



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/13/2025

REQUESTER: City of Norman – Norman Utilities Authority

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-7:
CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY THE CITY OF NORMAN – NORMAN UTILITES AUTHORITY (SBR, ENGINEERING SURVEY PLANNING) FOR NORMAN GROUNDWATER FACILITY FOR 28.2733 ACRES OF PROPERTY LOCATED AT 4020 EAST TECUMSEH ROAD.

ITEM: Consideration of a Preliminary 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. Owners. 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. October 30, 1961. Planning Commission recommended this property be placed in the A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 pacing this property in the A-2, Rural Agricultural District.
4. 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.

5. February 13, 2025. The applicants have made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation to Institutional Designation.
6. February 13, 2025. The applicants have made a request to place this property in the Special Use for Municipal Use in the RE, Residential Estates Dwelling District.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire hydrant locations will be reviewed by the Norman Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Private individual sewage system will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Trail. A 10' trail will be installed adjacent to Tecumseh Road.
4. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facility will be installed for the conveyance of storm water.
5. Streets. Tecumseh Road will be constructed as minor rural arterial street.
6. Water Mains. There is an existing water main adjacent to Tecumseh Road.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owners are proposing a groundwater facility on 28.27 acres. Staff recommends approval of the preliminary plat for Norman Groundwater Facility.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Norman Groundwater Facility to the City Council.

ACTION TAKEN: _____