

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2425-13

DATE:
June 17, 2025

STAFF REPORT

ITEM: Consideration of a Final Plat for ARMSTRONG BANK CONSOLIDATION PROJECT, SECTION 01, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located 800-feet south of Cedar Lane Road between Classen Boulevard (State Highway No. 77) and 24th Avenue S.E.

INFORMATION:

1. Owners. Armstrong Bank, An Oklahoma Banking Institution.
2. Developer. Classen Ridge, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 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. 1986 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. December 13, 1984. Planning Commission, on a vote of 9-0, approved the preliminary plat for South Lake Industrial Park Addition.
6. August 3, 2023. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended fee in lieu of park land dedication for the area proposed as residential.

7. August 10, 2023. Planning Commission, on a vote of 7-1, recommended amending the NORMAN 2025 Land Use and Transportation Plan to remove this property from the Special Planning Area No. 7 (SPA-7) while retaining the Mixed Use Designation, and amendment of the Future Urban Service Area to Current Urban Service Area.
8. August 10, 2023. Planning Commission, on a vote of 7-1, recommended placing this property into the PUD, Planned Unit Development and removing it from I-1, Light Industrial District
9. August 10, 2023. Planning Commission, on a vote of 7-1 recommended to City Council that the preliminary plat for Armstrong Bank Consolidation Project, a Planned Unit Development be approved.
10. September 26, 2023. City Council amended the NORMAN 2025 Land Use and Transportation Plan to remove this property from the Special Planning Area No. 7 (SPA-7) while retaining the Mixed Use Designation, and placing this property in the Current Urban Service Area.
11. September 26, 2023. City Council adopted Ordinance No. O-2324-3 placing this property in the PUD, Planned Unit Development and removing it from I-1, Light Industrial District.
12. September 26, 2023. City Council approved the preliminary plat for Armstrong Bank Consolidated Project, a Planned Unit Development.
13. September 26, 2023. City Council approved Contract K-2324-32 a contract by and between the Norman Utilities Authority and Armstrong Bank implementing the Post Oak Lift Station Fee for the Armstrong Bank Consolidation Project development to the City of Norman.
14. October 10, 2024. Planning Commission, on a vote of 6-0, recommended to City Council placing this property in the PUD, Planned Unit Development and removing it from PUD, Planned Unit Development.
15. October 10, 2024. Planning Commission, on a vote of 6-0, recommended to City Council the approval of the revised preliminary plat for Armstrong Bank Consolidation Project, a Planned Unit Development.
16. December 10, 2024. City Council adopted Ordinance No. O-2425-9 placing this property in the PUD, Planned Unit Development and removing it from PUD, Planned Unit Development.
17. December 10, 2024. City Council approved the revised preliminary plat for Armstrong Bank Consolidation Project, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. 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. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. The property will utilize the Post Oak Lift Station. City Council approved Contract No. K-2324-32 at its meeting of September 26, 2023.
4. Sidewalks. Sidewalks will be constructed adjacent to Classen Boulevard and 24th Avenue S.E. Sidewalks will be constructed adjacent to all open space areas and each lot prior to occupancy.
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 privately-maintained detention facilities.
6. Streets. Twenty-Fourth Avenue S.E. will be constructed as Minor Urban Arterial Street. Staff is recommending deferral of street paving and sidewalks in connection with 24th Avenue S.E. Classen Boulevard is existing. Interior streets are proposed as private streets but will be constructed in accordance with approved plans and City paving standards but maintained by the property owners.
7. Water Mains. There is a proposed 12” water main adjacent to Classen Boulevard. There is an existing twelve-inch (12”) water main adjacent to 24th Avenue S.E. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.

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 dedicated to the City on the final plat. Interior streets are private with public utility and drainage easements.

SUPPLEMENTAL MATERIAL: Copies of a location map, final plat, final site development plan, preliminary plat, memorandum from Director of Public Works and engineer's estimate are attached.

DEVELOPMENT COMMITTEE COMMENTS: The engineer for the owner has requested the Development Committee approve the program of improvements, final site development plan and final plat for Armstrong Bank Consolidation Project, Section 01, a Planned Unit Development and submit the final plat and final site development plan to City Council for consideration.

The owner/developer may request concurrent construction. All of the public improvements will be secured with subdivision bond and cash surety.

This property consists of 26.43 acres and eight (8) lots consisting of bank, restaurant, retail and office.

Staff has determined that improvement of street paving and sidewalks along 24th Avenue S.E. is eligible for deferral under Section 30-602(b)(1)(2)b. c. & d. of the Norman Municipal Code, because constructed improvements would not immediately function for the intended use and future projects would serve to complete the improvements. The engineer's estimate for the public improvements is \$361,851.52. In lieu of 30-602(b)(4) certificate of deposit securing the costs associated with these improvements, the City Council shall consider approval of a waiver based upon the determination that this project serves an important public purpose in promoting the general welfare, economic security and prosperity of Norman citizens, by incentivizing the general of increased CIP tax revenue and prompting further economic development.

Traffic impact fees for this final plat is \$91,412.22.