



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/8/2026

REQUESTER: LCD Acquisitions, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-5: A PRELIMINARY PLAT FOR THE RETREAT AT NORMAN, A PLANNED UNIT DEVELOPMENT. (3060 CLASSEN BLVD; WARD 7)

LOCATION: Located at the southeast corner of State Highway No. 9 and 12th Avenue S.E.

INFORMATION:

1. Owner. Neva Ray Madole
2. Developer. LCD, Acquisitions, LLC
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City Limits without rezoning.
2. December 19, 1961. Planning Commission, on a vote of 8-0, recommended to the City Council that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. October 1, 2026. The Norman Board of Commissioners is scheduled to consider the preliminary plat for The Retreat at Norman, a Planned Unit Development. Results of that consideration will be presented separately.

5. October 8, 2026. The applicant has made a request to place this property into the PUD, Planned Unit Development District and remove it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be constructed in accordance with approved plans and City and Environmental Quality Standards.
4. Sidewalks. Sidewalk is existing.
5. Storm Sewers. Stormwater runoff will be conveyed to proposed privately-maintained detention facility.
6. Streets. Twelfth Avenue S.E. is existing.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 12-inch (12") water main adjacent to 12th Avenue SE.

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, preliminary plat and preliminary site development plan are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The property consists of 19.8 acres and one lot. The proposal is an apartment project. There is an existing plugged well on the property and the required setback has been placed around the well. There is a parcel of property located in the northeast corner that is not under this ownership and not part of this preliminary plat. Cross access to the property has been provided including public sanitary sewer and water improvements. The property is shown to be owned by the University of Oklahoma. There is a panhandle piece of property that extends across the railroad tracks to Classen Boulevard. The developer has no plans to utilize the railroad crossing due to the cost of bringing it up to the required BNSF

standards. Staff recommends approval of the preliminary plat for The Retreat at Norman, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for The Retreat at Norman, a Planned Unit Development to City Council.

ACTION TAKEN: _____