CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 11/12/2026

REQUESTER: RJR Investments, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-6: A PRELIMINARY PLAT FOR AUTOZONE HIGHLAND (A REPLAT OF A PART OR ALL OF LOTS 5 THROUGH 17, BLOCK 5). (328 E ROBINSON ST; WARD 4)

LOCATION: Located at the southeast corner of East Robinson Street and Crawford Avenue.

INFORMATION:

1. Owners. RJR Investments, LLC.
2. Developer. AutoZone.
3. Engineer. Pape-Dawson.
4. Surveyor. Lender Surveys.

HISTORY:

1. April 2, 1903. The final plat for Highland Addition was filed of record with the Cleveland County Clerk.
2. May 20, 1913. City Council adopted Ordinance No. 209 annexing this property into the Norman Corporate City Limits.
3. July 13, 1954. City Council adopted Ordinance No. 884 placing this property in the R-3, Multi-Family District.
4. May 26, 1959. City Council adopted Ordinance No. 1138 placing a portion of this property in C-2, General Commercial District.

5. October 8, 2026. Planning Commission, on a vote of 7-0, postponed a request to place a portion of this property in the C-2, General Commercial District and remove it from R-3, Multi-Family Dwelling District and postponed the preliminary plat for AutoZone Highland, (a Replat of a part of or all of Lots 5 through 17, Block 5, Highland Addition).

6. The applicant has made a request to place a portion of this property in the C-2, General Commercial District and remove it from R-3, Multi-Family Dwelling District

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant will be installed in accordance with approved plans and City standards. Its location has been approved by the Fire Department.

2. Sanitary Sewers. Sanitary sewer is existing.

3. Sidewalks. Sidewalks are existing adjacent to Robinson Street and Hayes Street. However some existing sidewalks not meeting ADA maybe replaced. Any existing damaged sidewalk will be replaced. Sidewalks will be required to be installed adjacent to Crawford Avenue.

4. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. A privately underground detention facility will be installed for stormwater.

5. Streets. Robinson Street is existing. Crawford Avenue and Hayes Street will have street improvements to bring them up to City standards.

6. Water Mains. There is an existing water main adjacent to Hayes Street.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.

2. Rights-of-Way. All street rights-of-way have been dedicated to the City. Sight triangles will be dedicated with the final plat.

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 .7944 acres and one (1) lot. The project is an automotive parts store. Staff supports the

preliminary plat for AutoZone Highland, (a Replat of part of or all of Lots 5 through 17, Block 5, Highland Addition).

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for AutoZone Highland, (a Replat of part of or all of Lots 5 through 17, Block 5, Highland Addition) to City Council.

ACTION TAKEN: _____