

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-2425-10

DATE:  
May 6, 2025

### STAFF REPORT

**ITEM:** Consideration of a Final Plat for VC NORMAN ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT.

**LOCATION:** Located at 1720 North Porter.

### **INFORMATION:**

1. Owner. Variety Care Inc.
2. Developer. Variety Care, Inc.
3. Engineering: Landes Engineering L.L.C. & Associates

### **HISTORY:**

1. August 7, 1961. City Council adopted Ordinance No. 1299 annexing this property into the Norman Corporate City Limits.
2. November 21, 1961. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District.
3. December 26, 1961. City Council adopted Ordinance No. 1327 placing this property in the R-1, Single-Family Dwelling District.
4. February 6, 1968. Planning Commission, on a vote of 6-0-3, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District with Permissive Use for Masonic Lodge and removing it from R-1, Single-Family Dwelling District.
5. March 12, 1968. City Council adopted Ordinance No. 2039 placing this property in R-1, Single-Family District with Permissive Use for Masonic Lodge and removing it from R-1, Single-Family Dwelling District.
6. June 10, 1971. Planning Commission, on a vote of 7-0, approved the preliminary plat for Crystal Heights Addition including this property.

10. April 14, 2022. Planning Commission, on a vote of 5-1, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan placing this property in the Medium Density Residential Designation and removing it from Institutional Designation.
12. April 14, 2022. Planning Commission, on a vote of 6-0, recommended to City Council placing this property in the SPUD, Simple Planned Unit Development and removing it from R-1, Single-Family Dwelling District with Permissive Use for a Masonic Lodge.
13. April 14, 2022. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for Avadon Terrace Addition, a Simple Planned Unit Development be approved.
14. May 24, 2022. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing this property in the Medium Density Residential Designation and removing it from Institutional Designation.
15. May 24, 2022. City Council adopted Ordinance No. O-2122-41 placing this property in the SPUD, Simple Planned Unit Development and removing it from R-1, Single-Family Dwelling District.
16. May 24, 2022. City Council approved the preliminary plat for Avadon Terrace Addition, a Simple Planned Unit Development.
17. February 8, 2024. Planning Commission, on a vote of 5-3, recommended to City Council the amending of the NORMAN 2025 Land Use and Transportation Plan placing this property from Medium Density Residential Designation to Office Designation.
18. February 8, 2024. Planning Commission, on a vote of 5-3, recommended City Council approve a request to place this property in the SPUD, Simple Planned Unit Development and remove it from the SPUD, Simple Planned Unit Development.
19. February 8, 2024. Planning Commission, on a vote of 5-3 recommended to City Council that the preliminary plat for VCN Development Addition, a Simple Planned Unit Development.
20. March 12, 2024. City Council postponed amending the NORMAN 2025 Land Use and Transportation Plan placing this property in the Office Designation and removing it from Medium Density Residential Designation.

21. March 12, 2024. City Council postponed Ordinance No. O-2324-38 placing this property in the SPUD, Simple Planned Unit Development and removing it from SPUD, Simple Planned Unit Development.
22. March 12, 2024. City Council postponed the preliminary plat for VCN Development, a Simple Planned Unit Development.
23. March 26, 2024. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing this property in the Office Designation and removing it from Medium Density Residential Designation.
24. March 26, 2024. City Council adopted Ordinance No. O-2324-38 placing this property in the SPUD, Simple Planned Unit Development and removing it from SPUD, Simple Planned Unit Development.
25. March 26, 2024. City Council approved the preliminary plat for VCN Development, a Simple Planned Unit Development

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants will be installed in accordance with signed plans. Their locations have been reviewed by the Norman Fire Department.
2. Sanitary Sewers. Sanitary sewer is existing.
3. Sidewalks. Sidewalks are existing.
4. Drainage. Proposed privately maintained detention facilities will be constructed to serve this development. With the use of a detention/retention pond, downstream properties will not be impacted.
5. Streets. Porter Avenue paving is existing.
6. Water Main. There is an existing 12-inch water main located within the Porter Avenue right-of-way. Water lines will be installed to serve fire hydrants.

**PUBLIC DEDICATIONS:**

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

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

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

The developer will request concurrent construction in the near future.

This property consists of two (2) lots and Common Area A containing a total of 4.05 acres. The proposal is medical office buildings with two phases.

The final plat is consistent with the preliminary plat.