

DEVELOPMENT COMMITTEE

FINAL PLAT

FP-2526-11

DATE:

December 16, 2025

STAFF REPORT

ITEM: Consideration of a Final 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.

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.
11. March 13, 2025. Planning Commission, on a vote of 7-0, recommended approval to City Council the approval of the preliminary plat for Charleston Ridge Addition.
12. April 22, 2025. City Council approved the preliminary plat for Charleston Ridge Addition

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant will be installed in accordance with approved plans.
2. Sanitary Sewers. A private sanitary sewer system will be installed in accordance with Oklahoma Department of Environmental Quality (ODEQ) standards.
3. Sidewalks. Sidewalks are not required adjacent to Charleston Road.
4. Streets. Tecumseh Road and Charleston Road are existing.
5. Water Main. 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 and Oklahoma Department of Environmental standards.

PUBLIC DEDICATIONS:

1. Easements and rights-of-way are existing and shown on the final plat.

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

ACTION NEEDED: The owner/developer has requested the Development Committee approve the program of public improvements, site plan and final plat and submit the site plan and final plat to City Council for consideration.

The property consists of one lot on .47 acres. An industrial structure is proposed

The final plat is consistent with the preliminary plat.