



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 1/8/2026

REQUESTER: Norman Premium Real Estate, LLC (Cedar Creek, Inc.)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-13: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY NORMAN PREMIUM REAL ESTATE, LLC (CEDAR CREEK, INC) FOR NORMAN A24, ADDITION, FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF 24TH AVENUE N.E. AND ALAMEDA STREET. (WARD 6)

ITEM: Consideration of a Preliminary Plat for NORMAN A24, ADDITION.

LOCATION: Located at the northeast corner of the intersection of Alameda Street and 24th Avenue N.E.

INFORMATION:

1. Owner. Norman Premium Real Estate, L.L.C.
2. Developer. Norman Premium Real Estate, LLC.
3. Engineer. Cedar Creek, Inc.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City limits without zoning.
2. December 19, 1961. Planning Commission recommended placing this property in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District

4. July 9, 1970. Planning Commission, on a vote of 6-1, recommended to City Council placing this property in the C-2, General Commercial District and removed from A-2, Rural Agricultural District.
5. August 4, 1970. City Council adopted Ordinance No. O-2300 placing this property in the C-2, General Commercial District removing it from A-2, Rural Agricultural District.
6. February 11, 1982. Planning Commission, on a vote of 6-2, recommended to City Council that Complan Amendment No. 12 be denied.
7. March 9, 1982. City Council approved Complan Amendment No. 12.
8. May 13, 1982. Planning Commission, on a vote of 6-1, recommended to City Council that a portion of this property be placed in CO, Suburban Office Commercial District and removed from C-2, General Commercial District.
9. May 13, 1982. Planning Commission, on a vote of 7-0, approved the preliminary plat for Royal Oaks Addition.
10. June 8, 1982. City Council adopted Ordinance No. O-8182-66 placing a portion of this property in the CO, Suburban Office Commercial District and removing it from C-2, General Commercial District.
11. July 10, 1997. Planning Commission, on a vote of 5-0-1, recommended to City Council that a portion of this property be placed in R-1, Single-Family Dwelling District and removed from C-O, Suburban Office Commercial District.
12. July 10, 1997. Planning Commission, on a vote of 5-0-1, approved the preliminary plat for Royal Oaks Addition.
13. August 26, 1997. City Council adopted Ordinance No. 0-9798-3 placing a portion of this property in the R-1, Single-Family Dwelling District and removing it from CO, Suburban Office Commercial District.
14. January 5, 2026. The Norman Board of Parks Commissioners are scheduled to consider the preliminary plat for Norman A24 Addition. Results of that consideration will be presented separately.
15. January 8, 2026. The applicant has requested that this property be placed in the RM-6, Medium Density Apartment District and C-2, General Commercial District and removed from R-1, Single-Family Dwelling 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 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 State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks are existing adjacent to Alameda Street and 24th Avenue N.E.
5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Stormwater runoff will be conveyed to two proposed detention facilities.
6. Streets. Alameda Street and 24th Avenue N.E. are existing and are classified as urban arterial streets.
7. Water Main. Water mains are existing adjacent to Alameda Street and 24th Avenue N.E. There is an interior private water system for fire protection serving the proposed apartments.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City with a final plat.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City with a 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, site plan and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The RM-6, Medium Density Apartment District development consists of one (1) lot on 8.57 acres, the C-2, General Commercial District development consists of one (1) lot on 1.40 acres with the remaining 1.62 acres dedicated as public right-of-way. Staff recommends approval of the preliminary plat for Norman A24 Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Norman A24 Addition to City Council.

ACTION TAKEN: _____