



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/14/2025

REQUESTER: High Flyer Holdings, Inc. (Johnson & Associates, PC.)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-8: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HIGH FLYER HOLDINGS, INC. (JOHNSON & ASSOCIATES, PC.) FOR HUETTNER INDUSTRIAL PARK, (A REPLAT OF LOT 2, BLOCK 1, VALUE PLACE ADDITION) FOR 6.18 ACRES OF PROPERTY LOCATED AT 5451 HUETTNER DRIVE.

ITEM: Consideration of a Preliminary Plat for HUETTNER INDUSTRIAL PARK, (a Replat of LOT 2, BLOCK 1, VALUE PLACE ADDITION).

LOCATION: Generally located at 5451 Huettner Drive (One-half mile south of Indian Hills Road and east of York Drive).

INFORMATION:

1. Owner. High Flyer Holdings, Inc.
2. Developer. High Flyer Holdings, Inc.
3. Engineer. Johnson & Associates.

HISTORY:

1. October 18, 1960. Planning Commission recommended to City Council that this property be placed into the A-2, Rural Agricultural District.
2. November 22, 1960. City Council adopted Ordinance No. 1265 placing this property in the A-2, Rural Agricultural District.
3. October 8, 1970. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.

4. November 3, 1970. City Council adopted Ordinance No. 2340 placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
5. June 11, 1998. Planning Commission, on a vote of 9-0, approved the preliminary plat for Huettner Addition.
6. July 13, 2000. Planning Commission, on a vote of 7-0, recommended to City Council that the final plat for Huettner Addition, Section Two, be approved.
7. September 28, 1999. City Council approved the final plat for Huettner Addition, Section Two.

HISTORY:

8. October 18, 1999. The final plat for Huettner Addition, Section Two, was filed of record with the Cleveland County Clerk.
9. March 9, 2006. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Value Place Addition (a Replat of Lots 1 and 2, Block 1, Huettner Addition, Section Two) be approved.
10. April 25, 2006. City Council approved the preliminary plat for Value Place Addition (a Replat of Lots 1 and 2, Block 1, Huettner Addition, Section Two).
11. July 13, 2006. Planning Commission, on a vote of 6-0, approved the final plat for Value Place Addition (a Replat of Lots 1 and 2, Block 1, Huettner Addition, Section Two).
12. August 8, 2006. City Council approved the final plat for Value Place Addition.
13. October 3, 2006. The final plat for Value Place Addition was filed of record with the Cleveland County Clerk.
14. September 11, 2015. Planning Commission, on a vote of 8-0, recommended to the City Council that the preliminary plat of a Replat for Lot 2, Block 1, Value Place Addition be approved with alley waiver.
15. October 27, 2015. City Council approved the preliminary plat for a Replat of Lot 2, Block 1, Value Place Addition.
16. August 14, 2025. The applicant has made a request to the Planning Commission to remove this property from PUD, Planned Unit Development and place it into I-1, Light Industrial District.

IMPROVEMENT PROGRAM:

1. Alleys. The engineer for the owner has made a request to waive the alley requirements. Adequate circulation has been provided with the site plan without the use of alleys.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing the final plat.
4. Sanitary Sewers. A sanitary sewer main will be installed to serve all of the proposed lots in accordance with approved plans and City and Department of Environmental Quality standards.
5. Sidewalks. Sidewalks are not required in industrial zoned properties adjacent to interior streets.
6. Drainage. Storm water will be conveyed to an existing privately-maintained detention facility to control discharge into Little River.
7. Streets. Huettner Circle will be constructed in accordance with approved plans and City paving standards.
8. Water. Water lines will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

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.
3. WQPZ. There is Water Quality Protection Zone on a portion of the property. There are no plans to build structures within this area. Covenants will be required with final platting.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of approximately 6.18 acres with six (6) proposed industrial lots. The engineer has requested waiver of the alley requirements. Staff recommends approval of the request to waive alley requirements based on the fact adequate circulation has been provided for delivery, sanitation and emergency vehicles. Also, staff recommends approval of the preliminary plat for Huettner Addition, a Replat of Lot 2, Block 1, Value Place Addition.

ACTION NEEDED: Recommend approval or disapproval of the request to waive alley requirements and approval or disapproval of the preliminary plat for Huettner Addition, a Replat of Lot 2, Block 1, Value Place Addition to City Council.

ACTION TAKEN: _____