

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2526-5

DATE:
September 25, 2025

STAFF REPORT

ITEM: Consideration of a Final Plat for LOTS 2, 3 & 6, BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION (A REPLAT OF LOTS 2 & 3 BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION.

LOCATION: Generally located 270' east of 24th Avenue S.W. on the south side of West Main Street.

INFORMATION:

1. Owner. WH Normandy Creek, LP.
2. Developer. WH Normandy Creek, LP.
3. Engineer. Wallace Design Collective.

HISTORY:

1. July 21, 1959. City Council adopted Ordinance No. 1153 annexing a portion of this property into the City of Norman Corporate Limits and placing this property in R-1, Single-Family Dwelling District.
2. January 26, 1960. City Council adopted Ordinance No. 1198 annexing the remainder of this property into the City of Norman Corporate City Limits and placing it in the R-1, Single-Family Dwelling District.
3. December 6, 1966. Planning Commission, on a vote of 7-0, recommended to the City Council that this property be placed in the C-2, General Commercial District and removed from R-1, Single-Family Dwelling District.
4. January 10, 1967. City Council adopted Ordinance No. 1950 placing this property in the C-2, General Commercial District and removing it from R-1, Single-Family Dwelling District.
5. February 6, 1968. Planning Commission, on a vote of 9-0, approved the preliminary plat for Jennings Estates No. 1 Addition.

6. May 7, 1968. Planning Commission, on a vote of 7-0, recommended to City Council that the final plat for Jennings Estates No. 1 Addition be approved.
4. May 14, 1968. City Council approved the final plat for Jennings Estates No. 1 Addition.
7. July 9, 1968. City Council approved the revised final plat for Jennings Estates No. 1 Addition
8. July 18, 1968. The final plat for Jennings Estates No. 1 Addition was filed of record with the Cleveland County Clerk.
9. November 9, 1972. Planning Commission, on a vote of 7-0-1, approved the preliminary plat of a Replat of a part of Block 1, of Jennings Estates No. 1 Addition.
10. November 9, 1972. Planning Commission, on a vote of 7-0-1, recommended to City Council the approval of a final plat of Lot 2, Block 1, Replat of a part of Block 1, Jennings Estates No. 1 Addition.
11. July 17, 1973. City Council approved the final plat of Lot 2, Block 1, Replat of a part of Block 1, Jennings Estates No. 1 Addition.
12. August 27, 1973. That portion of property that would become Lots 2, 3 and 4, Block 1, Jennings Estates No. 1 was vacated in District Court.
13. December 20, 1973. The final plat of Lot 2, Block 1, Jennings Estates No. 1 Addition, a Replat of a part of Block 1, Jennings Estates No. 1 Addition was filed with the Cleveland County Clerk
14. June 13, 1974. Planning Commission, on a vote of 8-0, recommended to City Council the final plat for Lots 3 and 4, Block 1, Jennings No. 1 Addition be approved.
15. November 19, 1974. City Council approved the final plat for Lots 3 and 4, Block 1, Jennings Estates No. 1 Addition.
16. December 6, 1974. The final plat for Lots 3 and 4, Block 1, Jennings Estates No. 1 Addition was filed with Cleveland County Clerk.
17. November 26, 2019. City Council adopted Ordinance No. O-1920-23 removing a 210' platted front building line imposed on Lot 2, Block 1, Jennings Estates No. 1 Addition, a Replat of a part of Block 1, Jennings Estates No. 1 Addition.

18. September 8, 2022. Planning Commission, on a vote of 7-0, recommended to City Council the approval of the preliminary plat for Lots 2, 3 & 6, Block 1, Jennings Estates No. 1 Addition, a Replat of Lots 2 & 3, Block 1, Jennings Estates No. 1.
19. October 11, 2022. City Council approved the preliminary plat for Lots 2,3 & 6, Block 1, Jennings Estates No. 1 Addition, a Replat of Lots 2 & 3, Block 1, Jennings Estates No. 1 Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. There are existing fire hydrants to serve the property.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. There are existing sanitary sewer mains to serve the property.
4. Sidewalks. Sidewalks are existing.
5. Streets. Street paving is 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. Rights-of-way are existing.

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

ACTION NEEDED: The engineer for the owner/developer has requested the Development Committee approve the site plan and final plat and submit the site plan and final plat to City Council for consideration.

The property consists of 5.2 acres and three (3) lots with existing structures.