



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01-13-26

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-2526-4: FOR BLANDFORD BLUFF, EASEMENTS E-2526-20 AND E-2526-21, A VARIANCE IN THE MINIMUM FRONT SETBACK WIDTH REQUIREMENT FROM 330' TO 329.92' AND A VARIANCE IN THE TEN ACRES REQUIREMENT FROM 10 ACRES TO 9.98 ACRES. (GENERALLY LOCATED ON THE EAST SIDE OF 96TH AVENUE N.E. AND ONE-QUARTER MILE NORTH OF BETHEL ROAD)
(Ward 5)

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2526-4 for Blandford Bluff and is generally located on the east side of 96th Avenue N.E. and one-quarter mile north of Bethel Road.

Norman Rural Certificate of Survey COS-2526-4 Blandford Bluff with a variance in the minimum front setback width requirement from 330' to 329.92 and a variance in the ten acres requirement from 10 acres to 9.98 acres was approved by Planning Commission, at its meeting on October 9, 2025, on a vote of 7-0.

DISCUSSION:

This property consists of a total of 39.947 acres. Tract 1 consists of 9.980 acres, Tract 2 consists of 9.984 acres, Tract 3 consists of 9.99 acres and Tract 4 consists of 9.993 acres. The surveyor for the owner has stated this is a short section and 40 acres was not possible.

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.

Tracts 1 and 2 contain Water Quality Protection Zone, WQPZ. However, there is sufficient area to construct a structure including private sanitary sewer system outside of the WQPZ. This area will be protected by the owner per covenants. The required covenants protecting the WQPZ have been approved by the City Legal Department and will be filed of record with the certificate of survey. A drainage easement has been submitted to address the WQPZ.

Ninety-sixth Avenue N.E. is classified as collector street. As a result, seventeen-foot (17') roadway, drainage and utility easement are required.

RECOMMENDATION:

Staff recommends approval of Norman Rural Certificate of Survey No. COS-2526-4 for Blandford Bluff with a variance in the minimum setback width requirement from 330' to 329.92' and a variance in the 10 acres requirement from 10 acres to 9.98 acres, and acceptance of Easement No. E-2526-20 and Easement No. E-2526-21, and, if approved, direct the filing of Norman Rural Certificate of Survey No. COS-2526-4 for Blandford Bluff including Easement No. E-2526-20 and Easement No. E-2526-21 with the Cleveland County Clerk.