

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2627-6

DATE:
October 5, 2026

ITEM: Consideration of a Final Plat for **NORMAN GROUNDWATER FACILITY**.

LOCATION: Located at 4020 East Tecumseh Road (approximately ½ mile east of 36th Avenue N.E. on the south side of Tecumseh Road).

INFORMATION:

1. Owner. City of Norman – Norman Utilities Authority.
2. Developer. City of Norman – Norman Utilities Authority.
3. Engineer. SBR, Engineering Surveying Planning.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the City of 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. August 4, 1970. City Council adopted Ordinance No. 2299 placing this property in the RE, Residential Estates Dwelling District and removing it from A-2, Rural Agricultural District.
4. February 13, 2025. Planning Commission, on a vote of 8-0, recommended to City Council removing this property from Very Low Residential and Country Residential Designations and placing this property in Institutional Designation.
5. February 13, 2025. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in Special Use for Municipal Use in the RE, Residential Estates Dwelling District.
6. February 13, 2025. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Norman Groundwater Facility be approved.
7. March 25, 2025. City Council amended the NORMAN 2025 Land Use and Transportation Plan removing this property from Very Low Residential and Country Residential Designations and placing this property in the Institutional Designation
8. March 25, 2025. City Council adopted Ordinance No. O-2425-25 placing this property in the Special Use for Municipal Use in the RE, Residential Dwelling District.

9. March 25, 2025. City Council approved the preliminary plat for Norman Groundwater Facility.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City Standards. Their locations will be reviewed by the Fire Department.
2. Sanitary Sewers. Private individual sewage system will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
3. Storm Sewers. Storm water run-off will be conveyed to a proposed privately-maintained detention facility.
4. Streets. Staff is recommending deferral of street improvements for Tecumseh Road.
5. Water Mains. There is an existing water main adjacent to Tecumseh Road.

PUBLIC DEDICATIONS:

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

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

DEVELOPMENT COMMITTEE COMMENTS:

Department of Utilities staff has requested the Development Committee approve the site plan and final plat for Norman Groundwater Facility and submit the site plan and final plat to City Council for consideration.

The final plat consists of 28.27 acres and one (1) lot.

Staff is recommending deferral of street paving and drainage structures in connection with Tecumseh Road. The estimate for the public improvements is \$180,000. A certificate of deposit/cash surety will be required after City Council approval.

The final plat is consistent with the preliminary plat.