



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/10/25

REQUESTER: Landon Gum, Subdivision Development Coordinator
David Riesland, Transportation Engineer

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF E-2425-19: OF SOUTHWESTERN WIRE WATERLINE EASEMENT SERVING AMENDED FINAL PLAT OF BLOCK 1, IN THE THEDFORD ADDITION. (GENERALLY LOCATED ON THE SOUTHEAST CORNER OF WEST TECUMSEH ROAD AND INTERSTATE 35 AT 3400 THEDFORD DRIVE)

BACKGROUND:

This property is located Southeast corner of West Tecumseh Road and Interstate 35 at 3400 Thedford Dr. The amended final plat for Thedford Addition, Block 1 was approved by City Council on April 11, 2000 in which improvements were added to the area and was occupied by Southwestern Wire, Inc. In 2024 Southwestern Wire, Inc., constructed a new building, which required relocation of the water line to serve this area.

DISCUSSION:

Water line relocation was completed and accepted in 2025 and an easement for water line has been submitted by the owner. The City Attorney, Utilities and Public Works Staff have examined the easement and found it to be in order and proper as to form. Based upon the fact the easement was relocated to serve this new building; Staff recommends acceptance of this easement. Copies of easement and location maps are included in the Agenda Book.

As no new construction is expected that will generate additional trips with this application, no traffic impact analysis was required. While no negative impacts are anticipated, the plans for the parking expansion mesh very well with the plans for the future traffic signal on Flood Avenue at Venture Drive. The location of the new driveway opposite Venture Drive will also involve the elimination of an existing driveway on Flood Avenue which have a positive effect on Flood Avenue traffic movement.

STAFF RECOMMENDATIONS:

Based upon the above information, it is the recommendation of staff that Easement No. E-2425-19 be approved and filed of record with the Cleveland County Clerk.