



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/10/2026

REQUESTER: Cedar Lane, LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-65: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM A-2, RURAL AGRICULTURAL DISTRICT, AND THE NORTHWEST QUARTER (NW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN THE R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR 12TH AVE SE AND CEDAR LANE RD; WARD 7)

APPLICANT/REPRESENTATIVE

Cedar Lane, LLC/Steve Rollins, Arc Engineering Consultants, LLC

LOCATION

Near 12th Ave SE and Cedar Lane Rd

WARD

7

CORE AREA

No

EXISTING ZONING

A-2, Rural Agricultural District, PL, Park Land District, and PUD, Planned Unit Development

EXISTING LAND USE DESIGNATIONS

Urban Low and Urban High

CHARACTER AREA

Suburban Neighborhood

PROPOSED ZONING

R-1, Single-Family Dwelling District

PROPOSED LAND USE

No Change

SUMMARY:

The applicant, Cedar Lane, LLC, is requesting to zone the subject properties to R-1, Single-Family Dwelling District. The proposed zoning will allow for the development of single-family homes. There is a companion preliminary plat request associated with this zoning application.

EXISTING CONDITIONS:

SIZE OF SITE: 56.9 acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	A-2/PL/PUD	R-1/PL	R-1/BNSF Railway	R-1/RE/City of Noble	R-1/PL/RE
Land Use	Urban Low/Urban High	Urban Low/Park	Urban Low/BNSF Railway	Urban Low/City of Noble	Urban Low
Current Use	Vacant	Songbird Park/Single-Family Dwellings/Vacant	Single-Family Dwellings/Vacant	Single-Family Dwellings/City of Noble	Single-Family Dwellings/Vacant

ZONING DESIGNATIONS**A-2, Rural Agricultural District**

This district is intended to provide a zoning classification for land situated relatively remote from the urban area which is used for agricultural and related purposes and will not be undergoing urbanization in the immediate future. The types of uses, the area and the intensity of use of land which is authorized in this district is designed to encourage and protect all agricultural uses until urbanization is warranted and the appropriate change in district classification is made. Areas included within this district are

considered to be sufficiently remote from developed urban areas that exploration for and production of oil and gas will not be hazardous or detrimental to persons and property within the developed portions of the City. Further, the purpose of the following regulations for properties within the Ten Mile Flat Conservation Area, is to:

- Address unique conditions in the area commonly known as Ten Mile Flat, much of which land lies within the historical floodplain of Ten Mile Creek and the South Canadian River;
- To protect exceptional and irreplaceable natural resources located in the Ten Mile Flat area; and
- To protect against flood damage in the 100-year floodplain and other floodprone areas within the Ten Mile Flat area.

PL, Park Land District

The PL, Park Land District is intended to provide a special zoning district to accomplish the reservation and later use of land for park and open space purposes.

PUD, Planned Unit Development

It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan of record. The PUD, Planned Unit Development District herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit, and which are not now required by other regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City. Specifically, the purposes of this section are to encourage:

- A maximum choice in the types of environment and living units available to the public.
- Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.
- Maximum enhancement and minimal disruption of existing natural features and amenities.
- Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long-range plan and remain compatible with surrounding developments.
- More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use. The PUD, Planned Unit Development regulations are designed to provide

for small- and large-scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development, which is related to, and affects, the long-term value of the homes and other development. A planned unit development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

LAND USE DESIGNATION

Urban Low and Urban High

See attached Urban Low and Urban High Land Use documents.

CHARACTER AREA DESIGNATION

Suburban Neighborhood Areas

See attached Suburban Neighborhood Character Area document.

NEAREST PUBLIC PARK

Songbird Park is the nearest park to the subject property and is accessible via sidewalks within the development.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT: PD26-12 May 28, 2026

This request required a Pre-Development meeting due to the size of the rezoning acreage and the companion preliminary plat application. The applicant attended the May 28 Pre-Development meeting. Please see the attached summary.

BOARD OF PARKS COMMISSIONERS: September 3, 2026

The applicant requested fee-in-lieu of land for this project, with the collected fees assigned to the Songbird Park development account. The Board of Parks Commissioners voted to approve the fee-in-lieu decision with a vote of 6-0.

REVIEW COMMENTS:

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (*) indicates that the agency, department, and/or division responded with review comments "inconsistent" with AIM Norman Plan. Items blue in these sections represent City Staff analysis.

CITY DEPARTMENTS

1. Fire Department
2. Building Review
3. Public Works/Engineering
4. Transportation Engineer
5. Planning*
6. Utilities

FIRE DEPARTMENT

Any code items will be addressed during the building permit stage. For code details, view the City of Norman Ordinances and adopted 2018 ICC codes as amended by OUBCC including IFC Appendices B, C, and D.

BUILDING REVIEW

Building codes and all applicable trades will be addressed at the building permit stage.

PUBLIC WORKS/ENGINEERING

Please see the attached preliminary plat report from Engineering.

TRANSPORTATION ENGINEER

Please see the attached reports from the Transportation Engineer for the associated preliminary plat.

PLANNING*

ZONING CONSIDERATIONS

R-1, Single-Family Dwelling District

This residential district is intended for single-family detached development, including accessory dwelling units and other accessory structures. Other uses compatible with single-family residential development are also allowed. Developments in this zoning district should have access to City services and be located in the urbanized area.

The applicant will meet all R-1 requirements. Please see attached Section 36-514 R-1, Single-Family Dwelling District regulations. Single-family dwellings are required to provide two parking spaces per unit. There are no applicable zoning requirements for landscaping, lighting, or exterior materials for single-family dwellings.

AIM NORMAN LAND USE CONSIDERATIONS

Please see the attached descriptions from the AIM Norman Land Use Plan.

Overarching General and Non-Residential Policies

The proposal is generally **consistent** with the Overarching General and Residential Character Area policies, as the proposed development blends with the existing housing in the area. The proposed development is an extension of the existing Cedar Lane neighborhood to the north; however, the new streets follow more of a grid system design than the existing streets. While the proposed density is not varied within the development, it is a higher density than the existing PUD on the south end of the development where the minimum lot size is 0.75 acres.

Suburban Neighborhood Policies

The proposal is **consistent** with the Suburban Neighborhood policies, as it features a single-family housing typology that is supported by the corresponding Urban Low Land

Use designation. The proposed development will also connect to existing City water and sewer services, as called for in the Suburban Neighborhood policies.

Urban Low (UL) Land Use Policies

The proposal is **consistent** with the following UL Land Use policies:

- **Building Types**
- **Site Design**
- **Transportation**
- **Utility Access**
- **Public Space**

Approximately 25% of the preliminary plat area is designated as Urban Low. The applicant is proposing a single-family residential development at a density of 3.5 units per acre. Under the provisions of the R-1, Single-Family Dwelling District, attached or detached accessory dwelling units may be allowed, with the potential to further increase the overall density within the development up to 7 units per acre. The development will connect to existing City water and sewer services. Sidewalks and roadways will connect to the currently developed sections of Cedar Lane to the north, improving connection and circulation. These sidewalks will connect to the greater pedestrian infrastructure network via Cedar Lane Rd. to the north. The proposed development will have pedestrian access to Songbird Park.

Urban High (UH) Land Use Policies

The proposal is **consistent** with the following UH Land Use policies:

- **Utility Access**

A full range of utilities are available and serve the subject property.

The proposal is **inconsistent** with the following UH Land Use policies:

- **Building Types**
- **Site Design**
- **Transportation**
- **Public Space**

Approximately 75% of the preliminary plat area is designated as Urban High. The proposed development is inconsistent with several of the UH Land Use policies. The proposed density of 3.5 units per acre falls below the desired 12 units per acre, with a housing typology of single-family dwellings as opposed to multi-unit, midrise residential and mixed-use buildings called for in the UH Land Use policies. As stated above, attached or detached accessory dwelling units developed in the R-1, Single-Family Dwelling District, could potentially raise the overall density to 7 units per acre. Additionally, it should be noted that the proposal allows for higher single-family densities than is allowed under the PUD, Planned Unit Development, that governs the southern portion of the subject property. The existing PUD requires a minimum lot size of 0.75 acres with a gross density of 0.64 units per acre. When compared to the UH Land Use

Policies, the site design is not conducive to walking; while the development includes sidewalks and pedestrian connectivity, the scale of separation between uses inhibits the walkability of the area.

Neighborhood and/or Special Area Plans

This location **is not** within a Neighborhood or Special Planning Area.

UTILITIES

AIM NORMAN PLAN CONFORMANCE

Proposed development is in accordance with AIM Water and Wastewater Utility Master Plans.

SOLID WASTE MANAGEMENT

Proposed development meets requirements for City streets and provides access for solid waste services.

WATER/WASTEWATER AVAILABILITY

Water Availability

Adequate capacity within the water system exists to serve the proposed development.

Wastewater Availability

Adequate capacity within the wastewater system exists to serve the proposed development.

DISCUSSION:

The proposed development meets the Urban Low Land Use policies but generally does not meet the Urban High Land Use policies. However, this proposal is a continuation of an existing single-family development, and the proposal allows for greater densities and a design that is closer to the intent of the UH Land Use policies than the current PUD zoning district. Cedar Lane Addition was developed 20 years before the AIM Norman Plan was adopted. When the PUD was adopted in 2005, access to City services was not available, requiring individual sewer solutions, which necessitated a larger lot design. With access in place for City services, increasing the density is appropriate at this time. The proposed rezoning and accompanying preliminary plat is intended to continue the existing Cedar Lane subdivision. The proposal will increase automobile and pedestrian connectivity and augment Norman's housing stock in a fast-growing area of the city.

CONCLUSION:

Staff forwards this request for zoning to R-1, Single-Family Dwelling District, and Ordinance O-2526-65 to the Planning Commission for consideration and recommendation to City Council.

ATTACHMENT(S):

Section 36-514, R-1, Single-Family Dwelling District
Cedar Lane AIM Supporting Documents