



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10-28-25

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-2425-8: FOR RIDGELINE ESTATES AND EASEMENT NO. E-2526-12 (GENERALLY LOCATED A QUARTER MILE WEST OF 144TH AVENUE SE AND SOUTH OF CEDAR LANE ROAD).

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2425-8 for Ridgeline Estates and is generally located a quarter mile west of 144th Avenue S.E. and south of Cedar Lane Road.

Norman Rural Certificate of Survey COS-2425-8 for Ridgeline Estates was approved by Planning Commission, at its meeting on September 14, 2025, on a vote of 7-0.

DISCUSSION:

This property consists of 339.09 acres. Tract 1 consists of 12.99 acres, Tract 2 consists of 20.63 acres, Tract 3 consists of 14.85 acres, Tract 4 consists of 14.36 acres, Tract 5 consists of 15.81 acres, Tract 6 consists of 15.74 acres, Tract 7 consists of 11.49 acres, Tract 8 consists of 10.09 acres, Tract 9 consists of 10.11 acres, Tract 10 consists of 10.55 acres, Tract 11 consists of 10.51 acres, Tract 12 consists of 12.62 acres, Tract 13 consists of 10.65 acres, Tract 14 consists of 16.10 acres, Tract 15 consists of 10.90 acres, Tract 16 consists of 10.57 acres, Tract 17 consists of 10.21 acres, Tract 18 consists of 10.45 acres, Tract 19 consists of 10.27 acres, Tract 20 consist of 10.44 acres, Tract 21 consists of 10.19 acres, Tract 22 consists of 11.39 acres, Tract 23 consists of 13.59 acres, Tract 24 consists of 13.78 acres, Tract 25 consists of 10.34 acres, Tract 26 consists of 10.06 acres, Tract 27 consists of 10.34 acres and Tract 28 consists of 10.06 acres..

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.

Private Road. A private road will connect to Cedar Lane Road and at Post Oak Road will connect to a County road to the east and provide access outside the City limits. This will allow two locations out of the development.

Flood Plain. This property will be served by a private road that a portion of it will be located in the flood plain. The Flood Plain Permit Committee approved Flood Plain Permit No. 729 on August 11, 2025.

Easement No. E-2526-12 has been granted in connection with Cedar Lane Road.

RECOMMENDATION:

Staff recommends approval of Norman Rural Certificate of Survey No. COS-2425-8 for Ridgeline Estates and Easement No. E-2526-12 and the filing of Certificate of Survey No. COS-2425-8 for Ridgeline Estates and Easement No. E-2526-12 with the Cleveland County Clerk subject to the completion of the private roads.