



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/09/2025

REQUESTER: Boog Knights Properties, LLC (Arkoma Surveying & Mapping)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR COS-2526-2: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY BOOG KNIGHTS PROPERTIES, LLC (ARKOMA SURVEYING & MAPPING) FOR GREGORY ESTATES GENERALLY LOCATED ONE-QUARTER MILE EAST OF 144TH AVENUE N.E. ON THE NORTH SIDE OF INDIAN HILLS ROAD.

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2526-2 FOR GREGORY ESTATES (Formerly part of stella Hills Estates).**

LOCATION: Generally located one-quarter mile east of 144th Avenue N.E. on the north side of Indian Hills Road.

INFORMATION:

1. Owners. Boog Knights Properties, LLC.
2. Developer. Boog Knights Properties, LLC.
3. Surveyor. Arkoma Surveying & Mapping.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1317 annexing this property into the Norman Corporate City limits.
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.

4. February 14, 2019. Planning Commission, on a vote of 5-0, recommended to City Council the approval of Stella Hills Estates.
5. April 23, 2019. City Council approved a variance of the private road from 20' to 12' for the number of tracts it served. In addition, City Council approved Certificate of Survey No. COS-1819-3 for Stella Hills Estates.
6. November 1, 2019. Certificate of Survey No. Cos-1819-3 for Stella Hills Estates was filed of record with the Cleveland County Clerk

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Private Road. There is an existing private road constructed with the Stella Hills Estates certificate of survey. Since this private road is serving more tracts with this certificate of survey. The developer will widen the private road from 12' to 20'.
5. Acreage. Tracts 1 and 2 are 10 acres tracts each. Tract 3 consists of 14.61 acres, Tracts 4 consists of 13.12 acres, Tracts 5 and 6 consists of 10 acres each. There is a total of 67.73 acres.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2526-2 for Gregory Estates are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owners propose to subdivide their approximately 67.73 acres and six (6) single-family residential tracts. Based on the fact this certificate of survey meets the minimum 10 acres requirement; Staff recommends approval of Certificate of Survey COS-2526-2 for Gregory Estates.

ACTION NEEDED: Recommend approval or disapproval of Certificate of Survey COS-2526-2 for Gregory Estates to City Council.

ACTION TAKEN:_____