



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/09/2025

REQUESTER: William Harless (Golden Land Surveying)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR COS-2526-3 WITH A VARIANCE IN THE MINIMUM WITH REQUIREMENT MEASURED AT THE FRONT BUILDING SETBACK FROM 330' TO 275.98' FOR TRACTS 1 AND 2, AND A VARIANCE IN THE TEN ACRES REQUIREMENT FROM 10 ACRES TO 9.61 ACRES: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY WILLIAM HARLESS (GOLDEN LAND SURVEYING) FOR ROADRUNNER ESTATES FOR PROPERTY LOCATED AT 5401 ALAMEDA STREET.

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2526-3 FOR ROADRUNNER ESTATES.**

LOCATION: Generally located one-half mile east of 48th Avenue N.E. on the north side of Alameda Street (5401 Alameda)

INFORMATION:

1. Owners. William Harless.
2. Developer. William Harless.
3. Surveyor. Golden Land Surveying.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1312 annexing this property into the City of Norman Corporate 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 on Tract 2.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing water well on Tract 2.
4. Acreage. This property consists of 19.22 acres. Tract 1 consists of 9.61 acres and Tract 2 consists of 9.61 acres.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2526-3 for Roadrunner Estates and a letter of request for a variance in the 330-foot minimum front building setback width requirement and a variance in the ten acres requirement for Tracts 1 and 2 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The applicant is requesting a variance in the minimum front setback width requirement from 330' to 275.98' for Tracts 1 and 2. There is an existing single-family residential house on the Tract 2. In addition, a request for a variance in the ten (10) acres requirement per tract based on the fact this is a short section. Staff recommends approval of a variance request and approval of Norman Rural Certificate of Survey No. COS-2526-3 for Roadrunner Estates.

ACTION NEEDED: Recommend approval or disapproval of a variance in the minimum width requirement measured at the front building setback from 330' to 275.98' for Tracts 1 and 2 and a variance in the ten acres requirement from 10 acres to 9.61 acres and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2526-3 for Roadrunner Estates to City Council.

ACTION TAKEN:_____