



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/11/2025

REQUESTER: Heritage-Infinity Living Trust (Pollard & Whited Surveying, Inc.)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-8: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY HERITAGE-INFINITY LIVING TRUST (POLLARD & WHITED SURVEYING, INC.) FOR RIDGELINE ESTATES FOR 338.27 ACRES OF PROPERTY GENERALLY LOCATED A QUARTER MILE WEST OF 144TH AVENUE S.E. AND SOUTH OF CEDAR LANE ROAD.

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS 2425-8 FOR RIDGELINE ESTATES**

LOCATION: Generally located quarter mile west of 144th Avenue S.E. and south of Cedar Lane Road.

INFORMATION:

1. Owners. Heritage-Infinity Living Trust
2. Developer. Brandon Stephens.
3. Surveyor. Pollard & Whited Surveying, Inc.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1315 annexing a portion of this property into the Norman Corporate City limits without zoning.
2. October 21, 1961. City Council adopted Ordinance No. 1318 annexing the remainder of this property into the Norman Corporate City limits without zoning.
3. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.

4. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Acreage. 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.
5. 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..
6. Easements. With the Comprehensive Transportation Plan, Etowah Road is classified as a collector street. A 17' roadway, drainage and utility easement will be required.
7. 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.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2425-8 for Ridgeline Estates are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION. Staff recommends approval of Norman Rural Certificate of Survey No. COS-2425-8 for Ridgeline Estates.

ACTION NEEDED: Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2425-8 for Ridgeline Estates to City Council.

ACTION TAKEN: _____