



# The City of NORMAN

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Norman, Oklahoma 73069 / 73070

UTILITIES ENGINEERING  
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August 26, 2019

To: City of Norman Public Works Department  
City of Norman Planning Commission  
Norman City Council

Re: Re-Zoning and Preliminary Platting of  
City of Norman Property Known as the Hall Park Complex

To Whom It May Concern:

On behalf of the Police Department, the Parks Department and the Utilities Department, the City of Norman is requesting approval to re-zone said property from A-2 to A-1 with Special Use for Municipal Purposes. The preliminary plat for the Hall Park Complex proposes the parcel be subdivided into three blocks as follows:

- Block A being Park Land currently utilized as a public trail and maintained by the Parks Department;
- Block B being Open Space which includes a pond, a drainage way and the existing Hall Park South Sewage Lift Station; this area is maintained by the staff of the Water Treatment Plant.
- Block 1 formerly included several wastewater treatment lagoons for the Town of Hall Park; the Utilities Department closed these lagoons in accordance with DEQ regulations after the Town of Hall Park was annexed in 2006. The site now includes the existing one-million gallon High Pressure Plain (HPP) Elevated Water Storage Tower constructed in 2016 and the former wastewater lagoons which are currently utilized for final deposition of water treatment residuals. Block 1 is currently maintained by the Utilities Department.

Blocks A and B will generally maintain their present use while Block 1 will be subdivided into two lots as described below:

- Lot 1, directly adjacent to Robinson Street, will be the site of the proposed Emergency Operations Center/Emergency Communications Center (EOC/ECC) for the Police Department. The lot will take access off the existing roadway/access easement to its east.
- Lot 2 will have direct access off Robinson and the lot will continue to be used for residuals deposition and as the site for the water storage tower. It is also proposed to be a future building site to house employees and equipment for the Water and Sewer Line Maintenance Divisions.

The Subdivision Regulations (Chapter 19) contain preliminary and final platting requirements, required public improvements and building permit requirements. In general, public improvements are required to be complete prior to approval of the final plat (19-314) and the building permit (19-504).

The preliminary plat for the Hall Park Complex does not show street or sidewalk improvements adjacent to the platted area and along the north side of Robinson. Robinson Street is designated as a principal urban arterial and is expected to be widened to four lanes in the future. Additionally, the Greenways Master Plan (2012) designates Robinson Street in this area as a route for a high priority pedestrian trail in the future.

The present vertical alignment of Robinson would not allow the widened roadway to meet the grades, alignment and site distances required by our Design and Construction Standards. This would also be applicable for the proposed sidewalk/trail. Additionally, the State of Oklahoma owns the property south of the Hall Park Complex; any roadway improvements would also need to be coordinated with the State of Oklahoma.

These capital improvements should be delayed until an all-inclusive re-design of Robinson Street (24<sup>th</sup> Avenue NE to 36<sup>th</sup> Avenue NE) can be completed and funded through a future Capital Improvement Project (CIP). The Department of Public Works has verbally agreed to the exempt the roadway and sidewalk improvements until the improvements can be budgeted through the annual CIP process.

The City of Norman asks that roadway and sidewalk improvements be delayed until a future CIP can be budgeted. If you have questions or comments, please contact the appropriate department representative as listed below:

- James Briggs, Parks Department at 366-5480 or [james.briggs@normanok.gov](mailto:james.briggs@normanok.gov).
- Kevin Foster, Police Department at 366-5240 or [kevin.foster@normanok.gov](mailto:kevin.foster@normanok.gov).
- Mark Daniels, Utilities Department at 366-5377 or [mark.daniels@normanok.gov](mailto:mark.daniels@normanok.gov).

Respectfully,



Mark Daniels, P.E.  
Utilities Engineer