



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/27/26

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-2627-6: FINAL PLAT FOR NORMAN GROUNDWATER FACILITY INCLUDING THE DEFERRAL OF PAVING, DRAINAGE AND SIDEWALKS IN CONNECTION WITH EAST TECUMSEH ROAD (LOCATED AT 4020 EAST TECUMSEH ROAD APPROXIMATELY ONE-HALF MILE EAST OF 36TH AVENUE N.E. ON THE SOUTH SIDE OF EAST TECUMSEH ROAD) (WARD 5).

BACKGROUND:

This item is a final plat for Norman Groundwater Facility located at 4020 East Tecumseh Road.

City Council, at its meeting of March 25, 2025, adopted Ordinance No. O-2425-25 placing this property in the Special Use for Municipal Use in the RE, Residential Dwelling District. At its same meeting, City Council approved the preliminary plat for Norman Groundwater Facility. This property consists of 28.27 acres and one lot for the Utilities Department.

The Norman Development Committee, at its meeting on October 5, 2026, reviewed and approved the site plan and final plat for the Norman Groundwater Facility and recommended that the site plan and final plat be submitted to City Council for consideration. In addition, the Development Committee recommended deferral of street paving, drainage and sidewalk improvements in connection with Tecumseh Road.

DISCUSSION:

Construction plans have been reviewed by staff for the required public improvements for this property. Approximately 741 feet of street paving, drainage and sidewalks in connection with 12th Avenue N.W are required. Section 30-602 (b) (1) (2). a. b. c. and d. of the City Code establishes a method of deferring public improvements under the following situations: (a) where incompatible grades exist; (b) where there are inadequate or a lack of connecting facilities; (c) where construction of the improvement would not immediately function for its intended use; or (d) where such improvement would be replaced by a planned future project. The Utilities Department is required to post a certificate of deposit with the City in a special account to be

used with a future paving, drainage and sidewalk project or at such time as development occurs adjacent to the property.

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 of \$180,000 for the deferral of street paving, drainage and sidewalk improvements in connection with Tecumseh Road and authorize the Mayor to sign the final plat.