



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/12/2024

REQUESTER: T-Plus, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-7: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY T-PLUS, LLC (COWAN GROUP ENGINEERING) FOR OAK HILL RANCH, PHASE 2 FOR 80 ACRES OF PROPERTY GENERALLY LOCATED 1300' WEST OF 108TH AVENUE S.E. ON THE NORTH SIDE OF ETOWAH ROAD.

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2425-7 FOR OAK HILL RANCH.PHASE 2**

LOCATION: Generally located 1300' west of 108th Avenue S.E. on the north side of Etowah Road.

INFORMATION:

1. Owners. T-Plus, LLC.
2. Developer. T-Plus, LLC.
3. Surveyor. Cowan Group Engineering.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1315 annexing a portion of this property into the Norman Corporate City limits without zoning.
2. October 21, 1961. City Council adopted Ordinance No. 1318 annexing the remainder of this property into the Norman Corporate City limits without zoning.
3. October 30, 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 80.00 acres. Tract 9 consists of 10.00 acres, Tract 10 consists of 10.00 acres, Tract 11 consists of 10.00 acres, Tract 12 consists of 10.00 acres, Tract 13 consists of 10.00 acres, Tract 14 consists of 10.00 acres, Tract 15 consists of 10.00 acres and Tract 16 consists of 10.00 acres.
5. Private Road. A private road easement is located on Tracts 3 and 4 of the first phase Oak Hill Ranch. The private road will continue into Phase 2 and constructed to serve Tracts 13 through 16. The private road will be constructed prior to the filing of Oak Hill Ranch Phase 2.
6. Easements. With the Comprehensive Transportation Plan, Etowah Road is classified as a collector street. A 17' roadway, drainage and utility easement will be required.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2425-7 for Oak Hill Ranch Phase 2 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION. Staff recommends approval of Norman Rural Certificate of Survey No. COS-2425-7 for Oak Hill Ranch Phase 2.

ACTION NEEDED: Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2425-7 for Oak Hill Ranch Phase 2 to City Council.

ACTION TAKEN: _____