



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/14/25

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2526-7 FINAL PLAT FOR TURTLE CROSSING PHASE 2, (GENERALLY LOCATED ON THE SOUTH SIDE OF EAST LINDSEY STREET AND ONE-HALF MILE EAST OF 24TH AVENUE S.E.).

BACKGROUND:

This item is a final plat for Turtle Crossing Phase 2 generally located on the south side of East Lindsey Street and one-half mile east of 24th Avenue S.E.

City Council, at its meeting of October 29, 2020, adopted Ordinance No. O-2021-9 placing this property in the Planned Unit Development District. In addition, City Council approved the preliminary plat for Flint Hills Addition, a Planned Unit Development.

The Norman Development Committee, on September 25, 2025, reviewed and approved the program of public improvements, site plan and final plat for Turtle Crossing Phase 2 and recommended submittal to City Council for consideration.

DISCUSSION:

The owner has requested City Council approve the site plan and final plat for Turtle Crossing Phase 2.

The property consists of 17.84 acres with one (1) lot for multi-family structure and sixteen (16) lots with a total of twenty-six (26) duplexes. There is a large amount of open space containing the WQPZ (Water Quality Protection Zone) and utility easements.

Public improvements consist of paving, drainage, sanitary sewer, water including fire hydrants and sidewalks.

RECOMMENDATION:

Based upon the above information, staff recommends approval of the site plan and final plat and the filing of the final plat subject to the completion and acceptance of public improvements or bonding public improvements.