



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/14/2025

REQUESTER: Power Homes, LLC (SMC Consulting Engineers, PC.)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-3: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY POWER HOMES, LLC. (SMC CONSULTING ENGINEERS, PC.) FOR NORTH FLOOD BUSINESS PARK, A SIMPLE PLANNED UNIT DEVELOPMENT, FOR 3.65 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF W. TECUMSEH ROAD ON N. FLOOD AVENUE.

ITEM: Consideration of a Preliminary Plat for **NORTH FLOOD BUSINESS PARK, A SIMPLE PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located ¼ mile north of West Tecumseh Road and east of North Flood Avenue.

INFORMATION:

1. Owner. Power Homes, LLC.
2. Developer. Power Homes, LLC.
3. Engineer. SMC Consulting Engineers, PC.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City limits without zoning.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.

- 4.. May 2, 1967. Planning Commission recommend to City Council that a portion of this property be placed in I-2, Heavy Industrial District and removed from A-2, Rural Agricultural District.
5. May 23, 1967. City Council adopted Ordinance No. 1977 placing a portion of this property in I-2, Heavy Industrial District and removing it from A-2, Rural Agricultural District.
4. August 14, 2025. The applicant has made a request to the Planning Commission placing this property in the that this property be placed in the SPUD, Simple Planned Unit Development and be removed from I-2, Heavy Industrial District and A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations will be approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of a final plat.
3. Sanitary Sewers. A sanitary sewer main will be installed to serve the proposed lot in accordance with approved plans and City and Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be installed adjacent to the proposed cul-de-sac.
5. Drainage. There are existing drainage areas that will be improved and a new detention/retention pond installed to handle the stormwater runoff that will be generated by the new buildings and pavement in accordance with approved plans and city standards. Since this site is in the Lake Thunderbird watershed, dedicated Water Quality Protection Zone is required. Two (2) bioretention ponds will be installed for removal of pollutants and improve water quality in accordance with the WQPZ ordinance.
5. Streets. 24th Court N.W. will be constructed to City paving standards.
6. Water Mains. There is an existing 12" water main located adjacent to the proposed cul-de-sac. Interior water line will be installed to serve fire hydrants.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City with the final platting.
2. Rights-of-Way. Street right-of-way for is existing.

3. WQPZ. There is Water Quality Protection Zone on the property. Covenants will be required with final platting.

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

STAFF COMMENTS AND RECOMMENDATION: The owner is proposing several businesses on a 3.65 acres and one lot. Staff recommends approval of the preliminary plat for North Flood Business Park, a Simple Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for North Flood Business Park, a Simple Planned Unit Development to City Council.

ACTION TAKEN: _____