



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08-11-2026

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-2627-1: FOR NUGENT ESTATES, EASEMENT E-2627-5 AND A VARIANCE IN THE WIDTH OF A PRIVATE ROAD FROM TWENTY-FEET TO TWELVE-FEET, (GENERALLY LOCATED ON THE EAST SIDE OF 84TH AVENUE S.E. AND ONE-QUARTER OF A MILE NORTH OF STATE HIGHWAY 9 (WARD 5).

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2627-1 for Nugent Estates and is generally located on the east side of 84th Avenue S.E. and one-quarter of a mile north of State Highway No. 9.

Norman Rural Certificate of Survey COS-2627-1 for Nugent Estates with a variance on private road width from twenty-feet (20') width to a twelve-feet (12') width was approved by Planning Commission, at its meeting on July 9, 2026, on a vote of 5-0.

DISCUSSION:

This property consists of a total of 37.84 acres. Tract 1 consists of 17.83 acres Tract 2 consists of 10.005 acres and Tract 3 consists of 10.005 acres.

Private Road. The private road will serve three tracts. City standards requires a private road width of twenty feet unless serving four (4) tracts or lots or fewer. The applicant has requested a variance in the 20's to a 12' width private road since it will serve only three tracts.

There is an existing structure on Tract 1.

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. There is an existing private sanitary sewer system and water well located on Tract 1.

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

EASEMENT: The owners have submitted a roadway, drainage and utility easement in connection with 84th Avenue S.E.

RECOMMENDATION:

Staff recommends approval in the variance of the width of the private road from twenty-feet (20') width to a twelve-feet (12') width for McGregor Lane, approval of Easement No. E-2627-5, and approval of Norman Rural Certificate of Survey No. COS-2627-1 for Nugent Estates, and if approved, direct the filing of Easement No. E-2627-5 And Norman Rural Certificate of Survey No. COS-2627-1 for Nugent Estates with the Cleveland County Clerk subject to completion of the private road.