



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/27/26

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Strutz, Director of Public Works

TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2627-7: FINAL PLAT FOR SUMMIT VALLEY ADDITION, SECTION 4. (GENERALLY LOCATED ONE-HALF MILE NORTH OF STATE HIGHWAY 9 AND 330-FEET WEST OF 36TH AVENUE SE) (WARD 5).

BACKGROUND:

This item is a final plat for Summit Valley Addition, Section 4, and is generally located north of State Highway No. 9 and west of 36th Avenue S.E.

City Council, at its meeting of October 14, 2003, adopted Ordinance No. O-0304-15, placing this property in R-1, Single Family Dwelling District. The Development Committee reapproved the preliminary plat for Summit Valley August 27, 2021. The final plat consists of 42.11 acres, 65 single-family residential lots. There are 281 residential lots and several large open space lots to be maintained by the Property Owners Association. The Norman Development Committee, on October 5, 2026, approved the program of public improvements and final plat and submits the final plat for Summit Valley Addition, Section 4 to City Council for consideration.

DISCUSSION:

Construction plans have been reviewed for the required public improvements for this property. These improvements consist of water mains with fire hydrants, sanitary sewer mains, paving, drainage and sidewalks. A warranty deed for park land has been filed of record fulfilling park land requirements for Summit Valley plats.

STAFF RECOMMENDATIONS:

Based on the above information, Staff recommends acceptance of the public dedications, approval of the final plat and filing of the final plat, subject to completion of public improvements or bonding the public improvements.