



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 1-28-25

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-2425-7 FOR OAK HILL RANCH PHASE 2 AND EASEMENT NUMBER E-2425-10 (GENERALLY LOCATED 1300' WEST OF 108TH AVENUE S.E. ON THE NORTH SIDE OF ETOWAH ROAD).

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2425-7 for Oak Hill Ranch Phase 2 and is generally 1300' west of 108th Avenue S.E. on the north side of Etowah Road.

Norman Rural Certificate of Survey COS-2425-7 for Oak Hill Ranch Phase 2 was approved by Planning Commission at its meeting of December 12, 2024.

DISCUSSION:

This property consists of 80 acres. Tracts 9 through 16 consists of 10 acres each

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.

A private road easement is located on Tracts 3 and 4 of the first phase Oak Hill Ranch. The private road will continue into Phase 2 and constructed to serve Tracts 13 through 16. The private road will be constructed prior to the filing of Oak Hill Ranch Phase 2 certificate of survey.

A 17' roadway, drainage and utility easement has been submitted for Etowah Road.

RECOMMENDATION:

Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-2425-7 for Oak Hill Ranch Phase 2 and acceptance of Easement No. E-2425-10.