



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/13/2026

REQUESTER: Luxnova, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-2, A PRELIMINARY PLAT FOR LUXNOVA LLC.

LOCATION: Generally located 1820-feet south of Cedar Lane Road on the west side of Classen Boulevard (U.S. Highway No. 77).

INFORMATION:

1. Owner. Luxnova, LLC.
2. Developer. Luxnova, LLC.
3. Engineer. SMC Consulting Engineers, PC.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City limits without zoning.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
3. August 25, 1964. City Council adopted Ordinance No. 1695 placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants requirements will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.

3. Sanitary Sewer. An off-plat sanitary sewer main will be extended from Cedar Lane Addition (west of BNSF railroad right-of-way) and northwesterly to the property. The sanitary sewer main will be installed to serve this property in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be installed adjacent to Classen Boulevard.
5. Storm Sewers. Stormwater and appurtenant drainage structures will be installed in accordance with plans and City drainage standards. Stormwater runoff will be conveyed to a privately maintained detention facility and released into the railroad right-of-way.
6. Streets. Classen Boulevard paving is existing.
7. Water Main. There is an existing 8-inch water main adjacent to Classen Boulevard.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat. Off-plat easements are required for sanitary sewer improvements.
2. Rights-of-Way. Street right-of-way is existing.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 2.0 acres and one (1) lot. The proposal will either be retail or a restaurant.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Luxnova, LLC to City Council.

ACTION TAKEN: _____