



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/14/2025

REQUESTER: James and Jackie Palesano (Johnson and Associates)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-5: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY JAMES AND JACKIE PALESANO (JOHNSON & ASSOCIATES) FOR 1508 SHADYBROOK DRIVE, FOR 9.76 ACRES OF PROPERTY LOCATED AT 1508 SHADYBROOK DRIVE.

ITEM: Consideration of a preliminary plat for **1508 SHADYBROOK DRIVE (A REPLAT OF LOTS 5,6 & 7, BLOCK 2, INDIAN SPRINGS ESTATES).**

LOCATION: Located at 1508 Shadybrook Brook Drive. (Approximately ¼ mile east of 12th Avenue S.E. and ¼ mile north of Post Oak Road).

INFORMATION:

1. Owners. James and Jackie Palesano.
2. Developer. James and Jackie Palesano.
3. Engineer. Johnson and Associates.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the corporate city limits.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property into the A-2, Rural Agricultural District.
3. January 14, 1971. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the RE, Residential Estates District and moved from A-2, Rural Agricultural District.

4. January 14, 1971. Planning Commission, on a vote of 8-0, approved the preliminary plat for Indian Springs Estates.
5. February 2, 1971. City Council adopted Ordinance No. 2369 placing this property in the RE, Residential Estates District and removing it from A-2, Rural Agricultural District.
6. May 20, 1971. Planning Commission, on a vote of 7-0, recommended to City Council the final plat for Indian Springs Estates be approved.

HISTORY (CON'T):

7. June 29, 1971. City Council approved the final plat for Indian Springs Estates.
8. July 16, 1971. The final plat for Indian Springs Estates was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
2. Sanitary Sewers. There are existing private sanitary systems on Lots 1 and 2. An individual septic system for Lot 3 will be installed in accordance with City and Oklahoma Department of Environmental Quality standards
3. Water. There are existing water wells serving Lots 1 and 2. An individual water well will be installed for Lot 3 in accordance with City and Oklahoma Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street right-of-way and private road easement are existing.

SUPPLEMENTAL MATERIAL: Copies of a location map and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owner is rearranging the configuration of the lots. As a result, he intends to build on the vacant Lot 3. Staff recommends approval of the preliminary plat for 1508 Shadybrook Drive, a Replat of Lots 5, 6 and 7, Block 2, Indian Springs Estates.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for 1508 Shadybrook Drive, a Replat of Lots 5, 6 and 7, Block 2, Indian Springs Estates to City Council.

ACTION TAKEN: _____