



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 6/24/25

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-2425-13: FINAL PLAT FOR ARMSTRONG BANK CONSOLIDATION PROJECT, SECTION 01, A PLANNED UNIT DEVELOPMENT, INCLUDING THE DEFERRAL OF PAVING AND SIDEWALKS IN CONNECTION WITH 24TH AVENUE S.E.(GENERALLY LOCATED 800-FEET SOUTH OF CEDAR LANE BETWEEN CLASSEN BOULEVARD (STATE HIGHWAY NO. 77) AND 24TH AVENUE S.E.

BACKGROUND:

This item is a final plat for Armstrong Bank Consolidation Project, Section 01, a Planned Unit Development and generally located 800-feet south of Cedar Lane Road between Classen Boulevard (State Highway No. 77) and 24th Avenue S.E.

City Council, at its meeting of December 10, 2024, adopted Ordinance No. O-2425-9 placing this property in the Planned Unit Development District. In addition, City Council approved the revised preliminary plat for Armstrong Bank Consolidation Project, a Planned Unit Development. This property consists of 26.43 acres and eight (8) lots consisting of bank, restaurant, retail and office.

The Norman Development Committee, at its meeting of June 17, 2025, reviewed and approved the program of improvements, final site development plan and final plat for Armstrong Bank Consolidation Project, Section 01, a Planned Unit Development and recommended that the final site development plan and final plat be submitted to City Council for consideration. The Development Committee recommended deferral of street paving and sidewalk improvements in connection with 24th Avenue S.E.

DISCUSSION:

Construction plans have been reviewed by staff for the required public improvements for this property. Approximately 861-feet of street paving and sidewalks in connection with 24th Avenue S.E. are required. Section 30-602 (b) 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. As set forth in the attached memorandum, City Staff has recommended deferral of the 24th Ave. SE improvements for this project based on these factors.

Typically, the developer is required to post a certificate of deposit with the City in a special account to be used with a future paving and sidewalk project or at such time as development occurs adjacent to the property. In this case, the applicant requests waiver of the requirement to post the certificate of deposit for the 24th Ave SE improvements. Norman has historically engaged in various economic development initiatives and projects designed to attract needed businesses to Norman, and to encourage the creation of new jobs. Some of these incentive programs specifically recognize that waiving connection and other development fees or requirements, as well as investing in public infrastructure are proper incentives to attract such businesses.

The costs associated with the 24th Ave SE improvements are estimated at \$361,851.52. The City believes the businesses attracted by this project represent needed industry and employment, and are likely to result in an increased expectation of CIP tax revenue to the City. With said increased generated tax revenue, the City will be well-placed to plan a future improvement project for 24th Ave SE, including the portion implicated by this plat. As such, the requested waiver would provide an incentive that promotes the public good and welfare of the City of Norman and its inhabitants and serves a public purpose in promoting the general welfare, economic security and prosperity of Norman citizens.

Construction plans have been reviewed by staff for the required improvements for this property. The improvements consist of water mains with fire hydrants, sanitary sewer, drainage including detention facilities, street paving and sidewalks. Interior streets are private and will be maintained by the Property Owners Association.

RECOMMENDATION:

The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final site development plan and final plat and the filing of the plat subject to receipt of \$361,851.52 for the deferral of street paving and sidewalk improvements in connection with 24th Avenue S.E. (as well as approval of a waiver of the requirement to post a certificate of deposit for these improvements), receipt traffic impact fee in the amount of \$91,412.22 and completion and acceptance of all other required public improvements or bonding the public improvements and authorize the Mayor to sign the final plat.