



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/14/2026

REQUESTER: Russell Ventures, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2526-2:
CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY RUSSELL VENTURES, LLC FOR 2710 36TH AVENUE N.W., FOR 0.49 ACRES OF PROPERTY GENERALLY LOCATED ONE-QUARTER MILE NORTH OF WEST ROCK CREEK ROAD ON THE WEST SIDE OF 36TH AVENUE N.W. (2710 36TH AVE N.W.; WARD 8)

LOCATION: Located at 2710 36th Avenue N.W. (One-quarter mile north of West Rock Creek Road on the west side of 36th Avenue N.W.).

INFORMATION:

1. Owner. Russell Ventures, LLC.
2. Developer. Russell Ventures, LLC.
3. Surveyor. Oklahoma Survey Company.
4. Engineer. ARC Engineering Consultants, LLC.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Norman Corporate City Limits.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. March 13, 2025. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the O-1, Office-Institutional District and removed from A-2, Rural Agricultural District.

4. April 15, 2025. City Council adopted Ordinance No. O-2425-24 placing this property in the O-1, Office-Institutional District and removing it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Public Improvements. Public fire hydrant, sanitary sewer, water and street paving are existing.
2. Sidewalks. Sidewalks will be installed or bonded before the short form plat is filed of record with the Cleveland County Clerk.
3. Drainage. Rain gardens (detention) will be utilized to control stormwater runoff as it leaves the property.

PUBLIC DEDICATIONS:

1. Easements. All required easements are existing.
2. Right-of-Way. Street rights-of-way are existing.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of .49 acres with one lot and a proposed office building. Staff recommends approval of Short Form Plat No. SFP-2526-2 for 2710 36th Ave. N.W.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SPF-2526-2 for 2710 36th Ave. N.W., and, if approved, direct the filing thereof with the Cleveland County Clerk subject to installation of sidewalks or bonding of sidewalks.

ACTION TAKEN: _____