



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 3/12/2026

REQUESTER: Bob Moore Farms North, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE PP-2526-15: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY BOB MOORE FARMS NORTH, LLC (SMC CONSULTING ENGINEERS, PC) FOR BOB MOORE FARMS NORTH, A PLANNED UNIT DEVELOPMENT, FOR 55.7 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF WEST MAIN STREET ON THE EAST SIDE OF 36TH AVENUE SW.

ITEM: Consideration of a Revised Preliminary Plat for **BOB MOORE FARMS NORTH, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located approximately one-quarter mile south of West Main Street on the east side of 36th Avenue S.W.

INFORMATION:

1. Owner. Bob Farms North, LLC.
2. Developer. Bob Farms North, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City limits without zoning.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.

3. May 14, 1970. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in the R-1, Single-Family Dwelling District and RM-6, Medium Density Apartment District and removed from A-2, Rural Agricultural District
4. June 2, 1970. City Council adopted Ordinance No. 2264 placing a portion of this property in the R-1, Single-Family Dwelling District and RM-6, Medium Density Apartment District and removing it from A-2, Rural Agricultural District.
5. July 12, 1984. Planning Commission, on a vote of 8-0 recommended to City Council placing a portion of this property in the C-2, General Commercial District and RM-6, Medium Density Apartment District with Permissive Use for a golf course and removing it from R-1, Single Family Dwelling District and RM-6, Medium Density Apartment District.
6. July 12, 1984. Planning Commission, on a vote of 8-0, approved the preliminary plat for MXD Addition.
7. August 7, 1984. City Council postponed indefinitely Ordinance No. O-8384-144 placing a portion of this property in the C-2, General Commercial District and RM-6 with Permissive Use for a golf course and removing it from R-1, Single-Family Dwelling District and RM-6, Medium Density Apartment District.
8. July 2, 1985. City Council adopted Ordinance No. O-8384-144 placing this property in the C-2, General Commercial District and RM-6, Medium Density Apartment District with Permissive Use for a golf course and removing it from R-1, Single-Family Dwelling District and RM-6, Medium Density Apartment District.
9. March 26, 1987. Planning Commission, on a vote of 7-0, approved the revised preliminary plat for MXD Addition.
10. October 8, 1987. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for MXD Addition.
11. September 14, 1989. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for Strawberry Lake Addition

12. December 2, 1993. The Norman Board of Parks Commissioners recommended park land dedication.
13. December 9, 1993. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in RM-6, Medium Density Apartment District and General Commercial District and removed from C-2, General Commercial District.
14. December 9, 1993. Planning Commission, on a vote of 7-0, approved the preliminary plat for Willowbend Addition.
15. January 13, 1994. Planning Commission, on a vote of 5-0, recommended to City Council that a portion of this property be placed in PL, Park Land District and removed from RM-6, Medium Density Apartment District and General Commercial District.
16. January 13, 1994. Planning Commission, on a vote of 5-0, recommended to City Council that a portion of this property be placed in PUD, Planned Unit Development and removed from RM-6, Medium Density Apartment District.
17. January 25, 1994. City Council adopted Ordinance No. O-9394-20 placing a portion of this property in the RM-6, Medium Density Apartment District and C-2, General Commercial District and removing it from C-2, General Commercial District and RM-6, Medium Density Apartment District.
18. February 8, 1994. City Council adopted Ordinance No. O-9394-23 placing a portion of this property in the PL, Park Land District and removing it from RM-6, Medium Density Apartment District.
19. February 22, 1994. City Council adopted Ordinance No. O-9394-24 placing a portion of this property in the PUD, Planned Unit Development with preliminary site development plan and removing it from RM-6, Medium Density Apartment District.
20. February 10, 1994. Planning Commission, on a vote of 9-0 recommended to City Council the approval of the final plat for Willowbend Addition, a Planned Unit Development
21. March 15, 1994. City Council approved the final plat for Willowbend Addition, a Planned Unit Development.

22. December 5, 1994. The final plat for Willowbend Addition, a Planned Unit Development was filed of record with the Cleveland County Clerk.
23. April 13, 1995. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for Strawberry Lake Addition, Section 6.
24. June 8, 1995. Planning Commission, on a vote of 6-0, approved the revised preliminary plat for Strawberry Lake Addition, Section 6.
25. August 14, 1997. Planning Commission, on a vote of 4-3, recommended a portion of this property be placed in the PUD, Planned Unit Development and removed from C-2, General Commercial District, RM-6, Medium Density Apartment District, PL, Park Land District and PUD, Planned Unit Development to PUD, Planned Unit Development.
26. August 14, 1997. Planning Commission, on a vote of 4-3, approved the preliminary plat for Willowbend Addition, Section 5, a Planned Unit Development.
27. October 28, 1997. City Council adopted Ordinance No. O-9798-9 placing a portion of this property in the PUD, Planned Unit Development and removing it from C-2, General Commercial District, RM-6, Medium Density Apartment District, PL, Park Land District and PUD, Planned Unit Development.
28. August 9, 2001. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Strawberry Lake Addition, Section Nine be approved.
29. September 11, 2001. City Council approved the preliminary plat for Strawberry Lake Addition, Section Nine.
30. March 26, 2002. City Council extended the approval for the preliminary plat of Willowbend Addition, Section 5, for an additional three (3) years
31. July 8, 2004. Planning Commission, on a vote of 8-0, approved the final plat for Willowbend Addition, Section 5, a Planned Unit Development.

32. January 27, 2005. The final plat for Willowbend Addition, Section 5, a Planned Unit Development was filed of record with the Cleveland County Clerk.
33. August 6, 2024. (Special Meeting) The Norman Board of Parks Commissioners, on a vote of 5-0, recommended fee in lieu of park land requirements.
34. August 8, 2024. Planning Commission, on a vote of 5-2, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan placing this property in Mixed Use Designation and removing it from Commercial Designation, Open Space Designation, High Density Residential Designation and Low Density Residential Designation.
35. August 8, 2024. Planning Commission, on a vote of 5-2 recommended to City Council adopting Ordinance No.O-2425-3 placing this property in the PUD, Planned Unit Development and removing it from C-2, General Commercial District, RM-6, Medium Apartment District with Permissive Use for a Golf Course, PL, Park Land District and PUD, Planned Unit Development District.
36. August 8, 2024. Planning Commission, on a vote of 5-2, recommended to City Council the approval of the preliminary plat for Bob Moore Farms North, a Planned Unit Development.
37. September 10, 2024. City Council approved amending the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation, Open Space Designation, High Density Residential Designation and Low Density Residential Designation to Mixed Use Designation.
38. September 10, 2024. City Council adopted Ordinance No. O-2425-3 placing this property in the PUD, Planned Unit Development District and removing it from C-2, General Commercial District, RM-6, Medium-Density Apartment District with Permissive Use for a Golf Course, Park Land District, and PUD, Planned Unit Development District.
39. September 10, 2024. City Council approved the preliminary plat for Bob Moore Farms North, a Planned Unit Development.
40. March 5, 2026. The Norman Board of Parks Commissioners, on a vote of 7-0, approve fee in lieu of land, with a recommendation that a controlled pedestrian crossing at 36th Avenue SW be added if possible.

41. March 12, 2026. The applicants have made a request to amend Ordinance No. O-2425-3, a PUD, Planned Unit Development with Ordinance No. O-2526-43, a Planned Unit Development.

42. March 12, 2026. The applicants have made a request to partially close a portion of Norman Center Court with Ordinance No. O-2526-46.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City standards. Their locations will be approved 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 installed in accordance with approved plans and City and State Department of Environmental Quality standards.

4. Sidewalks. Sidewalks will be installed in accordance with approved plans and City sidewalk standards.

5. Storm Sewers. Stormwater and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to two (2) existing privately maintained detention ponds. The existing ponds do not currently meet City standards for capacity with this future development. The ponds will be modified to increase their capacity to meet City standards with new development. Those modifications will be required with final platting.

6. Streets. Thirty-sixth Avenue S.W. and Willowbend Road paving are existing. Norman Center Court will be reconstructed in accordance with approved plans and City paving standards.

7. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards. There is an existing 24" water main adjacent to 36th Avenue S.W. and an 8" water main adjacent to Willowbend Road and Norman Center Court.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City with a final plat.

2. Rights-of-Way. Street right-of-ways will be dedicated to the City with a final plat.

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

STAFF COMMENTS RECOMMENDATION: The proposal will have multifamily uses. The property consists of 55.7 acres with two (2) large multifamily lots and several open space/common areas. Staff recommends approval of the revised preliminary plat for Bob Moore Farms North, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the revised preliminary plat for Bob Moore Farms North, a Planned Unit Development to City Council.

ACTION TAKEN: _____