



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/8/2026

REQUESTER: Miracle Family Trust

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2627-3: A NORMAN RURAL CERTIFICATE OF SURVEY FOR MIRACLE ACRES. (GENERALLY LOCATED AT S.E. 96TH AVE & ETOWAH RD; WARD 5)

LOCATION: Located at the northeast corner of the intersection of 96th Avenue S.E. and Etowah Road.

INFORMATION:

1. Owners. Miracle Family Trust.
2. Developer. Miracle Family Trust.
3. Surveyor. Pollard and Whited Surveying, Inc.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1315 annexing a portion of this property into the Norman Corporate City Limits.
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 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 sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing house on Tract 3 with an existing private sanitary sewer system.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing house on Tract 3 with a private water well.
4. Acreage. This property consists of 79.5 acres. Tract 1 consists of 19.5 acres, Tract 2 consists of 20, Tract 3 consists of 20 acres and Tract 4 consists of 20 acres.
6. Easements. The owners has submitted an easement for roadway, drainage and utilities in connection with 96th Avenue S.E.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2627-3 for Miracle Estates are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owners propose to subdivide their 79.5 acres into four (4) single-family residential tracts. Staff supports Norman Rural Certificate of Survey No. COS-2627-3 for Miracle Acres.

ACTION NEEDED: Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2627-3 for Miracle Acres to City Council.

ACTION TAKEN:
