



## CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, May 12, 2022 at 6:30 PM

### AGENDA

*It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

**NOTICE:** The requested rezoning items appearing on this Planning Commission Agenda were filed by the applicant at least 30 days ago. Legal notice for each rezoning item was published in The Norman Transcript and mailed to each property owner of record within a minimum of 350 feet of each rezoning request.

Planning Commission will hold a public hearing on these items tonight, and each item upon which action is taken will be forwarded to the City Council with a recommendation. It should be recognized that the Planning Commission is a recommendatory body and that the City Council may, or may not, concur with the Planning Commission's recommendation. Therefore, it is important to note that all items forwarded by the Planning Commission will be introduced and heard at a subsequent City Council meeting.

\*\*\*PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.\*\*\*

**Planning Commissioners: Erin Williford, Kevan Parker, Steven McDaniel, Erica Bird, Dave Boeck, Shaun Axton, and Michael Jablonski**

### ROLL CALL

### CONSENT ITEMS

*This section is placed on the agenda so that the Planning Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order.*

#### Minutes

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the April 14, 2022 Regular Planning Commission Meeting

#### Certificates of Survey

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2122-13: Consideration of a Norman Rural Certificate of Survey submitted by Brent and Nicole Waggoner (Pollard & Whited Surveying, Inc.) for WAGGONER ESTATES for 20.02 acres of property generally located near the NE corner of 84th Avenue NE and Tecumseh Road.

### **Short Form Plats**

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2122-7: Consideration of a Short Form Plat submitted by Harbor Homes, Inc. (Pollard & Whited Surveying, Inc.) for WILSON CORNER for 0.5804 acres of property generally located at the northeast corner of Pickard Avenue and Wilson Street.

## **NON-CONSENT ITEMS**

### **2025 Amendment, Rezoning & Preliminary Plat**

4. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Resolution No. R-2122-111: Lennar Homes of Oklahoma, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation to Low Density Residential Designation for approximately 16.32 acres of property generally located north of E. Imhoff Road and west of Oakhurst Avenue.
5. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-42: Lennar Homes of Oklahoma, L.L.C. requests rezoning from PUD, Planned Unit Development, to PUD, Planned Unit Development, for approximately 16.32 acres of property generally located north of E. Imhoff Road and west of Oakhurst Avenue.
6. Consideration of Adoption, Rejection, Amendment, and/or Postponement of PP-2122-12: Consideration of a Preliminary Plat submitted by Lennar Homes of Oklahoma, L.L.C. (Johnson & Associates) for THE VILLAGES, A Planned Unit Development, for approximately 16.32 acres of property generally located north of E. Imhoff Road and west of Oakhurst Avenue, with a variance in the cul-de-sac length.

### **Special Use for Church, Temple, or Other Place of Worship**

7. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-43: Hillel Foundation requests Special Use for a Church, Temple or Other Place of Worship for approximately 7,000 square feet of property located at 494 Elm Avenue.

### **Rezoning from C-1 to C-2**

8. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-44: Armstrong Bank and Lawson Retail Properties, L.L.C. request rezoning from C-1, Local Commercial District, to C-2, General Commercial District, for approximately 1.37 acres of property generally located at the southeast corner of State Highway 9 and 24th Avenue SW (2301 McKown Drive).

## **MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

## ADJOURNMENT

**File Attachments for Item:**

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the April 14, 2022 Regular Planning Commission Meeting





## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 05/12/2022

**REQUESTER:** Rone' Tromble

**PRESENTER:** Rone' Tromble, Admin. Tech. IV

**ITEM TITLE:** Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the April 14, 2022 Regular Planning Commission Meeting

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**ACTION NEEDED:** Approve, amend, reject, or postpone the minutes of the April 14, 2022 Regular Planning Commission Meeting.

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**APRIL 14, 2022**

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 14<sup>th</sup> day of April, 2022.

Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <https://norman-ok.municodemeetings.com> at least twenty-four hours prior to the beginning of the meeting.

Chair Erica Bird called the meeting to order at 6:35 p.m.

\* \* \*

Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Kevan Parker  
Steven McDaniel  
Erica Bird  
Shaun Axton  
Dave Boeck  
Michael Jablonski

MEMBERS ABSENT

Erin Williford

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &  
Community Development  
Lora Hoggatt, Planning Services Manager  
Logan Hubble, Planner I  
Roné Tromble, Recording Secretary  
Bryce Holland, Multimedia Specialist  
Beth Muckala, Asst. City Attorney  
Ken Danner, Subdivision Development  
Manager  
Jack Burdett, Subdivision Development  
Coordinator  
Jami Short, Traffic Engineer

\* \* \*

**CONSENT DOCKET**

Item No. 1, being:

**CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE MARCH 10, 2022 REGULAR PLANNING COMMISSION MEETING.**

Item No. 2, being:

**SFP-2122-6 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A SHORT FORM PLAT SUBMITTED BY JF HOLDINGS (SMITH ROBERTS BALDISCHWILER, LLC) FOR STARBUCKS FOR APPROXIMATELY 0.9182 ACRES OF PROPERTY LOCATED AT 1200 W. LINDSEY STREET.**

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

Chair Bird asked if any member of the Commission wished to remove any item from the Consent Docket. Ms. Bird asked to remove Item 2 from the Consent Docket.

*Dave Boeck moved to approve Item 1 on the Consent Docket as presented, and remove Item 2 from the Consent Docket. Kevan Parker seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Steven McDaniel, Erica Bird, Dave Boeck, Shaun Axton, Michael Jablonski
NAYES	None
MEMBERS ABSENT	Erin Williford

Ms. Tromble announced that the motion, to adopt Item 1 on the Consent Docket as presented, and remove Item 2 from the Consent Docket, passed by a vote of 6-0.

\* \* \*

Item No. 1, being:

**CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE MARCH 10, 2022 REGULAR PLANNING COMMISSION MEETING.**

The minutes of the March 10, 2022 Planning Commission Regular Session were approved as presented on the Consent Docket by a vote of 6-0.

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Item No. 2, being:

**SFP-2122-6 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A SHORT FORM PLAT SUBMITTED BY JF HOLDINGS (SMITH ROBERTS BALDISCHWILER, LLC) FOR STARBUCKS FOR APPROXIMATELY 0.9182 ACRES OF PROPERTY LOCATED AT 1200 W. LINDSEY STREET.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Short Form Plat
3. Staff Report
4. Site Plan

This item was removed from the Consent Docket by a vote of 6-0.

**PRESENTATION BY STAFF:**

1. Ken Danner reviewed the staff report, a copy of which is filed with the minutes.
2. Jami Short explained the differences between the original site plan and the revised site plan.
3. Ms. Bird asked questions about traffic for the site, as compared to the Starbucks on Main Street, which regularly has cars sticking out onto Main Street.
4. Ms. Short responded to questions.
5. Mr. Boeck made comments.
6. Ms. Short added that staff will work with the applicant about the raised median for the driveway on Lindsey.
7. Mr. Axton made comments.

**PRESENTATION BY THE APPLICANT:**

None

**AUDIENCE PARTICIPATION:**

None

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

*Dave Boeck moved to approve SFP-2122-6, the Short Form Plat for STARBUCKS. Michael Jablonski seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Steven McDaniel, Dave Boeck, Shaun Axton, Michael Jablonski
NAYES	Erica Bird
MEMBERS ABSENT	Erin Williford

Ms. Tromble announced that the motion, to approve SFP-2122-6, passed by a vote of 5-1.

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## NON-CONSENT ITEMS

Item No. 3, being:

**R-2122-105 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2122-105, FOR FRED THOMAS IV AND HAMPTON HOMES, L.L.C. REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM INSTITUTIONAL DESIGNATION TO MEDIUM DENSITY RESIDENTIAL DESIGNATION FOR PROPERTY GENERALLY LOCATED NORTH OF 1700 N. PORTER AVENUE.**

### ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Pre-Development Summary

and

Item No. 4, being:

**O-2122-41 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2122-41, FOR FRED THOMAS IV AND HAMPTON HOMES, L.L.C. REQUEST REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR 4.05 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF 1700 N. PORTER AVENUE.**

### ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative
4. Pre-Development Summary

and

Item No. 5, being:

**PP-2122-11 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2122-11, CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY FRED THOMAS IV, HAMPTON HOMES, L.L.C. AND NORMAN LODGE 38 AF&AM (LANDES ENGINEERING) FOR AVADON TERRACE ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT FOR 7.48 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF 1700 N. PORTER AVENUE.**

### ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
3. SPUD Narrative
4. Pre-Development Summary

## PRESENTATION BY STAFF:

1. Logan Hubble reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Jablonski asked the threshold between Low and Medium Density.
3. Ms. Hudson responded.
4. Mr. Boeck asked questions.
5. Mr. Jablonski asked about common areas and parks.
6. Ms. Hudson responded.

## PRESENTATION BY THE APPLICANT:

1. Steve Landes, Landes Engineering, representing the applicant, responded to some of the previous questions and explained the project.
2. Mr. Boeck made comments.
3. Mr. Jablonski made comments.
4. Mr. Landes explained the detention more in-depth.
5. Mr. McDaniel asked about the NORMAN 2025 designation.

**AUDIENCE PARTICIPATION:**

None

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

1. Ms. Bird made comments.

*Steven McDaniel moved to recommend adoption of Resolution No. R-2122-105 with Low Density Residential Designation, Ordinance No. O-2122-41, and PP-2122-11, to City Council. Michael Jablonski seconded the motion.*

1. Mr. Boeck made comments.
2. Ms. Muckala made procedural recommendations.

*Dave Boeck moved to recommend adoption of Resolution No. R-2122-105 with Medium Density Residential Designation to City Council. Michael Jablonski seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Erica Bird, Dave Boeck, Shaun Axton, Michael Jablonski
NAYES	Steven McDaniel
MEMBERS ABSENT	Erin Williford

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2122-105 to City Council, passed by a vote of 5-1.

*Michael Jablonski moved to recommend adoption of Ordinance No. O-2122-41 to City Council. Dave Boeck seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Steven McDaniel, Erica Bird, Dave Boeck, Shaun Axton, Michael Jablonski
NAYES	None
MEMBERS ABSENT	Erin Williford

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2122-41 to City Council, passed by a vote of 6-0.

*Dave Boeck moved to recommend adoption of PP-2122-11, to City Council. Michael Jablonski seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Steven McDaniel, Erica Bird, Dave Boeck, Shaun Axton, Michael Jablonski
NAYES	None
MEMBERS ABSENT	Erin Williford

Ms. Tromble announced that the motion, to recommend adoption of PP-2122-11 to City Council, passed by a vote of 6-0.

\* \* \*

**MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

1. Ms. Hudson discussed a Special Planning Commission meeting on May 19, 2022 at 6:30 p.m. for consideration of amendments to the Center City Form-Based Code.
2. Mr. Boeck will not be available for that meeting.
3. Ms. Bird provided some information about median sales prices for the past few months and inventory of homes for sale.
4. Mr. Jablonski asked about how decisions are made on the number of parks we need.
5. Ms. Hudson responded.
6. Ms. Bird asked how the funds are used when there is fee-in-lieu of parkland.
7. Ms. Hudson responded.

\* \* \*

**ADJOURNMENT**

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 7:10 p.m.

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Norman Planning Commission



**File Attachments for Item:**

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2122-13: Consideration of a Norman Rural Certificate of Survey submitted by Brent and Nicole Waggoner (Pollard & Whited Surveying, Inc.) for WAGGONER ESTATES for 20.02 acres of property generally located near the NE corner of 84th Avenue NE and Tecumseh Road.



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 05/12/2022

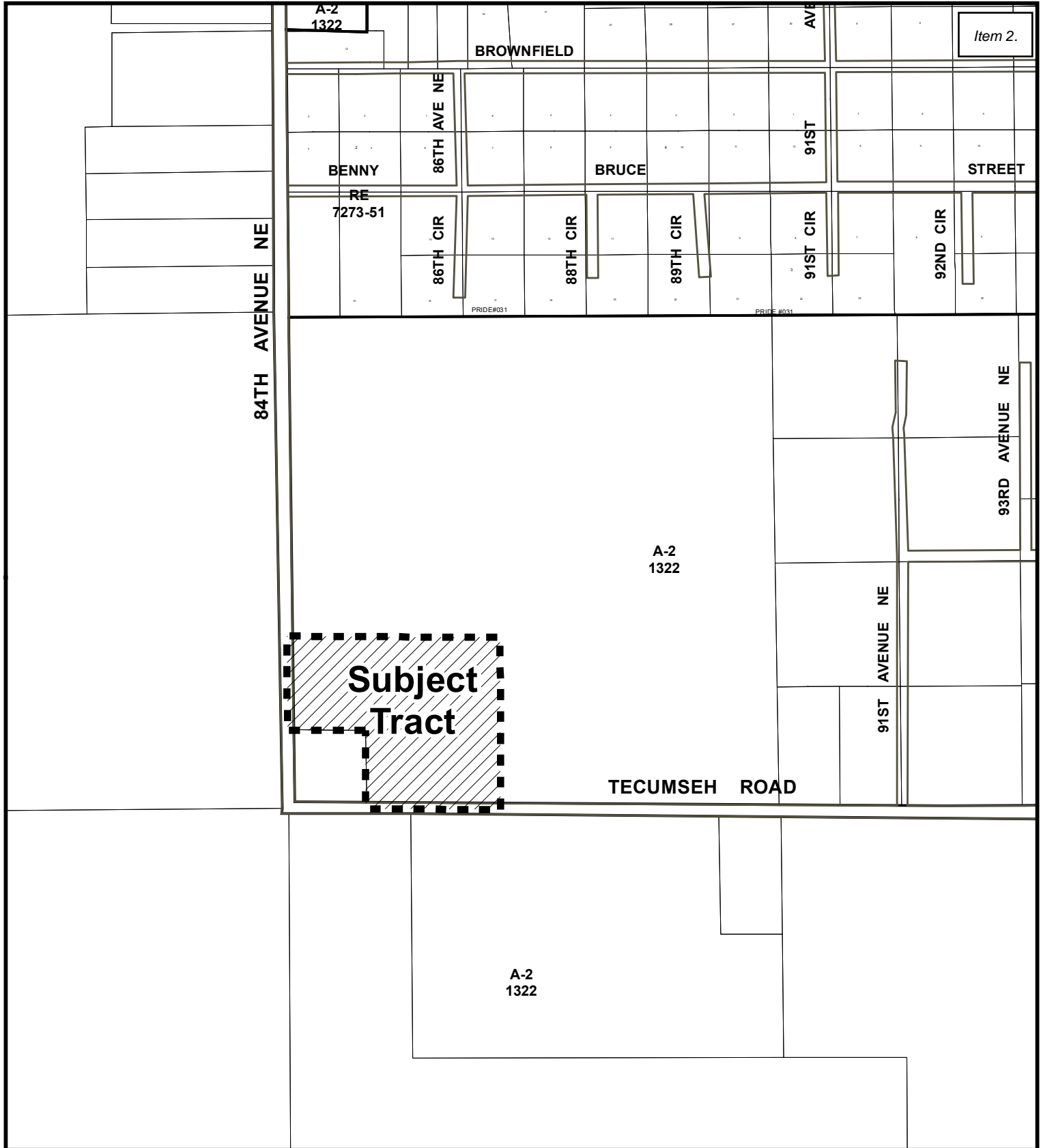
**REQUESTER:** Brent & Nicole Waggoner

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

**ITEM TITLE:** Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2122-13: Consideration of a Norman Rural Certificate of Survey submitted by Brent and Nicole Waggoner (Pollard & Whited Surveying, Inc.) for WAGGONER ESTATES for 20.02 acres of property generally located near the NE corner of 84<sup>th</sup> Avenue NE and Tecumseh Road.

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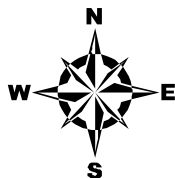
**ACTION NEEDED:** Recommend approval or disapproval of COS-2122-13 for WAGGONER ESTATES to City Council.



# Location Map



Map Produced by the City of Norman  
Geographic Information System.  
The City of Norman assumes no  
responsibility for errors or omissions  
in the information presented.



April 6, 2022

0 350 700 Ft.

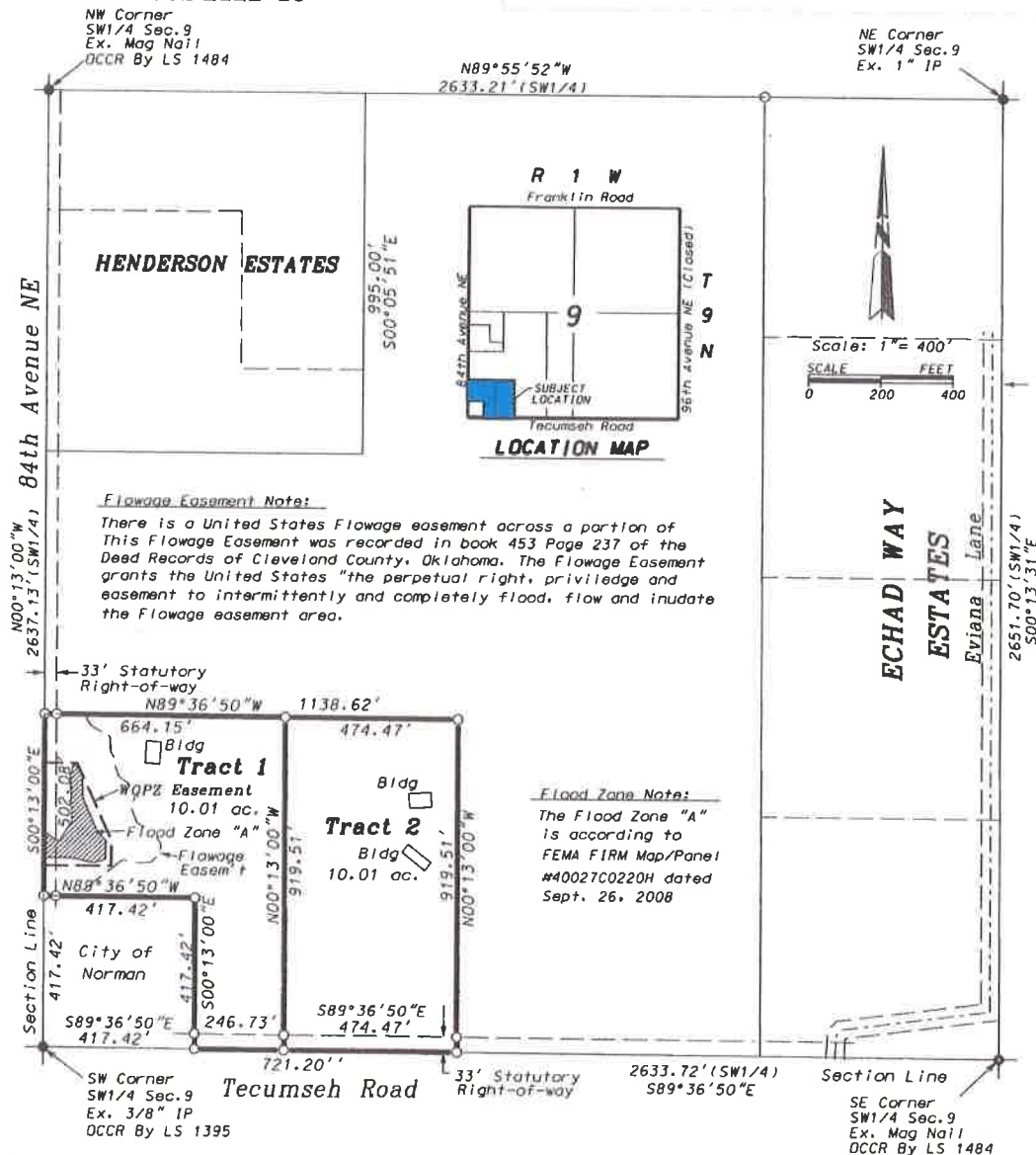


Subject Tract



Zoning

**WAGGONER ESTATES**  
**A NORMAN RURAL CERTIFICATE**  
**OF SURVEY SUBDIVISION**  
 PART OF THE SW1/4 OF SECTION 9, T9N, R1W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA  
**COS 2122 -13**



## NOTE:

Bearings shown are based on a Bearing of S89°36'50"E between existing monuments on the South line of the SW1/4 of Section 9, T9N, R1W, I.M. Norman, Cleveland County, Oklahoma.

(●) - Indicates Existing 3/8" Iron Pin Or Monument As Noted Hereon.

(○) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked "Pollard PLS 1474" Or Set PK Nail With Shiner Marked "P&W Surveying CA 2380".

(OCCR) - Indicates Oklahoma Certified Corner Record on File With The Oklahoma Department of Libraries, Archives Division.

(WQPZ) - Indicates the Water Quality Protective Zone. There shall be no clearing, grading, construction or disturbance of vegetation in this area except as permitted by the Director of Public Works, unless such disturbance is done in accordance with 19-514(E) of the Norman City Code. The WQPZ is subject to protective covenants that may be found in the Land Records and that may restrict disturbance and use of these areas.

**POLLARD & WHITED SURVEYING, INC.**

2514 Tee Drive Norman, OK 73069  
 405-366-0001 Off.  
 405-443-8100 Cell

CA 2380 exp. 6-30-23

tim@pwsurveying.com

Brant Waggoner	
Norman Certificate of Survey Subdivision	
Part of the SW1/4 of Section 9, T9N, R1W, I.M.	
Norman, Cleveland County, Oklahoma	
January 28, 2022	Drawn By: T. Pollard
9-9n1w.dgn	Sheet 1 of 3

Planning Commission Agenda  
May 12, 2022

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CERTIFICATE OF SURVEY  
COS-2122-13

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ITEM NO. 2

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**STAFF REPORT**

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**ITEM:** Consideration of **NORMAN CERTIFICATE OF SURVEY NO. COS-2122-13 FOR WAGGONER ESTATES.**

**LOCATION:** Generally located near the northeast corner of Tecumseh Road and 84<sup>th</sup> Avenue N.E.

**INFORMATION:**

1. Owners. Brent and Nicole Waggoner.
2. Developer. Brent and Nicole Waggoner.
3. Surveyor. Pollard & Whited Surveying, Inc.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City Limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

**IMPROVEMENT PROGRAM:**

1. Fire Protection. The Norman Fire Department will provide fire protection.
2. Sanitary Sewer. Individual septic systems are existing for Tracts 1 and 2.
3. Water. Individual water wells are existing for Tracts 1 and 2.
4. Streets. Eighty-fourth Avenue N.E. and East Tecumseh Road are classified as rural collector streets.
5. Acreage. This property consists of 20.02 acres. Tract 1 consists of 10.01 acres and Tract 2 consists of 10.01 acres.

6. WQPZ. Water Quality Protection Zone (WQPZ) is located within Tract 1. The owners will be required to protect these areas.
7. Flood Plain. Tract 1 contains Flood Plain.
8. Flowage Easement. Tract 1 contains a Flowage Easement controlled by the Bureau of Reclamation. This area is “no build” for residential use. The Bureau of Reclamation has reviewed this proposal.
9. Covenants. Covenants addressing the WQPZ are being reviewed as to form by City Legal staff.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and Norman Rural Certificate of Survey No. COS-2122-13 are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** Staff recommends approval of Certificate of Survey No. COS-2122-13 for Waggoner Estates.

**ACTION NEEDED:** Recommend approval or disapproval of Certificate of Survey No. COS-2122-13 for Waggoner Estates to City Council.

**ACTION TAKEN:** \_\_\_\_\_

**File Attachments for Item:**

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2122-7: Consideration of a Short Form Plat submitted by Harbor Homes, Inc. (Pollard & White Surveying, Inc.) for WILSON CORNER for 0.5804 acres of property generally located at the northeast corner of Pickard Avenue and Wilson Street.



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 05/12/2022

**REQUESTER:** Harbor Homes, Inc.

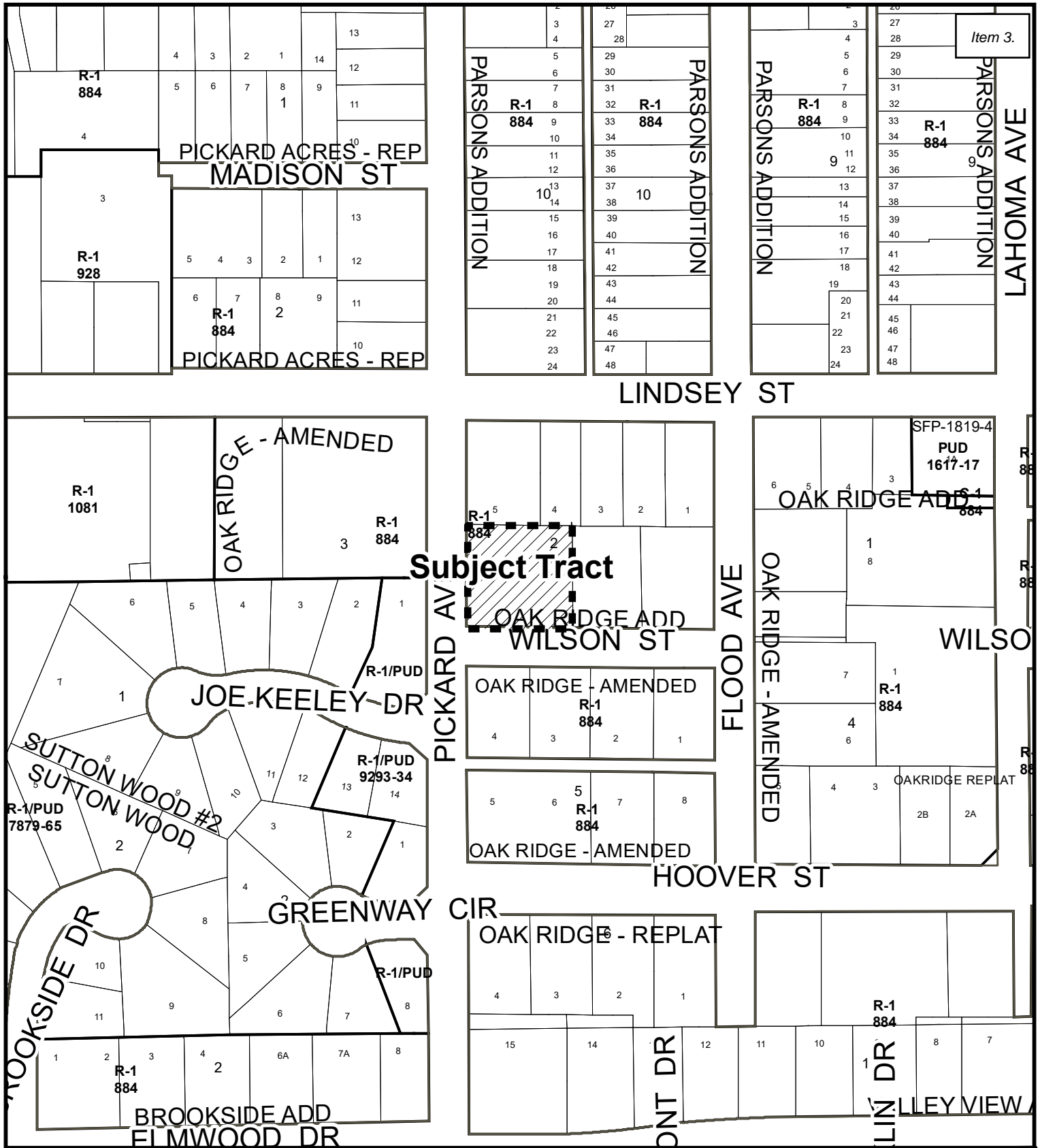
**PRESENTER:** Ken Danner, Subdivision Development Manager

**ITEM TITLE:** Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2122-7: Consideration of a Short Form Plat submitted by Harbor Homes, Inc. (Pollard & Whited Surveying, Inc.) for WILSON CORNER for 0.5804 acres of property generally located at the northeast corner of Pickard Avenue and Wilson Street.

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**ACTION NEEDED:** Approve, disapprove, or postpone SFP-2122-7, the Short Form Plat for WILSON'S CORNER.

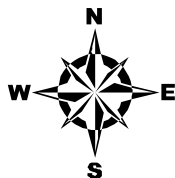




# Location Map



Map Produced by the City of Norman  
Geographic Information System.  
The City of Norman assumes no  
responsibility for errors or omissions  
in the information presented.



April 6, 2022

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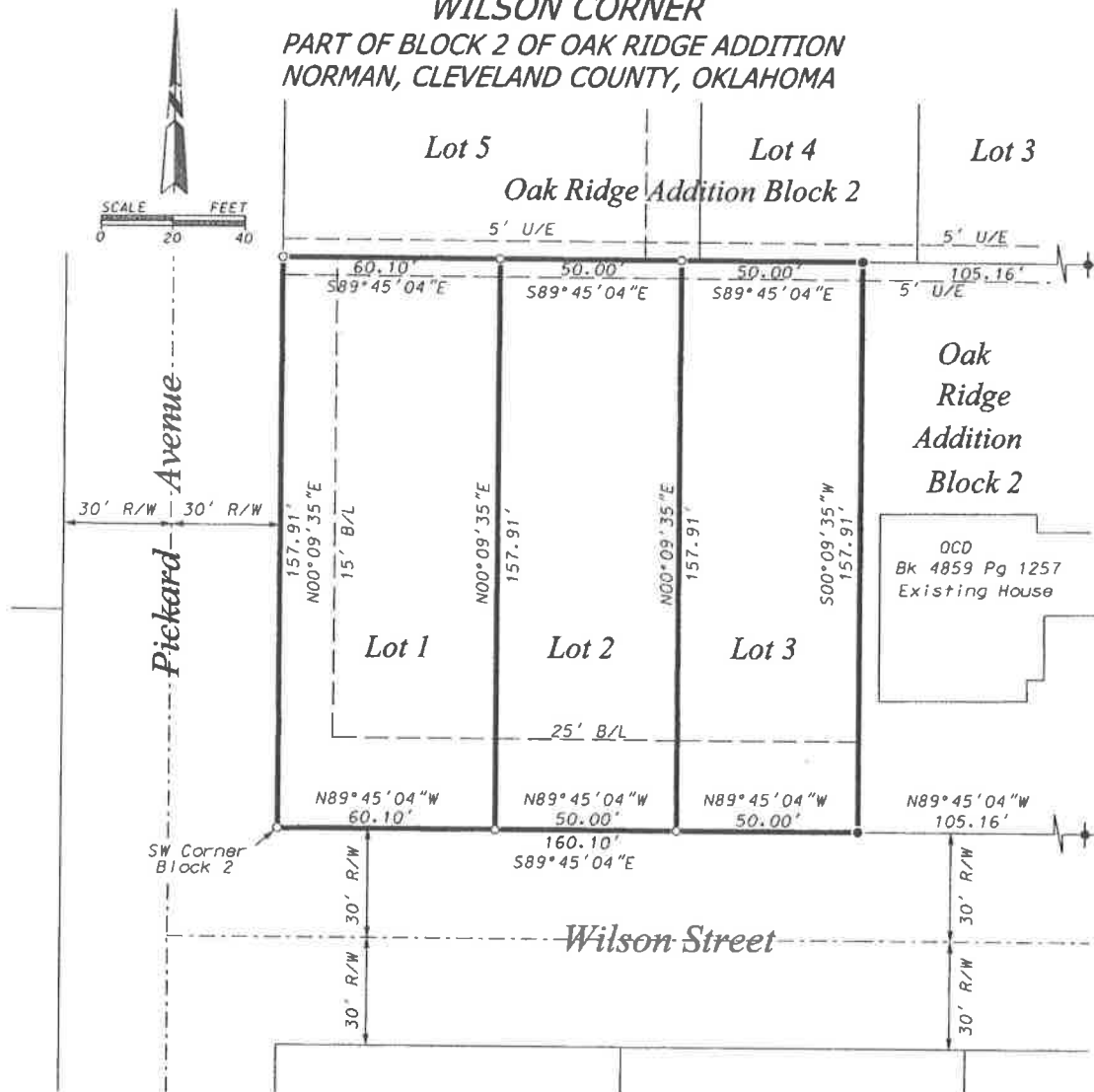


Subject Tract



Zoning

**SHORT FORM PLAT**  
**WILSON CORNER**  
 PART OF BLOCK 2 OF OAK RIDGE ADDITION  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



Note: Bearings Are Based On An Arbitrary Bearing of  $S89^{\circ}45'04''E$  Between Existing Monuments on the South Line of Block 2 of Oak Ridge Addition to Norman, Cleveland County, Oklahoma As Recorded in Plat Book 2 Page 63 Dated May 29, 1940 in the Cleveland County Clerk's records.

(-x-x-x-) - Indicates Existing Fence Line.

(●) - Indicates Existing 3/8" Iron Pin or Monument As Noted

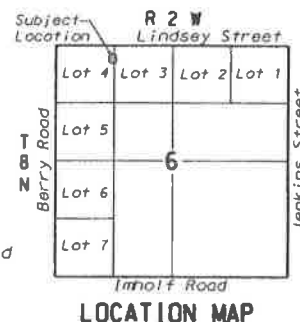
(o) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked "PLS 1474"

(U/E) - Indicates Platted Utility Easement.

(B/L) - Indicates Platted Building Line Set Back

(R/W) - Indicates Platted Street Right-of-way

According to the Flood Insurance Rate Map (FIRM) Community Panel Number 40027C0280J with an effective date of January 15, 2021. The subject tract is located in Zone "X". Zone "X", is defined as "Areas of Minimal Flood Hazards".



**LOCATION MAP**

**POLLARD & WHITED SURVEYING, INC.**

2514 Tee Drive

Norman, OK 73069

CA 2380 exp. 6-30-23

405-366-0001

timepwsurveying.com

Harbor Homes Ben Gray

Short Form Plat

Part of Block 2 of Oak Ridge Addition

Norman, Cleveland County, Oklahoma

March 24, 2022

Drawn By: T. Pollard

File: Oakridge Addition.dgn

Sheet 1 of 3

Planning Commission Agenda  
May 12, 2022

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SHORT FORM PLAT  
SFP-2122-7

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ITEM NO. 3

**STAFF REPORT**

**ITEM:** Consideration of **SHORT FORM PLAT NO. SFP-2122-7 FOR WILSON CORNER, A REPLAT OF A PART OF BLOCK 2, OAK RIDGE ADDITION.**

**LOCATION:** Located at the northeast corner of the intersection of Pickard Avenue and Wilson Drive.

**INFORMATION:**

1. Owners. Harbor Homes, Inc.
2. Developer. Harbor Homes, Inc.
3. Surveyor. Pollard & Whited Surveying, Inc.

**HISTORY:**

1. May 29, 1940. The final plat for Oak Ridge Addition was filed of record with the Cleveland County Clerk.
2. July 22, 1947. City Council adopted Ordinance No. 716 annexing this property into the Norman Corporate City Limits.
3. July 13, 1954. City Council adopted Ordinance No. 884 placing this property in the R-1, Single-Family Dwelling District.

**IMPROVEMENT PROGRAM:**

1. All public improvements are existing except for sidewalks adjacent to Pickard Avenue and Wilson Street. The owner will post a subdivision bond/cash surety with the City securing sidewalks. Sidewalks will be installed prior to a certificate of occupancy.

**PUBLIC DEDICATIONS:**

1. Rights-of-Way. Street rights-of-way are existing.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and short form plat are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The developer proposes three (3) single-family residential structures. This property consists of .35 acres. Staff recommends approval of Short Form Plat No. SFP-2122-7 for Wilson Corner, a Replat of a part of Block 2, Oak Ridge Addition.

**ACTION NEEDED:** Approve or disapprove Short Form Plat No. SFP-2122-7 for Wilson Corner a Replat of a part of Block 2, Oak Ridge Addition and direct the filing thereof with the Cleveland County Clerk subject to the receipt of a subdivision bond/cash surety securing public sidewalks.

**ACTION TAKEN:** \_\_\_\_\_

**File Attachments for Item:**

4. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Resolution No. R-2122-111: Lennar Homes of Oklahoma, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation to Low Density Residential Designation for approximately 16.32 acres of property generally located north of E. Imhoff Road and west of Oakhurst Avenue.



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 05/12/2022

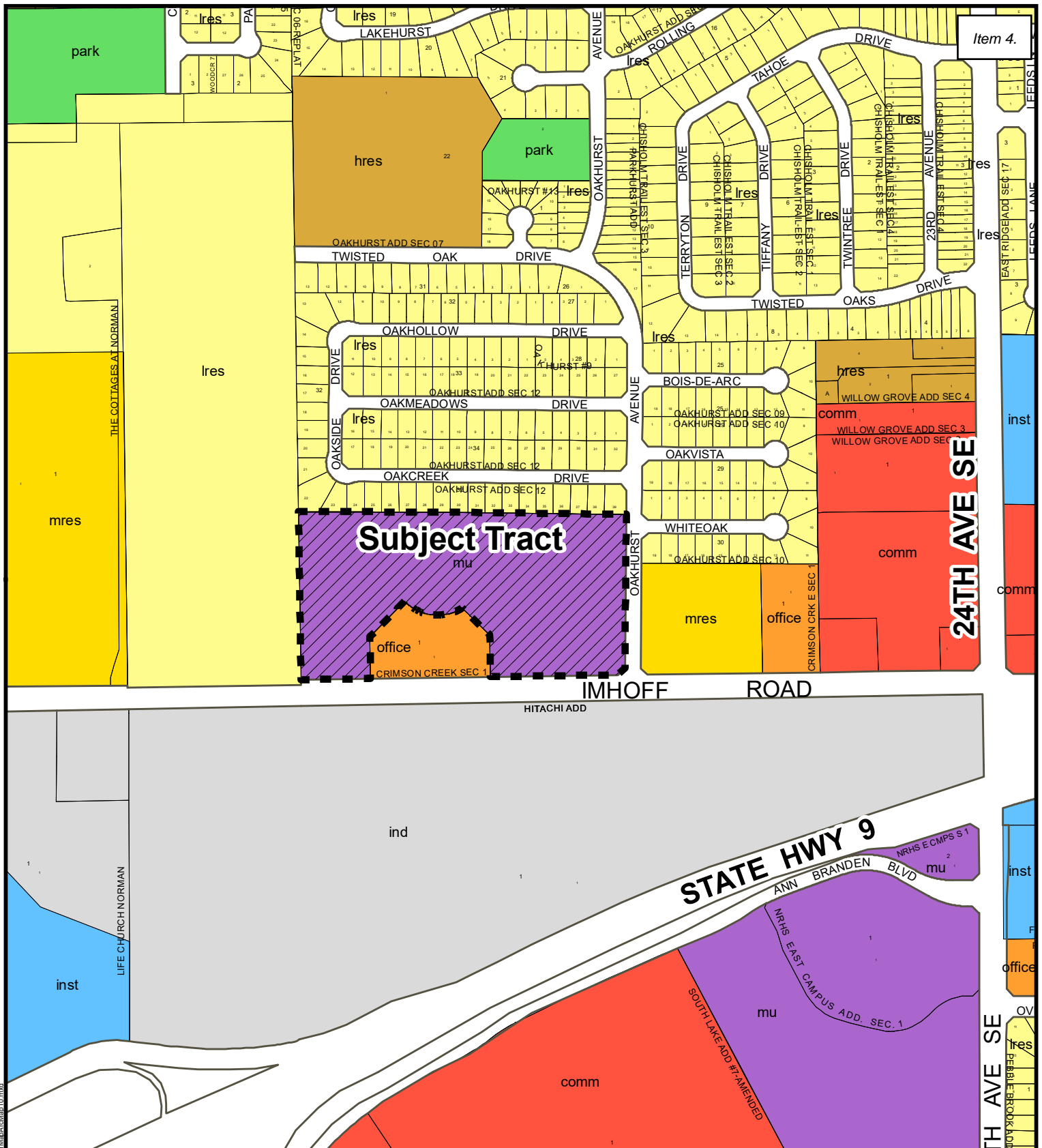
**REQUESTER:** Lennar Homes of Oklahoma, L.L.C.

**PRESENTER:** Colton Wayman, Planner I

**ITEM TITLE:** Consideration of Adoption, Rejection, Amendment, and/or Postponement of Resolution No. R-2122-111: Lennar Homes of Oklahoma, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation to Low Density Residential Designation for approximately 16.32 acres of property generally located north of E. Imhoff Road and west of Oakhurst Avenue.

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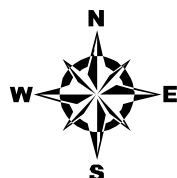
**ACTION NEEDED:** Recommend adoption, rejection, amendment, or postponement of Resolution No. R-2122-111 to City Council.



# Norman 2025 Land Use Plan



Map Produced by the City of Norman  
Geographic Information System.  
The City of Norman assumes no  
responsibility for errors or omissions  
in the information presented.



April 12, 2022

0 250 500 Ft.

Subject Tract  
 Zoning

RESOLUTION NO. R-2122-111

ITEM NO. 4

**STAFF REPORT**

**ITEM:** Lennar Homes of Oklahoma, LLC requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation to Low Density Residential Designation for property located on the northwest corner of E. Imhoff Road and Oakhurst Avenue.

**SUMMARY OF REQUEST:** Lennar Homes of Oklahoma, LLC is proposing development of a single-family residential PUD, Planned Unit Development on a 16.32-acre parcel. This development proposal requires rezoning from the current PUD, Planned Unit Development to a new PUD, Planned Unit Development, and a NORMAN 2025 Land Use and Transportation Plan amendment from Mixed Use Designation to Low Density Residential Designation.

**STAFF ANALYSIS:** For changes in classification under the NORMAN 2025 Land Use and Transportation Plan, the following information is forwarded for consideration.

The role of the NORMAN 2025 Plan in the City's ongoing and diverse planning activities states the document must be flexible, and that it is updated and amended periodically. The Plan defines the desired land use patterns for use and development of all private sector properties. This Plan will serve as a policy guide for zoning and planning requests as they are presented to the Planning Commission and City Council.

1. ***Has there been a change in circumstances resulting from development of the properties in the general vicinity, which suggest that the proposed change will not be contrary to the public interest?*** In recent years, there have been several new developments in this general vicinity. Directly south of the site, an office park was built in 2007, consisting of two buildings. Along E. Imhoff Road to the west, two apartment complexes were built in 2005 and 2010. North and west of this site, fronting Classen Boulevard, a third apartment complex was built in 2014. All three of the apartment complexes are "rent-by-the-bed" developments. The total number of bedrooms between all three developments is well over 1,200. Between 2010 and 2013, Hitachi expanded their facility on the opposite side of E. Imhoff Road to include more parking and a warehouse with loading docks. To the south and west, across Imhoff Road a church was constructed in 2017, directly west of the Hitachi facility. Across State Highway 9, to the southeast, is the location of Norman Regional's new Free Standing Emergency Hospital.

As it exists today, the surrounding land uses are single family residential, office, light industrial and vacant property. The change from Mixed Use Designation to Low Density Residential Designation is not out of character for this area.

2. ***Is there a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity?*** E. Imhoff Road is designated as a Minor Urban Arterial in the Comprehensive Transportation Plan. Oakhurst Avenue is constructed as a collector street. The applicant is requesting a



rezoning from an existing PUD, Planned Unit Development to a new PUD, Planned Development. The applicant stated on the application the use will be for a smaller lot development with single-family residential use. Any future use on the site will be limited to the uses allowed in the PUD Narrative.

In 2014, the intersection of Imhoff and Classen Boulevard was transitioned to a controlled/signalized intersection. With the signalized intersection to the west of this proposed development there is already traffic mitigation in place for any increase in traffic.

**CONCLUSION:** Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan from Mixed Use Designation to Low Density Residential Designation as Resolution No. R-2122-111 for consideration by Planning Commission and recommendation to City Council.

**Applicant:** Lennar Homes of Oklahoma, LLC

**Project Location:** North of E. Imhoff Rd. and west of Oakhurst Ave.

**Case Number:** PD22-06

**Time:** 6:00 p.m.

**Applicant/Representative**

Gunner Joyce (Attorney for Applicant)

**Attendees**

David Glaze

Ryan Glaze

Randy Reynolds

Allen Ahlert

Caleb Ball

Emma Bingham

Dayla Bingham

**City Staff**

Ken Danner, Subdivision Development Manager

Heather Poole, Assistant City Attorney II

Colton Wayman, Planner I

**Application Summary**

The applicant requests to rezone from the current PUD, Planned Unit Development to a new PUD, Planned Unit Development to allow for a single-family subdivision with smaller lots and setbacks than what is currently allowed.

**Neighbor's Comments/Concerns/Responses**

The neighbors were interested to know when the project would be presented to Planning Commission and City Council. In addition, neighbors were interested to know what the proposed side yard setbacks would be. The representative of the applicant did not give a specific number, explaining that was still being determined for the PUD narrative. A neighbor also indicated that a natural spring exists on the site. The representative of the applicant explained that the spring would be diverted. Neighbors were interested to know the proposed square footages of the homes. The representative of the applicant could not provide neighbors with general square footage numbers as he was unsure what they would be. The representative of the applicant explained that a common area would be provided for the development and is yet to be determined for the site plan. Finally, neighbors were interested to know why one of the driveways was situated so far west. The representative of the applicant explained that the City preferred this location for traffic-related reasons.

**File Attachments for Item:**

5. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-42: Lennar Homes of Oklahoma, L.L.C. requests rezoning from PUD, Planned Unit Development, to PUD, Planned Unit Development, for approximately 16.32 acres of property generally located north of E. Imhoff Road and west of Oakhurst Avenue.



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 05/12/2022

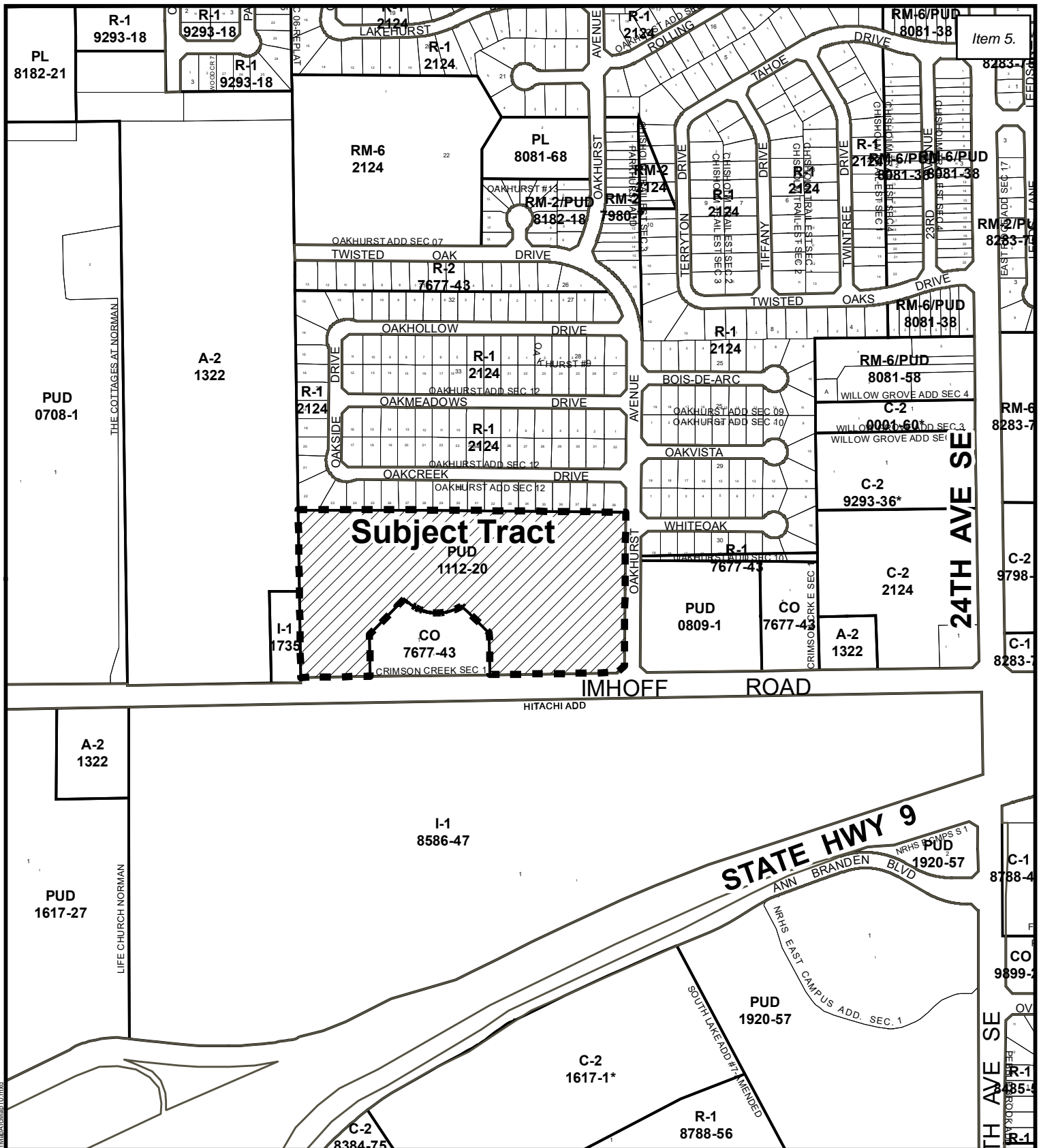
**REQUESTER:** Lennar Homes of Oklahoma, L.L.C.

**PRESENTER:** Colton Wayman, Planner I

**ITEM TITLE:** Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-42: Lennar Homes of Oklahoma, L.L.C. requests rezoning from PUD, Planned Unit Development, to PUD, Planned Unit Development, for approximately 16.32 acres of property generally located north of E. Imhoff Road and west of Oakhurst Avenue.

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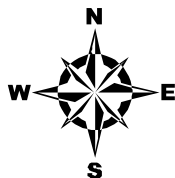
**ACTION NEEDED:** Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2122-42 to City Council.



# Location Map



Map Produced by the City of Norman  
Geographic Information System.  
The City of Norman assumes no  
responsibility for errors or omissions  
in the information presented.



April 6, 2022

0 250 500 Ft.



Subject Tract



Zoning

ORDINANCE NO. O-2122-42

ITEM NO. 5

**STAFF REPORT****GENERAL INFORMATION**

APPLICANT	Lennar Homes of Oklahoma, LLC
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development
EXISTING ZONING	PUD, Planned Unit Development
SURROUNDING ZONING	North: R-1, Single Family Dwelling District East: R-1, Single Family Dwelling District, and PUD, Planned Unit Development South: CO, Suburban Office Commercial District, and I-1, Light Industrial District West: A-2, Rural Agricultural District, and I-1, Light Industrial District
LOCATION	N.W. Corner of E. Imhoff Road and Oakhurst Avenue
SIZE	16.32 acres, more or less
PURPOSE	Single-family residential neighborhood
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single Family Residential East: Vacant/Single Family Residential South: Light Industrial West: Vacant

**SYNOPSIS:** Lennar Homes of Oklahoma is requesting to rezone property containing approximately 16.32 acres from PUD, Planned Unit Development, that consisted of apartment and specific special uses, to a new PUD, Planned Unit Development, to allow for single-family residential development. The PUD is requested to allow for setbacks, lot coverage, and lot sizes that differ from the R-1, Single-Family Dwelling District requirements.

**HISTORY:** This property was initially zoned CO, Suburban Office Commercial District, in 1977. In 2012, the property was rezoned to PUD, Planned Unit Development, with Ordinance

No. O-1112-20 to allow for apartment development in addition to specific special uses enumerated under both RM-6 and CO. These special uses were the following:

- Church, temple, or other place of worship;
- Child care center;
- Off-street parking;
- Office buildings;
- Convalescent home, rest home, nursing home, or assisted living center.

### **ZONING ORDINANCE CITATION:**

#### **SEC. 420 – PLANNED UNIT DEVELOPMENT**

Statement of Purpose. It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan of record. The "PUD" Planned Unit Development district herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit and which are not now required by other regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City.

Specifically, the purposes of this section are to encourage:

- (a) A maximum choice in the types of environment and living units available to the public.
- (b) Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.
- (c) Maximum enhancement and minimal disruption of existing natural features and amenities.
- (d) Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long range plan and remain compatible with surrounding developments.
- (e) More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- (f) Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.

The PUD (Planned Unit Development) Regulations are designed to provide for small and large scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development which is related to, and affects, the long term value of the homes and other development. A Planned Unit Development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

**EXISTING ZONING:** The existing zoning for the subject property is PUD, Planned Development, allowing for apartment development in addition to specific special uses and requirements enumerated under both RM-6, Medium Density Apartment District, and CO, Suburban Office Commercial District.

**ANALYSIS:** The particulars of the new PUD include:

**USE:** The PUD Narrative includes the following uses:

- Detached single family dwellings;
- Family day care home;
- General purpose farm or garden;
- Home occupations;
- Municipal recreation or water supply;
- Accessory buildings;
- Model homes and/or Sales Office, subject to the applicable permits;
- Temporary Parking Lots; and
- Short-Term Rentals.

**OPEN SPACE/PARKLAND:** Open space and green space areas are located throughout the Property, as shown on the Open Space Exhibit (Exhibit D). The Open Space Exhibit proposes 23.7% of the site as open space. Notably, open space/landscaping is proposed adjacent to E. Imhoff Road to minimize impacts from the loading docks owned by Hitachi.

**PHASES:** Homes will be phased over time as market absorption permits.

**SITE PLAN/ACCESS:** The Site Development Plan is shown in Exhibit B-1. This development has one emergency access off E. Imhoff Road and full access off Oakhurst Avenue. The Site Development Plan shows 109 single-family residential lots in addition to common area throughout the site.

**AREA REGULATIONS:** The applicant is requesting the following area regulations for the development:

- Front yard setback: The minimum depth of the front yard setback shall be ten (10') feet provided that all garages shall have a minimum nineteen (19') foot front yard setback to allow for a parking space in the driveway. In the event a lot has street frontage on multiple sides, the front yard setback shall only apply along the frontage designated on the Site Development Plan as the 10' front yard setback and the remaining frontage may be treated as said lot's side yard;
- Side yard setback: The minimum depth of the side yard setback shall be five (5') feet provided that roof, gutter, window, patio, patio coverings, and similar improvement overhangs shall be allowed to encroach upon the side yard setback, up to a maximum of two (2') feet;
- Rear yard setback: The minimum depth of the rear yard setback shall be ten (10') feet, with the allowance for unenclosed patios, sheds, and similar common residential accessory improvements (i.e., gazebos, storm shelters, etc.) to be five (5') feet from the rear property line;
- Coverage: The maximum lot coverage for all structures, as well as impervious area, shall be no more than sixty-five percent (65%) of the total lot area;
- Height: Houses will not exceed thirty-five (35') feet or two (2) stories in height. An accessory building shall not exceed a wall height of ten (10') feet; and



- **Lot Size:** The minimum lot width for this PUD shall be thirty (30') feet at the front boundary line and twenty-five (25') feet along street frontage. The minimum lot area shall be a minimum of three thousand (3,000) square feet.

**LANDSCAPING:** Landscaping shall be installed in order to meet or exceed the City of Norman's applicable landscaping requirements for development of single-family residential lots. Additional landscaping is proposed adjacent to E. Imhoff Road to minimize impacts from the loading docks owned by Hitachi.

**SIGNAGE:** The entrance to the Property may contain entryway signage and associated walls, fences, and decorative features, in order to identify the addition. The signage may be lighted and landscaped with appropriate vegetation and planter boxes designed so as not to interfere with traffic sight lines. The maximum square footage shall comply with the provisions of the City of Norman Signage Code that are applicable to R-1, Single-Family Dwelling District.

#### **ALTERNATIVES/ISSUES:**

**IMPACTS:** The proposed PUD changes the use of the property from its current zoning. The proposed rezoning will change the property from an office/apartment use to a single-family residential use. Given that the intensity of the use will change, less traffic is predicted for the proposed PUD compared to the current zoning designation.

#### **OTHER AGENCY COMMENTS:**

**PUBLIC WORKS:** Sanitary sewer and water improvements are available to the site. The proposed streets will be constructed to City standards. Sidewalks will be installed adjacent to the street. Stormwater runoff will be conveyed to proposed detention ponds.

#### **PREDEVELOPMENT: PD 22-05, March 24, 2022**

The neighbors were interested to know when the project would be presented to Planning Commission and City Council. In addition, neighbors were interested to know what the proposed side yard setbacks would be. The representative of the applicant did not give a specific number, explaining that was still being determined for the PUD Narrative. A neighbor also indicated that a natural spring exists on the site. The representative of the applicant explained that the spring would be diverted. Neighbors were interested to know the proposed square footages of the homes. The representative of the applicant could not provide neighbors with general square footage numbers as he was unsure what they would be. The representative of the applicant explained that a common area would be provided for the development and is yet to be determined for the site plan. Finally, neighbors were interested to know why one of the driveways was situated so far west on the site. The representative of the applicant explained that the City preferred this location for traffic-related reasons.

#### **GREENBELT COMMISSION: GB 22-09, April 19, 2022**

Greenbelt forwards this item with no additional comments.

**CONCLUSION:** Staff forwards this request for rezoning from PUD, Planned Unit Development to a new PUD, Planned Unit Development, as Ordinance No. O-2122-42 for consideration by the Planning Commission and a recommendation to City Council.

# THE VILLAGES

## A PLANNED UNIT DEVELOPMENT NORMAN, OKLAHOMA

APPLICANT:  
*LENNAR HOMES OF OKLAHOMA, LLC*

APPLICATION FOR:  
  
PLANNED UNIT DEVELOPMENT  
PRELIMINARY PLAT  
2025 AMENDMENT

Submitted April 4, 2022  
Revised May 6, 2022

PREPARED BY:

RIEGER LAW GROUP PLLC  
136 Thompson Drive  
Norman, Oklahoma 73069

## TABLE OF CONTENTS

- I. INTRODUCTION
  - Background and Intent
- II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS
  - A. Location
  - B. Existing Land Use and Zoning
  - C. Elevation and Topography
  - D. Drainage
  - E. Utility Services
  - F. Fire Protection Services
  - G. Traffic Circulation and Access
- III. DEVELOPMENT PLAN AND DESIGN CONCEPT
  - A. Uses Permitted
  - B. Area Regulations
  - C. Miscellaneous Development Criteria

## EXHIBITS

- A. Legal Description of the Property
- B-1. Site Development Plan
- B-2. Typical Lot Layout
- C. Allowable Uses
- D. Open Space Exhibit
- E. Preliminary Plat

## I. **INTRODUCTION**

This Planned Unit Development (“PUD”) seeks to rezone a tract of property, containing approximately 16.32 acres, located in Ward 1 of the City of Norman. The Applicant seeks to develop the site into a single-family residential community. The homes to be built within the development will be detached homes. The property is located North of E. Imhoff Road and West of Oakhurst Avenue. The property is more particularly described on the attached **Exhibit A** (the “Property”). The Property is currently zoned as a Planned Unit Development (O-1112-20) that allows for a mixed-use development featuring multi-family apartments and commercial office uses. Accordingly, the NORMAN 2025 Land Use Plan Designation is Mixed-Use. The Property is not currently platted.

The Applicant seeks to rezone the Property to this PUD in order to put forth the parameters for which the development of the Property as a single-family residential community will be phased over time as market absorption permits. This proposal will remove the existing allowances for multi-family apartments and commercial office uses. Additionally, the Applicant will plat the Property in order to facilitate this proposed development.

## II. **PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS**

### A. **Location**

The Property is located in Ward 1, North of E. Imhoff Road and West of Oakhurst Avenue.

### B. **Existing Land Use and Zoning**

The Property is currently zoned as a PUD that contemplates a mixed-use development with multi-family apartment units and commercial office uses. The Property’s current NORMAN 2025 Land Use Plan Designation is Mixed Use. This request seeks to amend the Property’s NORMAN 2025 Land Use Plan Designation to Low Density Residential. The properties to the North and Northeast of the Property are zoned R-1, Single Family Dwelling, with a NORMAN 2025 Land Use Plan Designation of Low Density Residential. The property to the East is zoned PUD for multi-family use, with a NORMAN 2025 Land Use Plan Designation of Medium Residential. The Property surrounds an office park that is zoned CO, Suburban Office Commercial, with a NORMAN 2025 Land Use Plan Designation of Office. The property located South of E. Imhoff Road is zoned I-1, Light Industrial, with a NORMAN 2025 Land Use Plan Designation of Industrial. The property to the West is zoned A-2, Rural Agricultural, with a NORMAN 2025 Land Use Plan Designation of Low Density Residential. A small tract to the Southwest of the Property is zoned I-1, Light Industrial, but has a NORMAN 2025 Land Use Plan Designation of Low Density Residential.

### **C. Elevation and Topography**

The Property is undeveloped. The elevations range from approximately 1172 feet to 1150 feet with the highest elevations located near the Southeast corner of the Property and the lowest natural elevations located near the North property line.

### **D. Drainage**

A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application. It is currently anticipated that drainage controls for the development will be located in the Northeast corner of the Property, subject to review and approval by City Staff in accordance with the application ordinances.

### **E. Utility Services**

The necessary utility services for this project are already located in close proximity to the Property. The Applicant shall extend such utility services to the Property, as necessary.

### **F. Fire Protection Services**

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by applicable City codes, ordinances, and/or regulations.

### **G. Traffic Circulation and Access**

Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan.

## **III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

The Property is planned to accommodate a detached single-family residential development. The Property shall be developed in compliance with the Site Development Plan, attached hereto, subject to final revisions or adjustments allowed by the City's PUD ordinance, as discussed below. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference and further depict the development criteria for the Property. The proposed development will feature 109 platted single-family residential lots.

### **A. Uses Permitted:**

The allowable uses for the Property shall mirror those uses that are allowed in the City of Norman's R-1, Single-Family Dwelling zoning district. A complete list of the allowable uses for the Property is attached as **Exhibit C**.

## B. Area Regulations:

The lots within the Property shall comply with the following regulations:

**Front Yard:** The minimum depth of the front yard setback shall be ten (10') feet provided that all garages shall have a minimum nineteen (19') foot front yard setback to allow for a parking space in the driveway. In the event a Lot has street frontage on multiple sides, the front yard setback shall only apply along the frontage designated on the Site Development Plan as the 10' front yard setback and the remaining frontage may be treated as said Lot's side yard.

**Side Yard:** The minimum depth of the side yard setback shall be five (5') feet provided that roof, gutter, window, patio, patio coverings, and similar improvement overhangs shall be allowed to encroach upon the side yard setback, up to a maximum of two (2') feet.

**Rear Yard:** The minimum depth of the rear yard setback shall be ten (10') feet, with the allowance for unenclosed patios, sheds, and similar common residential accessory improvements (i.e., gazebos, storm shelters, etc.) to be five (5') feet from the rear property line.

**Lot Coverage & Height:** The maximum lot coverage for all structures, as well as impervious area, shall be no more than sixty-five percent (65%) of the total lot area. Houses will not exceed thirty-five (35') feet or two (2) stories in height. An accessory building shall not exceed a wall height of ten (10') feet.

**Lot Size:** The minimum lot width for this PUD shall be thirty (30') feet at the front building line and twenty-five (25') feet along street frontage. The minimum lot area shall be a minimum of three thousand (3,000) square feet. No more than one (1) main dwelling shall be constructed on any one lot.

## C. Miscellaneous Development Criteria

### 1. Site Development Plan

The Site Development Plan for the Property, **Exhibit B-1** attached hereto, and Typical Lot Layouts, **Exhibit B-2** attached hereto, are concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD and the development of the Property shall be generally constructed as presented thereon, subject to final design development and the changes allowed by Section 22.420(7) of the City of Norman's PUD Ordinance, as may be amended from time to time.

### 2. Open Space/Common Area

Open space and green space areas are located throughout the Property, as shown on the Open Space Exhibit attached hereto as **Exhibit D**. A minimum of 10% of the Property shall be designated as Open Space.

**3. Signage**

The entrance to the Property may contain entryway signage and associated walls, fences, and decorative features, in order to identify the addition. The signage may be lighted and landscaped with appropriate vegetation and planter boxes designed so as not to interfere with traffic sight lines. The maximum square footage shall comply with the provisions of the City of Norman Signage Code that are applicable to R-1, Single Family Dwelling district.

**4. Traffic Access/Circulation and Sidewalks**

Access to the Property shall be in the manner shown on the Site Development Plan. Sidewalks will be installed within the development as shown on the attached Site Development Plan, in compliance with the City's standards.

**5. Landscaping/Parkland**

Landscaping shall be installed in order to meet or exceed the City of Norman's applicable landscaping requirements for development of single-family residential lots. The Applicant requests fee in lieu of parkland donation due to the proximity of various parks in the surrounding area.

**6. Roll Off Dumpsters**

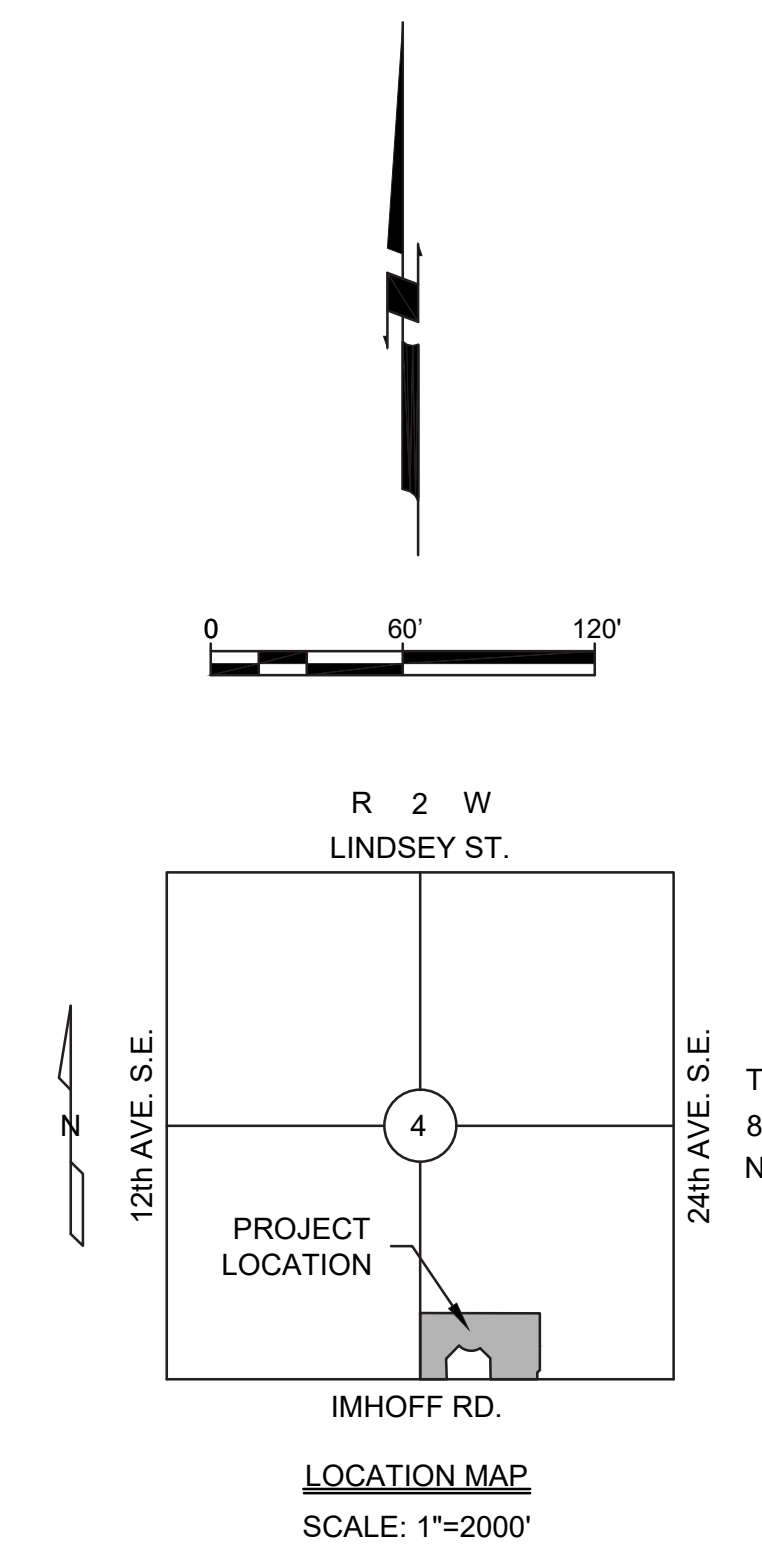
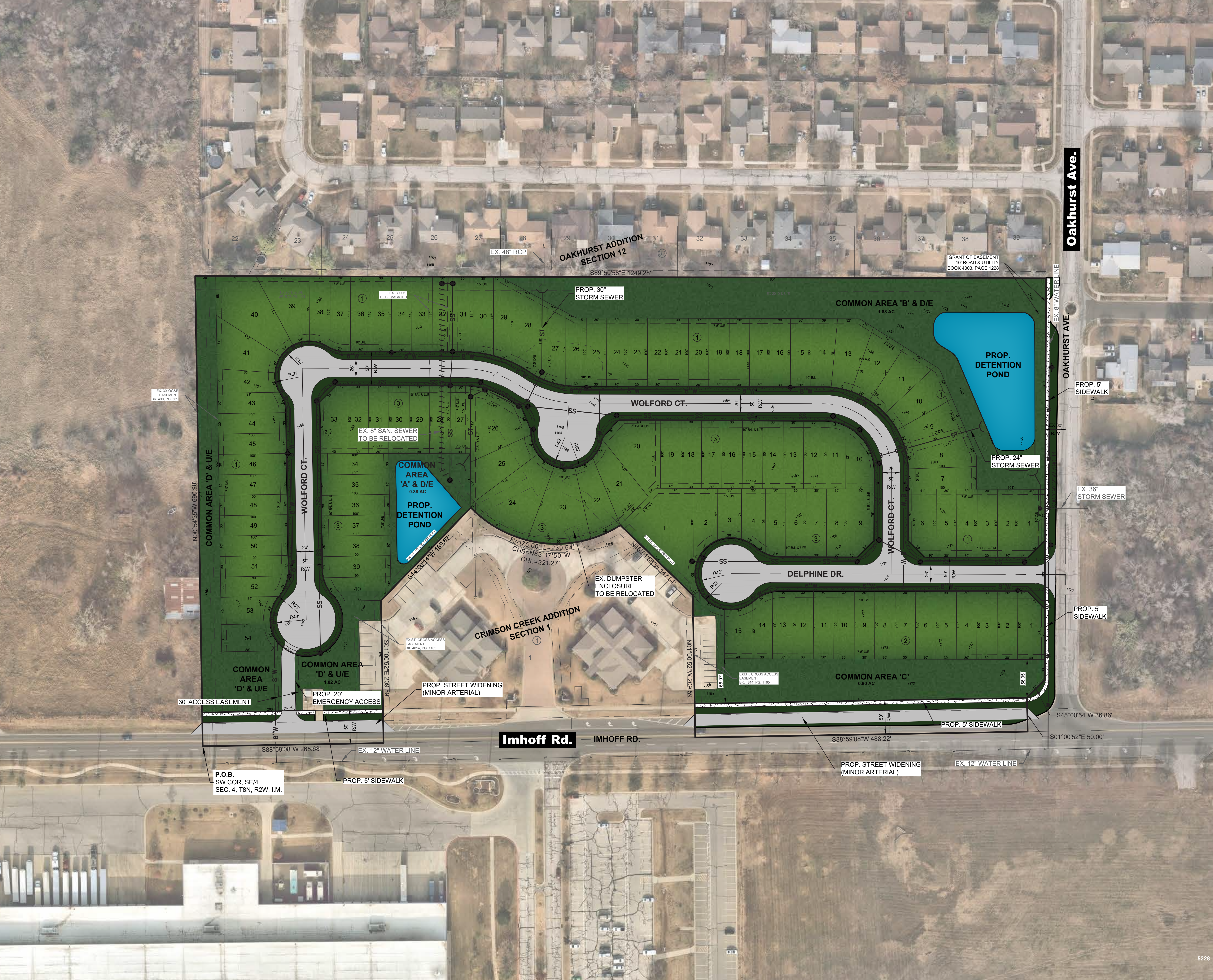
Roll off dumpsters shall be allowed for temporary construction purposes on the Property.

**EXHIBIT A**

## Legal Description of the Property

A part of the Southeast Quarter (SE/4) of Section FOUR (4), Township EIGHT (8) North, Range TWO (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: Beginning at the Southwest corner of said Southeast Quarter (SE/4); thence North 01°03'37" West on the West line of said Southeast Quarter (SE/4) a distance of 690.98 feet to the Southwest corner of Lot 22, Block 32 of Oakhurst Addition Section 12; thence South 90°00'00" East on the South line of Oakhurst Addition Section 12 a distance of 1249.28 feet to the West line of Oakhurst Avenue; thence South 00°00'00" West a distance of 590.11 feet; thence South 44°51'52" West a distance of 36.86 feet; thence South 01°09'54" East a distance of 50.00 feet to the South line of said Southeast Quarter (SE/4); thence South 88°50'06" West on said South line a distance of 1211.76 feet to the Point of Beginning, less and except: Lot ONE (1), in Block ONE (1), of CRIMSON CREEK ADDITION SECTION 1, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.





# Imhoff Rd & Oakhurst Ave

## The Villages

Site Development Plan

109 Lots

16.3205 acres

Exhibit B-1



Johnson & Associates, Inc.  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS  
5/6/2022

Conceptual site plan showing feasible option  
permitted under proposed rezoning





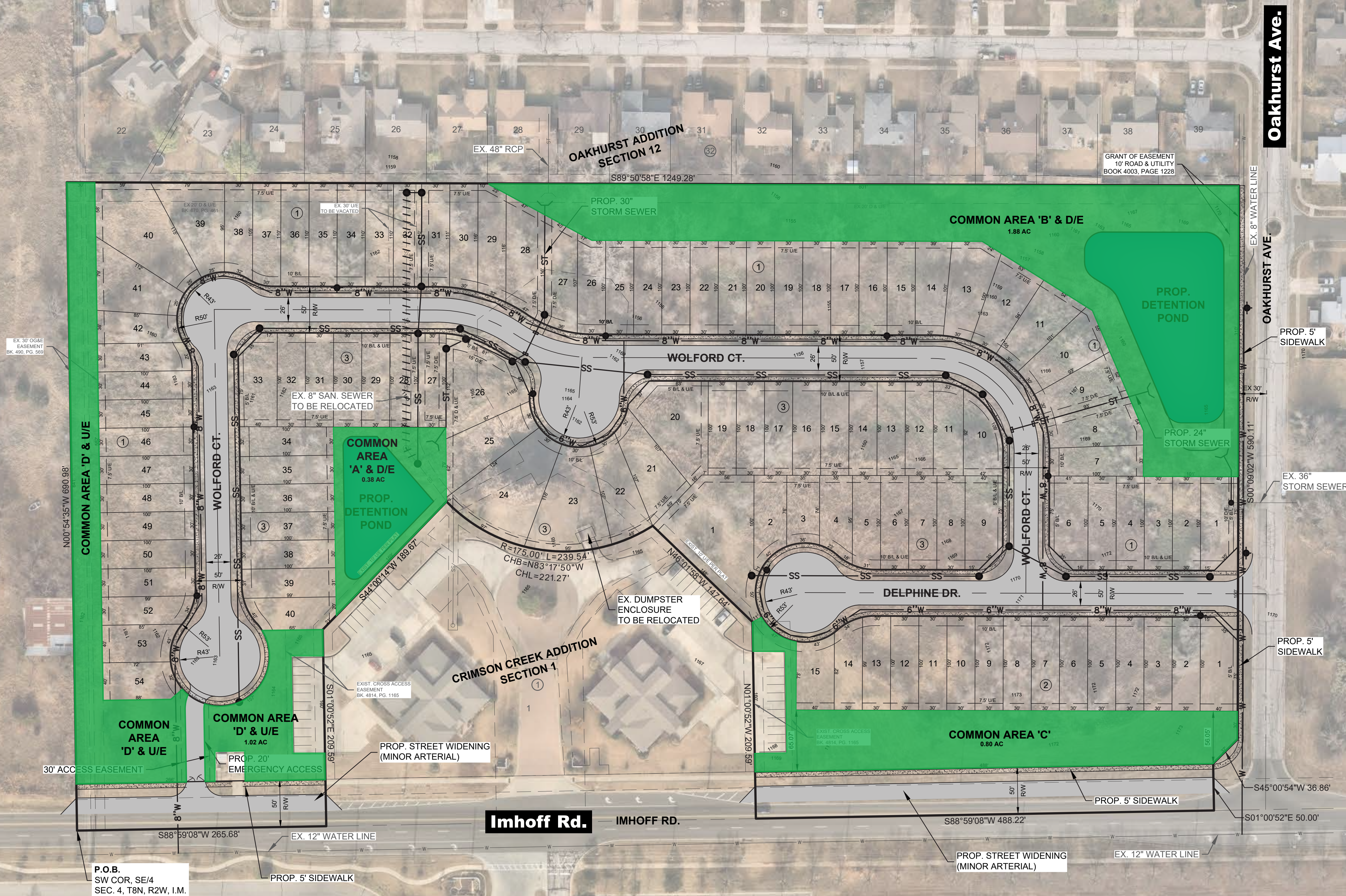
ACAD FILE: H:\5228\Exhibits\5228-LOT LAYOUT EXHIBIT.dwg, 5/3/2022 4:17 PM, Sarah Thorpe  
 DEED LADEN: 8008, ONLY 4...

SHEET NUMBER  
**EX1**

**EXHIBIT C**  
**Allowable Uses**

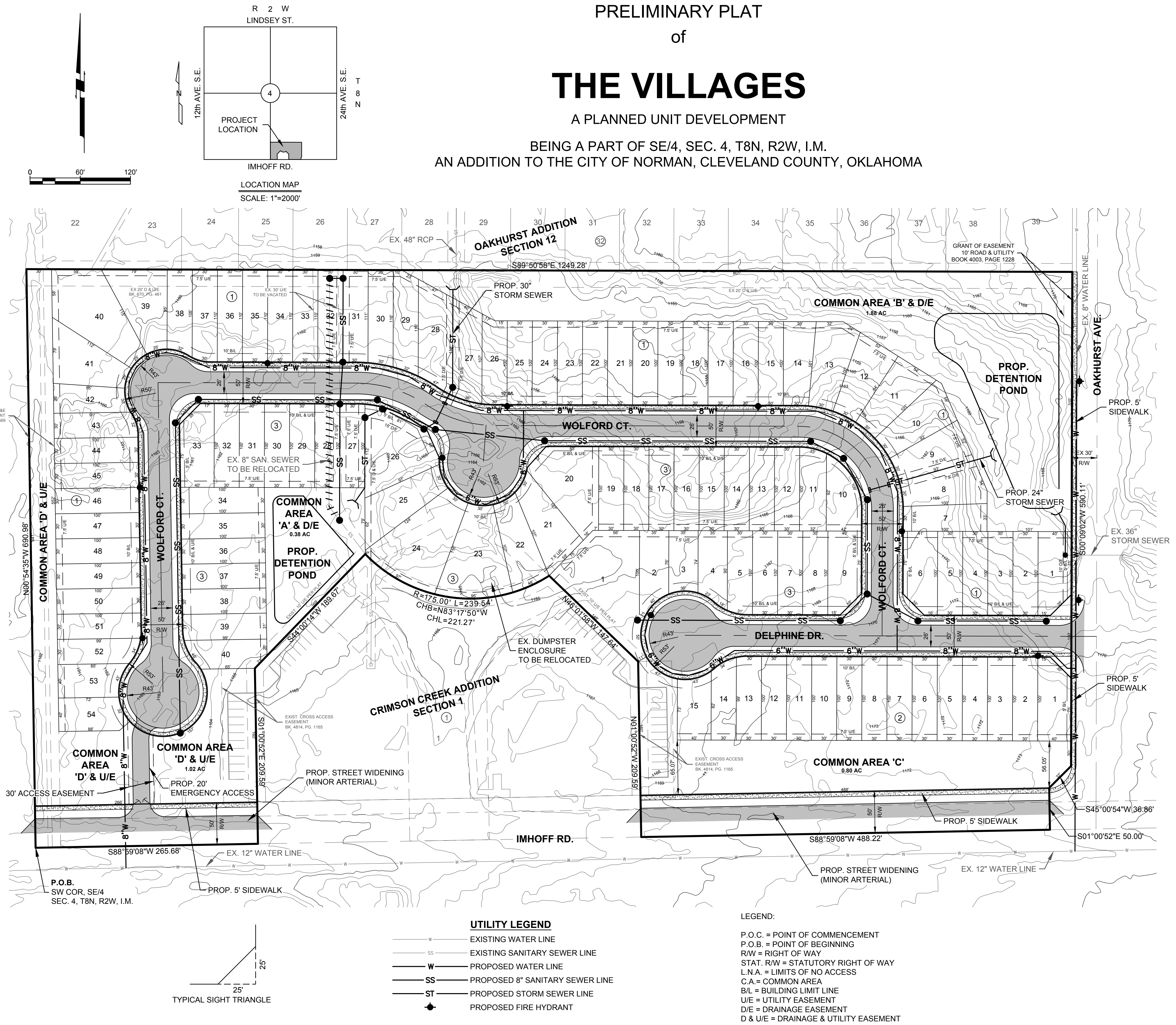
- Detached single family dwellings;
- Family day care home;
- General purpose farm or garden;
- Home occupations;
- Municipal recreation or water supply;
- Accessory buildings;
- Model homes and/or Sales Office, subject to the applicable permits; and
- Temporary Parking Lots.
- Short-Term Rentals





## Exhibit D





LEGAL DESCRIPTION

A part of the Southeast Quarter (SE/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the southwest corner of said Southeast Quarter (SE/4);

THENCE North 01°03'37" West on the west line of said Southeast Quarter (SE/4) a distance of 690.98 feet to the southwest corner of Lot 22, Block 32 of OAKHURST ADDITION SECTION 12;

THENCE South 90°00'00" East on the south line of OAKHURST ADDITION SECTION 12 a distance of 1249.28 feet to the west line of Oakhurst Avenue;

THENCE South 00°00'00" West a distance of 590.11 feet;

THENCE South 44°51'52" West a distance of 36.86 feet;

THENCE South 01°09'54" East a distance of 50.00 feet to the south line of said Southeast Quarter (SE/4);

THENCE South 88°50'06" West on said south line a distance of 1211.76 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

Lot One (1), in Block One (1) of CRIMSON CREEK ADDITION SECTION 1, to Norman, Cleveland County, Oklahoma, according to the plat recorded in Book 21 of Plats, Page 53.

Said described tract of land contains a gross area of 710,923 square feet or 16.3205 acres and a net area, less streets rights of way, of 672,679 square feet or 15.4426 acres, more or less.

Notes:

1. All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the property owners association within THE VILLAGES.
2. Drainage detention facility easements are hereby established as shown to provide for detention of storm surface water and constructed as approved by the city engineer. All maintenance within the drainage detention facility easement shall be the right, duty and responsibility of the property owners association in the plat of THE VILLAGES; however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the city, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and born upon said property owners association. Officials representing the public works department, shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the public works department, property owners association may construct improvements within the easement, provided the improvement does not interfere with the function of the detention facility.

OWNER / DEVELOPER

LENNAR HOMES  
1707 MARKETPLACE BLVD. SUITE 100  
IRVING, TX 75063

ENGINEER

JOHNSON & ASSOCIATES, INC.  
1 E. SHERIDAN AVE., SUITE 200  
OKLAHOMA CITY, OKLAHOMA 73104  
(405) 235-8075

TOTAL ACRES = 16.3205 AC  
TOTAL UNITS = 109  
TOTAL COMMON AREA = 4.0815 AC  
TOTAL % COMMON AREA = 25%

PRELIMINARY PLAT  
of

THE VILLAGES

**JA** Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX: (405) 235-8078 www.jaok.com  
Certificate of Authorization #1404 Exp. Date: 06-30-2023  
• ENGINEERS • SURVEYORS • PLANNERS •



**Applicant:** Lennar Homes of Oklahoma, LLC

**Project Location:** North of E. Imhoff Rd. and west of Oakhurst Ave.

**Case Number:** PD22-06

**Time:** 6:00 p.m.

**Applicant/Representative**

Gunner Joyce (Attorney for Applicant)

**Attendees**

David Glaze

Ryan Glaze

Randy Reynolds

Allen Ahlert

Caleb Ball

Emma Bingham

Dayla Bingham

**City Staff**

Ken Danner, Subdivision Development Manager

Heather Poole, Assistant City Attorney II

Colton Wayman, Planner I

**Application Summary**

The applicant requests to rezone from the current PUD, Planned Unit Development to a new PUD, Planned Unit Development to allow for a single-family subdivision with smaller lots and setbacks than what is currently allowed.

**Neighbor's Comments/Concerns/Responses**

The neighbors were interested to know when the project would be presented to Planning Commission and City Council. In addition, neighbors were interested to know what the proposed side yard setbacks would be. The representative of the applicant did not give a specific number, explaining that was still being determined for the PUD narrative. A neighbor also indicated that a natural spring exists on the site. The representative of the applicant explained that the spring would be diverted. Neighbors were interested to know the proposed square footages of the homes. The representative of the applicant could not provide neighbors with general square footage numbers as he was unsure what they would be. The representative of the applicant explained that a common area would be provided for the development and is yet to be determined for the site plan. Finally, neighbors were interested to know why one of the driveways was situated so far west. The representative of the applicant explained that the City preferred this location for traffic-related reasons.

**File Attachments for Item:**

6. Consideration of Adoption, Rejection, Amendment, and/or Postponement of PP-2122-12: Consideration of a Preliminary Plat submitted by Lennar Homes of Oklahoma, L.L.C. (Johnson & Associates) for THE VILLAGES, A Planned Unit Development, for approximately 16.32 acres of property generally located north of E. Imhoff Road and west of Oakhurst Avenue, with a variance in the cul-de-sac length.



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 05/12/2022

**REQUESTER:** Lennar Homes of Oklahoma, L.L.C.

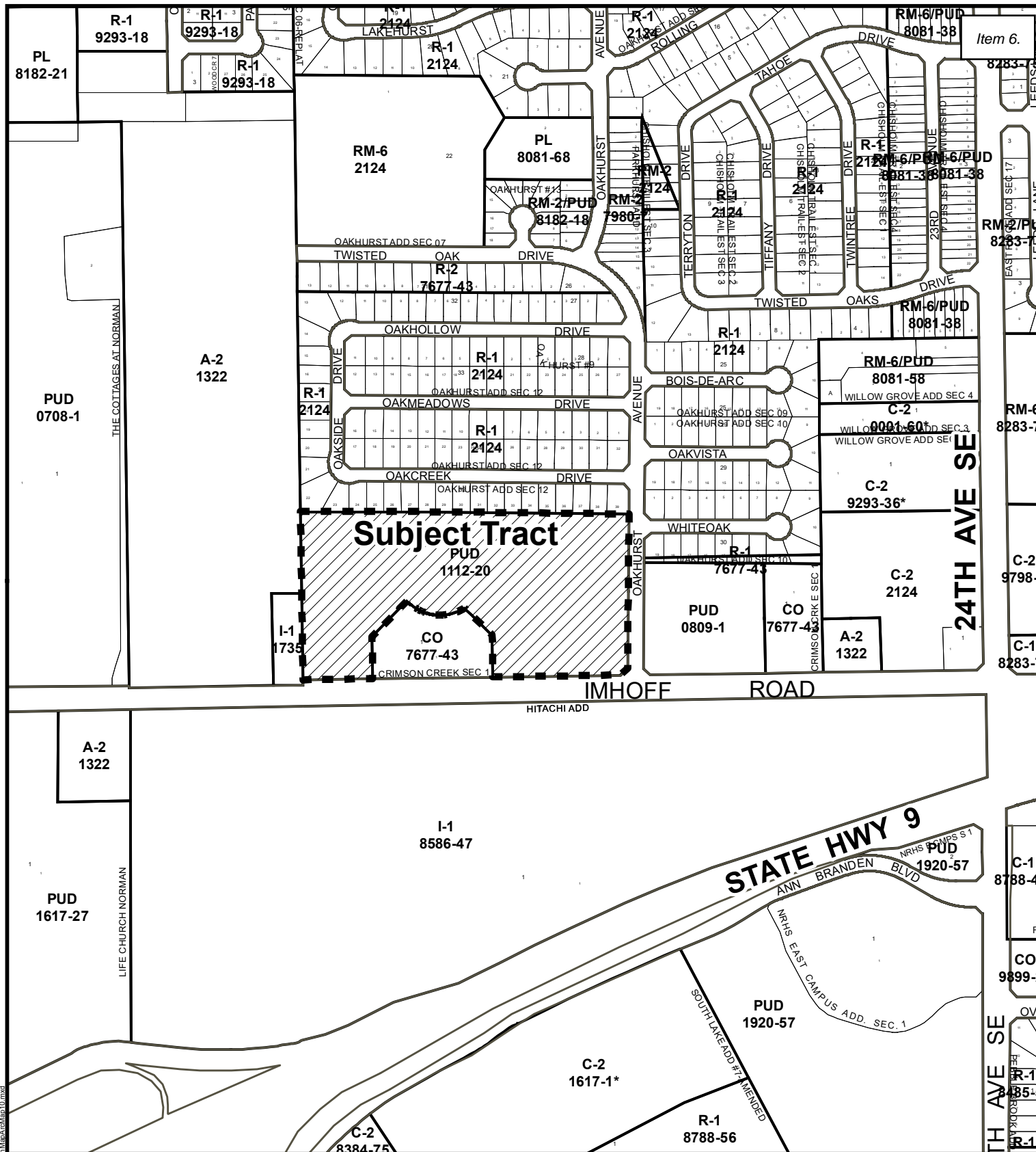
**PRESENTER:** Ken Danner, Subdivision Development Manager

**ITEM TITLE:** Consideration of Adoption, Rejection, Amendment, and/or Postponement of PP-2122-12: Consideration of a Preliminary Plat submitted by Lennar Homes of Oklahoma, L.L.C. (Johnson & Associates) for THE VILLAGES, A Planned Unit Development, for approximately 16.32 acres of property generally located north of E. Imhoff Road and west of Oakhurst Avenue, with a variance in the cul-de-sac length.

---

**ACTION NEEDED:** Recommend approval or disapproval of the request for a variance in the cul-de-sac length for Wolford Court, and recommend adoption, rejection, amendment, or postponement of PP-2122-12, the preliminary plat for THE VILLAGES, A Planned Unit Development, to City Council.

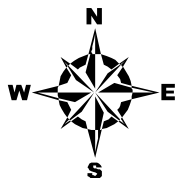




# Location Map



Map Produced by the City of Norman  
Geographic Information System.  
The City of Norman assumes no  
responsibility for errors or omissions  
in the information presented.



April 6, 2022

0 250 500 Ft.



Subject Tract

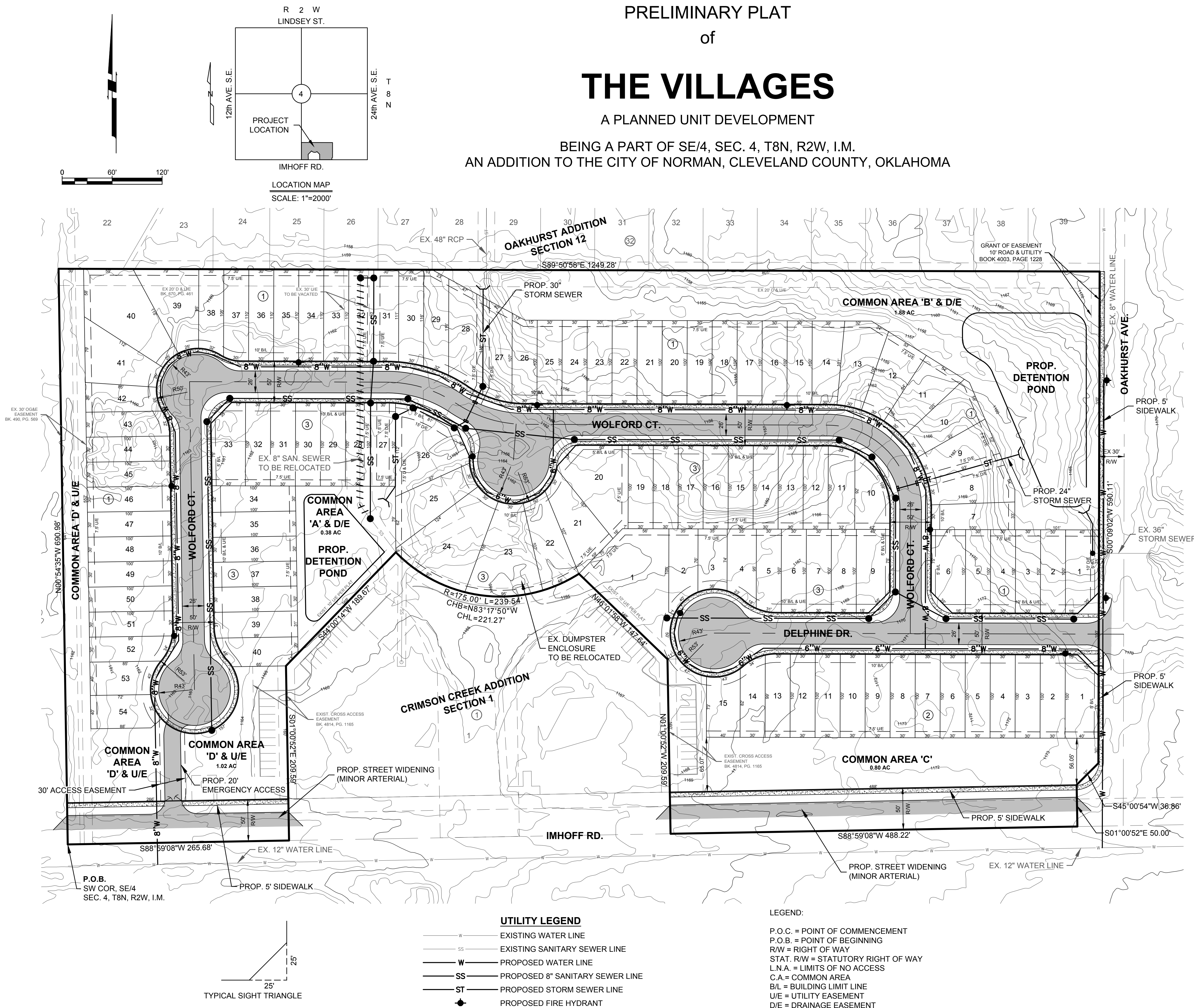


Zoning

# PRELIMINARY PLAT of THE VILLAGES

A PLANNED UNIT DEVELOPMENT

BEING A PART OF SE/4, SEC. 4, T8N, R2W, I.M.  
AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



Planning Commission Agenda  
May 12, 2022

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PRELIMINARY PLAT

ITEM NO. 6

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**STAFF REPORT**

**ITEM:** Consideration of a preliminary plat for **THE VILLAGES, A PLANNED UNIT DEVELOPMENT**.

**LOCATION:** Located at the northwest corner of the intersection of Imhoff Road and Oakhurst Avenue.

**INFORMATION:**

1. Owners. Lennar Homes of Oklahoma, L.L.C.
2. Developer. Lennar Homes of Oklahoma, L.L.C.
3. Engineer. Johnson & Associates.

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Norman Corporate City Limits without zoning.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. October 10, 1968. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District and removed from A-2, Rural Agricultural District.
4. December 17, 1968. City Council adopted Ordinance No. 2124 placing this property in R-1, Single-Family Dwelling District and removing it from A-2, Rural Agricultural District.
5. February 3, 1977. The Norman Board of Parks Commissioners recommended park land in connection with the preliminary plat for Oakhurst Section 9. Park land is located north of this property within the Oakhurst Development.
6. February 10, 1977. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in CO, Suburban Office Commercial District and removed from R-1, Single-Family Dwelling District.

7. February 10, 1977. Planning Commission, on a vote of 8-0, tabled the preliminary plat of Oakhurst Addition, Section 9.
8. March 1, 1977. City Council adopted Ordinance No. O-7677-43 placing this property in CO, Suburban Office Commercial District and removing it from A-2, Rural Agricultural District.
9. March 10, 1977. Planning Commission, on a vote of 7-1, approved the preliminary plat for Oakhurst Addition, Section 9.
10. March 10, 1982. In accordance with the City Code, approval of the preliminary plat for Oakhurst Addition, Section 9, became null and void.
11. April 3, 2003. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended fee in lieu of park land for Crimson Park Addition.
12. April 10, 2003. Planning Commission, on a vote of 9-0, recommended to City Council the denial of amending the Norman 2020 Land Use and Transportation Plan from Office Designation to Medium Density Residential Designation.
13. April 10, 2003. Planning Commission, on a vote of 9-0, recommended to City Council that this property should not be placed in the PUD, Planned Unit Development District, and removed from CO, Suburban Office Commercial District.
14. April 10, 2003. Planning Commission, on a vote of 9-0, recommended denial of the preliminary plat for Crimson Park Addition.
15. May 13, 2003. The applicant withdrew the land use change, rezoning and preliminary plat requests.
16. June 9, 2005. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for Crimson Creek Addition be approved.
17. July 12, 2005. City Council approved the preliminary plat for Crimson Creek Addition.
18. July 12, 2010. The approvals of the preliminary plat for Crimson Creek Addition became null and void.
19. January 12, 2012. Planning Commission, on a vote of 6-2, recommended to City Council the amending of the Norman 2025 Land Use and Transportation Plan from Office Designation to Mixed Use Designation (office and/or residential use).
20. January 12, 2012. Planning Commission, on a vote of 6-2, recommended to City Council that this property be placed in Planned Unit Development (PUD) and removed from CO, Suburban Office Commercial District.



21. January 12, 2012. Planning Commission, on a vote of 6-2, recommended to City Council the approval of the preliminary plat for The Village at Oakhurst Addition, a Planned Unit Development.
22. February 9, 2012. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing this property in the Mixed Use Designation (Office or Residential Use) and removing it from Office Designation.
23. February 9, 2012. City Council adopted Ordinance No. O-1112-20 placing this property in the PUD, Planned Unit Development and removing it from CO, Suburban Office Commercial District.
24. February 9, 2012. City Council approved the preliminary plat for The Village at Oakhurst.
25. May 5, 2022. The Norman Board of Parks Commissioners recommended fee in lieu of park land dedication for The Villages, a Planned Unit Development.
26. May 12, 2022. The applicant has submitted a request to Planning Commission amending the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation to Low Density Residential Designation.
27. May 12, 2022. The applicant has submitted a request to Planning Commission rezoning this property from PUD, Planned Unit Development to PUD, Planned Unit Development.

#### IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City Standards. Their locations have been approved by the Fire Department.
2. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
3. Sidewalks. Sidewalks will be required adjacent to Imhoff Road, Oakhurst Avenue and the interior street.
4. Storm Sewers. Storm water run off will be conveyed to a proposed privately-maintained detention facility within this ownership.
5. Streets. Imhoff Road will be constructed in accordance with approved plans and City paving standards. Oakhurst Avenue is existing. The interior street will be constructed to City paving standards. Wolford Court exceeds the 600' cul-de-sac length. However, an emergency access has been provided at the end of the cul-de-sac connecting to Imhoff Road.

6. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. There is an existing 12-inch water main adjacent to Imhoff Road and an 8-inch water main adjacent to Oakhurst Avenue.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, site plan, preliminary plat and letter of request for a variance in the cul-de-sac length are included in the Agenda Book

**STAFF COMMENTS AND RECOMMENDATION:** This property consists of 16.32 acres, 109 single-family dwelling lots and 5 common areas. The street layout consists of interior streets ending in a cul-de-sac. An emergency access is being provided as a secondary point of access during emergencies. Traffic staff and Fire Department staff have reviewed the street layout and are not opposed to the proposal due to the number of lots proposed and the emergency access being provided. As a result, staff can support a request for a variance in the cul-de-sac length for Wolford Court and the preliminary plat for The Villages, a Planned Unit Development.

**ACTION NEEDED:** Recommend approval or disapproval of the request for a variance in the cul-de-sac length for Wolford Court and approval or disapproval of the preliminary plat for The Villages, a Planned Unit Development to City Council.

**ACTION TAKEN:** \_\_\_\_\_



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

**DATE:** May 3, 2022

**CONDUCTED BY:** Jami L. Short, P.E.  
City Traffic Engineer

**PROJECT NAME:** The Villages

**PROJECT TYPE:** Residential

Owner:

Lennar Homes

Developer's Engineer:

Johnson & Associates

Developer's Traffic Engineer:

Johnson & Associates

#### **SURROUNDING ENVIRONMENT (Streets, Developments)**

The areas surrounding this site are generally low to high density residential to the north and west with commercial uses to the south and further west, and institutional uses to the east. Imhoff Road is the main east/west roadway, and Oakhurst Avenue is the main north/south roadway.

#### **ALLOWABLE ACCESS:**

The access will be in accordance with Section 4018 of the City's Engineering Design Criteria.

#### **EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)**

Imhoff Road: 3-4 lanes (existing and future). Speed Limit— 35 mph. No distance problems. No median.

Oakhurst Avenue: 2 lanes (existing and future). Speed Limit— 25 mph. No distance problems. No median.

**ACCESS MANAGEMENT CODE COMPLIANCE:** YES ☒ NO ☐

Proposed access for the development will comply with what is allowed in the subdivision regulations.

#### **TRIP GENERATION**

	<b>Total</b>	<b>In</b>	<b>Out</b>
Weekday	1,038	519	519
A.M. Peak Hour	82	21	61
P.M. Peak Hour	109	69	40

**TRANSPORTATION IMPACT STUDY REQUIRED?** YES ☒ NO ☐

The study, as submitted, determined that no immediate improvements were needed based on the project development trip generated traffic volumes. The development is proposed for location along the north side of Imhoff Road and to the west of Oakhurst Avenue.

**RECOMMENDATION:** APPROVAL ☒ DENIAL ☐ N/A ☐ STIPULATIONS ☐

*Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.*

The proposed addition will access Oakhurst Avenue with a new entrance street identified as Delphine Drive and will access Imhoff Road to the south from Oakhurst Avenue. One additional emergency access is shown at the end of the cul-de-sac on Delphine Drive connecting to Imhoff Road, but this access will not be open to the public. Capacity exceeds current demand in this area. As such, no off-site improvements are anticipated.

May 4, 2022

City of Norman  
Engineering Services Division  
201 W. Gray St., Bldg. A  
Norman, OK 73069

Attention: Ken Danner, Subdivision Development Manager

**RE: The Villages: Variance Request**

Dear Ken:


Pursuant to City requirements we are submitting a request for a variance to the required maximum cul-de-sac length of 600 feet outlined in Section 19-410.O in the City of Norman Municipal Code. This variance request is for The Villages Preliminary Plat, a proposed residential development located northwest of E Imhoff Rd. & Oakhurst Ave. in south Norman. This requested variance is to permit the proposed layout which includes a street network that winds through the proposed development. For the reasons outlined below, we believe this variance is appropriate and necessary.

Being located at the northwest corner of Imhoff Rd. & Oakhurst Ave., the subject site is uniquely shaped and narrow. There is an existing business park that the proposed development surrounds on three sides. This unique shape and the existence of the business park does not allow adequate space for a looped street within the developable area. Additionally, the existing business park's drive is in line with the existing Hitachi drive on the south side of Imhoff Rd. To avoid any potential conflicts with loading traffic or noise that Hitachi experiences and to limit the number of drives on Imhoff Rd. the entrance to this proposed development will be located on Oakhurst Ave. The location of the entrance on Oakhurst Ave. and the resulting cul-de-sacs provides the most efficient layout of the proposed development. Through this layout the future residents will be provided an ample landscaped buffer from Imhoff Rd. to alleviate potential noise conflicts in addition to the construction of a berm on Imhoff Rd.

To ensure emergency access is maintained to the development there is a 20-foot emergency access drive that will be accessed from Imhoff Rd. on the west side of the development. This proposed emergency access point will provide an additional exit/entrance location for Fire and other emergency vehicles as needed during an emergency. The existence of this emergency access drive, we believe, eliminates any cause for concern for fire or police access.

For the abovementioned reasons including the limits of the developable area, potential conflicts with the existing drives and the availability of an emergency access drive we believe this proposed variance is appropriate and necessary for the proposed The Villages neighborhood. Should you have any questions or comments about this variance request, please feel free to contact this office.

Respectfully submitted,

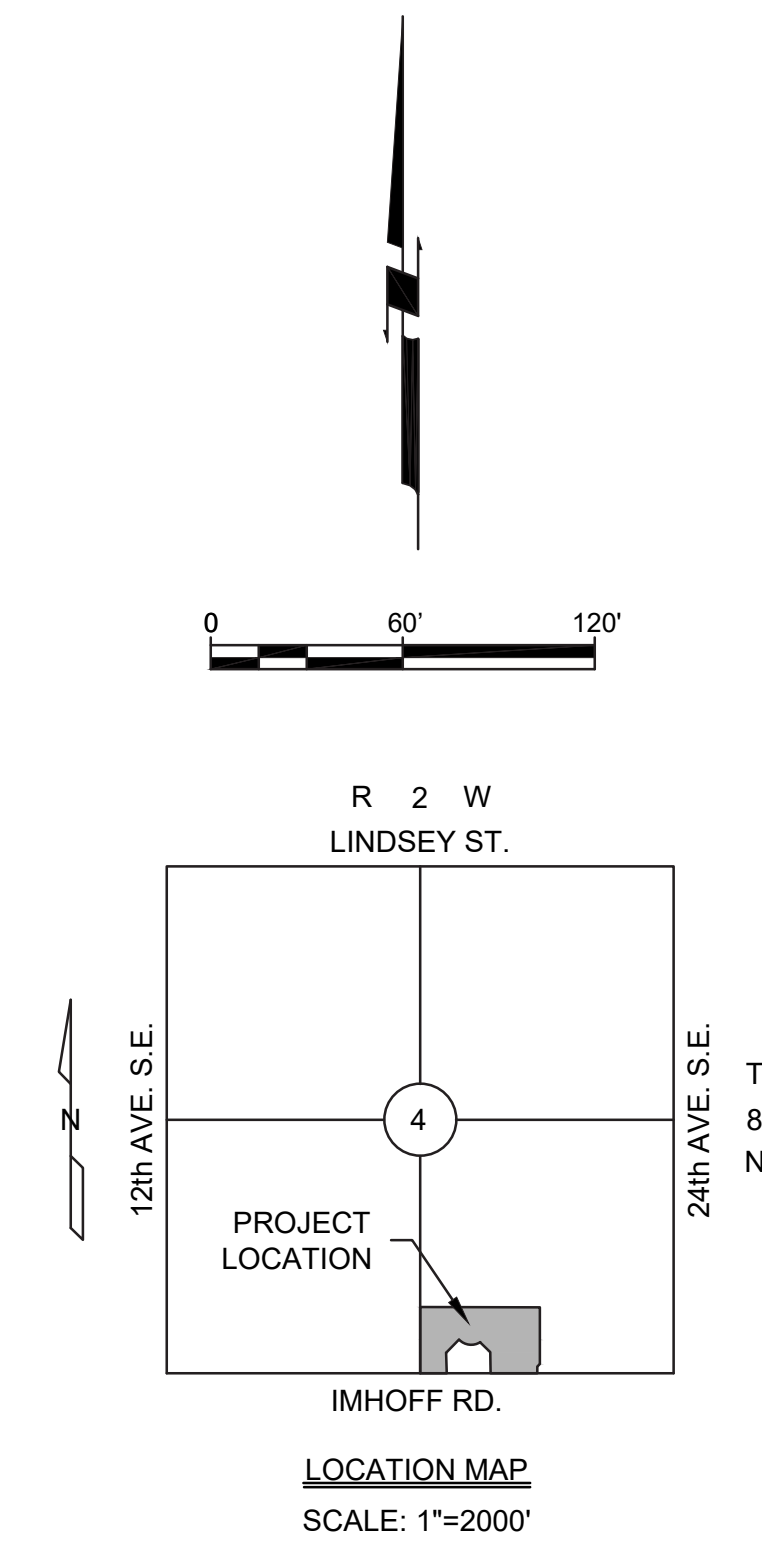
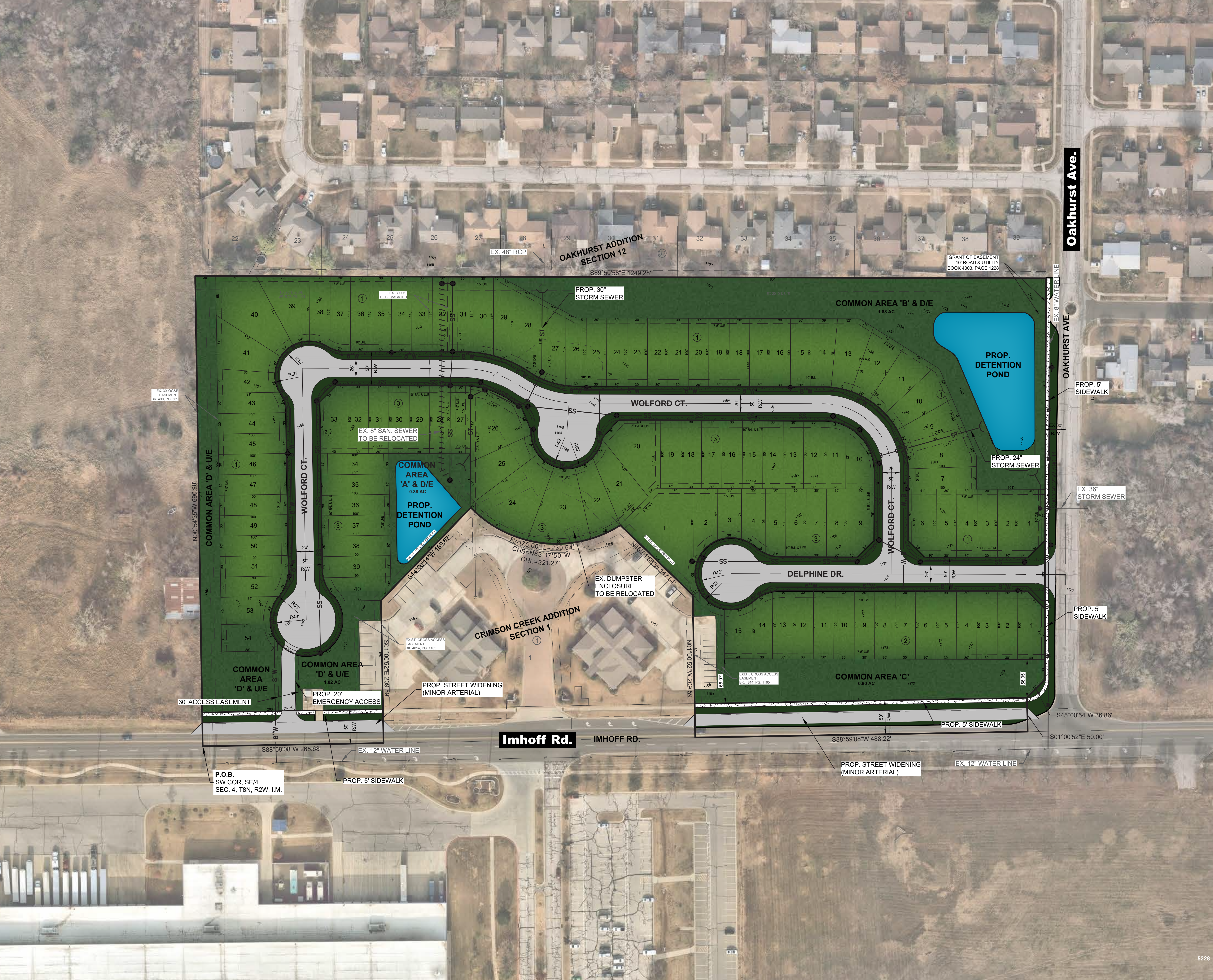
  
Timothy W. Johnson, P.E.  
JOHNSON & ASSOCIATES

TWJ/rw

Attachment(s)

cc: Mark W. Zitzow, AICP, Johnson & Associates  
[5228 000/ PA]





## Imhoff Rd & Oakhurst Ave

### The Villages

Site Development Plan

109 Lots

16.3205 acres

Exhibit B-1



Johnson & Associates, Inc.  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

5/6/2022

Conceptual site plan showing feasible option  
permitted under proposed rezoning



**Applicant:** Lennar Homes of Oklahoma, LLC

**Project Location:** North of E. Imhoff Rd. and west of Oakhurst Ave.

**Case Number:** PD22-06

**Time:** 6:00 p.m.

**Applicant/Representative**

Gunner Joyce (Attorney for Applicant)

**Attendees**

David Glaze

Ryan Glaze

Randy Reynolds

Allen Ahlert

Caleb Ball

Emma Bingham

Dayla Bingham

**City Staff**

Ken Danner, Subdivision Development Manager

Heather Poole, Assistant City Attorney II

Colton Wayman, Planner I

**Application Summary**

The applicant requests to rezone from the current PUD, Planned Unit Development to a new PUD, Planned Unit Development to allow for a single-family subdivision with smaller lots and setbacks than what is currently allowed.

**Neighbor's Comments/Concerns/Responses**

The neighbors were interested to know when the project would be presented to Planning Commission and City Council. In addition, neighbors were interested to know what the proposed side yard setbacks would be. The representative of the applicant did not give a specific number, explaining that was still being determined for the PUD narrative. A neighbor also indicated that a natural spring exists on the site. The representative of the applicant explained that the spring would be diverted. Neighbors were interested to know the proposed square footages of the homes. The representative of the applicant could not provide neighbors with general square footage numbers as he was unsure what they would be. The representative of the applicant explained that a common area would be provided for the development and is yet to be determined for the site plan. Finally, neighbors were interested to know why one of the driveways was situated so far west. The representative of the applicant explained that the City preferred this location for traffic-related reasons.

GBC 22-09

APPLICANT	Lennar Homes of Oklahoma, LLC
LOCATION	16.32 acres of property generally located north of E. Imhoff Road and west of Oakhurst Avenue
PROPOSAL	The Villages Preliminary Plat & NORMAN 2025 Land Use Plan Amendment; Plat and rezone approximately 16.32 acres from PUD, Planned Unit Development to a new PUD, Planned Unit Development to allow for a single-family subdivision with smaller lots and setbacks.
NORMAN 2025 LAND USE	Current: Mixed Use Proposed: Low Density Residential
LAND USE	Current: Vacant Proposed: Single-family residential

Greenbelt Commission Final Comments - GBC 22-09

Greenbelt forwards this item with no additional comments.

**File Attachments for Item:**

7. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-43: Hillel Foundation requests Special Use for a Church, Temple or Other Place of Worship for property located at 494 Elm Avenue.



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 05/12/2022

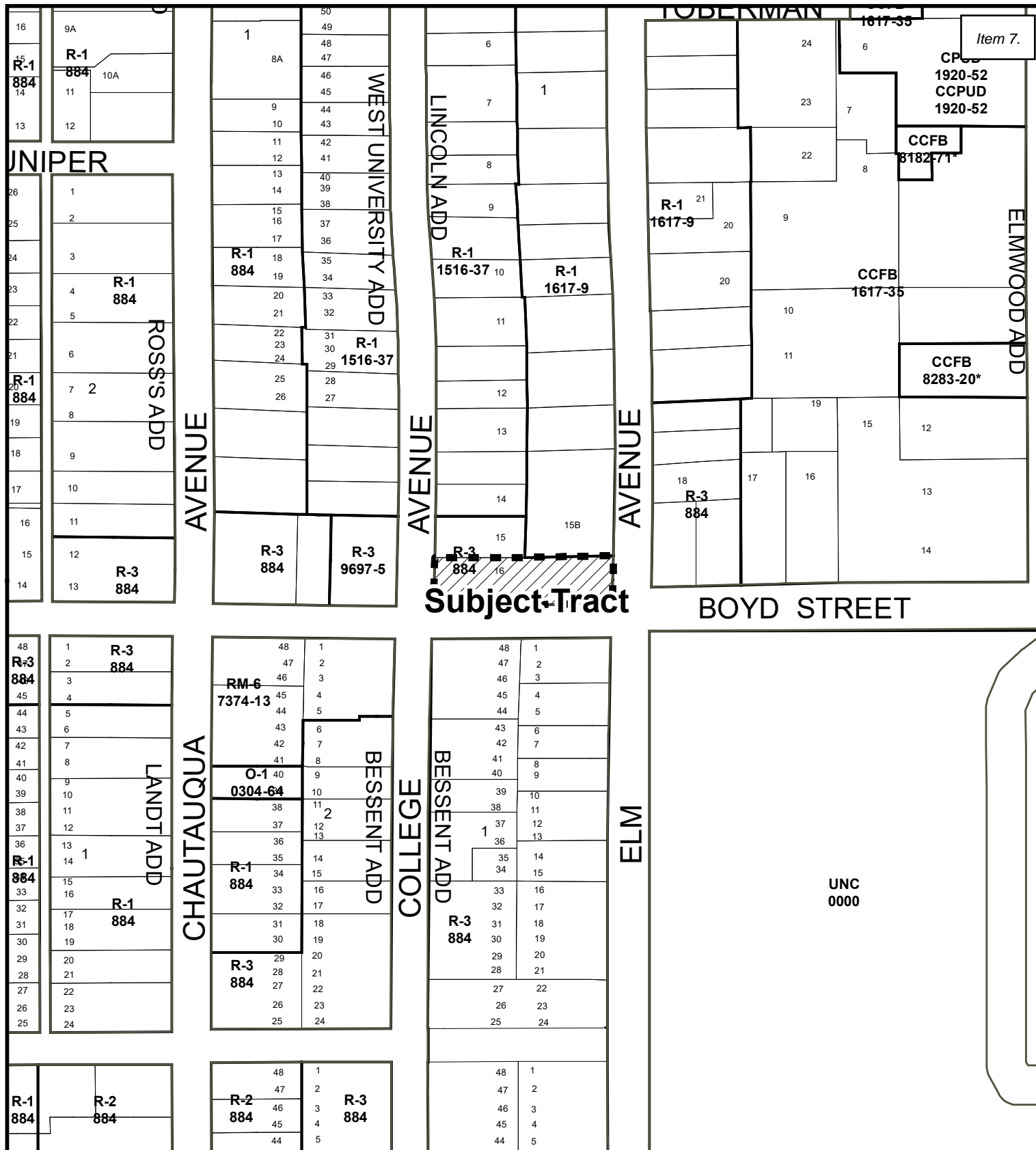
**REQUESTER:** Hillel Foundation

**PRESENTER:** Lora Hoggatt, Planning Services Manager

**ITEM TITLE:** Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-43: Hillel Foundation requests Special Use for a Church, Temple or Other Place of Worship for property located at 494 Elm Avenue.

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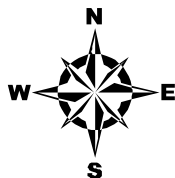
**ACTION NEEDED:** Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2122-43 to City Council.



# Location Map



Map Produced by the City of Norman  
Geographic Information System.  
The City of Norman assumes no  
responsibility for errors or omissions  
in the information presented.



April 6, 2022

0 100 200 Ft.



Subject Tract



Zoning

ORDINANCE NO. O-2122-43

ITEM NO. 7

**STAFF REPORT****GENERAL INFORMATION**

APPLICANT	Hillel Foundation
REQUESTED ACTION	Special Use for a Church, Temple or Other Place of Worship
EXISTING ZONING	R-3, Multi-Family Dwelling District
SURROUNDING ZONING	North: R-1, Single Family Dwelling District, and R-3, Multi-Family Dwelling District East: R-3, Multi-Family Dwelling District South: R-3, Multi-Family Dwelling District West: R-3, Multi-Family Dwelling District
LOCATION	494 Elm Avenue
SIZE	20,625 sq. ft.
PURPOSE	Place of Worship for Hillel Foundation
EXISTING LAND USE	Place of Worship for Hillel Foundation
SURROUNDING LAND USE	North: Residential East: Vacant/Parking South: Catlett Music Center West: Commercial/Restaurant
LAND USE PLAN DESIGNATION	Institutional
GROWTH AREA DESIGNATION	Current Urban Service Area

**SYNOPSIS:** The applicant, Hillel Foundation, is requesting Special Use for a Church, Temple, or Other Place of Worship. The subject property is currently zoned R-3, Multi-Family Dwelling District and a Special Use is required because the applicant is proposing to rebuild their facility and needs to bring their property into compliance with zoning.

**HISTORY:** The current Hillel facility was built in 1951 before the adoption of the original zoning ordinance in 1954. The subject property was zoned R-3, Multi-Family Dwelling District, with the adoption of Ordinance No. O-884 on July 13, 1954.

**ZONING ORDINANCE CITATION:** A Special Use request shall be reviewed and evaluated on the following criteria according to the Zoning Ordinance 22:434.1, Special Uses:

1. Conformance with applicable regulations and standards established by the Zoning Regulations.
2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
3. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use. (NOTE: Throughout this Section, "Permitted Use" means any use authorized as a matter of right under the applicable zoning district.)
4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed "Special Use" and other uses authorized and anticipated in the area, considering existing zoning and land uses in the area.
6. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed "Special Use" with existing or permitted uses in the surrounding area.

**EXISTING ZONING:** The subject property is currently zoned R-3, Multi-Family Dwelling District, which allows for a Church, Temple or Other Place of Worship with Special Use approval. The applicant would like to build a new facility, which requires the property to come into compliance with current zoning regulations despite their grandfathered status.

**ANALYSIS:** Per the applicant, the activities taking place at the Hillel Foundation facility will not change; the Foundation will still provide services for students at the University of Oklahoma.

The proposed site plan for the new facility does not have many changes from the existing site. There will still be one access point off College Ave. into the parking lot. There will still be the same number of parking spaces. The building will be roughly the same footprint as the existing facility but will be going from single-story to two-stories.

**ALTERNATIVES/ISSUES:**

**IMPACTS:** There are no anticipated negative impacts on the surrounding neighborhood as the applicant will not be changing any of their activities on the site and the parking will remain the same.



**OTHER AGENCY COMMENTS:**

**PARK BOARD:** This application does not go to the Parks Board as it is an existing building on platted property.

**PUBLIC WORKS:** The subject property is platted as part of the Lincoln Addition. City water and sewer are already connected to the site. If existing public sidewalks are damaged during construction of the new facility, they are required to be replaced by the owner.

**PREDEVELOPMENT: PD21-08, April 28, 2022**

No neighbors attended the Predevelopment meeting.

**CONCLUSION:** Staff forwards this request for Special Use for a Church, Temple or Other Place of Worship and proposed Ordinance No. O-2122-43 to the Planning Commission for a recommendation to City Council.



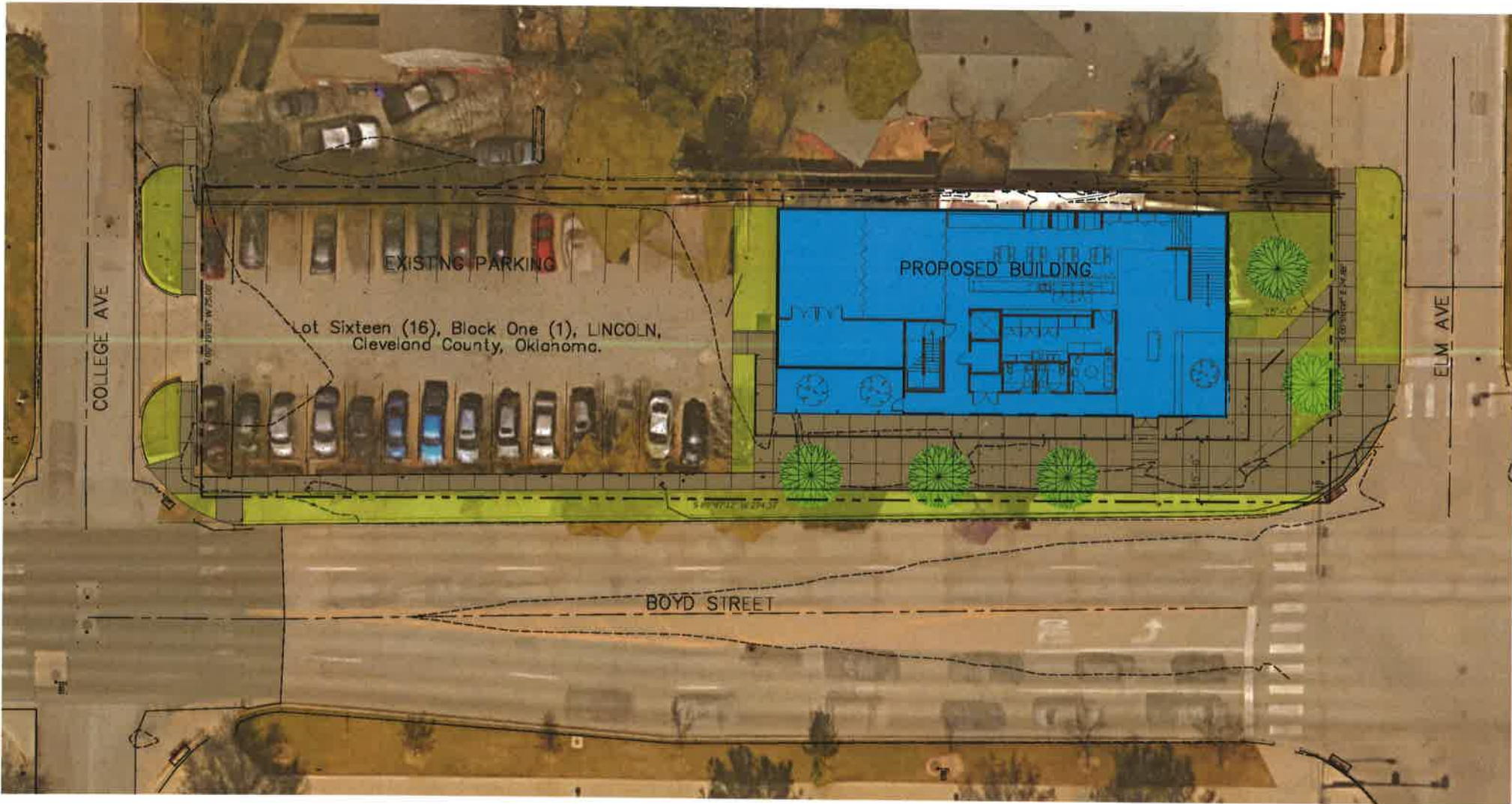
This document contains confidential information and is the property of PEACOCK DESIGN LLC. It shall not be used on other projects or for the extension of this project without the written approval of PEACOCK DESIGN LLC. Do Not Reproduce

NEW PROJECT PLANS FOR:  
**HILLEL AT THE UNIVERSITY OF OKLAHOMA**  
494 ELM AVE  
NORMAN, OK

JOB # : 0383 - 001
DATE: 4 . 4 . 2022
SCALE : AS SHOWN
SHEET NAME : AS SHOWN
SHEET # : A1.0
REVISION # : X

2426 N Classen Blvd  
Oklahoma City, OK 73106  
(405)577-2604  
www.PEACOCKDESIGN.com

CERTIFICATE OF AUTHORIZATION:  
#8609 EXP: JUNE 30, 2023  
#03172 EXP: JUNE 30, 2023



A SITE PLAN  
SCALE: 1/16" = 1'-0" ↑

**Applicant:** Hillel Foundation

**Project Location:** 494 Elm Avenue

**Case Number:** PD22-08

**Time:** 6:00 p.m.

**Applicant/Representative**  
Matthew Peacock

**Attendees**  
None

**City Staff**  
Logan Hubble, Planner I

**Application Summary**  
The applicant is requesting a Special Use for a Church, Temple, or Other Place of Worship.

**Neighbor's Comments/Concerns/Responses**  
No neighbors attended the meeting.

**File Attachments for Item:**

8. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-44: Armstrong Bank and Lawson Retail Properties, L.L.C. request rezoning from C-1, Local Commercial District, to C-2, General Commercial District, for approximately 1.37 acres of property generally located at the southeast corner of State Highway 9 and 24th Avenue SW (2301 McKown Drive).



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 05/12/2022

**REQUESTER:** Armstrong Bank and Lawson Retail Properties, L.L.C.

**PRESENTER:** Logan Hubble, Planner I

**ITEM TITLE:** Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-44: Armstrong Bank and Lawson Retail Properties, L.L.C. request rezoning from C-1, Local Commercial District, to C-2, General Commercial District, for approximately 1.37 acres of property generally located at the southeast corner of State Highway 9 and 24<sup>th</sup> Avenue SW (2301 McKown Drive).

---

**ACTION NEEDED:** Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2122-44 to City Council.



ORDINANCE NO. O-2122-44

ITEM NO. 8

**STAFF REPORT****GENERAL INFORMATION**

APPLICANT	Armstrong Bank and Lawson Retail Properties, L.L.C.
REQUESTED ACTION	Rezoning to C-2, General Commercial District
EXISTING ZONING	C-1, Local Commercial District
SURROUNDING ZONING	North: C-2, General Commercial District East: C-1, Local Commercial District South: C-1, Local Commercial District, and R-1, Single Family Dwelling District West: C-2, General Commercial District
LOCATION	2301 McKown Drive
SIZE	1.37 acres, more or less
PURPOSE	Automobile service station with a restaurant and an outdoor patio
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Commercial East: Office South: Office and Commercial West: Office and Industrial
LAND USE PLAN DESIGNATION	Commercial

**SYNOPSIS:** The applicants, Armstrong Bank and Lawson Retail Properties, L.L.C., are requesting to rezone from C-1, Local Commercial District, to C-2, General Commercial District, to allow for an automobile service station with a restaurant and an outdoor patio. The subject property is approximately 1.37 acres.

**HISTORY:** The subject property was rezoned from A-2, Rural Agricultural District, to C-1, Local Commercial District, with Ordinance No. O-8182-10 on September 29, 1981.

**ZONING ORDINANCE CITATION:** SEC 424.1 – C-2, GENERAL COMMERCIAL DISTRICT

**General Description.** This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

**EXISTING ZONING:** The subject property is currently zoned C-1, Local Commercial District. This zoning district allows only for commercial and accessory uses. An automobile service station is not permitted in C-1 without a Special Use approval.

**ANALYSIS:** As stated above, a property in the C-2 District requires direct and frequent access. While State Highway 9 is a divided highway in the Comprehensive Transportation Plan, McKown Drive and 24<sup>th</sup> Avenue SW are local streets. Twenty-fourth Avenue S.W. is constructed as a collector street in this area.

**SITE PLAN:** The proposed site plan shows one building, which will contain the restaurant, coffee shop, and market. There are two covered fueling islands, each containing four fuel pumps. The building will have a drive thru window on the north side. There are 32 parking spots proposed. There is one proposed access point off 24<sup>th</sup> Avenue SW, which will be a right in/right out, and two proposed access points off McKown Drive.

**SITE PLAN AMENDMENT:** The site plan that was approved with the plat for this property in 1994 did not show a drive access on 24<sup>th</sup> Avenue S.W.; see attached site plan as reference. The 1994 site plan also had three drives onto McKown Drive; the applicant is requesting one of these drives be removed. The applicant has submitted a Site Plan Amendment request as part of this application to allow a right in/right out drive access on 24<sup>th</sup> Avenue SW.

**USE:** The applicant stated on the application they propose to use the property as a restaurant, specialty coffee shop and market with an outdoor patio, and fueling island. There are a number of other commercial uses allowed by-right in the C-2 District, including:

Automobile, farm implement and machinery repair, sales and service, but not automobile wrecking yards or junk yards.

Automobile service station.

Bakery.

Bath.

Bus terminal.

Carpenter and cabinet shop.

Cleaning and dyeing works.

Drive-in movie theater.

Electric sales and service.

Electric transmission station.

Feed and fuel store.

Frozen food locker.

Glass shop.

Golf course, miniature or practice range.

Heating, ventilating or plumbing supplies, sales and service.

Ice plant or storage house for ice and food housing not more than ten (10) tons capacity.

Laundry.



Lodge hall.  
 Lumber and building materials sales yard.  
 Medical Marijuana Dispensary, as allowed by state law.  
 Music, radio or television shop.  
 Outdoor advertising signs.  
 Pawn shop.  
 Printing plant.  
 Sign painting shop.  
 Small animal hospital.  
 Storage warehouse.  
 Tier I Medical Marijuana Processor, as allowed by state law.  
 Tier II Medical Marijuana Processor, as allowed by state law.  
 Trailer camp.  
 Used auto sales.  
 Wholesale distributing center.

### **OTHER AGENCY COMMENTS:**

**PUBLIC WORKS:** Sidewalks are required adjacent to McKown Drive. Detention will be required for stormwater on site. A lot line adjustment will be required.

**TRAFFIC:** To accommodate 24<sup>th</sup> Avenue S.W. southbound traffic, staff will require the applicant to include a striped southbound left turn lane/bay on the north leg of the existing intersection of 24<sup>th</sup> Avenue S.W. and McKown Drive/Van Buren Street. Traffic staff expects the striping can be done without any widening of the existing 24th Avenue S.W. The "right-in, right-out" drive shown on the site plan will be constructed to city traffic specifications and reviewed for compliance with the building permit application.

### **PREDEVELOPMENT: PD 22-09, April 28, 2022**

A neighbor asked if the applicant is expecting people to drive there. The applicant said, "Yes." Neighbors said that traffic is already backed up at 5 p.m. and that this development will only make things worse. The neighbors stated that they don't want any retail establishment doing high volume sales at that location, regardless of the food quality. Traffic is the most significant issue for the neighbors. The neighbors also stated that the proposed drives will limit on-street parking. A neighbor asked if the applicants had made any contact with Planning Commission or City Council. The applicants said, "No."

**CONCLUSION:** Staff forwards this request for rezoning from C-1, Local Commercial District, to C-2, General Commercial District, as Ordinance No. O-2122-44 for consideration by the Planning Commission and a recommendation to City Council.



Application for  
**SITE PLAN AMENDMENT**

Case No. **GID-**

Item 8.

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT(S)</b> Armstrong Bank, successor in merger to Republic Bank of Norman Lawson Retail Properties, LLC	<b>ADDRESS OF APPLICANT</b> 2201 Tecumseh Drive Norman, OK 73069
<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Mike Lawson, manager, Lawson Retail Properties, LLC 405-435-0055	<b>EMAIL ADDRESS OF CONTACT PERSON</b> mike@lawsonholdings.net

**Street Address or Location of Project:** 2301 McKown Drive, Norman, OK 73072

**Description of Proposed Change:** New access point to Block 1 of Lot 1 in the Ideal Business Park located on 24<sup>th</sup> Ave SW, described as "Drive 1" on the attached plat.

**Existing Zoning:** C-1

In order that your application can be considered at the next Planning Commission meeting, you must submit this completed application form and the following required information to the Planning Department for review before 1:30 p.m. the day of the filing deadline:

- ☐ REVISED SITE PLAN
- ☐ Written permission of the PROPERTY OWNER
- ☐ DRAWING, PHOTOGRAPHS, AND/OR ELEVATIONS of proposed use.
- ☐ The Health Department must be notified if the proposal is for food service.
- ☐ A FILING FEE of \$ \_\_\_\_\_

**SIGNATURE OF PROPERTY OWNER(S):**

Armstrong Bank, successor to Republic Bank & Trust Company, dtd 3/23/2020  
X Josh Edge  
Lawson Retail Properties, LLC  
X Mike Lawson

**ADDRESS AND TELEPHONE:**

2201 Tecumseh Dr.  
Norman, OK 73069  
405. 435. 0055

**Original Site Plan Approval:**

Date: \_\_\_\_\_  
 Ordinance No.: \_\_\_\_\_

OFFICE  
USE  
ONLY

- ☐ Application
- ☐ Site Plan
- ☐ Property Owner Approval
- ☐ Drawings, Photos, Elevations

☐ Supporting Data

Filing Fee of \$ \_\_\_\_\_

Date Submitted:

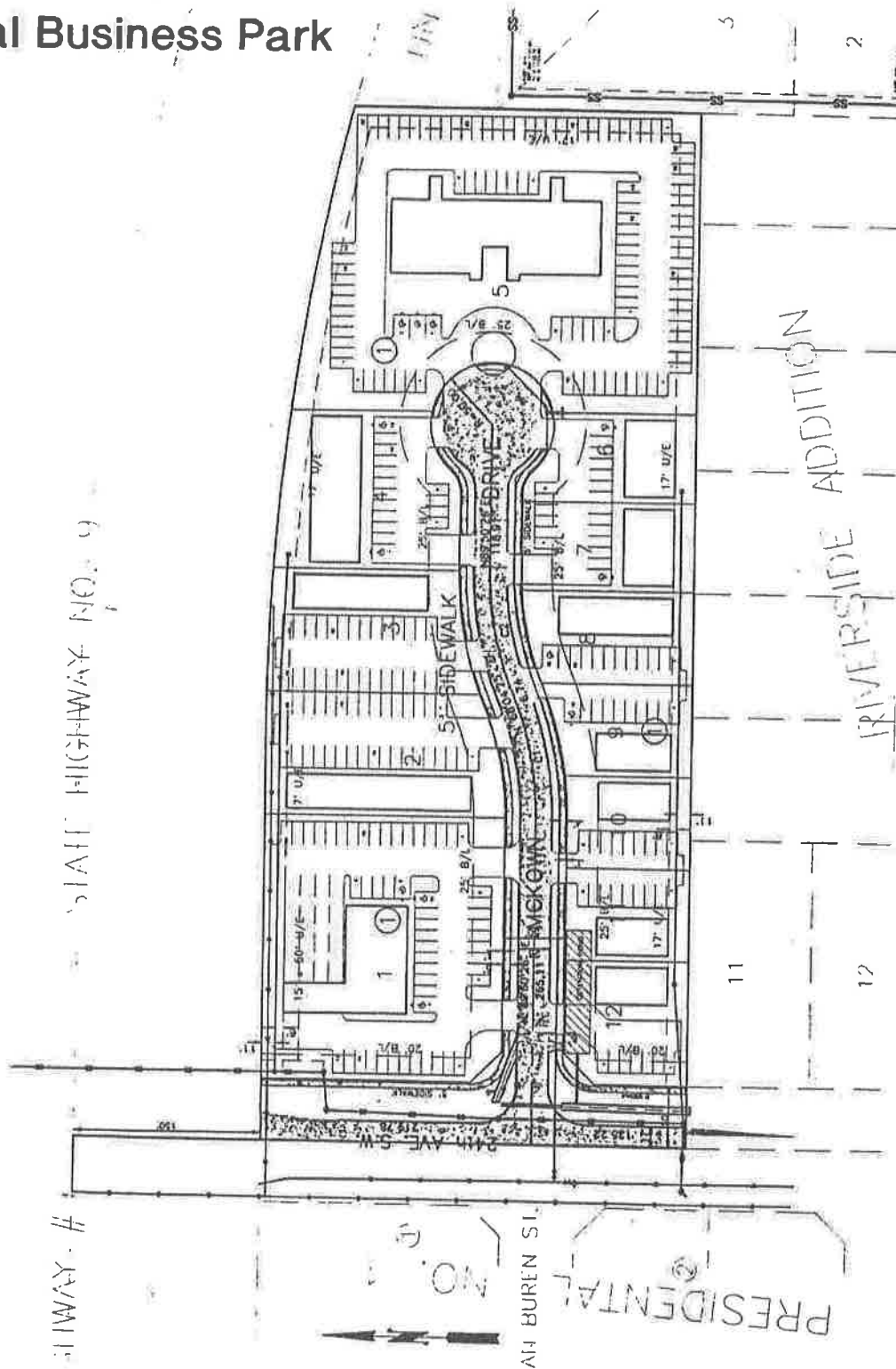
Time \_\_\_\_\_ a.m./p.m.

Checked by: \_\_\_\_\_

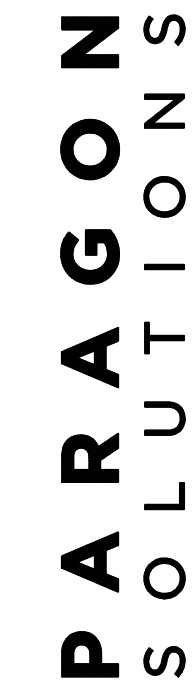
# SITE PLAN

1994 Approved Site Plan

## Ideal Business Park







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THE LAWS OF TEXAS.

# PROPOSED SITE PLAN

DRAWN BY: \_\_\_\_\_ JDM  
CHECKED BY: \_\_\_\_\_ XX  
DATE: \_\_\_\_\_ 09 DEC. 2021  
JOB NUMBER: \_\_\_\_\_ 3667  
SCALE: \_\_\_\_\_ 1" = 15'-0"  
SHEET XX OF XX



**Applicant:** Armstrong Bank and Lawson Retail Properties, L.L.C.

**Project Location:** 2301 McKown Drive

**Case Number:** PD22-09

**Time:** 5:30 p.m.

**Applicant/Representative**

Steve Hopkins

Mike Lawson

**Attendees**

Xiauhai Li

Sharla Robbins

Paul Foster

Carrie Foster

Kim Wik

**City Staff**

Logan Hubble, Planner I

**Application Summary**

The applicant is requesting a rezoning from C-1, Local Commercial District, to C-2, General Commercial District.

**Neighbor's Comments/Concerns/Responses**

Neighbor asked if the applicant is expecting people to drive there. The applicant said, "Yes." Neighbors said that traffic is already backed up at 5 p.m. and that this development will only make things worse. The neighbors stated that they don't want any retail establishment doing high volume sales at that location, regardless of the food quality. Traffic is the most significant issue for the neighbors. The neighbors also stated that the proposed drives will limit on-street parking. A neighbor asked if the applicants had made any contact with Planning Commission or City Council. The applicants said, "No."