



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/08/2025

REQUESTER: SRB, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-10: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY SRB, LLC FOR ROCK CREEK RANCH, FOR 190.63 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF EAST ROCK CREEK ROAD AND 48TH AVENUE N.E.

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2425-10-FOR ROCK CREEK RANCH.**

LOCATION: Located at the northeast corner of the intersection of East Rock Creek Road and 48th Avenue N.E.

INFORMATION:

1. Owners. Six Owners.
2. Surveyor. SRB, LLC.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City limits without rezoning.
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 the 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 for each tract will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. Tracts 1 and 2 have existing private sanitary sewer systems.
3. Water. Individual water wells will be installed for each tract in accordance with City and Oklahoma Department of Environmental Quality standards. Tracts 1 and 2 have existing water wells.
4. Easements. Rock Creek Road and 48th Avenue N.E. are classified as a Minor Rural Arterials. As a result, seventeen-foot (17') roadway, drainage and utility easements are required. In accordance with the Comprehensive Transportation Plan, a twenty-foot (20') trail easement adjacent to the 17' roadway, drainage and utility easements for Rock Creek Road and 48th Avenue N.E. are required.
5. Acreage. Tracts 1 consists of 16.8169 acres, Tract 2 consists of 66.3645 acres, Tract 3 consists of 49.16 acres, Tract 4 consists of 11.53 acres, Tract 5 consists of 10.1008 acres and Tract 6 consists of 36.6643 acres. There is a total of 190.6365 acres.
6. WQPZ. Water Quality Protection Zone (WQPZ) is located on Tracts 1, 2, 3, 4 and 6. The owners will be required to protect these areas.
7. Covenants. Covenants addressing the WQPZ have been submitted.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2425-10 for Rock Creek Ranch are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Staff recommends approval of Certificate of Survey No. COS-2425-10 for Rock Creek Ranch. This development has some unusual circumstances. The tracts were sold in an auction without the benefit of going through a certificate of survey process. The new owners have combined in providing this certificate of survey to bring the tracts in compliance with subdivision regulations and City requirements.

ACTION NEEDED: Recommend approval or disapproval of Certificate of Survey No. COS-2425-10 for Rock Creek Ranch to City Council.

ACTION TAKEN: _____