



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09-08-26

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-2627-4: APPROVAL OF THE FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT, A REPLAT FOR LOT 4, BLOCK 1, UNIVERSITY NORTH PARK, SECTION XXI, A PLANNED UNIT DEVELOPMENT, (GENERALLY LOCATED 240-FEET SOUTH OF ROCK CREEK ROAD ON THE EAST SIDE OF 24TH AVENUE N.W. (WARD 8).

BACKGROUND:

This item is a final plat a Replat of Lot 4, Block 1, University North Park, Section XXI, a Planned Unit Development generally located 240-feet south of Rock Creek Road on the east side of 24th Avenue N.W.

City Council, at its meeting of December 12, 2006, adopted Ordinance No. O-0607-13 amending the Planned Unit Development narrative. In addition, City Council approved the preliminary plat for University North Park, a Planned Unit Development.

The Norman Development Committee, on August 18, 2026, reviewed and approved the program of public improvements, final site development plan and final plat, a Replat of Lot 4, Block 1, University North Park, Section XXI, a 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, a Replat of Lot 4, Block 1, University North Park, Section XXI, a Planned Unit Development.

The owner/developer proposes two (2) lots with commercial use on 2.0852 acres.

Public improvements consist of water serving a fire hydrant and a sanitary sewer line to serve Lot 4A.

RECOMMENDATION:

Based upon the above information, staff recommends approval of the final site development plan and final plat and the filing of the final site development plan and final plat subject to the completion and acceptance of public improvements or bonding public improvements.