



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/10/2025

REQUESTER: P and H Holdings, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-2: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY P AND H HOLDINGS, LLC (CEDAR CREEK PLANNING ENGINEERING CONSULTING) FOR 2880 CLASSEN BLVD. ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT (INCLUDING A REPLAT OF MONROE ADDITION), FOR 2.75 ACRES OF PROPERTY LOCATED AT 2880 CLASSEN BOULEVARD.

ITEM: Consideration of a Preliminary 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. P and H Holdings, LLC.
2. Developer. Fleske Commercial.
3. Engineer. 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 is scheduled to consider the preliminary plat for 2880 Classen Boulevard in regards to the residential component. Results of that review will be presented separately.
13. July 10, 2025. The applicant has made a request to place this property in the SPUD, Simple Planned Unit Development and remove it from C-2, General Commercial District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. 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. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. There is an existing sanitary sewer main to serve the property.
4. 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.
5. Drainage. A detention facility will be constructed on the southwestern portion of the lot.
6. Streets. Classen Boulevard paving is existing.

7. Water Mains. 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. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Right-of-way is existing.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary site development plan and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owner/developer proposes a mixed use of retail and multifamily within the property. The property consists of 2.75 acres and one lot. Staff recommends approval of the preliminary plat for 2880 Classen Blvd. Addition, a Simple Planned Unit Development including a Replat of Monroe Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for 2880 Classen Blvd. Addition, A Simple Planned Unit Development, including a Replat of Monroe Addition to City Council.

ACTION TAKEN: _____