, generally located one-half mile north of Indian Hills Road on the west side of 144th Avenue N.E. The property is located in the A-2, Rural Agricultural District.

Norman Rural Certificate of Survey COS-2021-8 for Indian Hills Ridge Estates was approved by Planning Commission at its meeting of February 11, 2021.

DISCUSSION: There are a total of eight (8) tracts with a total of 80.06 acres in this certificate of survey. Tract 1 consists of 10.002 acres, Tract 2 consists of 10.004 acres, Tract 3 consists of 10.001 acres, Tract 4 consists of 10.001 acres, Tract 5 consists of 10.005 acres, Tract 6 consists of 10.001 acres, Tract 7 consists of 10.001 acres, and Tract 8 consists of 10.001 acres.

Private individual sanitary sewer systems and water systems 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 trunks. All eight (8) tracts will be served by a private road that will be built to the standards adopted by City Council. Norman Rural Certificate of Survey COS-2021-8 for Indian Hills Ridge Estates will not be filed of record with the Cleveland County Clerk until the private road is completed.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-2021-8 for Indian Hills Ridge Estates.