



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11-25-2025

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-2526-2: FOR GREGORY ESTATES, (GENERALLY LOCATED ONE-QUARTER MILE EAST OF 144TH AVENUE N.E. ON THE NORTH SIDE OF INDIAN HILLS ROAD) (Ward 5)

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2526-2 for Gregory Estates and is generally located one-quarter mile east of 144th Avenue N.E. on the north side of Indian Hills Road. This property was previously included in Certificate of Survey No. COS-1819-3 for Stella Hills Estates.

Norman Rural Certificate of Survey COS-2526-2 for Gregory Estates was approved by Planning Commission, at its meeting on October 9, 2025, on a vote of 7-0.

DISCUSSION:

This property consists of a total of 67.73 acres. Tracts 1 and 2 are 10 acre tracts each. Tract 3 consists of 14.61 acres, Tracts 4 consists of 13.12 acres and Tracts 5 and 6 consists of 10 acres each.

Private Road. There is an existing private road constructed with the Stella Hills Estates Certificate of Survey. Since this private road is serving more tracts with this certificate of survey. The developer will widen the private road from 12' to 20'.

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. 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-2526-2 for Gregory Estates, and if approved, direct the filing of Norman Rural Certificate of Survey No. COS-2526-2 for Gregory Estates with the Cleveland County Clerk subject to completion of widening the private road from 12' to 20'.