



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 02/03/2025

**REQUESTER:** NYSSA RAATKO, LLC (Cedar Creek Consulting, Inc)

**PRESENTER:** Ken Danner, Subdivision Development Manager

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2425-4: CONSIDERATION OF SHORT FORM PLAT SUBMITTED BY NYSSA RAATKO, LLC (CEDAR CREEK CONSULTING, INC) FOR DUNKIN DONUTS LOCATED AT 2525 AND 2531 WEST MAIN STREET.

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**ITEM:** Consideration of **SHORT FORM PLAT NO. SFP-2425-4, DUNKIN DONUTS** (Lot 1, Block 1, Main Street Place).

**LOCATION:** Located at 2525 and 2531 West Main Street.

**INFORMATION:**

1. Owner. NYSSA RAATKO, LLC.
2. Surveyor. Cedar Creek Consulting, Inc.

**HISTORY:**

1. July 21, 1959. City Council adopted Ordinance No. 1156 annexing and placing a portion of this property in C-2, General Commercial District.
2. October 21, 1961. City Council adopted Ordinance No. 1320 annexing a portion of this property into the City limits.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing a portion of this property in A-2, Rural Agricultural District.
4. April 23, 1963. City Council adopted Ordinance No. 1474 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.

5. July 23, 1968. City Council adopted Ordinance No. 2091 placing a portion of this property in I-1, Light Industrial Zoning District and removing it from A-2, Rural Agricultural District.
6. July 12, 2012. Planning Commission, on a vote of 5-0, recommended to City Council that this property be placed in C-2, General Commercial District and removed from A-2, Rural Agricultural District and I-1, Light Industrial District.
7. July 12, 2012. Planning Commission, on a vote of 5-0, recommended to City Council that the preliminary plat for Main Street Place be approved.
8. August 28, 2012. City Council adopted Ordinance No. O-1213-1 placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District and I-1, Light Industrial District.
9. August 28, 2012. City Council approved the preliminary plat for Main Street Place.
10. May 21, 2015. The City Development Committee reviewed the program of public improvements and the final plat for West Main Place and recommended approval.
11. August 28, 2012. City Council adopted Ordinance No. O-1213-1 placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District and I-1, Light Industrial District.
12. August 28, 2012. City Council approved the preliminary plat for Main Street Place.
13. May 21, 2015. The City Development Committee reviewed the program of public improvements and the final plat for West Main Place and recommended approval.
14. June 9, 2015. City Council approved the final plat for Main Street Place.
15. September 22, 2016. The final plat for Main Street Place was filed of record with the Cleveland County Clerk.

#### **IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer is existing.
3. Sidewalks. Sidewalks are existing.
4. Streets. Streets are existing.
5. Water. Water improvements are existing.

#### **PUBLIC DEDICATIONS:**

1. Easements. All required easements are existing.
2. Right-of-Way. Street rights-of-way are existing.

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

**STAFF COMMENTS AND RECOMMENDATION:** The property is currently one (1) lot. The owners desire to create two (2) commercial lots. Structures are existing. Staff recommends approval of Short Form Plat No. SFP-2425-4 for Dunkin Donuts (Lot 1, Block 1, Main Street Place).

**ACTION NEEDED:** Approve or disapprove Short Form Plat No. SPF-2425-4 for Dunkin Donuts (Lot 1, Block 1, Main Street Place) and if approved, direct the filing thereof with the Cleveland County Clerk.

**ACTION TAKEN:** \_\_\_\_\_