



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 7/9/2026

REQUESTER: Clint McGregor

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2627-1 FOR NUGENT ESTATES.

LOCATION: Generally located on the east side of 84TH Avenue S.E. and one-quarter of a mile north of State Highway No. 9.

INFORMATION:

1. Owners. Clint McGregor.
2. Developer. Clint McGregor.
3. Surveyor. Pollard and Whited Surveying, Inc.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Norman Corporate City Limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. 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. There is an existing system serving Tract 1.

3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system serving Tract 1.
4. Acreage. This property consists of 37.84 acres. Tract 1 consists of 17.83 acres, Tract 2 consists of 10.005 and Tract 3 consists of 10.005 acres.
5. Private Road. The private road will serve three tracts. City standards requires a private road width of twenty-feet unless serving four (4) tracts or lots or fewer. The applicant has requested a variance in the 20' width to a 12' width private road since it will serve only three tracts.
6. Easements. The owners will submit easement for roadway, drainage and utilities in connection with 84th Avenue S.E.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2627-1 for Nugent Estates and a letter of request for a variance in the minimum width requirement for a private road are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: There is an existing oil well on Tract 1 that has a service road from the south to this property. The surveyor has provided a 125' setback from the oil well as required by Article 30-310(b)(19)b of the City Code. There is sufficient area to construct a single-family structure on the property. The applicant's surveyor is requesting a variance in the private road width based on the fact it is serving three tracts. Staff recommends approval of a variance in the private road width requirement from 20' width to a 12' width based on the fact there are less than 4 tracts being served by the private road. Staff supports the variance and Norman Rural Certificate of Survey No. COS-2627-1 for Nugent Estates.

ACTION NEEDED: Recommend approval or disapproval of a variance in the private road width from 20' to 12' serving three (3) tracts and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2627-1 for Nugent Estates to City Council.

ACTION TAKEN: _____