



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08-25-26

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2627-3: FINAL PLAT/FINAL SITE DEVELOPMENT PLAN FOR ST. JAMES PARK SECTION 7 ADDITION, A PLANNED UNIT DEVELOPMENT, (GENERALLY LOCATED ON THE NORTH SIDE OF CEDAR LANE ROAD AND ONE-HALF MILE EAST OF CLASSEN BOULEVARD (WARD 5).

BACKGROUND:

This item is a final plat for St. James Park Section 7; a Planned Unit Development generally located on the north side of Cedar Lane Road and one-half mile east of Classen Boulevard.

City Council, at its meeting of September 23, 2025, adopted Ordinance No. O-2526-5 placing this property in the PUD, Planned Unit Development District. In addition, City Council approved the preliminary plat for St. James Park, a Planned Unit Development.

The Norman Development Committee, on July 2026, reviewed and approved the program of public improvements, final site development plan/final plat for St. James Park Section 7 a Planned Unit Development and recommended the final site development plan/final plat be submitted to City Council for consideration.

DISCUSSION:

The developer has requested City Council approve the final site development plan and final plat for St. James Park, Section 7, a Planned Unit Development.

The owner/developer proposes a single-family development. The property consists of 16.12 acres and 67 single-family lots and 2 common areas to be maintained by a Homeowners Association.

Park land requirements have been met.

Public improvements consist of paving, drainage, water including fire hydrants, sanitary sewer and sidewalks.

RECOMMENDATION:

Based upon the above information, staff recommends approval of the final site development plan/final plat and the filing of the final site development plan/final plat subject to the completion and acceptance of public improvements or bonding public improvements.
