



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/13/2025

REQUESTER: WPM Properties, LLC (Bobby Skaggs Land Surveying, LLC)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY WPM PROPERTIES, LLC (BOBBY SKAGGS LAND SURVEYING, LLC) FOR CHARLESTON RIDGE ADDITION FOR .47 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF TECUMSEH ROAD AND CHARLESTON ROAD.

ITEM: Consideration of a Preliminary Plat for **CHARLESTON RIDGE ADDITION.**

LOCATION: Located at the southeast corner of the intersection of Tecumseh Road and Charleston Road.

INFORMATION:

1. Owner. WPM Properties, LLC.
2. Developer. WPM Properties, LLC.
3. Engineer. NSE Engineering Consultants, PLLC.
4. Surveyor. Bobby Skaggs Land Surveying, LLC.

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. March 11, 1971. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
5. March 30, 1971. City Council adopted Ordinance No. 2380 placing this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
6. July 8, 1971. Planning Commission, on a vote of 8-0, approved the preliminary plat for Charleston Heights Addition.
7. January 9, 1975. Planning Commission, on a vote of 7-0, tabled the revised preliminary plat for Charleston Industrial Tract Addition.
8. February 13, 1975. Planning Commission reviewed the revised preliminary plat for Charleston Heights Industrial Tract and request for alley variance. A motion to approve the requested variance and preliminary plat failed to receive the required 2/3 majority vote, and therefore failed on a vote of 5-3-1.
9. April 10, 1975. Planning Commission, on a vote of 7-1-1, approved the revised preliminary plat for Charleston Heights Industrial Tract Addition.
10. April 10, 1980. The approval of the preliminary plat became invalid.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire hydrants will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of a final plat.
3. Sanitary Sewers. This property is not served by a public sanitary sewer system. Oklahoma Department of Environmental Quality will be required to approve a private system to serve the lot.
4. Sidewalks. There is an existing sidewalk adjacent to West Tecumseh Road. Sidewalks are not required adjacent to Charleston Road based on the fact the property is zoned Light Industrial.
5. Drainage. Drainage and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facility will be constructed for the conveyance of storm water.
6. Streets. West Tecumseh Road and Charleston Road street paving are existing.
7. Water Mains. There is an existing 24" water main located on the south side of West Tecumseh Road. A water line adjacent to Charleston Road will be installed to City standards.

8. Sanitation. A dumpster is proposed to be accessible from Charleston Road similar to properties further south. A dumpster enclosure will also be required due to the proximity to Tecumseh Road and to comply with current development requirements.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City.
2. Rights-of-Way. Street right-of-way for Tecumseh Road and Charleston Road are existing.

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

STAFF COMMENTS AND RECOMMENDATION: The owner is proposing a facility on a .47 acre lot. Staff recommends approval of the preliminary plat for Charleston Ridge Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Charleston Ridge Addition to City Council.

ACTION TAKEN: _____