



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/13/2025

REQUESTER: Liberty Point Limited Partnership (SMC Consulting Engineers, P.C.)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-11: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY LIBERTY POINT LIMITED PARTNERSHIP (SMC CONSULTING ENGINEERS, P.C.) FOR LIBERTY POINT ADDITION, A PLANNED UNIT DEVELOPMENT, FOR 151 ACRES OF PROPERTY GENERALLY LOCATED EAST OF CLASSEN BOULEVARD (US HIGHWAY 77) ONE-HALF MILE SOUTH OF CEDAR LANE ROAD AND NORTH OF POST OAK ROAD. (WARD 5)

ITEM: Consideration of a Revised Preliminary Plat for **LIBERTY POINT ADDITION, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located east of Classen Boulevard (US Highway 77) one-half mile south of Cedar Lane Road and north of Post Oak Road.

INFORMATION:

1. Owners. Liberty Point Limited Partnership.
2. Developer. Wiggins Properties, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1315 annexing a portion of this property into the Norman Corporate City limits without zoning.
2. October 21, 1961. City Council adopted Ordinance No. 1318 annexing the remainder of this property into the Corporate City limits without zoning.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.

4. June 20, 1967. Planning Commission, on a vote of 8-0, recommended to City Council placing the property west of 24th Avenue S.E. into the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
5. September 12, 1967. City Council adopted Ordinance No. 1986 placing the property west of 24th Avenue S.E. in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
6. July 8, 1968. Planning Commission, on a vote of 8-0, recommended to City Council that this property located east of 24th Avenue S.E. be placed in the I-1, Light Industrial District and removed from A-2, Rural Agricultural District.

HISTORY, (con't):

7. February 27, 1968. City Council adopted Ordinance No. 2033 placing this property east of 24th Avenue S.E. in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
8. December 13, 1984. Planning Commission, on a vote of 9-0, approved the preliminary plat for South Lake Industrial Park Addition (located on the west side of 24th Avenue S.E.).
9. December 13, 1989. Approval of the preliminary plat became null and void.
10. December 14, 2023. Planning Commission, on a vote of 8-0, recommended amending the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation and Low Density Residential Designation to Mixed Use Designation and from Future Urban Service Area to Current Urban Service Area and removal from Special Planning Area 7 (SPA-7) for approximately 151 acres.
11. December 14, 2023. Planning Commission, on a vote of 8-0, recommended placing this property into the PUD, Planned Unit Development and removing it from I-1, Light Industrial District.
12. December 14, 2023. Planning Commission, on a vote of 8-0, recommended to City Council the closure of 24th Avenue S.E. right-of-way (full width).
13. December 14, 2023. Planning Commission, on a vote of 8-0 recommended to City Council that the preliminary plat for Liberty Point Addition, a Planned Unit Development be approved.
14. February 13, 2024. City Council adopted Resolution No. R-2324-83 amending the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation and Low-Density Residential Designation to Mixed Use Designation and from Future Urban Service Area to Current Service Area and removal from Special Planning Area 7 (SPS-7).

15. February 13, 2024. City Council adopted Ordinance No. O-2324-33 placing this property in the PUD, Planned Unit Development District and removing it from I-1, Light Industrial District.
16. February 13, 2024. City Council adopted Ordinance No. O-2324-34 closing 66' of 24th Avenue S.E. Statutory Right-of-Way.
17. February 13, 2024. City Council approved the preliminary plat for Liberty Point Addition, a Planned Unit Development.
18. November 6, 2025. The Norman Board of Parks Commissioner is scheduled to consider the revised preliminary plat for Liberty Point Addition, a Planned Unit Development with regards to the proposed residential component. Results of that review will be presented separately.
19. November 13, 2025. The applicant has made a request to Planning Commission to amend the existing PUD, Planned Unit Development District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been reviewed by the Fire Department. Additional fire hydrants will be required for the large tracts when a final site development plan is submitted with a final plat.
2. Permanent Markers. Permanent markers will be installed prior to filing of any final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed to serve this property in accordance with approved plans and City and State Department of Environmental Quality standards. This area will be served by an existing lift station. Utilities Department supports the sanitary sewer solution as long as the developer and City Council approve a Lift Station Agreement and Fee to be included on future utility bills for this development.
4. Sidewalks. Sidewalks will be constructed adjacent to Classen Boulevard, 24th Avenue S.E., Post Oak Road and interior public streets.
5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately-maintained detention facility located on the east property. A property owner association will be responsible for maintenance of the detention pond, common open area and public rights-of-way.
6. Streets. Classen Boulevard is existing as a Principal Urban Arterial street and part of the State Highway System (US Highway 77). Twenty-fourth Avenue S.E. is proposed to be relocated to the northern portion of the property and connect to

Classen Boulevard and constructed as a Minor Urban Arterial street. Post Oak Road will be constructed as a Minor Urban Arterial street. The proposed interior streets will be constructed in accordance with approved plans and City paving standards.

7. Water Main. Twelve-inch water mains will be installed adjacent to Classen Boulevard, Post Oak Road and interior streets. Water lines will serve the RV facility.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map, revised preliminary site development plan and revised preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The developer has proposed mixed uses for the property. The property consists of 151 acres. There are several commercial/office lots, apartments/duplexes and a large RV facility.

ACTION NEEDED: Recommend approval or disapproval of the revised preliminary plat for Liberty Point Addition, a Planned Unit Development to City Council.

ACTION

TAKEN:
