



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/11/2025

REQUESTER: Meegan Maroney Pelafigue Succession Trust (Pollard & Whited Surveying, Inc.)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2526-1: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY MEEGAN MARONEY PELAFIGUE SUCCESSION TRUST (POLLARD & WHITED SURVEYING, INC.) FOR JOSHUA OAKS ESTATES FOR 79.77 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BETHEL ROAD AND 108TH AVENUE N.E.

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2526-1 FOR JOSHUA OAKS ESTATES.**

LOCATION: Located at the southwest corner of the intersection of Bethel Road and 108th Avenue N.E.

INFORMATION:

1. Owners. Meegan Maroney Pelafigue Succession Trust.
2. Developer. Meegan Maroney Pelafigue Succession Trust.
3. Surveyor. Pollard and Whited Surveying

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1317 annexing this property into the Norman Corporate City limits.
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.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Easements. Bethel Road and 108th Avenue N.E. are classified as rural collectors. As a result, 17' roadway, drainage and utility easements will be required.
5. Acreage. Tracts 1 and 2 are 10 acre tracts each. Tract 3 consists of 11.95 acres, Tracts 4 through 6 consists of 11.96 acres each, and Tract 7 consists of 11.94 acres. There is a total of 79.77 acres.
6. WQPZ. Water Quality Protection Zone (WQPZ) is located on Tracts 6 and 7. The owners will be required to protect these areas.
7. Covenants. Covenants addressing the WQPZ will be reviewed as to form by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2526-1 for Joshua Oaks Estates are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owners propose to subdivide their approximately 79.77 acres and seven (7) single-family residential tracts. Based on the fact this certificate of survey meets the minimum 10 acres requirement, Staff recommends approval of COS-2526-1 for Joshua Oaks Estates.

ACTION NEEDED: Recommend approval or disapproval of COS-2526-1 for Joshua Oaks Estates to City Council.

ACTION TAKEN:_____