



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/10/2025

REQUESTER: KNS, Limited Partnership

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-1: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY KNS, LIMITED PARTNERSHIP (JOHNSON & ASSOCIATES, INC.) FOR MINICK MATERIALS ADDITION, FOR 4.32 ACRES OF PROPERTY LOCATED AT 6665 INTERSTATE DRIVE.

ITEM: Consideration of a Preliminary Plat for **MINICK MATERIALS ADDITION.**

LOCATION: Generally located approximately ½ mile north of Indian Hills Road on the east side of Interstate Drive (6665 Interstate Drive).

INFORMATION:

1. Owner. KNS, Limited Partnership.
2. Developer. Minick Materials.
3. Engineer. Johnson & Associates. Inc.

HISTORY:

1. November 17, 1961. City Council adopted Ordinance No. 1323 annexing this property into the 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 the A-2, Rural Agricultural District.
4. April 16, 1963. Planning Commission recommended to City Council that this property be placed in I-2, Heavy Industrial District and removed from A-2, Rural Agricultural District.

5. May 14, 1963. City Council adopted Ordinance No. 1487 placing this property in I-2, Heavy Industrial District and removing it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. There is an existing fire hydrant serving the area.

IMPROVEMENT PROGRAM (CON'T):

2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. This site has an existing private sanitary sewer system.
4. Sidewalks. Sidewalks are not required adjacent to the Interstate Drive (frontage road).
5. Storm Sewers. The impervious coverage for this property will not change.
6. Streets. Interstate Drive is existing.
7. Water. There is an existing 12-inch (12") water line adjacent to North Interstate Drive.

PUBLIC DEDICATIONS:

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

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 4.3278 acres of Industrial zoned property located on one (1) lot. The developer proposes to replace an existing structure. Staff recommends approval of the preliminary plat for Minick Materials Addition.

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

ACTION TAKEN: _____