



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 8-25-2026

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2526-3: FOR ROADRUNNER ESTATES, A VARIANCE IN THE MINIMUM FRONT SETBACK WIDTH REQUIREMENT FROM 330' TO 275.98' FOR TRACTS 1 AND 2 AND A VARIANCE IN THE TEN ACRES REQUIREMENT FROM 10 ACRES TO 9.61 ACRES FOR TRACTS 1 AND 2 (GENERALLY LOCATED ONE-HALF MILE EAST OF 48TH AVENUE N.E. ON THE NORTH SIDE OF ALAMEDA STREET).
(WARD 5)

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2526-3 for Roadrunner Estates and is generally located one-half mile east of 48th Avenue N.E. on the north side of Alameda Street (5401 Alameda Street).

Norman Rural Certificate of Survey COS-2526-3 for Roadrunner Estates with a variance in the minimum front setback width requirement from 330 feet to 275.98 feet and a variance in the ten acres requirement from 10 acres to 9.61 acres for Tracts 1 and 2 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 19.22 acres. Tract 1 consists of 9.61 acres and Tract 2 consists of 9.61 acres.

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 single-family residential house on Tract 2 with existing private sanitary sewer and water systems. Fire protection will be provided by the City of Norman pumper/tanker trucks.

There are two variance requests on this Certificate of Survey that were closely reviewed by City Legal, Engineering and Planning Divisions. One variance request is the minimum front setback width requirement of 330 feet. Given the existing width of the single lot frontage of

551.96 feet, it is not possible to meet this 330-foot requirement when the lots are divided. The certificate of survey proposes to split the frontage equally in half between the two lots, which makes each lot 275.98 feet wide along the frontage. City staff are satisfied that the owner made the frontage as wide as possible, given the existing conditions.

Our City Surveyor has reviewed the records of this area and has determined that it is highly likely that the south line of the section is short, resulting in the original property area being under 20 acres. City staff believe that the 0.78-acre shortage is a result of the short section.

Similar variance requests have been approved in the past when an owner desires to subdivide lots. Therefore, City staff recommend approval of this certificate of survey with the above-mentioned variances.

RECOMMENDATION:

Staff recommends approval of Norman Rural Certificate of Survey No. COS-2526-3 for Roadrunner Estates with a variance in the minimum setback width requirement from 330' to 275.98 for Tracts 1 and 2 and a variance in the 10 acres requirement from 10 acres to 9.61 acres for Tracts 1 and 2, and if approved, direct the filing of Norman Rural Certificate of Survey No. COS-2526-3 for Roadrunner Estates with the Cleveland County Clerk.