



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/13/2025

REQUESTER: Rebecca Burkett (Golden Land Surveying)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT PP-2526-12:
CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY REBECCA BURKETT (GOLDEN LAND SURVEYING) FOR STERLING FIELDS FOR 59.33 ACRES OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF E. ROBINSON BETWEEN 48TH AVENUE N.E. AND 58TH AVENUE N.E. (WARD 5)

ITEM: Consideration of a Preliminary Plat for STERLING FIELDS, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located one-quarter mile east of 48th Avenue N.E. on the south side of East Robinson Street.

INFORMATION:

1. Owners. Rebecca Burkett.
2. Developer. Premium Land, LLC.
3. Engineer. Grubbs Consulting, LLC.
4. Surveyor. Golden Land Surveying

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the City of Norman Corporate City limits without zoning.
2. October 30, 1961. Planning Commission recommended this property be placed in the A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.

4. November 6, 2025. The Norman Board of Parks Commissioners is scheduled to consider the preliminary plat for Sterling Fields. Results of that review will be presented separately.
5. November 13, 2025. The applicants have made a request to place this property in the Planned Unit Development District and remove it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Private individual sewage systems will be installed in accordance with approved plans and City and State Department of Environmental Quality standards for each lot.
4. Sidewalks. Sidewalks will be installed adjacent to East Robinson Street. Sidewalks are not proposed adjacent to the interior streets.
4. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facility will be installed for the conveyance of storm water. A property owners association will be established for the maintenance of the detention facility.
5. Streets. Interior streets will be constructed in accordance with approved plans and City paving standards as residential estates streets without curb and gutter. East Robinson Street will be constructed as minor urban arterial street.
6. Water Mains. Private water wells for each lot will be utilized in accordance with City and State Department of Environmental Quality standards

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat. There is a raw water line easement parallel to Robinson Street. The developer will be required to meet standards and conditions as specified by the Bureau of Reclamation regarding street crossings serving the development.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary site development plan and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owners are proposing 59 single-family residential estates lots on 59.3265 acres including 2 common areas to be maintained by a property owners association. Staff recommends approval of the preliminary plat for Sterling Fields, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Sterling Fields, a Planned Unit Development to the City Council.

ACTION TAKEN:_____