

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2627-3

DATE:
August 4, 2026

ITEM: Consideration of a Final Plat/Final Site Development Plan for **St. James Park Section 7, a Planned Unit Development**.

LOCATION: Generally located north side of Cedar Lane and one-quarter mile east of Classen Boulevard.

INFORMATION:

1. Owner. St. James Park, LLC.
2. Developer. St. James Park, LLC.
3. Engineer. Crafton Tull & Associates, Inc.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City limits without zoning.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. September 12, 1967. City Council adopted Ordinance No. 1987 placing a portion of this property in I-1, and removing it from A-2, Rural Agricultural District.
4. February 27, 1968. City Council adopted Ordinance No. 2033 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
5. July 8, 1968. City Council adopted Ordinance No. 2177 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
6. April 7, 1983. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended park land dedication for South Lake Addition.
7. April 14, 1983. Planning Commission, on a vote 7-0, recommended to the City Council that a portion of this property be placed in R-1, Single-Family Dwelling.

District and RM-2, Low Density Apartment District and removed from I-1, Light Industrial District.

8. April 14, 1983. Planning Commission, on a vote of 7-0, approved the preliminary plat for South Lake Addition.
9. May 10, 1983. City Council adopted Ordinance No. O-8283-89 placing a portion of this property in R-1, Single-Family Dwelling District and removing it from I-1, Light Industrial District.
10. May 12, 1983. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in RM-2, Low Density Apartment District with permissive use for a Planned Unit Development and removed from RM-2, Low Density Apartment District.
11. May 12, 1983. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for South Lake Addition.
12. June 7, 1983. City Council adopted Ordinance No. O-8283-91 placing a portion of this property in RM-2, Low Density Apartment District with permissive use for a Planned Unit Development, and removing it from RM-2, Low Density Apartment District.
13. April 11, 1985. Planning Commission, on a vote of 8-1, recommended to City Council that a portion of this property be placed in RM-2, Low Density Apartment District with a revised site development plan for a Planned Unit Development and removed from RM-2, Low Density Apartment District with permissive use for a Planned Unit Development.
14. April 11, 1985. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for South Lake Addition.
15. May 7, 1985. City Council adopted Ordinance No. O-8485-72 placing a portion of this property in RM-2 with a revised site development plan for a Planned Unit Development, and removing it from RM-2 with permissive use for a Planned Unit Development zoning classification.
16. June 5, 2003. The Norman Board of Parks Commissioners recommended park land requirements.
17. June 12, 2003. Planning Commission, on a vote of 6-0, postponed the request to place this property in R-1, Single Family Dwelling District and remove it from I-1, Light Industrial District and RM-2, Low Density Apartment District for one (1) month.

18. June 12, 2003. Planning Commission, on a vote of 6-0, postponed the preliminary plat for St. James Park Addition for one (1) month.
19. July 10, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in R-1, Single-Family Dwelling District and removed from I-1, Light Industrial District and RM-2, Low Density Apartment District.
20. July 10, 2003. Planning Commission, on a vote of 7-0, recommended to City Council the approval of the preliminary plat for St. James Addition.
21. August 26, 2003. City Council adopted Ordinance No. O-0203-59 placing a portion this property in R-1, Single-Family Dwelling District and removing it from I-1, Light Industrial Dwelling District and RM-2, Low Density Apartment District.
22. August 26, 2003. City Council approved the preliminary plat for St. James Park Addition.
23. August 26, 2008. Approvals of the preliminary plat for St. James Park Addition became null and void in accordance with the City Code.
24. February 14, 2013. Planning Commission, on a vote of 8-0, recommended to City Council that the revised preliminary plat for St. James Park Addition be approved.
25. February 20, 2013. City Council approved the revised preliminary plat for St. James Park Addition.
26. August 14, 2025. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from R-1, Single-Family Dwelling District.
27. August 14, 2025. Planning Commission, on a vote of 8-0, recommended to City Council the approval of the preliminary plat for St. James Park Addition.
28. September 23, 2025. City Council adopted Ordinance No. O-2526-5 placing this property in the PUD, Planned Unit Development District and removing it from R-1, Single-Family Dwelling District.
29. September 23, 2025. City Council approved the preliminary plat for St. James Park Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality Standards.
4. Sidewalks. Sidewalks will be installed on each lot prior to occupancy. Sidewalks will be installed adjacent to common areas.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Existing off-plat detention will be utilized.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Cedar Lane Road is existing.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way are dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat and final site development/final plat are attached.

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee review and approve the program of public improvements and the final site development/final plat for St. James Park, Section 7, a Planned Unit Development and submit the final plat to City Council for consideration.

This final plat consists of 16.12 acres and 67 single-family residential lots and 2 common areas maintained to by a Home Owners Association.

The final plat is consistent with the preliminary plat as approved by City Council.