



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/25/2025

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-2526-8: FINAL PLAT FRANKLIN BUSINESS PARK, SECTION 4 (GENERALLY LOCATED AT THE FRANKLIN ROAD (REALIGNMENT) AND NORTH FLOOD AVENUE (STATE HIGHWAY NO. 77). (Ward 6)

BACKGROUND:

This item is a final plat for Franklin Business Park Section 4 and generally located at the intersection of the Franklin Road (realignment) and North Flood Avenue (State Highway No. 77).

City Council, at its meeting of July 12, 2011, adopted Ordinance No. O-1011-48 placing this property in the C-2, General Commercial District and removing it from I-1, Light Industrial District. In addition, the Development Committee approved the preliminary plat for Franklin Business Park Section 4. This property consists of 15.685 acres and eight (8) lots and several common areas. This will complete the development.

The Norman Development Committee, at its meeting of November 5, 2025, reviewed and approved the program of public improvements, site plan and final plat for Franklin Business Park Section 4 and recommended that the site plan and final plat be submitted to City Council for consideration.

DISCUSSION:

Construction plans have been reviewed by staff for the required public improvements for this property. The improvements consist of water mains with fire hydrants, sanitary sewer, drainage including existing detention facilities, street paving including an additional paved lane for North Flood Avenue and sidewalks.

RECOMMENDATION:

The final plat is consistent with the preliminary plat. Based upon the above information, staff recommend approval of the site plan and final plat and the filing of the final plat subject to receipt traffic impact fee in the amount of \$1,205 and completion and acceptance of all required public improvements or bonding the public improvements and authorize the Mayor to sign the final plat.