



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-2526-1: FOR JOSHUA OAKS ESTATES AND EASEMENT NO. E-2526-7 AND EASEMENT NO. E-2526-8. (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BETHEL ROAD AND 108TH AVENUE NE).

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2526-1 for Joshua Oaks Estates and is generally located at the southwest corner of the intersection of Bethel Road and 108th Avenue N.E.

Norman Rural Certificate of Survey COS-2526-1 for Joshua Oaks Estates was approved by Planning Commission, at its meeting on September 11, 2025, on a vote of 7-0.

DISCUSSION:

This property consists of a total of 79.77 acres. Tract 1 consists of 10 acres, Tract 2 consists of 10 acres, Tract 3 consists of 11.95 acres, Tract 4 consists of 11.96 acres Tract 5 consists of 11.96 acres, Tract 6 consists of 11.96 acres and Tract 7 consists of 11.94 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.

Tracts 6 and 7 contains WQPZ, Water Quality Protection Zone. 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.

Bethel Road and 108th Avenue N.E. are classified as collector streets. As a result, seventeen-foot (17') roadway, drainage and utility easement is required.

RECOMMENDATION:

Staff recommends approval of Norman Rural Certificate of Survey No. COS-2526-1 for Joshua Oaks Estates and acceptance of Easements E-2526-7 and E-2526-8 and the filing of these documents with the Cleveland County Clerk.