



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/27/26

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-2627-5: FINAL PLAT/FINAL SITE DEVELOPMENT PLAN FOR SPRINGS AT FLINT HILLS, SECTION 2, A PLANNED UNIT DEVELOPMENT (GENERALLY LOCATED 650-FEET WEST OF 12TH AVENUE N.W. AND ONE-QUARTER OF A MILE NORTH OF TECUMSEH ROAD) (WARD 6)

BACKGROUND:

This item is a final plat for Springs at Flint Hills, Section 2, a Planned Unit Development and is generally located 650 feet west of 12th Avenue N.W. and one-quarter of a mile north of Tecumseh Road.

City Council, at its meeting of November 28, 2023, adopted Ordinance No. O-2021-9 placing this property in the Planned Unit Development District and removing it from PUD, Planned Unit Development District. In addition, City Council approved the preliminary plat for Flint Hills Addition, a Planned Unit Development. This property consists of 11.12 acres and forty-eight (48) single-family residential lots.

The Norman Development Committee, at its meeting of October 5, 2026, reviewed and approved the program of public improvements and final plat/final site development plan for Springs at Flint Hills, Section 2, a Planned Unit Development and recommended that the final plat/final site development plan be submitted to City Council for consideration.

DISCUSSION:

Construction plans have been reviewed by staff for the required improvements for this property. The improvements consist of sanitary sewer, water mains with fire hydrants, drainage including detention facilities and street paving. Streets are private but will be constructed to City standards and will be maintained by the Property Owners Association.

Private park land will be dedicated and maintained by the Property Owners Association.

RECOMMENDATION:

The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final plat/final site development plan and the filing of the final plat/final site development plan subject to receipt of \$16,363.45 for traffic impact fees and completion and acceptance of all required public improvements or bonding the public improvements and authorize the Mayor to sign the final plat.