

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-2526-14

DATE:  
April 8, 2026

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### STAFF REPORT

**ITEM:** Consideration of a Final Plat for HUETTNER INDUSTRIAL PARK (A REPLAT OF LOT 2, BLOCK 1, VALUE PLACE ADDITION, A PLANNED UNIT DEVELOPMENT).

**LOCATION:** Located at 5451 Huettner Drive (one-quarter mile south of Indian Hills Road and east of York Drive.

### **INFORMATION:**

1. Owners. High Flyer Holdings, Inc.
2. Developer. High Flyer Holdings, Inc.
3. Engineer. Johnson and 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
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. 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 PUD, Planned Unit Development District.
17. August 14, 2025. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Huettner Industrial Park, (a Replat of Lot 2, Block 1, Value Place Addition, a Planned Unit Development) be approved.
18. September 23, 2025. City Council adopted Ordinance No. O-2526-7 placing this property in the I-1, Light Industrial District and removing it from the PUD, Planned Unit Development District.
19. September 23, 2025. City Council approved the preliminary plat for Huettner Industrial Park, (a Replat of Lot 2, Block 1, Value Place Addition, a Planned Unit Development) with alley waiver.

### **IMPROVEMENT PROGRAM:**

1. 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.
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
4. Sidewalks. Sidewalks are not required in industrial zoned properties adjacent to interior streets.
5. Storm Sewers. Storm water will be conveyed to an existing privately-maintained detention facility to control discharge into Little River.
6. Streets. Huettner Circle will be constructed in accordance with approved plans and City paving standards.
4. Water Mains. 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 are dedicated to the City with the final plat.
2. Rights-of-Way. Street right-of-way will be dedicated to the City with 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 that area. Covenants have been reviewed by the Legal Department.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, site plan, final plat and preliminary plat are attached.

**DEVELOPMENT COMMITTEE COMMENTS:** The engineer for the owner has requested the Development Committee approve the program of public improvements, site plan and final plat for Huettner Industrial Park, (a Replat of Lot 2, Block 1, Value Place Addition, a Planned Unit Development) and submit the site plan and final plat to City Council for consideration.

This property consists of approximately 6.18 acres with six (6) proposed industrial lots.