



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/14/2024

REQUESTER: Jackson & Associates (Blew & Associates, P.A.)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-5: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY JACKSON FREEDOM FARMS, LLC (BLEW & ASSOCIATES, P.A) FOR 12TH AVE NW INDUSTRIAL FOR 30.24 ACRES GENERALLY LOCATED AT THE WEST SIDE OF 12TH AVENUE N.W. APPROXIMATELY ½ MILE NORTH OF ROCK CREEK ROAD.

ITEM: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-5: CONSIDERATION OF A PRELIMINARY PLAT FOR 12TH AVE NW INDUSTRIAL.

LOCATION: Generally located west side of 12th Avenue N.W. approximately ½ mile north of Rock Creek Road.

INFORMATION:

1. Owners. Jackson Freedom Farms, LLC.
2. Developer. Jackson Freedom Farms, LLC.
3. Engineer. Blew & Associates, P.A.

HISTORY:

1. August 23, 1960. City Council adopted Ordinance No. 1243 annexing a portion of this property into the Norman Corporate City limits without zoning.
2. November 22, 1960. City Council adopted Ordinance No. 1265 placing a portion of this property in A-2, Rural Agricultural District.
3. October 18, 1961. City Council adopted Ordinance No. 1313 annexing the remainder of this property into the Norman Corporate City Limits without zoning.

1. December 19, 1961. Planning Commission recommended to City Council that the remainder of this property be placed in A-2, Rural Agricultural District.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing the remainder of this property in A-2, Rural Agricultural District.
4. December 30, 1969. City Council adopted Ordinance No. 2235, placing this property in I-2, Heavy Industrial District and removing it from A-2, Rural Agricultural District.

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. A portion of off-plat sanitary sewer main will be installed north of this property.
4. Sidewalks. A sidewalk will be required adjacent to 12th Avenue N.W. Staff will recommend deferral of the sidewalk adjacent to 12th Avenue N.W. with final platting.
5. Storm Sewers. This property will utilize detention facilities to convey storm water runoff. Drainage easements are required for the detention facilities.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Twelfth Avenue N.W. will be constructed as an arterial street. Staff will recommend deferral with final platting.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. There is a portion of 12" water main adjacent to 12th Avenue N.W. A 12" water main will be extended adjacent to 12th Avenue N.W. to the south end of the property.
8. WQPZ. The property contains Water Quality Protection Zone. The engineer for the developer is utilizing WQPZ averaging. With final platting, covenants are required to protect the WQPZ.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat. Off-plat separate instruments (easements) will be required for a proposed sanitary sewer system serving this property and possibly future properties.
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 consist of 30.24 acres and 3 lots. An industrial building is proposed for Lot 1, a proposed church for Lot 2 and Lot 3 has several contractor buildings. Staff recommends approval of the preliminary plat for 12th Ave. NW Industrial.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for 12th Ave. NW Industrial to City Council.

ACTION TAKEN: _____