



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01-13-26

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2526-12: FINAL PLAT FOR 2880 CLASSEN BOULEVARD ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT, (INCLUDING A REPLAT OF MONROE ADDITION) (GENERALLY LOCATED 830' SOUTH OF IMHOFF ROAD ON THE WEST SIDE OF CLASSEN BOULEVARD) (2880 Classen Boulevard). (Ward 1)

BACKGROUND:

This item is a final plat for 2880 Classen Blvd. Addition, a Simple Planned Unit Development located at 2880 Classen Boulevard.

City Council, at its meeting of August 26, 2025, adopted Ordinance No. O-2526-2 placing this property in the SPUD, Simple Planned Unit Development District. In addition, City Council approved the preliminary plat for 2880 Classen Blvd. Addition, a Simple Planned Unit Development.

The Norman Development Committee, on December 17, 2025, reviewed and approved the program of public improvements, final site development plan and final plat for 2880 Classen Blvd. Addition, a Simple Planned Unit Development and recommended the final site development plan and final plat be submitted to City Council for consideration.

DISCUSSION:

The developer has requested City Council approve the final site development plan and final plat for 2880 Classen Blvd. Addition, a Simple Planned Unit Development.

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 fee in the amount of \$1,195.50 in lieu of park land will be required to be paid prior to the filing of the final plat with the Cleveland County Clerk.

Public improvements consist of drainage, water including fire hydrant and sidewalks.

RECOMMENDATION:

Based upon the above information, staff recommends approval of the final site development plan and final plat and the filing of the final plat subject to receipt of \$1,195.50 for fee in lieu of park land and the completion and acceptance of public improvements or bonding public improvements.