



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/14/2025

REQUESTER: St. James Park, LLC (Crafton Tull & Associates, Inc.)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-6: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY ST. JAMES PARK, LLC (CRAFTON TULL & ASSOCIATES, INC.) FOR ST. JAMES PARK ADDITION, A PLANNED UNIT DEVELOPMENT, FOR 95.08 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF CLASSEN BOULEVARD AND CEDAR LANE ROAD.

ITEM: Consideration of a Preliminary Plat for **ST. JAMES PARK ADDITION, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located one-quarter mile east of Classen Boulevard on the north side of Cedar Lane Road.

INFORMATION:

1. Owner. St. James Park, LLC.
2. Developer. St. James Park, LLC.
3. Engineer. Crafton Tull & Associates, Inc.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City limits without zoning.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. September 12, 1967. City Council adopted Ordinance No. 1987 placing a portion of this property in I-1, and removing it 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.
5. July 8, 1968. City Council adopted Ordinance No. 2177 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
6. April 7, 1983. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended park land dedication for South Lake Addition.
7. April 14, 1983. Planning Commission, on a vote 7-0, recommended to the City Council that a portion of this property be placed in R-1, Single-Family Dwelling District and RM-2, Low Density Apartment District and removed from I-1, Light Industrial District.
8. April 14, 1983. Planning Commission, on a vote 7-0, approved the preliminary plat for South Lake Addition.
9. May 10, 1983. City Council adopted Ordinance No. O-8283-89 placing a portion of this property in R-1, Single-Family Dwelling District and removing it from I-1, Light Industrial District.
10. May 12, 1983. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in RM-2, Low Density Apartment District with permissive use for a Planned Unit Development and removed from RM-2, Low Density Apartment District.
11. May 12, 1983. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for South Lake Addition Addition.
12. June 7, 1983. City Council adopted Ordinance No. O-8283-91 placing a portion of this property in RM-2, Low Density Apartment District with permissive use for a Planned Unit Development, and removing it from RM-2, Low Density Apartment District.
13. April 11, 1985. Planning Commission, on a vote of 8-1, recommended to City Council that a portion of this property be placed in RM-2, Low Density Apartment District with a revised site development plan for a Planned Unit Development and removed from RM-2, Low Density Apartment District with permissive use for a Planned Unit Development.
14. April 11, 1985. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for South Lake Addition.
15. May 7, 1985. City Council adopted Ordinance No. O-8485-72 placing a portion of this property in RM-2 with a revised site development plan for a Planned Unit

Development, and removing it from RM-2 with permissive use for a Planned Unit Development zoning classification.

16. June 5, 2003. The Norman Board of Parks Commissioners recommended park land requirements.
17. June 12, 2003. Planning Commission, on a vote of 6-0, postponed the request to place this property in R-1, Single Family Dwelling District and remove it from I-1, Light Industrial District and RM-2, Low Density Apartment District for one (1) month.
18. June 12, 2003. Planning Commission, on a vote of 6-0, postponed the preliminary plat for St. James Park Addition for one (1) month.
19. July 10, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in R-1, Single-Family Dwelling District and removed from I-1, Light Industrial District and RM-2, Low Density Apartment District.
20. July 10, 2003. Planning Commission, on a vote of 7-0, recommended to City Council the approval of the preliminary plat for St. James Addition.
21. August 26, 2003. City Council adopted Ordinance No. O-0203-59 placing a portion this property in R-1, Single-Family Dwelling District and removing it from I-1, Light Industrial Dwelling District and RM-2, Low Density Apartment District.
22. August 26, 2003. City Council approved the preliminary plat for St. James Park Addition.
23. August 26, 2008. Approvals of the preliminary plat for St. James Park Addition became null and void in accordance with the City Code.
24. February 14, 2013. Planning Commission, on a vote of 8-0, recommended to City Council that the revised preliminary plat for St. James Park Addition be approved.
25. February 20, 2013. City Council approved the revised preliminary plat for St. James Park Addition.
26. August 14, 2025. The applicant has made a request to the Planning Commission to recommend to City Council that this property be placed in the PUD, Planned Unit Development and removed from R-1, Single-Family Dwelling District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations been reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to acceptance of street improvements.

3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality Standards. Existing sanitary sewers that are in conflict with the proposed residential lots will be relocated.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks will be installed adjacent to common areas.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately-maintained detention facilities will be utilized. The owners have provided documents that state the property to the east of this property will accept storm water and will provide some detention.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Cedar Lane Road is existing.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. There are existing twelve inch (12") water mains adjacent to Cedar Lane Road and 24th Avenue S.E.. There are existing water mains that may be abandoned or relocated with the design of this preliminary plat.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be 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 and revised preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION:

Twenty-fourth Avenue S.E. is designated as a collector street through this property.

The owners proposed to develop this entire tract as single family development. The property consists of 95.08 acres and 373 residential lots within a PUD. Many of the open space "Blocks" adjacent to and parallel to Cedar Lane Road will also be used as utility easements and will be maintained by the Home Owners Association. Staff recommends approval of the preliminary plat for St. James Park Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for St. James Park Addition, a Planned Unit Development to City Council.

ACTION TAKEN:
