



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01-27-2026

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-2526-5: FOR FISCHER ACRES II, (GENERALLY LOCATED ONE-HALF MILE SOUTH OF EAST LINDSEY STREET AND ONE-FOURTH MILE WEST OF 156TH AVENUE S.E. OFF OF HAYFIELD ROAD (PRIVATE) (Ward 5).

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2526-5 for Fischer Acres II and is generally located one-half mile south of East Lindsey Street and one-quarter mile west of 156th Avenue S.E. off of Hayfield Road (private road).

Norman Rural Certificate of Survey COS-2526-5 for Fischer Acres II was approved by Planning Commission, at its meeting on December 11, 2025, on a vote of 7-0.

DISCUSSION:

This property consists of a total of 61.61 acres. Tract 1 consists of 10.02 acres Tract 2 consists of 10.02 acres and Tract 3 consists of 41.58 acres.

Private Road. Hayfield Road is an existing private road. The owners will extend the private road across the frontage of Tracts 1 and 2.

The Tracts do contain flood plains. However, there are sufficient areas outside the flood plain to build structures. There is an existing structure on Tract 3 outside of the flood plain.

This certificate of survey, if approved, will allow a single-family structure on each tract. Private individual sanitary sewer systems and water wells will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards. There is an existing private sanitary sewer system and water well located on Tract 3. Fire protection will be provided by the City of Norman pumper/tanker trucks.

RECOMMENDATION:

Staff recommends approval of Norman Rural Certificate of Survey No. COS-2526-5 for Fischer Acres II, and if approved, direct the filing of Norman Rural Certificate of Survey No. COS-2526-5 for Fischer Acres II with the Cleveland County Clerk subject to completion of the private road.