



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/13/2025

REQUESTER: 25-NORMAN-40, LLC (GOLDEN LAND SURVEYING)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2526-4 WITH A VARIANCE IN THE MINIMUM WIDTH REQUIREMENT MEASURED AT THE FRONT BUILDING SETBACK FROM 330' TO 229.92' FOR TRACTS 1 THROUGH 4, AND A VARIANCE IN THE TEN ACRES REQUIREMENTS FROM 10 ACRES TO 9.980 ACRES: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY 25-NORMAN-40, LLC (GOLDEN LAND SURVEYING) FOR BLANDFORD BLUFF FOR 39.947 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 96TH AVENUE N.E. AND ONE-QUARTER OF A MILE NORTH OF BETHEL ROAD. (WARD 5)

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2526-4 FOR BLANDFORD BLUFF.**

LOCATION: Generally located on the east side of 96th Avenue N.E. and one-quarter of a mile north of Bethel Road.

INFORMATION:

1. Owners. 25-NORMAN-40, LLC.
2. Developer. 25-NORMAN-40, LLC.
3. Surveyor. Golden Land Surveying.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1316 annexing a portion of this property into the City of Norman Corporate Limits without zoning.
2. October 21, 1961. City Council adopted Ordinance No. 1317 annexing the remainder of this property into the City of Norman Corporate Limits without zoning.

3. October 21, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
4. 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 sanitary sewer 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. Acreage. This property consists of 39.947 acres. Tract 1 consists of 9.980 acres, Tract 2 consists of 9.984 acres, Tract 3 consists of 9.990 and Tract 4 consists of 9.993 acres.
5. WQPZ. Water Quality Protection Zone (WQPZ) is located on Tracts 1 and 2. The owners will be required to protect these areas.
6. Covenants. Covenants addressing the WQPZ will be reviewed as to form by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2526-4 for Blandford Bluff and a letter of request for a variance in the 330-foot minimum front building setback width requirement and a variance in the ten acres requirement for Tracts 1 through 4 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The applicant is requesting a variance in the minimum front setback width requirement from 330' to 229.92' for Tracts 1 through 4. In addition, a request for a variance in the ten (10) acres requirement per tract based on the fact this is a short section. Staff recommends approval of a variance request and approval of Norman Rural Certificate of Survey No. COS-2526-3 for Roadrunner Estates.

ACTION NEEDED: Recommend approval or disapproval of a variance in the minimum width requirement measured at the front building setback from 330' to 229.92' for Tracts 1 through 4 and a variance in the ten acres requirement from 10 acres to 9.980 acres and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2526-4 for Blandford Bluff to City Council.

ACTION TAKEN: _____