

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2526-7

DATE:
September 25, 2025

ITEM: Consideration of a Final Plat for **TURTLE CROSSING PHASE 2.**

LOCATION: Generally located on the south side of East Lindsey Street approximately 1/2 mile east of 24th Avenue S.E.

INFORMATION:

1. Owner. Farzaneh Development, LLLP.
2. Developer. Farzaneh Development, LLLP.
3. Engineer. Crafton Tull.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Norman Corporate City Limits.
3. October 30, 1961. Planning Commission recommended placing this property in the A-2, Rural Agricultural District.
4. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
5. July 17, 1973. City Council approved a request for a lift station as a sanitary sewer solution for this property.
6. February 14, 1974. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the RM-6, Medium Density Apartment District, RM-2, Low Density Apartment District and A-2, Rural Agricultural District and removed from A-2, Rural Agricultural District.
7. February 14, 1974. Planning Commission, on a vote of 7-0, approved the preliminary plat for Indian Creek Addition.
8. March 5, 1974. City Council adopted Ordinance No. O-7374-42 placing this property in the RM-6, Medium Apartment District, RM-2, Low Density Apartment District and A-2, Rural Agricultural District and removing it from A-2, Rural Agricultural District.
9. April 2, 1981. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended park land dedication for East Ridge Addition.

HISTORY (CONT'):

10. April 9, 1981. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the RM-6, Medium Apartment District and RM-2, Low Density Apartment District and removed from RM-6, Medium Density Apartment District, RM-2, Low Density Apartment District and A-2, Rural Agricultural District.
11. April 9, 1981. Planning Commission, on a vote of 8-0, approved the preliminary plat for East Ridge Addition.
12. May 5, 1981. City Council adopted Ordinance No. 0-8081-50, placing this property in RM-6, Medium Density Apartment District and RM-2, Low Density Apartment District and removing it from RM-6, Medium Apartment District, RM-2, Low Density Apartment District and A-2, Rural Agricultural District.
13. April 9, 1986. Approval of the preliminary plat for East Ridge Addition became null and void.
14. June 10, 1993. Planning Commission, on a vote of 6-0, approved the revised preliminary plat for East Ridge Addition.
15. June 10, 1998. Approval of the preliminary plat for East Ridge Addition became null and void.
16. March 8, 2001. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for East Ridge Addition be approved.
17. August 14, 2001. City Council approved the preliminary plat for East Ridge Addition.
18. August 14, 2006. Approvals of the preliminary plat for East Ridge Addition became null and void.
19. February 13, 2020. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Turtle Crossing be approved.
20. March 24, 2020. City Council approved the preliminary plat for Turtle Crossing Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the 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 Department of Environmental Quality standards.
4. Sidewalks. Sidewalks adjacent to the public interior streets will be installed in accordance with approved plans and City standards.
5. Drainage. Drainage will be conveyed to privately-maintained detention facilities.
6. Streets. Tortoise Wood Road and Glen Oaks Drive will be constructed in accordance with approved plans and City paving standards.
7. Water Mains. 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 are dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way are dedicated to the City on the final plat.
3. WQPZ. Water Quality Protection Zone is located within the property as part of the open space areas. Covenants have been submitted by the owners and they have been reviewed by City Legal staff as to form.
4. Park Land. Park land has been accommodated at the time the entire park site was deeded by the original owner developing East Ridge Addition. This property was originally a part of the East Ridge development.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, site plan and final plat are attached.

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee approve the program of public improvements, site plan and final plat for Turtle Crossing Phase 2 and submit the site plan and final plat to City Council for consideration.

The final plat consists of 17.84 acres and one (1) multi-family lot and sixteen (16) duplex lots and twenty-six (26) duplex structures.

The final plat is consistent with the preliminary plat.