



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 5-27-2025

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2425-9: FOR RANCH ON ROBINSON AND EASEMENT E-2425-20, E-2425-21 AND E-2425-22 (LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EAST ROBINSON STREET AND 60TH AVENUE N.E.).

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2425-9 for Ranch on Robinson and is located at the southeast corner of the intersection of East Robinson Street and 60th Avenue N.E.

Norman Rural Certificate of Survey COS-2425-9 for Ranch on Robinson was approved by Planning Commission, at its meeting on March 13, 2025, on a vote of 6-0 with one recusal.

DISCUSSION:

This property consists of a total of 54.067 acres. Tract 1 consists of 11.675 acres, Tract 2 consists of 10.578 acres, Tract 3 consists of 10.578 acres, Tract 4 consists of 10.607 acres and Tract 5 consists of 10.629 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 3, 4 and 5 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.

Robinson Street and 60th Avenue N.E. are classified as a Minor Rural Arterials. As a result, seventeen-foot (17') roadway, drainage and utility easements are required. In accordance with the Comprehensive Transportation Plan, twenty-foot (20') trail easements adjacent to the 17' roadway, drainage and utility easements for Robinson Street and 60th Avenue N.E. are required.

RECOMMENDATION:

Staff recommends approval of Norman Rural Certificate of Survey No. COS-2425-9 for Ranch on Robinson and acceptance of Easements E-2425-20, E-2425-21 and E-2425-22 and the filing of these documents with the Cleveland County Clerk.