



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 03/13/2025

**REQUESTER:** The Ranch on Robinson, LLC (Durham Surveying, Inc.)

**PRESENTER:** Ken Danner, Subdivision Development Manager

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-9: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY THE RANCH ON ROBINSON, LLC (DURHAM SURVEYING, INC.) FOR RANCH ON ROBINSON, FOR 54.067 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EAST ROBINSON STREET AND 60<sup>TH</sup> AVENUE N.E.

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**ITEM:** Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2425-9-FOR RANCH ON ROBINSON.**

**LOCATION:** Located at the southeast corner of the intersection of East Robinson Street and 60<sup>th</sup> Avenue N.E.

**INFORMATION:**

1. Owners. The Ranch on Robinson, LLC.
2. Developer. The Ranch on Robinson, LLC.
3. Surveyor. Durham Surveying, Inc.

**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. Robinson Street and 60<sup>th</sup> Avenue N.E. are classified as a Minor Rural Arterials. As a result, seventeen-foot (17') roadway, drainage and utility easements are required. In accordance with the Comprehensive Transportation Plan, twenty-foot (20') trail easements adjacent to the 17' roadway, drainage and utility easements for Robinson Street and 60<sup>th</sup> Avenue N.E. are required.
5. Acreage. Tracts 1 consists of 11.675 acres, Tract 2 consists of 10.578 acres, Tract 3 consists of 10.578 acres, Tract 4 consists of 10.607 acres and Tract 5 consists of 10.629 acres. There is a total of 54.067 acres.
6. WQPZ. Water Quality Protection Zone (WQPZ) is located on Tracts 3, 4 and 5. The owners will be required to protect these areas.
7. Covenants. Covenants addressing the WQPZ have been submitted.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and Norman Rural Certificate of Survey No. COS-2425-9 for Ranch on Robinson are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** Staff recommends approval of Certificate of Survey No. COS-2425-9 for Ranch on Robinson.

**ACTION NEEDED:** Recommend approval or disapproval of Certificate of Survey No. COS-2425-9 for Ranch on Robinson to City Council.

**ACTION TAKEN:** \_\_\_\_\_