



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 4/22/25

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2425-9 FINAL PLAT FOR RED CANYON RANCH EAST, A PLANNED UNIT DEVELOPMENT (LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 12TH AVENUE NE AND EAST TECUMSEH ROAD).

BACKGROUND:

This item is a final plat for Red Canyon Ranch East, a Planned Unit Development located at the northwest corner of the intersection of 12th Avenue N.E. and East Tecumseh Road.

City Council, at its meeting of September 27, 2022, adopted Ordinance No. O-2223-5 placing this property in the Planned Unit Development District. In addition, City Council approved the preliminary plat for Red Canyon Ranch East, a Planned Unit Development. The owners are creating 28 single-family lots and five open spaces on 12.41 acres. This completes the Red Canyon Ranch development.

The Norman Development Committee, on April 1, 2025, reviewed and approved the program of public improvements, final site development plan/final plat for Red Canyon Ranch East, a Planned Unit Development and recommended submittal to City Council for consideration.

DISCUSSION:

The owner has requested City Council approve the final development site plan/final plat.

RECOMMENDATION:

Based upon the above information, staff recommends approval of the final site development plan/final plat and the filing of the final site development plan/final plat for Red Canyon Ranch East, a Planned Unit Development subject to receipt of traffic impact fees in the amount of \$12,645 and completion and acceptance of public improvements or bonding public improvements.