



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/14/2025

REQUESTER: Heritage Fine Homes Investments, LLC and W.P.Land, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-4: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HERITAGE FINE HOMES INVESTMENTS, LLC (CRAFTON TULL & ASSOCIATES, INC.) FOR ST. JAMES CENTRE SECTION 2, FOR 5.77 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF E. CEDAR LANE ROAD AND 24TH AVENUE S.E.

ITEM: Consideration of a Preliminary Plat for **ST. JAMES CENTRE SECTION 2.**

LOCATION: Located at the southwest corner of the intersection of Cedar Lane Road and 24th Avenue S.E.

INFORMATION:

1. Owners. Owners. Heritage Fine Homes Investments, L.L.C. and W.P. Land, L.L.C.
2. Developers. Heritage Fine Homes Investments, L.L.C. and W.P. Land L.L.C.
3. Engineer. Crafton Tull & Associates, Inc.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City limits without zoning.
2. December 19, 1961. Planning Commission recommended to 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.
1. June 20, 1967. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District and R-1, Single Family Dwelling District.

2. September 12, 1967. City Council adopted Ordinance No. 1986 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District and R-1, Single Family Dwelling District.
3. February 6, 1968. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
4. February 27, 1968. City Council adopted Ordinance No. 2033 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.

HISTORY (CONT'D):

5. December 14, 1984. Planning Commission approved the preliminary plat for South Lake Industrial Park Addition.
6. December 14, 1989. The preliminary plat for South Lake Industrial Park Addition became null and void.
7. May 8, 2014. The Planning Commission, on a vote of 6-0, postponed a request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for a portion of the property, and from Mixed Use/Special Planning Area 7 and Future Urban Service Area to Commercial Designation and Current Urban Service Area for a portion of the property.
8. May 8, 2014. Planning Commission, on a vote of 6-0, postponed a request to place this property in C-2, General Commercial District and remove it from I-1, Light Industrial District at the request of the attorney for the applicant.
9. May 8, 2014. Planning Commission, on a vote of 6-0, postponed the preliminary plat for St. James Centre Addition, at the request of the attorney for the applicant.
10. June 12, 2014. Planning Commission, on a vote of 6-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for a portion of the property and from Mixed Use/Special Planning Area 7 and Future Urban Service Area to Commercial Designation and Current Urban Service Area for a portion of the property.
11. June 12, 2014. Planning Commission, on a vote of 6-0, recommended to City Council placing this property in C-2, General Commercial District and removing it from I-1, Light Industrial District.
12. June 12, 2014. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for St. James Centre Addition be approved.

13. July 22, 2014. City Council postponed Resolution No. R-1314-123 at the request of the applicant.
14. July 22, 2014. City Council postponed Ordinance No. O-1314-50 at the request of the applicant.
15. July 22, 2014. City Council postponed the preliminary plat for St. James Centre Addition at the request of the applicant.

HISTORY (CONT'D):

16. August 12, 2014. City Council amended the NORMAN Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for a portion of the property and from Mixed Use/Special Planning Area 7 and Future Urban Service Area to Commercial Designation and Current Urban Service Area for a portion of the property.
17. August 12, 2014. City Council adopted Ordinance No. O-1314-50 placing this property in C-2, General Commercial District and removing it from I-1, Light Industrial District.
18. August 12, 2014. City Council approved the preliminary plat for St. James Centre Addition.
19. August 11, 2021. The City of Norman Development Committee approved the preliminary plat for St. James Centre Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer improvements will be constructed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. There are existing sidewalks adjacent to Cedar Land Road. The developer will construct sidewalks adjacent to a portion of 24th Avenue S.E.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. The internal storm sewers will be privately maintained. Privately maintained detention facility will be constructed for the conveyance of storm water.

6. Streets. Cedar Lane Road is existing. A portion of 24th Avenue S.E. has been constructed. The remainder of 24th Avenue S.E. will be constructed with final platting.
7. Water Mains. There are existing twelve-inch (12") water mains adjacent to Cedar Lane Road and 24th Avenue S.E.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City with final platting.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City with final platting.

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

STAFF COMMENTS AND RECOMMENDATION: The owners are proposing commercial retail on four (4) proposed lots. The property consists of 5.77 acres. Staff recommends approval of the preliminary plat for St. James Centre Section 2.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for St. James Centre Section 2 to City Council.

ACTION TAKEN: _____