



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03-11-2025

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-2425-5: FOR CREEKSIDE ESTATES AND EASEMENT NUMBERS E-2425-16 AND E-2425-17 (GENERALLY LOCATED ON THE WEST SIDE OF 108TH AVENUE S.E. APPROXIMATELY 1/4 MILE NORTH OF STATE HIGHWAY NO. 9).

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2425-5 for Creekside Estates and is generally located on the west side of 108th Avenue S.E. and ¼ mile north of State Highway No. 9.

Norman Rural Certificate of Survey COS-2425-5 for Creekside Estates was approved by Planning Commission at its meeting of October 10, 2024, on a vote of 6-0.

DISCUSSION:

This property consists of a total of 78.7102 acres. Tract 1 is 11.15 acres, Tract 2 is 10.5434 acres, Tract 3 is 12.1157 acres, Tract 4 is 11.9313 acres, Tract 5 is 11.2788 acres, Tract 6 is 10.5947 acres and Tract 7 is 11.0963 acres. A private roadway easement is included with COS-2425-5 for Creekside Estates.

This certificate of survey, if approved, will allow one 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.

Tract 2 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.

A 17' roadway, drainage and utility easement has been submitted in connection with 108th Avenue S.E. One hundred eighth Avenue S.E. is classified as Rural Collector.

RECOMMENDATION:

Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-2425-5 for Creekside Estates and acceptance of Easement Numbers. E-2425-16 and E-2425-17 and recommends filing of Certificate of Survey COS-2425-5 for Creekside Estates subject to the completion of the private road.