



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/12/2025

REQUESTER: Rolling Vistas, Ltd.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-11: FOR ROULETTE CREEK ESTATES, FOR PROPERTY GENERALLY LOCATED AT 1,450' SOUTH OF STATE HIGHWAY 9 ON THE WEST SIDE OF 180TH AVENUE S.E.

ITEM: Consideration of NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2425-11, FOR ROULETTE CREEK ESTATES.

LOCATION: Generally located 1,450' south of State Highway No. 9 on the west side of 180th Avenue S.E.

INFORMATION:

1. Owners. Rolling Vistas, Ltd.
2. Developer. Rolling Vistas, Ltd.
3. Surveyor. Scissortail Land Survey, 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.
3. Water. Individual water wells will be installed for each tract in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Easements. One-Hundred Eighty-Avenue S.E. (180th Avenue S.E.) is classified as a local road.
5. Acreage. Tracts 1 consists of 13.14 acres, Tract 2 consists of 10.20 acres, Tract 3 consists of 10.05 acres, Tract 4 consists of 10.05 acres and Tract 5 consists of 10.05 acres. There is a total of 53.49 acres.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2425-11 for Roulette Creek Estates are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Staff recommends approval of Certificate of Survey No. COS-2425-11 for Roulette Creek Estates.

ACTION NEEDED: Recommend approval or disapproval of Certificate of Survey No. COS-2425-11 for Roulette Creek Estates to City Council.

ACTION TAKEN: _____