



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 04/11/2024

**REQUESTER:** Patricia L. Cook Living Trust

**PRESENTER:** Ken Danner, Subdivision Development Manager

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2324-3: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY PATRICIA L. COOK LIVING TRUST (MARK DEAL & ASSOC.) FOR COOK FAMILY FARM FOR APPROXIMATELY 33 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 48<sup>TH</sup> AVENUE N.E. AND TECUMSEH ROAD.

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**LOCATION:** Located at the southeast corner of the intersection of 48<sup>th</sup> Avenue N.E. and East Tecumseh Road.

**INFORMATION:**

1. Owners. Patricia Cook Living Trust.
2. Developer. Patricia Cook Living Trust.
3. Surveyor. Mark Deal and Associates.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1312 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 septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing private sanitary sewer system on Tract 3.

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 3.
4. Streets. Tecumseh Road is classified as a Minor Rural Arterial and 48<sup>th</sup> Avenue N.E. is classified as a Principal Rural Arterial.
5. Easements. With the Comprehensive Transportation Plan, Tecumseh Road is classified as a Principal Rural Arterial and 48<sup>th</sup> Avenue N.E. is classified as a Minor Rural Arterial. A 17' roadway, drainage and utility easement will be required plus 20' trail easement located outside of the seventeen-feet (17').
3. Acreage. There is a total of 32.99 acres. Tract 1 consists of 12.99 acres, Tract 2 consists of 10 acres and Tract 3 consist of 10 acres.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and Norman Rural Certificate of Survey No. COS-2324-3 for Cook Family Farm are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** Tracts 1 and 2 are undeveloped. There is an existing residential building on Tract 3. Staff recommends approval of Certificate of Survey No. COS-2324-3 for Cook Family Farm.

**ACTION NEEDED:** Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2324-3 for Cook Family Farm to City Council.