CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 10/8/2026

REQUESTER: John Traw

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-4: A PRELIMINARY PLAT FOR 108TH AVE. BUSINESS ADDITION. (2403 108th Ave SE; WARD 5) (This item was postponed from the September 10, 2026, Planning Commission meeting.)

LOCATION: Located at the southeast corner of the intersection of State Highway No. 9 and 108th Avenue S.E.

INFORMATION:

1. Owner. John Traw.
2. Developer. Dollar General.
3. Engineer. Flatland Civil, LLC.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Corporate City Limits without zoning.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. October 10, 1985. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in the TC, Tourist Commercial District and removed from A-2, Rural Agricultural District.
4. October 10, 1985. Planning Commission, on a vote of 6-0, approved the preliminary plat for Russell Addition.

5. November 12, 1985. City Council adopted Ordinance No. O-8586-26 placing this property in the TC, Tourist Commercial District and removing it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Sanitary Sewers. A private sanitary sewer system will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

2. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately maintained detention facilities located throughout the property.

3. Streets. State Highway No. 9 is existing. 108th Avenue S.E. is designated as a rural collector.

4. Water Main. A water well will be installed in accordance with City and Oklahoma Department of Environmental Quality Standards.

5. WQPZ. This property contains the Water Quality Protection Zone. However, there are no proposed structures within the WQPZ. Covenants will be required for the maintenance and protection of the WQPZ with final platting. Additionally, NCC 30-411 states that septic systems must be a minimum of 200 feet away from the top of the bank of any stream or waterbody in the WQPZ. The proposed septic system is compliant with this requirement.

PUBLIC DEDICATIONS:

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

2. Rights-of-Way. Street rights-of-way will be dedicated to the City on 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 4.5468 acres and one (1) lot. The intended use is a Dollar General store. There is no proposal for the use of the eastern portion of the property It will remain natural. Staff supports the preliminary plat for 108th Ave. Business Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for 108th Ave. Business Addition to City Council.

ACTION TAKEN: _____