



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 10/13/2026

**REQUESTER:** Ken Danner, Subdivision Development Manager  
David Riesland, Transportation Engineer

**PRESENTER:** Scott Sturtz, Director of Public Works

**ITEM TITLE:** CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-3: PRELIMINARY PLAT FOR CEDAR LANE ADDITION, GENERALLY LOCATED BETWEEN CEDAR LANE ROAD AND POST OAK ROAD ON THE WEST SIDE OF BN&SF RAILROAD (WARD 7)

### **BACKGROUND:**

This item is a preliminary plat for Cedar Lane Addition, generally located between Cedar Lane Road and Post Oak Road west of the BN&SF Railroad. This property consists of 122.18 acres. One commercial lot on 4.55 acres is located in the northwest corner of the plat, which is the southeast corner of the 12<sup>th</sup> Avenue SE/Cedar Lane Road intersection. The rest of the property consists of 116.68 acres and 412 single-family lots.

The Norman Board of Parks Commissioners, at its meeting of September 3, 2026, recommended fee in lieu of park land.

Planning Commission, at its meeting of September 10, 2026, recommended to City Council placing a portion of this property in the R-1, Single-Family Dwelling District and removing it from A-2, Rural Agricultural District and PUD, Planned Unit Development District. In addition, Planning Commission recommended approval of the preliminary plat for Cedar Lane Addition.

### **DISCUSSION:**

The proposed 412 single-family residential lots and 39,600 square feet of commercial space in this addition are expected to generate approximately 5,637 trips per day, 444 AM peak hour trips, and 577 PM peak hour trips. Traffic capacities on 12<sup>th</sup> Avenue SE, Cedar Lane Road, and Post Oak Road exceed the demand for existing and proposed trips because of this development. Although some improvements are recommended, no negative traffic impacts are anticipated.

| STREET                     | NO. OF LANES | BACK-GROUND TRAFFIC (Veh/day) | PROJECTED TRAFFIC (Veh/day) | TOTAL PROJECTED TRAFFIC (Veh/day) | ROADWAY CAPACITY L.O.S. "E" | % CAPACITY USED (BACKGROUND) | % CAPACITY USED (PROJECTED) |
|----------------------------|--------------|-------------------------------|-----------------------------|-----------------------------------|-----------------------------|------------------------------|-----------------------------|
| 12 <sup>th</sup> Avenue SE | 2            | 6,350                         | 1,69                        | 8,041                             | 17,100                      | 37.13                        | 47.02                       |
| Cedar Lane Road            | 4            | 10,500                        | 4,228                       | 14,728                            | 34,200                      | 30.70                        | 43.06                       |

|               |   |     |       |       |        |      |      |
|---------------|---|-----|-------|-------|--------|------|------|
| Post Oak Road | 2 | 300 | 1,409 | 1,709 | 17,100 | 1.75 | 9.99 |
|---------------|---|-----|-------|-------|--------|------|------|

The development proposed with this addition was analyzed as part of a traffic impact study revision prepared for the Cedar Lane Addition Preliminary Plat. This study identified traffic impact fees for improvements to the Cedar Lane Road intersection with Classen Boulevard, the 12<sup>th</sup> Avenue SE intersection with State Highway 9, and the Classen Boulevard intersection with Post Oak Road. Based upon the trip generation potential of this addition, the fees to be collected with the filing of the Final Plat are \$6,740 (for Cedar Lane Road and Classen Boulevard intersection), \$4,272 (for the 12<sup>th</sup> Avenue SE and State Highway 9 intersection), and \$19,969 (for the Classen Boulevard and Post Oak Road intersection) for a total of \$30,981.

**Public improvements for this property consist of the following:**

1. **Fire Hydrants**. Fire hydrants will be installed in accordance with approved plans. Their locations will be approved by the Fire Department.
2. **Permanent Markers**. Permanent markers will be installed prior to filing of final plats.
3. **Sanitary Sewers**. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. An existing lift station and off-peak holding area will be utilized. The property owner's association is responsible for maintenance cost of the lift station.
4. **Sidewalks**. Sidewalks will be installed on each lot prior to occupancy. Sidewalks will be installed adjacent to common areas and Post Oak Road.
5. **Storm Sewers**. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately maintained detention facilities located throughout the property. A mandatory property owners association has been established.
6. **Streets**. Streets will be constructed in accordance with approved plans and City paving standards. Post Oak Road is classified as a collector street and will be constructed as an urban collector.
7. **Water Mains**. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
8. **Public Dedications**. All right-of-way and easements will be dedicated to the City with final platting.

**STAFF RECOMMENDATIONS:**

Based on the above information, staff recommends approval of the preliminary plat No. PP-2627-3 for Cedar Lane Addition.