



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/23/25

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-2526-8: PRELIMINARY PLAT FOR HUETTNER INDUSTRIAL PARK (A REPLAT OF LOT 2, BLOCK 1, VALUE PLACE ADDITION) GENERALLY LOCATED ONE-HALF MILE SOUTH OF INDIAN HILLS ROAD ON THE EAST SIDE OF YORK DRIVE (5451 HUETTNER DRIVE).

BACKGROUND:

This item is a preliminary plat for Huettner Industrial Park, a Replat of Lot 2, Block 1, Value Place Addition and is generally located ½ mile south of Indian Hills Road on the east side of York Drive. This property consists of approximately 6.18 acres with six (6) proposed industrial lots.

Planning Commission, at its meeting of August 14, 2025, recommended to City Council removing this property from the PUD, Planned Unit Development and placing this property in the I-1, Light Industrial District. In addition, Planning Commission, on August 14, 2025, recommended to City Council that the preliminary plat for Huettner Industrial Park, a Replat of Lot 2, Block 1, Value Place Addition be approved.

DISCUSSION:

The proposed industrial development is proposed to be constructed on six acres of land which will allow the development of slightly over 269,000 square feet of industrial park space. This development will be located along Huettner Drive between I-35 and the BNSF Railroad. Access will be provided between Huettner Drive and North Interstate Drive/York Drive. The site is expected to generate 92 AM peak hour trips, 92 PM peak hour trips, and 908 trips on an average weekday. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact memorandum was prepared for the application by Johnson & Associates. No traffic operational issues are anticipated due to the development.

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)
N. Interstate Dr./York Dr.	2	2,000*	904	2,904	17,100	11.70	16.98

* Estimated AADT

The proposed development will utilize existing access to Huettner Drive. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are no traffic impact fees to be collected in the area.

Public improvements for this property consist of the following:

1. **Fire Hydrants.** Fire hydrants will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. Their locations have been approved by the Fire Department.
2. **Permanent Markers.** Permanent markers will be installed prior to filing of the final plat.
3. **Sewers.** A sanitary sewer main will be installed to serve all of the proposed lots in accordance with approved plans and City and Department of Environmental Quality standards.
4. **Sidewalk.** Sidewalks are not required in industrial zoned properties adjacent to interior streets.
5. **Storm Sewers.** Storm water will be conveyed to an existing privately-maintained detention facility to control discharge into Little River.
6. **Streets.** Huettner Circle will be constructed in accordance with approved plans and City paving standards.
7. **Water Mains.** Water lines will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
8. **Public Dedications.** All rights-of-way and easements will be dedicated to the City with final platting.
9. **WQPZ.** There is Water Quality Protection Zone on a portion of the property. There are no plans to build structures within this area. Covenants will be required with final platting

STAFF RECOMMENDATIONS:

Based on the above information, staff recommends approval of the preliminary plat for Huettner Industrial Park, a Replat of Lot 2, Block 1, Value Place Addition.