



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/11/2025

REQUESTER: Doyle and Janet Reich (RDM Surveying)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2526-5: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DOYLE AND JANET REICH (RDM SURVEYING) FOR FISCHER ACRES II FOR 61.61 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-HALF MILE SOUTH OF EAST LINDSEY STREET AND ONE-FOURTH MILE WEST OF 156TH AVENUE S.E. OFF OF HAYFIELD ROAD. (WARD 5)

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY COS-2526-5 FOR FISCHER ACRES II.**

LOCATION: Generally located approximately one-half mile south of East Lindsey Street and one-fourth mile west of 156th Avenue S.E. off Hayfield Road.

INFORMATION:

1. Owners. Doyle and Janet Reich.
2. Developer. Doyle and Janet Reich.
3. Surveyor/Engineer. RDM Surveying.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 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/INFORMATION:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual septic system will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system on Tract 3.
3. Water. Individual water well will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system on Tract 3.
4. Private Road. Hayfield Road is an existing private road. The owners will extend the private road across the frontage of Tracts 1 and 2.

IMPROVEMENT PROGRAM/INFORMATION

5. Flood Plain. The proposed three tracts contain flood plain, however there is sufficient area to construct structures outside of the flood plain. There is an existing house on Tract 3 outside the flood plain.
6. Acreage. The property consists of 61.61 acres. Tract 1 consists of 10.02 acres; Tract 2 consists of 10.01 acres and Tract 3 consists of 41.58 acres.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2526-5 for Fischer Acres II are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owners propose two 10 acre-plus tracts for the purpose of selling and retaining Tract 3. Staff recommends approval of Norman Rural Certificate of Survey No. COS-2526-5 for Fischer Acres II.

ACTION NEEDED: Approve or disapprove Norman Rural Certificate of Survey No. COS-2526-5 for Fischer Acres II and, if approved, recommend City Council approval.

ACTION TAKEN:_____