



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/10/2026

REQUESTER: Cedar Lane, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-3: A PRELIMINARY PLAT FOR CEDAR LANE ADDITION

LOCATION: Located at the southeast corner of the intersection of 12th Avenue S.E. and Cedar Lane Road.

INFORMATION:

1. Owners. Cedar Lane L.L.C.
2. Developer. Cedar Lane L.L.C.
3. Engineer. ARC Engineering Consultants, L.L.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1315 annexing a portion of this property into the Norman corporate city limits without zoning.
2. October 21, 1961. City Council adopted Ordinance No. 1318 annexing the remainder of this property into the Norman corporate city limits without zoning.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property into the A-2, Rural Agricultural District.
4. November 3, 2005. The Norman Board of Parks Commissioners reviewed the preliminary plat for Cedar Lane Addition and, on a vote of 6-0, recommended park land.
5. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council the amending of the Norman 2025 Land Use and Transportation Plan from Future Urban Service Area Designation to Current Urban Service Area Designation

HISTORY (CON'T):

and from Very Low Density Residential to Low Density Residential and Commercial Designations.

6. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District, C-1, Local Commercial District, PL, Park Land and PUD, Planned Unit Development and removed from A-2 Rural Agricultural District.
7. February 9, 2006. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Cedar Lane Addition be approved.
8. April 25, 2006. City Council amended the Norman 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area Designation and from Very Low Density Residential to Low Density Residential and Commercial Designations.
9. April 25, 2006. City Council adopted Ordinance No. O-0506-16 placing this property in R-1, Single-Family Dwelling District, C-1, Local Commercial District, PL Park, Land and PUD, Planned Unit Development and removed from A-2, Rural Agricultural District.
10. April 25, 2006. City Council approved the preliminary plat for Cedar Lane Addition.
11. December 14, 2006. Planning Commission, on a vote of 6-0, recommended to City Council that the revised preliminary plat for Cedar Lane Addition be approved.
12. February 13, 2007. City Council approved the revised preliminary plat for Cedar Lane Addition.
13. October 8, 2015. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for Cedar Lane Addition be approved.
14. December 22, 2015. City Council approved the preliminary plat for Cedar Lane Addition.
15. August 6, 2026. The Norman Board of Parks Commissioners is scheduled to consider the preliminary plat for Cedar Lane Addition. Results of that review will be presented separately.
16. August 13, 2026. The applicant has made a request to place a portion of this property in R-1, Single-Family Dwelling District and remove it from PUD, Planned Unit Development. In addition, the applicant has requested to place a portion of this property in the R-1, Single -Family from A-2, Rural Agricultural District to R-1, Single-Family Dwelling District.

HISTORY (CON'T):

17. August 13, 2026. The applicant requested Planning Commission postpone placing a portion of this property in R-1, Single-Family Dwelling District and removing it from PUD, Planned Unit Development and placing a portion of this property from A-2, Rural Agricultural District to R-1, Single-Family Dwelling District. In addition, the preliminary plat for Cedar Lane Addition was postponed to the next Planning Commission meeting.
18. September 3, 2026. The Norman Board of Parks Commissioners is scheduled to consider park land requirements for the areas that are going to be rezoned as R-1, Single-Family Dwelling District. Results of that decision will be presented separately.
19. September 10, 2026. The applicant has made a request to place a portion of this property in R-1, Single-Family Dwelling District and remove it from PUD, Planned Unit Development. In addition, the applicant has requested to place a portion of this property in the R-1, Single -Family from A-2, Rural Agricultural District to R-1, Single-Family Dwelling 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 filing of final plats.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. This area will be served by an existing lift station. Utilities Department supports the sanitary sewer solution subject to the developer and City Council approving a Lift Station Agreement and Fee to be included on future utility bills for this development.
4. Sidewalks. Sidewalks will be installed on each lot prior to occupancy. Sidewalks will be installed adjacent to all common areas prior to the filing of the final plat being filed of record. Sidewalks will be installed adjacent to Post Oak Road.
5. Storm Sewers. Drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water runoff will be conveyed to privately maintained detention facilities.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Post Oak Road is classified as a collector street and will be constructed as an urban collector.
7. Water Main. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.

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

STAFF COMMENTS AND RECOMMENDATION: Cedar Lane Addition is composed of 122.18 acres. There is one (1) 4.55 acre commercial lot located at the southeast corner of Cedar Lane Road and 12th Avenue S.E. There is currently an active oil well on the commercial property. The remainder of the preliminary plat consists of 412 single-family residential lots on 116.68 acres that will be served by public sanitary sewer. There are several open space areas within the property. There are several plugged and active oil wells within the development. Site plans have been submitted reflecting these oil wells and accessibility. Staff recommends approval of the preliminary plat for Cedar Lane Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Cedar Lane Addition to the City Council.

ACTION TAKEN: _____