



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 09/11/2025

**REQUESTER:** Tull Commercial Properties, Inc. (Cedar Creek Engineering)

**PRESENTER:** Ken Danner, Subdivision Development Manager

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-9: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY TULL COMMERCIAL PROPERTIES, LLC (CEDAR CREEK ENGINEERING) FOR 2200 N. PORTER AVENUE, A PLANNED UNIT DEVELOPMENT, FOR 69.68 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PORTER AVENUE AND ROCK CREEK ROAD.

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**ITEM:** Consideration of a preliminary plat for 2200 N. PORTER AVENUE, A PLANNED UNIT DEVELOPMENT.

**LOCATION:** Located at the southwest corner of the intersection of Porter Avenue and Rock Creek Road.

**INFORMATION:**

1. Owners. Tull Commercial Properties, Inc.
2. Developer. Tull Commercial Properties, Inc. and Fleske Commercial.
3. Engineer. Cedar Creek Engineering.

**HISTORY:**

1. August 7, 1961. City Council adopted Ordinance No. 1299 annexing this property into the Norman Corporate City Limits without zoning.
2. November 21, 1961. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District.
3. December 26, 1961. City Council adopted Ordinance No. 1327 placing this property in the R-1, Single-Family Dwelling District.

4. June 1, 1971. City Council adopted Ordinance No. 2406 placing a portion of this property in the RM-2, Low Density Apartment and RM-6, Medium Density Apartment and removing it from R-1, Single-Family Dwelling District.
5. June 8, 1971. City Council adopted Ordinance No. 2417 placing this property in the A-2, Rural Agricultural District, RM-6, Medium Density Apartment and C-2, General Commercial District and removing it from R-1, Single Family Dwelling District.
6. September 8, 1971. Planning Commission, on a vote of 7-0, approved the preliminary plat for Crystal Heights Addition.
7. May 10, 1973. Planning Commission, on a vote of 7-1, recommended to City Council placing a portion of this property in the RM-6 Medium Density Apartment District and removing it from RM-2, Low Density Apartment District and RM-6, Medium Density District.
8. May 29, 1973. City Council adopted Ordinance No. O-7273-89 placing a portion of this property in the RM-6, Medium Density Apartment District and removing it from RM-2, Low Density Apartment District and RM-6, Medium Apartment District.
9. September 4, 2025. The Norman Board of Parks Commissioners is scheduled to consider the preliminary plat for 2200 N. Porter Avenue, A Planned Unit Development. Results of that consideration will be presented separately.
10. September 11, 2025. Planning Commission is scheduled to consider placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District, RM-6, Medium Apartment District and 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 Norman Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be required adjacent to Rock Creek Road. Sidewalks are existing adjacent to Porter Avenue. Sidewalks will be required adjacent to interior streets.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately-maintained detention facilities will be utilized.

6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Porter Avenue and Rock Creek Road paving are existing
7. Water Mains. There are existing 12-inch water mains located adjacent to Porter Avenue and Rock Creek Road. Water mains will be installed in accordance with approved plans and City and Oklahoma 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.
3. WQPZ. There is Water Quality Protection Zone on the property. Covenants will be required with final platting.

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

**STAFF COMMENTS AND RECOMMENDATION:** The preliminary plat consists of 69.68 acres with eleven (11) lots with various uses.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for 2200 N. Porter Avenue, a Planned Unit Development to the City Council.

**ACTION TAKEN:** \_\_\_\_\_