



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 4/28/26

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-2526-14: FINAL PLAT FOR HUETTNER INDUSTRIAL PARK, (A REPLAT OF LOT TWO, BLOCK ONE, VALUE PLACE ADDITION, A PLANNED UNIT DEVELOPMENT) (GENERALLY LOCATED ONE-QUARTER MILE SOUTH OF INDIAN HILLS ROAD ON THE EAST SIDE OF YORK DRIVE)(WARD 8).

BACKGROUND:

This item is a final plat for Huettner Industrial Park, (a Replat of Lot 2, Block 1, Value Place, a Planned Unit Development) and is generally located 1/4 mile south of Indian Hills Road on the east side of York Drive (5451 Huettner Drive).

City Council, at its meeting of September 23, 2025, adopted Ordinance No. O-2526-7 placing this property in the I-1, Light Industrial District and removing it from PUD, Planned Unit Development District. City Council, at its same meeting approved the preliminary plat for Huettner Industrial Park, a Replat of Lot 2, Block 1, Value Place Addition, a Planned Unit Development. This property consists of 6.18 acres and six (6) industrial lots.

The Norman Development Committee, at its meeting of April 8, 2026, reviewed and approved the program of 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 recommended that the site plan and final plat be submitted to City Council for consideration.

DISCUSSION:

Construction plans have been reviewed by staff for the required public improvements for this property. The improvements consist of sanitary sewer, water mains with fire hydrants, drainage including detention facility and street paving.

This property contains Water Quality Protection Zone (WQPZ). Covenants addressing the WQPZ have been reviewed by the Legal Department. There is no proposal to build within the WQPZ.

RECOMMENDATION:

The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the site plan and final plat and the filing of the final plat subject to acceptance of all required public improvements or bonding the public improvements and authorize the Mayor to sign the final plat.