



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 08/12/25

**REQUESTER:** Ken Danner, Subdivision Development Manager  
David Riesland, Transportation Engineer

**PRESENTER:** Scott Sturtz, Director of Public Works

**ITEM TITLE:** CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-1: A PRELIMINARY PLAT FOR MINICK MATERIALS ADDITION GENERALLY LOCATED ONE-HALF MILE NORTH OF INDIAN HILLS ROAD ON THE EAST SIDE OF INTERSTATE DRIVE (6665 Interstate Drive).

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### **BACKGROUND:**

This item is a preliminary plat for Minick Materials Addition generally located 6665 Interstate Drive. This property consists of 4.3278 acres with a replacement of an existing building and new paving for parking.

City Council, at its meeting of May 14, 1963, adopted Ordinance No. 1487 placing this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.

Planning Commission, at its meeting of July 10, 2025, recommended to City Council the approval of the preliminary plat for Minick Materials Addition.

### **DISCUSSION:**

Minick Materials Addition desires to modify their existing site. The proposed project involves renovation of the existing building where the existing building will be removed and replaced with a building of the same size. There are not anticipated change in operation, in the number of employees, or in the customers served or delivery trucks. All operations will proceed as they have historically only with a new building. These changes will have no impact on the traffic accessing the site and, therefore, no impact on the public street system.

STREET	NO. OF LANES	BACK-GROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
Interstate Drive	2	8,000*	0	8,000	17,100	46.78	46.78

\* Estimated AADT

**Public improvements for this property consist of the following:**

1. **Fire Hydrants.** There are existing fire hydrants to serve the area.
2. **Permanent Markers.** Permanent markers will be installed prior to filing of the final plat.
3. **Sanitary Sewers.** The site has an existing private sanitary sewer system.
4. **Sidewalks.** Sidewalks are not required for industrial development adjacent to Interstate Drive.
5. **Storm Sewers.** Impervious coverage for this development will not change.
6. **Streets.** Interstate Drive is existing.
7. **Water Mains.** There is an existing 12" water main adjacent to Interstate Drive.
8. **Public Dedications.** All easements will be dedicated to the City with final platting. Right-of-way is existing.

**STAFF RECOMMENDATIONS:**

Based on the above information, staff recommends approval of the preliminary plat for Minick Materials Addition.