



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/13/2026

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-2627-2: AT CHEYENNE ESTATES, FOR PROPERTY THAT CONSISTS OF 60 ACRES AND APPROVAL OF A ROADWAY, DRAINAGE AND UTILITY EASEMENT E-2627-23 (GENERALLY LOCATED ON THE SOUTH SIDE OF POST OAK ROAD AND ONE-HALF MILE EAST OF 120TH AVENUE). (WARD 5)

BACKGROUND:

This item is Norman Rural Certificate of Survey No. COS-2627-2 for Cheyenne Estates and is generally located on the south side of Post Oak Road and one-half mile east of 120th Avenue S.E.

Norman Rural Certificate of Survey COS-2627-2 for Cheyenne Estates was approved by Planning Commission, at its meeting on August 13, 2026, on a vote of 9-0.

DISCUSSION:

This property consists of a total of 60 acres and six (6) tracts. Each tract consists of ten (10) acres.

A private road will be installed to City standards to serve the tracts.

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.

EASEMENT: The owners have submitted a roadway, drainage and utility easement in connection with Post Oak Road.

RECOMMENDATION:

Staff recommends approval of Easement No. E-2627-23, and approval of Norman Rural Certificate of Survey No. COS-2627-2 for Cheyenne Estates, and if approved, direct the filing of Easement No. E-2627-23 and Norman Rural Certificate of Survey No. COS-2627-2 for Cheyenne Estates with the Cleveland County Clerk subject to completion of the private road.