



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/14/2026

REQUESTER: Cradle Investments, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-17: PRELIMINARY PLAT SUBMITTED BY CRADLE INVESTMENTS, LLC FOR DOLESE NORTH, FOR 4.32 ACRES OF PROPERTY LOCATED NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF N. FLOOD AVENUE AND W. ROCK CREEK ROAD. (WARD 8)

LOCATION: Generally located approximately 1,800 feet north of Rock Creek Road on the east side of North Flood Avenue.

INFORMATION:

1. Owners. Cradle Investments, LLC.
2. Developer. Cradle Investments, LLC.
3. Engineer. ARC Engineering.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1313 annexing this property into the Norman Corporate City Limits without zoning.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
3. September 29, 1970. City Council adopted Ordinance No. 2311 placing this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District.

4. April 9, 2026. The rezoning request for Ordinance No. O-2526-50 was postponed at the request of the applicant.
5. April 9, 2026. The preliminary plat for Dolese North, a Simple Planned Unit Development was postponed at the request of the applicant.
6. May 14, 2026. The applicant has made a request to place this property in the SPUD, Simple Planned Unit Development District and remove it from C-2, General Commercial District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. A portion of off-plat sanitary sewer main will be installed east and north of this property.
4. Sidewalks. A sidewalk will be required adjacent to Flood Avenue.
5. Storm Sewers. This property will utilize detention facilities to convey storm water runoff. Drainage easements are required for the detention facilities.
6. Streets. Flood Avenue paving is existing.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards to serve a fire hydrant. There is an existing 24" water main adjacent to Flood Avenue.
8. WQPZ. The property contains Water Quality Protection Zone. The engineer for the developer is utilizing WQPZ averaging. With final platting, covenants will be required to protect the WQPZ.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat. Off-plat separate instrument (easement) will be required for a proposed sanitary sewer system serving this property and possibly future properties to the south.
2. Rights-of-Way. Flood Avenue right-of-way is existing.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consist of 4.32 acres and 1 lot. This proposal has a common access with platted property to the south reducing the number of access points with Flood Avenue. An access agreement will need to be filed with the Cleveland County Clerk. Staff recommends approval of the preliminary plat for Dolese North, a Simple Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Dolese North, Simple Planned Unit Development to City Council.

ACTION TAKEN:
