

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2526-1

DATE:
August 7, 2025

STAFF REPORT

ITEM: Consideration of a Final Plat for **SAXON INDUSTRIAL PARK PHASE III, A PLANNED UNIT DEVELOPMENT**.

LOCATION: Generally located one-quarter mile south of State Highway No. 9 and one-quarter mile west of 36th Avenue S.E.

INFORMATION:

1. Owners. Warehouse No. 9, LLC, Chickasaw Nation Industries, Inc. and Norman Economic Coalition, Inc. d/b/a as Cleveland County Economic Development Coalition.
2. Developer. Warehouse No. 9, LLC, Chickasaw Nation Industries, Inc. and Norman Economic Coalition, Inc. d/b/a as Cleveland County Economic Development Coalition.
3. Engineer. SMC Consulting Engineers, PC.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City limits
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. April 12, 2007. Planning Commission, on a vote of 7-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Future Industrial and Very Low-Density Residential Designations to Current Urban Service Area and Industrial Designations.
4. April 12, 2007. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from A-2, Rural Agricultural District.
5. April 12, 2007. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Corporate Addition, a Planned Unit Development be approved.

6. May 8, 2007. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area and Industrial Designation and Very Low-Density Designation to Current Urban Service Area and Industrial Designation.
7. May 8, 2007. City Council adopted Ordinance No. O-0607-35 placing this property in the PUD, Planned Unit Development, and removing it from A-2 Rural Agricultural District.
8. May 8, 2007. City Council approved the preliminary plat for Corporate Addition.
9. December 10, 2015. Planning Commission, on a vote of 7-0, postponed the consideration of amending the Planned Unit Development established with Ordinance No. O-0607-35 at the request of the applicant.
10. December 10, 2015. Planning Commission, on a vote of 7-0, postponed the preliminary plat for Corporate Addition, a Planned Unit Development at the request of the applicant.
11. January 14, 2016. Planning commission, on a vote of 7-0, recommended to City Council amending the PUD, Planned Unit Development established by Ordinance No. O-0607-35.
12. January 14, 2016. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Corporate Addition, a Planned Unit Development be approved.
13. February 23, 2016. City Council adopted Ordinance No. O-1516-21 amending Ordinance No. O-0607-35 for a portion of the property.
14. February 23, 2016. City Council approved the preliminary plat for Corporate Addition, a Planned Unit Development.
15. May 14, 2020. Planning Commission, on a vote of 8-0, recommended to City Council the amending of the Planned Unit Development Narrative.
16. May 14, 2020. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Saxon Industrial Park Phase III, a Planned Unit Development be approved.
17. June 23, 2020. City Council adopted Ordinance No. O-1920-54 amending the Planned Unit Development Narrative and Site Development Plan.
18. June 23, 2020. City Council approved the preliminary plat for Saxon Industrial Park, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards to serve each lot.
4. Sidewalks. Sidewalks are not required.
5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately-maintained detention ponds will be utilized.
6. Streets. Centurion Parkway will be constructed to City standards serving this area. It will connect with Norman Business Park to the west, City Park land to the east and John Saxon Boulevard to the north.
7. Water Mains. Water mains will be installed in accordance with City and State Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat. Additional off plat easements are required for paving, drainage and utilities.

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

STAFF COMMENTS AND RECOMMENDATION: The engineer for the developers has requested the Development Committee review and approve the program of public improvements, final site development plan and final plat for Saxon Industrial Park Phase III, a Planned Unit Development and submit the final site development plan and final plat to City Council for consideration.

This property consists of 47.43 acres and five (5) industrial lots.