



**CITY OF NORMAN, OK  
STAFF REPORT**

---

**MEETING DATE:** 10/12/2021

**REQUESTER:** Ken Danner, Subdivision Development Manager

**PRESENTER:** Shawn O'Leary, Director of Public Works

**TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT OF A REPLAT FOR NORMAN REGIONAL HOSPITAL (NRH) MEDICAL PARK ADDITION, SECTION 2, A PLANNED UNIT DEVELOPMENT, ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN, AND PAYMENT OF A TRAFFIC IMPACT FEE OF \$14,385.61. (LOCATED AT THE SOUTHWEST CORNER OF INTERSTATE DRIVE AND TECUMSEH ROAD.)

---

**BACKGROUND:**

This item is a final site development plan and final plat of a Replat for NRH Medical Park Addition, Section 2, a Planned Unit Development located at the southwest corner of the intersection of Interstate Drive and Tecumseh Road. The property consists of 35+ acres and one lot. There is a large common area with greenbelt buffers and detention facility. The proposal is the continuation of medical buildings and parking.

City Council, at its meeting of February 23, 2021, adopted Ordinance No. O-2021-7 amending Ordinance No. O-0910-11 of the PUD, Planned Unit Development. Also, City Council, at its meeting of February 23, 2021, approved the preliminary plat of a Replat for NRH Medical Park Addition, Section 2, a Planned Unit Development.

The Norman Development Committee, on September 30, 2021, approved the program of improvements, final site development plan and final plat and recommended the final site development plan and final plat Replat of NRH Medical Park Addition, Section 2, a Planned Unit Development, be submitted to City Council for consideration.

**DISCUSSION:**

Construction plans have been reviewed for the required public improvements for this development. These improvements consist of water mains with fire hydrants, sanitary sewer main including lift station for the area that would not gravity flow, storm drainage, street paving and sidewalk improvements. Stormwater runoff will be conveyed to privately maintained detention facility. The owners are proposing sidewalks adjacent to the private street.

A traffic impact fee in the amount of \$14,385.61 will be required to be paid before the final plat is filed of record.

**RECOMMENDATION:**

The final plat is consistent with the approved preliminary plat. Based on the above information, staff recommends acceptance of the public dedications, approval of the final site development plan and final plat and filing of the final site development plan and final plat.