



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/14/2026

REQUESTER: Barefoot Land Co.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-1: A PRELIMINARY PLAT FOR VAN BUREN SELF STORAGE.

LOCATION: Generally located south and west of the intersection of 24th Avenue S.W. and Van Buren Street.

INFORMATION:

1. Owners. Landmark Development Group, LLC. and South Canadian Development, LLC.
2. Developer. Barefoot Land Co.
3. Engineer. Crafton Tull & Associates, Inc.

HISTORY

1. July 9, 1963. City Council adopted Ordinance No. 1514 annexing this property into the Norman Corporate City Limits. By law, the property was placed in the R-1, Single-Family Dwelling District.
2. February 25, 1964. City Council adopted Ordinance No. 1611 placing a portion of this property in C-2, General Commercial District and removing it from R-1, Single-Family Dwelling District.
3. July 9, 1970. Planning Commission, on a vote of 6-1, recommended to City Council that a portion of this property not be placed in C-2, General Commercial District and removed from C-2, General Commercial District and R-1, Single-Family Dwelling District.
4. July 9, 1970. Planning Commission, on a vote of 7-0, approved the preliminary plat for I-35-9 Addition.
5. November 10, 1970. City Council adopted Ordinance No. 2303 placing a portion of this property in C-2, General Commercial District and removing it from R-1. Single-Family Dwelling District and C-2, General Commercial District.

6. December 9, 1971. Planning Commission, on a vote of 9-0, recommended to City Council the final plat for Presidential No. 1 Addition be approved. A portion of this property was included in the final plat.
7. April 4, 1972. City Council approved the final plat and accepted Subdivision Bond No. B-7172-258 for Presidential No. 1 Addition.
8. April 5, 1972 the final plat for Presidential No. 1 Addition was filed of record with the Cleveland County Clerk.
9. May 1978. This portion of property contained within the final plat for Presidential No. 1 Addition was vacated in District Court (C-78-378 (w)) with some easements retained.
10. November 12, 1981. Planning Commission, on a vote of 6-0, approved the preliminary plat for Presidential No. 2 Addition. A portion of this property was included with Presential No. 2 Addition preliminary plat.
11. August 9, 1984. Planning Commission, on a vote of 9-0, approved the preliminary plat for The Center at Riverside Addition. The final plat for Greystone Number 1 Addition was filed of record with the Cleveland County Clerk on February 21, 1986. The final plat is located north of this property
12. August 9, 1989. The approval of the preliminary plat for The Center at Riverside became null and void.
13. June 13, 1991. Planning Commission, on a vote of 6-3, recommended to City Council that a portion of this property be placed in the C-2, General Commercial District and removed from RM-6, Medium Density Apartment District and C-2, General Commercial District.
14. June 13, 1991. Planning Commission, on a vote of 9-0, approved the preliminary plat for Presidential No. 2 Addition.
15. July 23, 1991. City Council rejected Ordinance No. O-9091-41 placing a portion of this property in C-2, General Commercial District and removing it from RM-6, Medium Density Apartment District and C-2, General Commercial District.
16. January 13, 2000. Planning Commission, on a vote of 7-0-1, recommended to City Council that a portion of this property be placed in O-1, Office-Institutional District and C-2, General Commercial District and removed from RM-6, Medium Density Apartment District.
17. January 13, 2000. Planning Commission, on a vote of 7-0-1, approved the preliminary plat for Waterfront Place Addition.

18. February 8, 2000. City Council adopted Ordinance No. O-9900-27 placing a portion of this property in the O-1, Office-Institutional District and C-2, General Commercial District and removing it from RM-6, Medium Density Apartment District
19. July 9, 2026. The applicant has made a request to place a portion of this property in the C-2, General Commercial District with Special Use for a Mini-Warehouse.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
4. Sidewalks. A sidewalk will be required adjacent to 24th Avenue S.W., Van Buren Street and Filmore Avenue.
5. Storm Sewers. Based on the fact this property is adjacent to the Canadian River and there no other properties under separate ownership between this property and the Canadian River, staff recommends fee in lieu of detention.
6. Streets. Twenty-fourth Avenue S.W., and Filmore Avenue will be constructed to current City paving standards.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City with final platting.
2. Rights-of-Way. All required rights-of-way will be dedicated with final platting.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consist of 15.93 acres and 6 lots. The proposal is self storage facility, commercial and office uses.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Van Buren Self Storage to City Council.

ACTION TAKEN: _____