

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-2425-4

DATE:  
December 20, 2024

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### STAFF REPORT

**ITEM:** Consideration of a Final Plat for **SOONER KIA NORMAN, A SIMPLE PLANNED UNIT DEVELOPMENT (A REPLAT OF AMENDED STIDHAM ADDITION NO. 1, A PLANNED UNIT DEVELOPMENT)**.

**LOCATION:** Located at 418 North Interstate Drive.

### **INFORMATION:**

1. Owner. Orrklahoma Reality-Norman, LLC.
2. Developer. Orrklahoma Reality-Norman, LLC.
3. Surveyor. SRB, Engineering Surveying and Planning.
4. Engineer. Grubbs Consulting, LLC.

### **HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1220 annexing this property into the Corporate City limits.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
3. May 14, 1970. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in the C-2, General Commercial District and removed from A-2, Rural Agricultural District
4. May 14, 1970. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in RM-6, Medium Density Apartment District and removed from A-2, Rural Agricultural District.
5. June 2, 1970. City Council adopted Ordinance No. 2264 placing a portion of this property in the RM-6, Medium Apartment District and removing it from A-2, Rural Agricultural District.

6. June 2, 1970. City Council adopted Ordinance No. 2274 placing a portion of this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
7. September 9, 1976. Planning Commission, on a vote of 7-0, approved the preliminary plat for Stidham Addition No. 1.
8. September 9, 1976. Planning Commission, on a vote of 7-0, recommended to City Council that the final plat for Stidham Addition No. 1 be approved.
9. October 5, 1976. City Council approved the final plat for Sidham Addition, No. 1.
10. February 2, 1977. The final plat for Stidham Addition No. 1 was filed of record with the Cleveland County Clerk.
11. June 14, 1979. Planning Commission, on a vote of 9-0, recommended to the City Council that a portion of this property be placed in the RM-6 with Permissive Use for a Planned Unit Development and removed from RM-6, Medium Apartment District.
12. June 14, 1979. Planning Commission, on a vote of 9-0, approved the preliminary plat for Brookhaven Square Addition, a Planned Unit Development.
13. July 3, 1979. City Council adopted Ordinance No. O-7679-84 placing a portion of this property in the RM-6 with Permissive Use of a Planned Unit Development and removing it from RM-6, Medium Density Apartment District.
14. June 8, 1995. Planning Commission, on a vote of 4-2, recommended to City Council the placing of this property in the PUD, Planned Unit Development and removing it from C-2, General Commercial District and RM-6 with Permissive Use for a Planned Unit Development be denied.
15. June 8, 1995. Planning Commission, on a vote of 7-0, recommended to City Council that the Amended final plat for Stidham Addition No. 1 be rejected.
16. July 13, 1995. Planning Commission, on a vote of 8-0, recommended to City Council that the Amended final plat for Stidham Addition a Planned Unit Development be approved subject to City Council adopting Ordinance No. O-9495-56 placing this property in the Planned Unit Development and removing it from C-2, General Commercial District and RM-6 with Permissive Use for a Planned Unit Development.

17. August 22, 1995. City Council adopted Ordinance No. O-9495-56 placing this property in the PUD, Planned Unit Development and removing it from C-2, General Commercial District and RM-6, with Permissive Use for a Planned Unit Development..
18. September 12, 1995. City Council approved the Amended final plat for Stidham Addition, No. 1, a Planned Unit Development.
19. December 11, 1995. The Amended Plat of Stidham Addition No. 1, a Planned Unit Development was filed of record with the Cleveland County Clerk.
20. April 11, 2024. Planning Commission, on a vote of 8-0, recommended City Council approve a request to place this property in the SPUD, Simple Planned Unit Development and remove it from C-2, General Commercial District and PUD, Planned Unit Development.
21. April 11, 2024. Planning Commission, on a vote of 8-0, recommended to City Council closing a portion of a (17') seventeen-foot utility easement located in the southern portion of Lot 2, Block 1 of an Amended Plat of Stidham Addition No. 1, a Planned Unit Development.
22. April 11, 2024. Planning Commission, on a vote of 8-0 recommended to City Council that the preliminary plat for Sooner Kia Norman, a Simple Planned Unit Development (a Replat of Amended Stidham Addition, a Planned Unit Development) be approved.
23. May 28, 2024. City Council adopted Ordinance No. O-2324-49 placing this property in the SPUD, Simple Planned Unit Development and removing it from PUD, Planned Unit Development and C-2, General Commercial District.
24. May 28, 2024. City Council approved the preliminary plat of Sooner Kia of Norman, A Simple Planned Unit Development, a Replat of the Amended Plat for Stidham Addition No. 1.

#### **IMPROVEMENT PROGRAM:**

1. Fire Hydrants. There are existing fire hydrants to serve the property.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. There is an existing sanitary sewer main to serve the property.

4. Sidewalks. Sidewalks will be constructed adjacent to Interstate Drive.
5. Drainage. A detention facility will be constructed on the western portion of the new parking lot.
6. Streets. Interstate Drive paving is existing.
7. Water Mains. Water main adjacent to Interstate Drive is existing.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Right-of-way is existing.

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

**ACTION NEEDED:** The engineer for 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 property consist of 4.74 acres and one (1) lot.

The developer will construct a new automotive dealership structure on the property.