

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2526-6

DATE:
September 25, 2025

STAFF REPORT

ITEM: Consideration of a Final Plat for CROSSPOINTE ADDITION (A REPLAT OF LOT 1, BLOCK 5, PEBBLE BROOK ADDITION, SECTION 2).

LOCATION: Located at the northeast corner of the intersection of 24th Avenue S.E. and Overbrook Drive.

INFORMATION:

1. Owners. First Free Will Baptist Church, Inc.
2. Developer. First Free Will Baptist Church, Inc.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. O-1314 annexing this property into the Norman Corporate City Limits without zoning.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. September 12, 1967. City Council adopted Ordinance No. 1987 placing a portion of this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
4. February 27, 1968. City Council adopted Ordinance No. 2033 placing the remainder of this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
5. May 10, 1984. Planning Commission, on a vote of 8-0, recommended to City Council placing this property in the C-1, Local Commercial District and removing it from I-1, Light Industrial District.
5. May 10, 1984. Planning Commission, on a vote of 8-0, approved the preliminary plat for Pebble Brook Addition.

6. June 5, 1984. City Council adopted Ordinance No. O-8384-118 placing this property in the C-1, Local Commercial District and removing it from I-1, Light Industrial District.
7. February 14, 1985. Planning Commission, on a vote of 8-0-1, recommended approval of the final plat for Pebble Brook Addition, Section 2 to City Council.
8. August 13, 1985. City Council approved the final plat for Pebble Brook Addition, Section 2.
9. March 27, 1986. The final plat for Pebble Brook Addition, Section 2 was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. The property will
4. Sidewalks. Sidewalks will be constructed adjacent to Overbrook Drive and Sidewalks are existing adjacent to 24th Avenue S.E.
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 detention facilities.
6. Streets. Twenty-Fourth Avenue S.E. and Overbrook Drive are existing.
7. Water Mains. Water mains are existing.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan and final plat are attached.

DEVELOPMENT COMMITTEE COMMENTS: The engineer for the owner has requested the Development Committee approve the site plan and final plat for Crosspoint Addition (a Replat of Lot, 1, Block 5, Pebble Brook Addition, Section 2) and submit the site plan and final plat to City Council for consideration.

This property consists of 3.84 acres and two (2) lots consisting of an existing church structure and a proposed Christmas Store.