



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-2425-8 FINAL PLAT FOR FLINT HILLS ADDITION, SECTION 2, A PLANNED UNIT DEVELOPMENT (GENERALLY LOCATED ONE QUARTER MILE NORTH OF TECUMSEH ROAD AND WEST OF 12TH AVENUE NW).

BACKGROUND:

This item is a final plat for Flint Hills Addition, Section 2, a Planned Unit Development generally located one-quarter mile north of Tecumseh Road and west of 12th Avenue N.W.

City Council, at its meeting of October 29, 2020, adopted Ordinance No. O-2021-9 placing this property in the Planned Unit Development District. In addition, City Council approved the preliminary plat for Flint Hills Addition, a Planned Unit Development. The owners are creating 81 single-family lots and one large open area on 38.91 acres.

The Norman Development Committee, on April 1, 2025, reviewed and approved the program of public improvements, final site development plan/final plat for Flint Hills Addition, Section 2, 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 Flint Hills Addition, Section 2, a Planned Unit Development subject to receipt of traffic impact fees in the amount of \$24,920.62 and completion and acceptance of public improvements or bonding public improvements.