



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 7-22-25

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-2425-11: FOR ROULETTE CREEK ESTATES (GENERALLY LOCATED 1,450 FEET SOUTH OF STATE HIGHWAY NO. 9 ON THE WEST SIDE OF 180TH AVENUE S.E.).

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2425-11 for Roulette Creek Estates and is generally located 1,450 feet south of State Highway No. 9 on the west side of 180th Avenue S.E.

Norman Rural Certificate of Survey COS-2425-11 for Roulette Creek Estates was approved by Planning Commission, at its meeting on June 12, 2025, on a vote of 5-0.

DISCUSSION:

This property consists of a total of 53.49 acres. Tract 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.

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

RECOMMENDATION:

Staff recommends approval of Norman Rural Certificate of Survey No. COS-2425-11 for Roulette Creek Estates and the filing of this document with the Cleveland County Clerk.