

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2526-8

DATE:
November 5, 2025

ITEM: Consideration of a final plat for **FRANKLIN BUSINESS PARK ADDITION, SECTION 4.**

LOCATION: Generally located 1,100' south of Franklin Road (realignment) on the west side of Flood Avenue (State Highway No. 77).

INFORMATION:

1. Owner. Franklin Business Park L.L.C.
2. Developer. Franklin Business Park L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. August 23, 1960. City Council adopted Ordinance No. 1246 annexing this property into the Norman Corporate City Limits.
2. November 22, 1960. City Council adopted Ordinance No. 1265 placing this property in the A-2, Rural Agricultural District.
3. May 2, 1972. City Council adopted Ordinance No. O-7172-52 placing a portion of this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
4. August 24, 1982. City Council accepted the proposed sanitary sewer solution for Pepco Industrial Park Addition.
5. September 9, 1982. Planning Commission, on a vote of 7-2, recommended to City Council that a portion of this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
6. September 9, 1982. Planning Commission, on a vote of 9-0, approved the preliminary plat for Pepco Industrial Park Addition.
7. October 5, 1982. Council adopted Ordinance No. O-8283-17 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.

8. HISTORY (Con't):

9. April 8, 2004. Planning Commission, on a vote of 6-0, recommended to City Council the amendment of the NORMAN 2020 Land Use and Transportation Plan from Industrial Designation to Commercial Designation.
10. April 8, 2004. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in C-2 and I-1 and removed it from I-1 zoning classification.
11. April 8, 2004. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in C-2 and I-1 and removed it from I-1 zoning classification.
12. April 8, 2004 Planning Commission, on a vote of 6-0, recommended to City Council the preliminary plat for Franklin Business Park Addition be approved with alley waiver of lots greater than one (1) acre.
13. May 11, 2004. City Council adopted Ordinance No. O-0304-62 placing a portion of this property in C-2, General Commercial District and removing it from I-1, Light Industrial District.
14. May 11, 2004. City Council approved the preliminary plat for Franklin Business Park Addition.
15. April 11, 2011. The Flood Plain Permit Committee approved Flood Plain Permit No. 480 for Franklin Business Park Addition.
16. May 12, 2011. Planning Commission, on a vote of 9-0, recommended amending the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation.
17. May 12, 2011. Planning Commission, on a vote of 9-0, recommended placing the remainder of this property in C-2, General Commercial and removing it from I-1, Light Industrial zoning classification.
18. May 12, 2011. Planning Commission, on a vote of 9-0, recommended to City Council the approval of the request to waive alley requirements and approval of the preliminary plat for Franklin Business Park Addition.
19. July 12, 2011. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing this property in Commercial Designation and removing it from Industrial Designation.
20. July 12, 2011. City Council adopted Ordinance No. O-1011-48 placing this property in C-2, General Commercial District and removing it from I-1, Light Industrial District.

HISTORY (Con't):

21. July 12, 2011. City Council approved the preliminary plat for Franklin Business Park
22. September 6, 2018. The Development Committee approved the preliminary plat for Franklin Business Park Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with signed plans. Their locations are approved by the Norman Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.
3. Sanitary Sewers. Sanitary sewers will be installed in accordance with signed plans and City and Oklahoma Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be located and constructed adjacent to the proposed public streets.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with signed plans and City drainage standards. Existing privately-maintained detention systems will be utilized.
6. Streets. Streets will be constructed in accordance with signed plans and City paving standards. An additional paved lane will be added to Flood Avenue (State Highway No. 77)
7. Water Mains. Water mains will be installed in accordance with signed plans and City and Oklahoma Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. All required street right-of-ways are dedicated to the City on the final plat.

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

DEVELOPMENT COMMITTEE INFORMATION:

The engineer for the developer has requested the Development Committee review the program of public improvements, site plan and final plat for Franklin Business Park Addition, Section 4 and submit to City Council for consideration.

The final plat consists of eight (8) commercial lots on 15.81 acres. A small portion of Franklin Business Park, Section 3 is being replatted to provide frontage requirements to Lot 1, Block 1. This will complete the development.

There is a traffic impact fee in the amount of \$1,205 will be required to be paid prior to the filing of the final plat.