



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/9/25

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2526-10 FINAL PLAT FOR NORMAN BIBLE CHURCH (PRELIMINARY PLATTED AS 12TH AVE. NW INDUSTRIAL) INCLUDING THE DEFERRAL OF PAVING, DRAINAGE AND SIDEWALKS IN CONNECTION WITH 12TH AVENUE N.W. (GENERALLY LOCATED ONE-HALF MILE NORTH OF ROCK CREEK ROAD ON THE WEST SIDE OF 12TH AVENUE N.W.). (Ward 6)

BACKGROUND:

This item is a final plat for Norman Bible Church and is generally located ½ mile north of Rock Creek Road on the west side of 12th Avenue N.W.

City Council, at its meeting of December 30, 1969, adopted Ordinance No. 2235 placing this property in the I-2, Heavy Industrial District and removing it from A-2, Rural Agricultural District. City Council, at its meeting of January 28, 2025, approved the preliminary plat for 12th Ave. NW Industrial. This property consists of 10.874 acres and one lot for the purpose of constructing a church building.

The Norman Development Committee, at its meeting of November 21, 2025, reviewed and approved the program of improvements, site plan and final plat for Norman Bible Church and recommended that the site plan and final plat be submitted to City Council for consideration. The Development Committee recommended deferral of street paving, drainage and sidewalk improvements in connection with 12th Avenue N.W.

DISCUSSION:

Construction plans have been reviewed by staff for the required public improvements for this property. Approximately 600-feet of street paving, drainage and sidewalks in connection with 12th Avenue N.W are required. Section 30-602 (b) (1) (2). a. b. c. and d. of the City Code establishes a method of deferring public improvements under the following situations: (a) where incompatible grades exist; (b) where there are inadequate or a lack of connecting facilities; (c) where construction of the improvement would not immediately function for its intended use; or (d) where such improvement would be replaced by a planned future project. The developer is

required to post a certificate of deposit with the City in a special account to be used with a future paving, drainage and sidewalk project or at such time as development occurs adjacent to the property.

Construction plans have been reviewed by staff for the required improvements for this property. The improvements consist of sanitary sewer including off-plat sanitary sewer improvements, water mains with fire hydrants, drainage including detention facilities and street paving.

RECOMMENDATION:

The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the site plan and final plat and the filing of the final plat subject to receipt of traffic impact fee in the amount of \$5,448.00, receipt of \$172,252.60 for the deferral of street paving, drainage and sidewalk improvements in connection with 12th Avenue N.W., completion and acceptance of all required public improvements or bonding the public improvements and authorize the Mayor to sign the final plat.