



## CITY OF NORMAN, OK STAFF REPORT

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**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-2425-12: FOR VILLEMARETTE ESTATES AND EASEMENT NO. E-2526-5 AND EASEMENT NO. E-2526-6 (LOCATED ON THE EAST SIDE OF 84<sup>TH</sup> AVENUE S.E. AND NORTH OF CEDAR LANE ROAD).

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### **BACKGROUND:**

This item is Norman Rural Certificate of Survey No. COS-2425-12 for Villemarette Estates located on the east side of 84<sup>th</sup> Avenue S.E. and north of Cedar Lane Road.

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

### **DISCUSSION:**

This property consists of Tract 1 with 10 acres.

This certificate of survey, if approved, will allow a single family structure on the proposed tract. Private individual sanitary sewer system and water well 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.

Eighty-fourth Avenue S.E. is classified as a Minor Rural Arterial. As a result, seventeen-foot (17') roadway, drainage and utility easement is required. In accordance with the Comprehensive Transportation Plan, a twenty-foot (20') trail easement adjacent to the 17' roadway, drainage and utility easement for 84<sup>th</sup> Avenue S.E. is required.

### **RECOMMENDATION:**

Staff recommends approval of Norman Rural Certificate of Survey No. COS-2425-12 for Villemarette Estates and acceptance of Easements E-2526-5 and E-2526-6 and the filing of these documents with the Cleveland County Clerk.