



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/13/2025

REQUESTER: G2 SOK Investments, LLC (BLEW Surveying Engineering Environmental)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-8: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY G2 SOK INVESTMENTS, LLC (BLEW SURVEYING ENGINEERING ENVIRONMENTAL) FOR TECUMSEH ROAD STORAGE, A PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 5.93 ACRES OF PROPERTY LOCATED AT 281 W. TECUMSEH ROAD.

ITEM: Consideration of a Preliminary Plat for **TECUMSEH ROAD STORAGE, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Located at 281 West Tecumseh Road (Approximately one-quarter mile west of Porter Avenue on the north side of West Tecumseh Road.

INFORMATION:

1. Owner. G2 SOK Investments, LLC.
2. Developer. G2 SOK Investments, LLC.
3. Engineer. BLEW Surveying Engineering Environmental.

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 13, 2025. The applicant has requested amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential designation and Future Urban Service Area to Commercial Designation and Current Service Area.
5. March 13, 2025. The applicant has requested that this property be placed in the PUD, Planned Unit Development and be removed from 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. This property is not served by a public sanitary sewer system. Oklahoma Department of Environmental Health will need to approve a private system to serve the lot.
4. Sidewalks. There is an existing sidewalk adjacent to West Tecumseh Road. Portions of the sidewalk may need to be replaced if damaged.
5. Drainage. Drainage and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be constructed for the conveyance of storm water.
6. Streets. West Tecumseh Road street paving is existing.
7. Water Mains. There is an existing 24" water main located on the south side of West Tecumseh Road. Interior water mains will be installed to serve fire hydrants.

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: The owner is proposing a storage facility on a 5.93 acres lot. Staff recommends approval of the preliminary plat for Tecumseh Road Storage, a Planned Unit Development subject to approval of rezoning.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Tecumseh Road Storage, a Planned Unit Development to City Council subject approval of R-2425-91 and Ordinance No.O-2425-26.

ACTION TAKEN: _____