

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2425-12

DATE:
December 16, 2025

STAFF REPORT

ITEM: Consideration of a Final Plat for 2880 CLASSEN BLVD. ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT (INCLUDING A REPLAT OF MONROE ADDITION).

LOCATION: Generally located approximately 830' south of Imhoff Road on the west side of Classen Boulevard (2880 Classen Boulevard).

INFORMATION:

1. Owner. P2H Holdings, LLC.
2. Developer. Fleske Commercial.
3. Engineering: Cedar Creek Planning Engineering Consulting

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Corporate City Limits without zoning.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. July 10, 1980. Planning Commission, on a vote of 9-0, recommended to City Council placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
5. July 10, 1980. Planning Commission, on a vote of 9-0, approved the preliminary plat for Monroe addition.
6. July 10, 1980. Planning Commission, on a vote of 9-0, approved the preliminary plat for Monroe Addition.
7. August 5, 1980. City Council adopted Ordinance No. O-7980-77 placing this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District.

8. April 8, 1982. Planning Commission, on a vote of 7-0, approved the revised preliminary plat for Monroe Addition.
9. April 8, 1982. Planning Commission, on a vote of 7-0, recommended to City Council that the final plat for Monroe Addition be approved.
10. May 18, 1982. City Council approved the final plat for Monroe Addition.
11. September 23, 1982. The final plat for Monroe Addition was filed of record with the Cleveland County Clerk.
12. July 3, 2025. The Norman Board of Parks Commissioners recommended fee in lieu of park land for 2880 Classen Blvd. Addition.
13. July 10, 2025. Planning Commission, on a vote of 5-0, recommended City Council approve a request to place this property in the SPUD, Simple Planned Unit Development and remove it from C-2, General Commercial District.
14. July 10, 2025. Planning Commission, on a vote of 5-0 recommended to City Council that the preliminary plat for 2880 Classen Blvd. Addition, a Simple Planned Unit Development be approved.
15. August 26, 2025. City Council adopted Ordinance No. O-2526-2 placing this property in the SPUD, Simple Planned Unit Development and removing it from C-2, General Commercial District.
16. August 26, 2025. City Council approved the preliminary plat for 2880 Classen Blvd. Addition, a Simple Planned Unit Development.

IMPROVEMENT PROGRAM:

1. A fire hydrant is proposed to serve the multi-family project in the rear of the property. There is an existing fire hydrant that will serve the retail area.
2. Sanitary Sewers. Sanitary sewer is existing.
3. Sidewalks. Sidewalks. A sidewalk exists adjacent to a portion of Classen Boulevard. A sidewalk will be constructed to complete the sidewalk across the frontage of the property.
4. Drainage. Proposed privately maintained detention facility will be constructed to serve this development. With the use of a detention/retention pond, downstream properties will not be impacted.

5. Streets. Classen Boulevard paving is existing.
6. Water Main. There is an existing 16' water main adjacent to Classen Boulevard. An interior water line will be installed to serve a fire hydrant.

PUBLIC DEDICATIONS:

1. Easements and rights-of-way are shown on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, final site development plan and final plat are attached.

ACTION NEEDED: The owner/developer has requested the Development Committee approve the program of public improvements, final site development plan and final plat and submit the final site development plan and final plat to City Council for consideration.

The owner/developer proposes a mixed use of retail and multifamily within the property. The property consists of 2.75 acres and one lot.

A required park land fee in the amount of \$1,195.50 will be required to be paid prior to filing the final plat.

The final plat is consistent with the preliminary plat.