



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 6-24-25

**REQUESTER:** Ken Danner, Subdivision Development Manager

**PRESENTER:** Scott Sturtz, Director of Public Works

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2425-10: FOR ROCK CREEK RANCH AND EASEMENT NOS. E-2425-26, E-2425-27, E-2425-28, E-2425-29 E-2425-30, E-2425-31, E-2425-32, E-2425-33, E-2425-34, E-2425-35, E-2425-36, E-2425-37, E-2425-38, E-2425-39 , E-2425-40, E-2425-41 AND E-2425-42 (LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF EAST ROCK CREEK ROAD AND 48<sup>TH</sup> AVENUE N.E.).

---

### **BACKGROUND:**

This item is Norman Rural Certificate of Survey No. COS-2425-10 for Rock Creek Ranch and is located at the northeast corner of the intersection of East Rock Creek Road and 48<sup>th</sup> Avenue N.E.

Norman Rural Certificate of Survey COS-2425-10 for Rock Creek Ranch was approved by Planning Commission, at its meeting on May 8, 2025, on a vote of 8-0.

### **DISCUSSION:**

This property consists of a total of 190.6365 acres. 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. 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 structure located on Tract 1 with private water and sanitary sewer systems.

Fire protection will be provided by the City of Norman pumper/tanker trucks.

Tracts 1, 2, 3, 4 and 6 contains WQPZ, Water Quality Protection Zone. However, there is sufficient area to construct a structure including private sanitary sewer system outside of the WQPZ. This area will be protected by the owner per covenants. The required covenants protecting the WQPZ have been approved by the City Legal Department and will be filed of record with the certificate of survey. A drainage easement has been submitted to address the WQPZ.

Rock Creek Road and 48<sup>th</sup> Avenue N.E. are classified as 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 48<sup>th</sup> Avenue N.E. are required.

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.

**RECOMMENDATION:**

Staff recommends approval of Norman Rural Certificate of Survey No. COS-2425-10 for Rock Creek Ranch and acceptance of Easement Nos. E-2425-26, E-2425-27, E-2425-28, E-2425-29, E-2425-30, E-2425-31, E-2425-32, E-2425-33, E-2425-34, E-2425-35, E-2425-36, E-2425-37, E-2425-38, E-2425-39, E-2425-40, E-2425-41 and E-2425-42 and the filing of these documents with the Cleveland County Clerk.