



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-2526-3 FINAL PLAT FOR EAGLE CLIFF WEST SECTION 1 (GENERALLY LOCATED ONE-HALF MILE SOUTH OF CEDAR LANE ROAD AND ONE-HALF MILE WEST OF 12TH AVENUE S.E.).

BACKGROUND:

This item is a final plat for Eagle Cliff West Section 1, generally located ½ mile south of Cedar Lane Road and ½ mile west of 12th Avenue S.E.

City Council, at its meeting of June 27, 2023, adopted Ordinance No. O-2021-44 placing this property in the R-1, Single-Family Dwelling District. In addition, City Council approved the preliminary plat for Eagle Cliff West Addition.

The Norman Development Committee, on September 25, 2025, reviewed and approved the program of public improvements and final plat for Eagle Cliff West Section 1 and recommended submittal to City Council for consideration.

DISCUSSION:

The owner has requested City Council approve the final plat for Eagle Cliff West Section 1.

Public improvements under construction consist of water, fire hydrants, sanitary sewer, paving and drainage. Privately-maintained detention ponds will be utilized.

The owners are creating 123 single-family lots and five open spaces on 31.84 acres.

Park land fee in the amount of \$11,279.80 has been paid.

RECOMMENDATION:

Based upon the above information, staff recommends approval of the final plat and the filing of the final plat for Eagle Cliff West Section 1 subject to completion and acceptance of public improvements or bonding public improvements.