



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, August 10, 2023 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, relation, 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: Cameron Brewer, Steven McDaniel, Liz McKown, Kevan Parker, Erica Bird, Doug McClure, Jim Griffith, Maria Kindel, 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 July 13, 2023 Regular Planning Commission meeting.

NON-CONSENT ITEMS

NORMAN 2025 Amendment & Rezoning

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of R-2324-12: Armstrong Bank requests amendment of the NORMAN 2025 Land Use & Transportation Plan to remove Special Planning Area 7 (SPA-7), while retaining Mixed Use Designation, and amendment of the Future Urban Service Area to Current Urban Service Area for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue S.E.
3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2324-3: Armstrong Bank requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue S.E.
4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-3: Consideration of a Preliminary Plat submitted by Republic Bank of Norman (SMC Consulting Engineers) for ARMSTRONG BANK CONSOLIDATION PROJECT for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue SE.

Rezoning

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-8: Chasm Advanced Materials requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, for 8.14 acres of property located at 2501 Technology Place.

NORMAN 2025 Amendment & Rezoning

6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-24: City of Norman requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Office Designation and Commercial Designation to Institutional Designation for 718 N. Porter Avenue.
7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-6: City of Norman requests rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to PUD, Planned Unit Development, for approximately 0.85 acres of property located at 718 N. Porter Avenue.

Zoning Code Amendment

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-7: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-552, FENCING, WALLS AND SCREENING, OF CHAPTER 36, ZONING, OF THE CODE OF THE CITY OF NORMAN, TO ALLOW FOR ADMINISTRATIVE REVIEW AND APPROVAL OF REQUESTS FOR VARIATIONS IN FENCE HEIGHT FORWARD OF THE FRONT SETBACK LINE; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Report

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of: Annual 2022 Status Report on Development and the NORMAN 2025 Plan.

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 July 13, 2023 Regular Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/10/2023

REQUESTER: Rone' Tromble, Admin. Tech. IV

PRESENTER: Rone' Tromble, Admin. Tech. IV

ITEM TITLE: Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the July 13, 2023 Regular Planning Commission meeting.

ACTION NEEDED: Approve, reject, amend, or postpone the Minutes of the July 13, 2023 Regular Planning Commission meeting.



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, July 13, 2023 at 6:30 PM

MINUTES

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 13th day of July, 2023.

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 6:33 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Kevan Parker
Erica Bird
Jim Griffith
Maria Kindel

ABSENT

Douglas McClure
Michael Jablonski

A quorum was present.

STAFF PRESENT

Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager
Anais Starr, Planner II
Melissa Navarro, Planner II
Zach Abell, Planner I
Roné Tromble, Admin. Tech. IV
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Jack Burdett, Subdivision Development Coordinator
Bryce Holland, Multimedia Specialist

CONSENT ITEMS

Motion made by McDaniel, seconded by Brewer, to approve Items 1 through 7 on the Consent Docket as presented.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, Griffith, Kindel

The motion to adopt the Consent Docket as presented carried by a vote of 7-0.

Minutes

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the June 8, 2023 Regular Planning Commission meeting.

The minutes of the June 8, 2023 Regular Planning Commission meeting were adopted as presented on the Consent Docket by a vote of 7-0.

Certificates of Survey

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2223-6: Consideration of a Norman Rural Certificate of Survey submitted by Logan Wright Foundation (Pollard & Whited Surveying, Inc.) for GOLDEN VALLEY RANCH COS for 115.49 acres of property generally located north of West Rock Creek Road one-half mile west of 48th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report

COS-2223-6 was recommended for adoption by City Council on the Consent Docket by a vote of 7-0.

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3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2223-7: Consideration of a Norman Rural Certificate of Survey submitted by Clara and Johnny Smart (Pollard & Whited Surveying, Inc.) for WPDS ESTATES COS for 79.367 acres of property generally located on the south side of Franklin Road east of 108th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report
4. Request for Variance in the front setback width

COS-2223-7 was recommended for adoption by City Council, with a variance in the front setback width from 330' to 326.65', on the Consent Docket by a vote of 7-0.

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4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2324-1: Consideration of a Norman Rural Certificate of Survey submitted by Mark Mappes (Pollard & Whited Surveying, Inc.) for MAPPES ESTATES for 20.02 acres of property generally located at the northeast corner of 36th Avenue N.E. and Franklin Road.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report

COS-2324-1 was recommended for adoption by City Council on the Consent Docket by a vote of 7-0.

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5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2324-2: Consideration of a Norman Rural Certificate of Survey submitted by Oklahoma Gas & Electric Co. (Bearing Tree Land Surveying, L.L.C.) for NORMAN HILLS SUBSTATION COS for 60.0 acres of property located at the SW corner of 48th Avenue NW and Franklin Road.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report

COS-2324-2 was recommended for adoption by City Council on the Consent Docket by a vote of 7-0.

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Short Form Plats

6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-1: Consideration of a Short Form Plat submitted by Stephen Lewis (Plant Life, LLC) (Bearing Tree Land Surveying) for 2516 BRIGGS for 0.52 acres of property located at 2516 Briggs Street.

ITEMS SUBMITTED FOR THE RECORD:

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

SFP-2324-1 was approved on the Consent Docket by a vote of 7-0.

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Preliminary Plats

7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2223-8: Consideration of a Preliminary Plat submitted by Simple Storage, LLC (Blew & Associates, PA) for SIMPLE STORAGE ADDITION for 9.85 acres of property generally located near the NE corner of 24th Avenue SE and Imhoff Road.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Preliminary Plat
- 3. Staff Report
- 4. Transportation Impacts
- 5. Site Development Plan

PP-2223-8 was recommended for adoption by City Council on the Consent Docket by a vote of 7-0.

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NON-CONSENT ITEMS**NORMAN 2025 & Rezoning**

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-10: Cimarron Precious Metals, Inc. requests amendment of the NORMAN 2025 Land Use & Transportation Plan to remove property located at 1001 N. University Boulevard from Special Planning Area 3, while retaining the Commercial Designation.

ITEMS SUBMITTED FOR THE RECORD:

1. Norman 2025 Map
2. Staff Report

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-45: Cimarron Precious Metals, Inc. requests rezoning from I-1, Light Industrial District, to SPUD, Simple Planned Unit Development, for 0.43 acres of property located at 1001 N. University Boulevard.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-C

PRESENTATION BY STAFF: Ms. Navarro reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT: Les White, the applicant, was available to answer questions but did not have a presentation.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Parker, seconded by McKown, to recommend approval of Resolution No. R-2324-10 and Ordinance No. O-2223-45 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, Griffith, Kindel

The motion to recommend adoption of Resolution No. R-2324-10 and Ordinance No. O-2223-45 to City Council carried by a vote of 7-0.

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10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2324-2: West Franklin Holding Co., LLC requests rezoning from A-2, Rural Agricultural District, and PUD, Planned Unit Development (O-2021-47), to PUD, Planned Unit Development, for approx. 26.232 acres of property generally located south of Franklin Road and west of 48th Avenue NW.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Staff Report
- 3. PUD Narrative with Exhibits A-E

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-2: Consideration of a Revised Preliminary Plat submitted by McKown Family, L.L.C. (SMC Consulting Engineers, PC) for RED SKY RANCH SECTION 2, for approx. 26.232 acres of property generally located south of West Franklin Road and west of 48th Avenue NW.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Revised Preliminary Plat
- 3. Staff Report
- 4. Transportation Impacts
- 5. Revised Preliminary Site Plan

Ms. McKown asked to be recused for these items.

Motion made by McDaniel, seconded by Kindel, to allow Ms. McKown to recuse for O-2324-2 and PP-2324-2.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, Griffith, Kindel

The motion to allow Ms. McKown to recuse carried by a vote of 7-0. She vacated her seat.

PRESENTATION BY STAFF: Ms. Navarro presented the staff report, a copy of which is filed with the minutes. One protest letter was received which represented 4.3% of the notification area.

Mr. Griffith asked about the grade difference between the subject property and the property of the person who submitted the protest letter. Ms. Navarro indicated she is in the audience and can address that.

PRESENTATION BY THE APPLICANT: Gunner Joyce, representing the applicant, stated that the subject property all drains to the west and is designed with a detention pond to retain all the drainage from the project. He presented the project.

Mr. Griffith asked about accessory buildings. Mr. Joyce explained they have retained the language from RE zoning that allows accessory barns, shops, etc. They have added an allowance for accessory dwelling unit, which could be a barndominium.

Mr. Griffith asked if the accessory buildings will mirror the structure of the house. Mr. Joyce responded that the PUD does not obligate that, but it is usually addressed in the private covenants. Richard McKown, 4409 Cannon Drive, further addressed the covenants.

Mr. Parker asked about the slivers of floodplain. Chris Anderson, SMC Consulting Engineers, explained that the plan is to get the lots built up. He noted there is an existing detention pond on the south side of the sports facility which will handle about ¾ of the site.

AUDIENCE PARTICIPATION:

Louise Higgenbotham, 4201 48th Avenue N.W., expressed concern for her neighbors from the runoff from this development, as well as from additional water wells and septic systems, and from chemicals and fertilizers used on the properties. She also made comments with regard to who received notice of this project.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Kindel did not think that additional wells needs to be a concern to neighbors, based on information collected when the City needed to drill additional wells in Ward 5.

Ms. Bird commented that more protests can be submitted prior to the City Council meeting, and there will be opportunity for public comments at that meeting as well.

Ms. Bird appreciated that ADUs cannot be rented separately.

Motion made by McDaniel, seconded by Parker, to recommend approval of O-2324-2 and PP-2324-2 to City Council.

Voting Yea: Brewer, McDaniel, Parker, Bird, Griffith, Kindel

The motion to recommend approval of O-2324-2 and PP-2324-2 to City Council carried by a vote of 6-0.

Ms. McKown resumed her seat.

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- 12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of R-2324-12: Armstrong Bank requests amendment of the NORMAN 2025 Land Use & Transportation Plan to remove Special Planning Area 7 (SPA-7), while retaining Mixed Use Designation, and amendment of the Future Urban Service Area to Current Urban Service Area for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue S.E.

- 13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2324-3: Armstrong Bank requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue S.E.

- 14. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-3: Consideration of a Preliminary Plat submitted by Republic Bank of Norman (SMC Consulting Engineers) for ARMSTRONG BANK CONSOLIDATION PROJECT for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue SE.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Postponement Memo

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by McKown, seconded by Kindel, to postpone R-2324-12, O-2324-3, and PP-2324-3 to the August 10, 2023 Planning Commission meeting.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, Griffith, Kindel

The motion to postpone R-2324-12, O-2324-3 and PP-2324-3 to the August 10, 2023 Planning Commission meeting carried by a vote of 7-0.

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15. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2324-4: Hunter Miller Family, L.L.C. requests rezoning from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, for approx. 1.5 acres of property located at 1104 W. Lindsey Street.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Staff Report
- 3. SPUD Narrative with Exhibits A-C
- 4. Preliminary Site Development Plan

PRESENTATION BY STAFF: Zach Abell reviewed the staff report, a copy of which is filed with the minutes.

Mr. Griffith asked what is currently on the property. Mr. Abell responded there is an existing house.

PRESENTATION BY THE APPLICANT: Gunner Joyce, Rieger Law Group representing the applicant, presented the project.

Mr. Brewer asked the width of the drive on the previous development that was reviewed recently. Mr. Joyce explained it was a single drive; this is proposed at 26' width. Mr. Brewer asked if there is currently a single drive which is going to be expanded. Mr. Joyce responded affirmatively. He added that the lots will be created by Short Form Plat after the zoning is in place.

Mr. Griffith asked if there is proposed detention. Steve Rollins, Arc Engineering, explained the proposed drainage plan, such as rain gardens.

Ms. Bird asked if it will be possible to make a 3-point turn on the proposed drive. Mr. Rollins replied that it will be a 26' wide drive, which is a regular residential width.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION: Mr. Brewer commented he thinks it is an appropriate plan to provide increased density. Because the drive is the width of a street, it may confuse drivers to think it is a street.

Motion made by Kindel, seconded by McDaniel, to recommend adoption of Ordinance No. O-2324-4 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, Griffith, Kindel

The motion to recommend adoption of Ordinance No. O-2324-4 to City Council carried by a vote of 7-0.

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16. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-31: AN ORDINANCE AMENDING THE CENTER CITY FORM BASED CODE, ADOPTED BY REFERENCE IN CHAPTER 36 (“ZONING”) AT SECTION 36-540, OF THE CODE OF THE CITY OF NORMAN, IN ORDER TO REMOVE DUPLICATIVE LANGUAGE, CLARIFY LANGUAGE, AND CORRECT MISTAKES, OMISSIONS OR ERRORS, UPDATE REFERENCES TO THE RECODIFIED MUNICIPAL CODE, REFERENCE UPDATED ENGINEERING DESIGN CRITERIA, TO AMEND THE CERTIFICATE OF COMPLIANCE APPLICATION REQUIREMENTS FOR SITE PLAN REQUIREMENTS, AND TO AMEND TO ADD ADMINISTRATIVE ADJUSTMENT AUTHORITY TO ADDRESS UTILITY AND RELATED INFRASTRUCTURE CONFLICTS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Staff Report
- 2. Center City Form-Based Code – Annotated
- 3. Ordinance No. O-2223-31 -- Annotated

PRESENTATION BY STAFF: Anais Starr reviewed the staff report, a copy of which is filed with the minutes.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Brewer, seconded by Griffith, to recommend adoption of Ordinance No. O-2223-31 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, Griffith, Kindel

The motion to recommend adoption of Ordinance No. O-2223-31 to City Council carried by a vote of 7-0.

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17. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-47: AN ORDINANCE AMENDING THE CENTER CITY FORM BASED CODE, ADOPTED BY REFERENCE IN CHAPTER 36 ("ZONING") AT SECTION 36-540, OF THE CODE OF THE CITY OF NORMAN, TO AMEND THE CENTER CITY REGULATING PLAN MAP TO AMEND THE REQUIRED BUILD LINE ALONG THE NORTH SIDE OF BOYD STREET FROM A POINT STARTING WEST OF MONNETT AVENUE AND CONTINUING TO THE BNSF RAILROAD RIGHT-OF-WAY; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Staff Report
- 3. Ordinance No. O-2223-47
- 4. Existing RBL Map
- 5. Proposed RBL Map
- 6. Protest Map and Letters

PRESENTATION BY STAFF: Anais Starr reviewed the staff report, a copy of which is filed with the minutes. Protests were received which amounted to 8.7% of the notification area.

Mr. Brewer asked the reasons for the protests. Ms. Starr responded that one had safety concerns.

Mr. Griffith asked the rationale for the change. Ms. Starr indicated the proposal tonight is from 9' down to 3'. The 25' was prior to the Center City Form-Based Code being adopted in 2017.

AUDIENCE PARTICIPATION: Ric Uhles, 1409 Valley Ridge Road, owns property at 215 E. Boyd. He spoke in opposition to the proposed change, citing safety concerns.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION: Ms. Bird asked if there are underground utilities in the area. Ms. Starr indicated that, as far as she knows, the 3' RBL is not going to encroach on any easements.

Mr. Brewer commented that the spirit of the form-based code is to get as close to the property line as possible; this should have been a 3' RBL from the beginning. The form-based code calls for a rethinking of the Boyd Street streetscape, reducing the lane widths.

Ms. Kindel felt there should be a plan, with a start date, in place to change the road, rather than assuming that it will happen. She is uncomfortable with the pre-existing safety concerns.

Mr. McDaniel expressed concern that this is changing the rules on the property owners mid-stream; he would prefer there be a period of time that they be able to be grandfathered in.

Ms. Bird asked if the ordinance could be changed at this point to add some grandfathering language. Ms. Muckala responded that the Planning Commission could add a recommendation to their vote on the ordinance.

Ms. Bird asked if there are any current issues that would be affected. Ms. Hudson responded that there are no current applications under review.

Mr. Brewer indicated he would be open to a motion for approval with some sort of grandfather period. Mr. McDaniel said his concern is for the existing property owners and the rules being changed mid-stream.

Ms. McKown asked if there is a timeframe for Boyd Street improvements. David Riesland reported that there is a Comprehensive Transportation Plan that attempted to address a road diet on Boyd Street, but it didn't go far enough. There is a contract for an update that will be going to City Council in the near future, and that's one of the things staff is hoping to address.

Mr. McDaniel asked about electrical lines along Boyd Street and whether that would pose a problem. Ms. Hudson indicated staff had asked about the distance requirement and did not receive the requested information back from OG&E. Research indicated the façade of the buildings should be 5-7' from the lines. The lines are on the outside of the sidewalk. There is an administrative relief provision which would allow for necessary adjustments. Ms. Starr added that a Center City Planned Unit Development is also an option.

Ms. Hudson commented that the three developed properties have the ability to expand those structures, which would then be required to meet the RBL; they don't have to tear them down, but could put additional living space in the front of the units.

Mr. Brewer added that there are examples of similar structures throughout the form-based code area that were developed prior to 2017; they look awkward on the RBL and it is unlikely they will be redeveloped any time soon. We need to look at this with a long-term view to 20-30 years out, rather than 2-5 years.

Mr. Brewer suggested the term "delayed implementation" be used rather than grandfathering, and allowing for opt-in. Ms. Bird suggested "optionally delayed implementation." Mr. Brewer added that you would not have the option to build at 9'. Ms. Bird explained that administrative adjustment allows for 8', and there is a 24" variation for façade.

Mr. McDaniel asked if the building that was built at 3' would have to come back for some sort of approval if this ordinance is not adopted. Ms. Muckala indicated they would have the option to request an RBL adjustment or a CCPUD.

Mr. McDaniel said he would not be able to support the ordinance. Ms. McKown commented there are a lot of questions that don't seem to be answered completely. Ms. Kindel was concerned that the aerial photo that was used to show the current and proposed RBLs was from 2021. Mr. Parker was concerned that two buildings were built out of compliance, so we change it so they're in compliance, and the precedent that sets.

Motion made by Griffith, seconded by McDaniel, to recommend adoption of Ordinance No. O-2223-47 as written to City Council.

Voting Yea: Brewer

Voting Nay: McDaniel, McKown, Parker, Bird, Griffith, Kindel

The motion to recommend adoption of Ordinance No. O-2223-47 to City Council failed by a vote of 1-6.

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MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Mr. Brewer encouraged participation in the Strong Towns meetings scheduled on July 17 and 18. Ms. Muckala shared the meeting schedule.

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 8:21 p.m.

Planning Commission

File Attachments for Item:

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of R-2324-12: Armstrong Bank requests amendment of the NORMAN 2025 Land Use & Transportation Plan to remove Special Planning Area 7 (SPA-7), while retaining Mixed Use Designation, and amendment of the Future Urban Service Area to Current Urban Service Area for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue S.E.



CITY OF NORMAN, OK STAFF REPORT

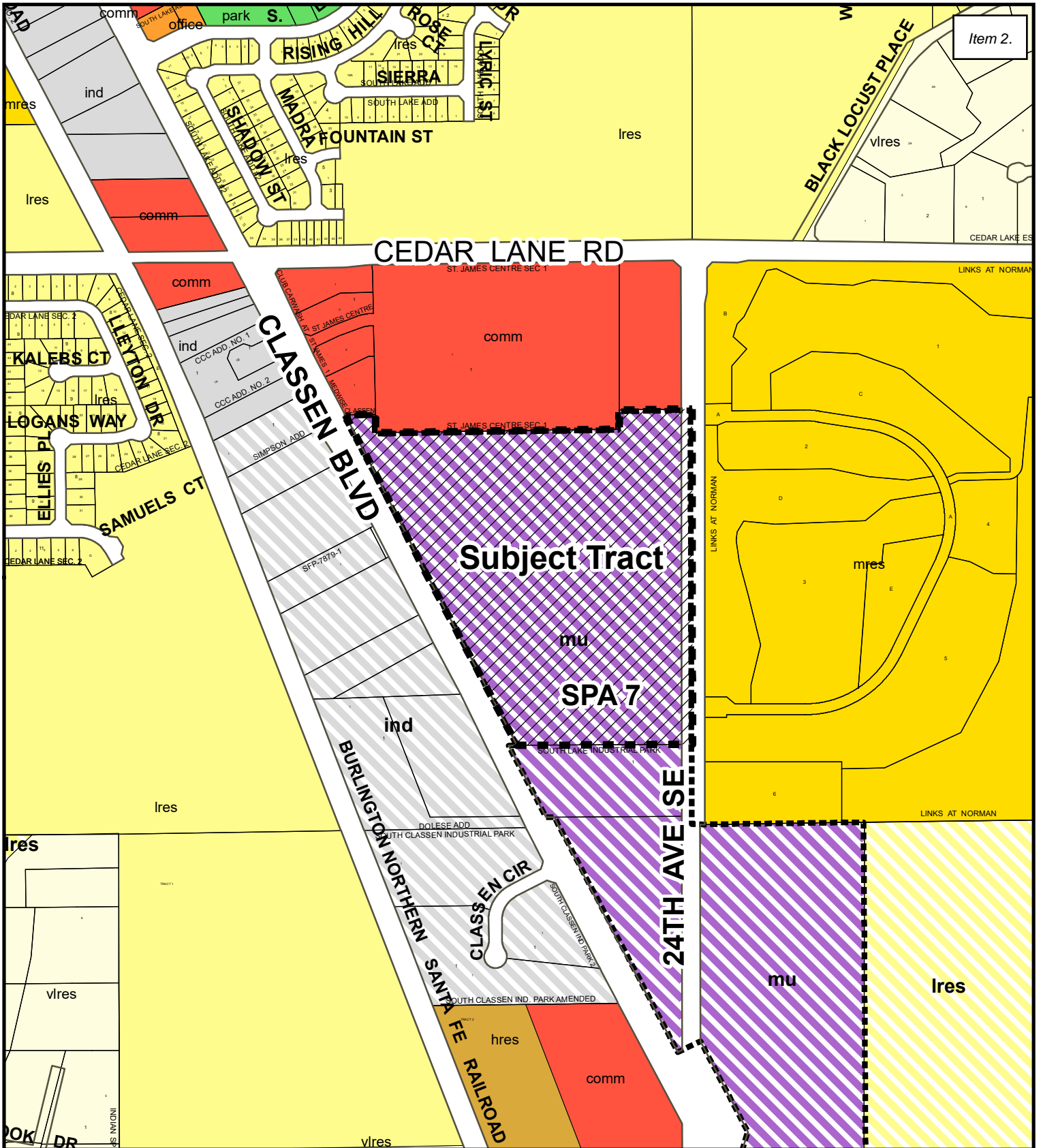
MEETING DATE: 08/10/2023

REQUESTER: Republic Bank of Norman

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of R-2324-12: Armstrong Bank requests amendment of the NORMAN 2025 Land Use & Transportation Plan to remove Special Planning Area 7 (SPA-7), while retaining Mixed Use Designation, and amendment of the Future Urban Service Area to Current Urban Service Area for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue S.E.

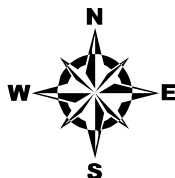
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Resolution No. R-2324-12 to City Council.



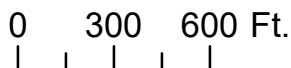
Norman 2025 Land Use Plan




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.



June 6, 2023



 Subject Tract

RESOLUTION NO. R-2324-12

ITEM NO. 2

STAFF REPORT

ITEM: Armstrong Bank requests amendment of the NORMAN 2025 Land Use & Transportation Plan to remove Special Planning Area 7 (SPA-7), while retaining Mixed Use Designation, and amendment of the Future Urban Service Area to Current Urban Service Area for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue SE.

SUMMARY OF REQUEST: Armstrong Bank is proposing a mixed use PUD, Planned Unit Development, on a 40.41 acre property. The proposed development will include office, commercial, retail, and residential uses. This development proposal requires rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development. This proposal also requires a NORMAN 2025 Land Use Plan Amendment to remove Special Planning Area 7 (SPA-7), while retaining the existing Mixed Use 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.

Remove Special Planning Area 7:

The subject property and parts of the properties to the south and east are designated as Mixed Use, within SPA-7, as shown on the NORMAN 2025.

The properties located within SPA-7 are required to meet the following conditions to allow for the redevelopment of this area:

- A unified overall master development plan for the entire area, to be approved by the city before development of the area could commence that includes well-planned, mutually supportive uses containing a mixture of employment and commercial uses, as well as different densities and types of supporting residential uses. Residential uses shall comprise at least forty percent of the land area contained in the Special Planning Area.
- A plan that adequately addresses specific design aspects unique to the area's location and surroundings, such as the design relationship and connections to the planned residential areas to the east, overall mix of uses, and design treatments of the site, landscaping, signage, and buildings.
- A plan that assures appropriate ingress and egress so as to mitigate the potential traffic impacts on Highway 77.

Since the time this property and the surrounding properties were placed in SPA-7 with the adoption of the NORMAN 2025 Plan, this area has developed differently than originally planned with SPA-7. The land to be included has not been under the same ownership to create a unified master plan. The portion of SPA-7 on the east side of 24th Ave. S.E. was rezoned to a Planned Unit Development with Ordinance No. O-0809-24 to allow for a multi-family development surrounded by a golf course. It was determined this was suitable to be removed from SPA-7 because it was still creating a buffer between more intense uses along Highway 77 and the anticipated low density residential development to the east.

The proposed development on the subject tract for this application will be following the general guideline of a mixed use development with a residential component. The site development plan shows three access points on Highway 77. These have been reviewed by the City Transportation Engineer and found to meet City standards.

Growth Area Boundary Change from Future to Current Urban Service Area:

An integral part of the NORMAN 2025 Land Use and Transportation Plan is the continued designation of various Growth Areas related to the character, density and level of appropriate public services. The Growth Areas are designated as part of the ongoing effort to accomplish the Goals and Policies related to managing the location of growth in relation to infrastructure and the suitability of land for development.

The following criteria shall apply and set requirements for changes in Growth Area Boundaries:

1. ***The area proposed for change is contiguous to the Current Urban Service Area and constitutes a logical and cohesive service area expansion.*** The area directly north of the proposed development, the Walmart and commercial parcels along Highway 77, are in the Current Urban Service Area.
2. ***The request for amendment demonstrates that the subject area has been provided, or will be at the time of development, with complete infrastructure systems. At a minimum, these systems will consist of:***
 - a. ***Additional sanitary sewer collection and treatment capacity needed to serve the expanded area.*** The proposed development is located within the service area for the Post Oak Lift Station which has sufficient capacity and was designed to serve this area. Additionally, the existing Water Reclamation Facility has sufficient capacity for the proposed development. Sewer line extensions within the development will be required for service as typical for development and as proposed by the applicant.
 - b. ***Water service with adequate pressure for fire-fighting.*** The proposed development is adjacent to 12-inch water mains able to provide adequate flow and pressure. Water line extensions along street frontages and through the development will be required as typical for development and as proposed by the applicant.
 - c. ***Adequate storm drainage to insure that the proposed development will not create downstream drainage problems.*** The applicant has proposed multiple detention ponds to handle stormwater runoff generated by this development.
 - d. ***Access to at least one arterial street connecting the subject area to the Current Urban Service Area.*** Highway 77, or Classen Blvd., on the west side of the subject property and 24th Ave. S.E. on the east side of the subject property both connect the subject area to the Current Urban Service Area.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan to remove Special Planning Area 7 (SPA-7) and retain Mixed Use Designation and amendment of the Future Urban Service Area to Current Urban Service Area as Resolution No. R-2324-12 for consideration by Planning Commission and recommendation to City Council.

File Attachments for Item:

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2324-3: Armstrong Bank requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue S.E.



CITY OF NORMAN, OK STAFF REPORT

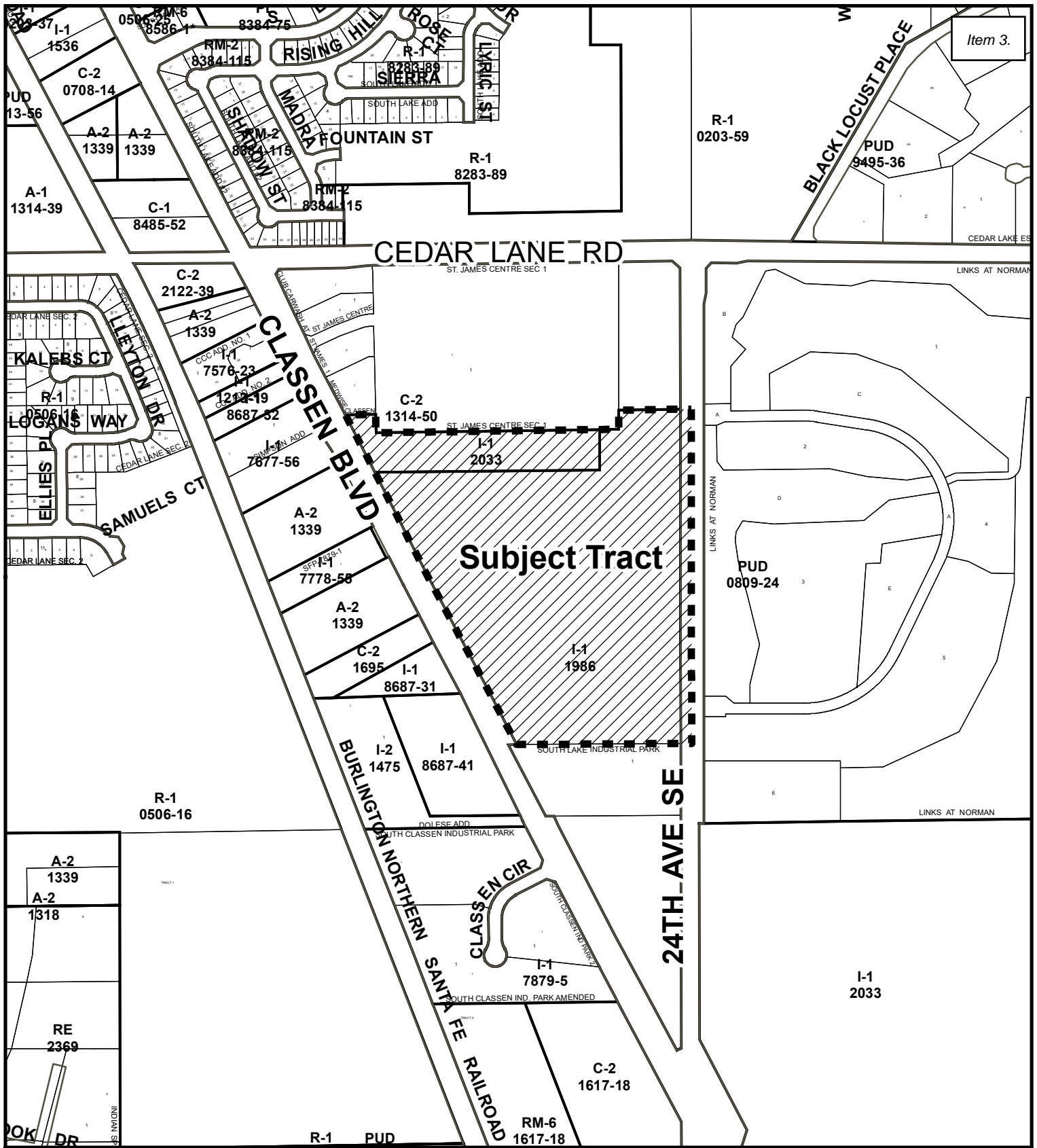
MEETING DATE: 08/10/2023

REQUESTER: Republic Bank of Norman

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2324-3: Armstrong Bank requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue S.E.

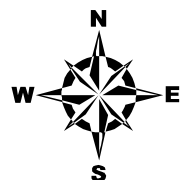
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-3 to City Council.



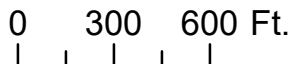
Location Map





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.



June 6, 2023



-  Subject Tract
-  Zoning

ORDINANCE NO. O-2324-3

ITEM NO. 3

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Armstrong Bank
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	I-1, Light Industrial District
SURROUNDING ZONING	North: C-2, General Commercial District East: Planned Unit Development, PUD O-0809-24 South: I-1, Light Industrial District West: A-2, Rural Agricultural District, I-1, Light Industrial District, and C-2, General Commercial District
LOCATION	South of Cedar Lane Road, east of Classen Boulevard and west of 24 th Avenue S.E.
WARD	5
CORE AREA	No
AREA/SF	40.41 acres, more or less
PURPOSE	Mixed-use development
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Walmart and commercial East: Links Apartments and golf course South: Industrial West: Industrial and residential
LAND USE PLAN DESIGNATION	Mixed Use Designation, Special Planning Area 7
PROPOSED LAND USE DESIGNATION	Mixed Use Designation
GROWTH AREA DESIGNATION	Future Urban Service Area

PROPOSED GROWTH AREA DESIGNATION Current Urban Service Area

PROJECT OVERVIEW: The applicant, Armstrong Bank, is requesting rezoning to a Planned Unit Development, PUD, for approximately 40 acres on the east side of Classen Boulevard, west of 24th Avenue S.E., south of Cedar Lane Road. The subject property is currently zoned I-1, Light Industrial District. The applicant requests this rezoning to provide a location for a new bank branch and a mix of other uses including retail, office, multi-family and a senior living facility.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC23-14, June 20, 2023

Greenbelt forwards this item with no additional comments.

PRE-DEVELOPMENT MEETING: PD23-19, May 25, 2023

An attendee asked what is planned for the southeast corner of the development. The applicant answered the site plan shows office. An attendee asked what the applicant's plan is to sewer the property. The applicant said it will be extended on the east side with a gravity flow system. They will also extend water lines along Classen Blvd. The engineer also explained there will be two distinct drainage basins for the development. An attendee asked the proposed timeline for the project as it was not concurrently submitted for Planning Commission. The applicant explained they would like to go through the process as quickly as possible.

ZONING ORDINANCE CITATION:

SEC. 36-509 – PLANNED UNIT DEVELOPMENT

1. 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 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.

STAFF ANALYSIS: The particulars of this PUD include:

USE: The PUD narrative includes the allowable uses as Exhibit D. It includes retail/commercial, office, medical marijuana dispensary and processor, and multi-family apartment uses.

OPEN SPACE: The PUD Narrative and the Open Space Exhibit show a total of 613,400 square feet or 14.08 acres of open space. This is a total of 34.8% of the subject property.

SITE PLAN/ACCESS: The site development plan for the PUD shows three access points on Classen Blvd.; the northern most access point is a private drive and the other two access points are public street intersections. The site development plan also shows four access points on 24th Ave. S.E.; two of the access points in the center of the project near the apartments will be private drives and the other two will be public street intersections. Access within the property will be via public streets as shown on the site development plan. Stormwater detention ponds will be located on the northeast and southwest corners of the development. The applicant is proposing commercial uses along Classen Blvd. There is a proposed senior living facility on the north side and apartments proposed on the east along 24th Ave. S.E. The applicant proposes office uses on the south side of the development.

LANDSCAPING: Landscaping for the development will comply with the Zoning Ordinance regulations.

SIGNAGE: Signage for all lots with an office or retail use shall comply with the City of Norman's applicable commercial signage restrictions. Signage for all lots with a multi-family residential use shall comply with the City of Norman's applicable medium density residential signage restrictions. Signage for all other lots shall comply with the City of Norman's applicable signage restrictions then in effect for the actual use of the lot, as may change from time to time. In addition to the signage allowances contained herein, the Property shall be allowed to feature the following signs:

- a. Development Entrance Signs – Up to four signs within the Property advertising the Property and any tenants located therein. Each Development Entrance Sign may be a maximum of 300 square feet per side.
- b. Directional Signs – Up to ten Directional Signs within the Property indicating directions to the different offices, locations, services, or entrances contained within the Property. The Directional Signs are intended to contain directions to multiple locations or destinations on each sign, such as directions to the main entrance, specific offices or services, and

parking locations. Each Directional Sign may be a maximum of 150 square feet on each side.

- c. Illumination – All of the signage discussed herein may be illuminated in accordance with the maximum extent allowable under the City of Norman’s applicable commercial signage restrictions, as amended from time to time.
- d. Sight Triangle Protection – All signage within the Property shall be placed in appropriate locations to not interfere with applicable traffic sight triangles.
- e. Platted Easements – Signs may not be placed in any platted easements without first obtaining consent to such encroachment from the applicable utility providers and City Council.

LIGHTING: All exterior lighting in the development will meet the Commercial Outdoor Lighting Standards. This requires full cut-off fixtures.

SANITATION/UTILITIES: The development will handle trash through on-site dumpsters. A trash compactor may be located on site. Any dumpster or compactor will be screened with enclosures meeting City standards.

PARKING: The PUD narrative states parking will meet or exceed the requirements of the City’s ordinances. The City no longer has required parking minimums for commercial or office uses; the numbers listed in Code are now recommended minimums. There are still required minimums for residential uses. These will apply to the senior living facility and the apartments.

SIDEWALKS: Sidewalks are proposed along all public streets of the development. These will be constructed to City standards.

EXTERIOR BUILDING MATERIALS: The PUD Narrative includes the following for exterior materials: brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof.

PHASING: Development phasing will begin with the construction of the applicant’s bank site along Classen Blvd. Future phases will be determined by market demand.

EXISTING ZONING: The subject property is currently zoned I-1, Light Industrial District. This district allows for industrial and warehousing uses, including sales of large equipment, and many manufacturing uses that must be enclosed completely in a building.

ALTERNATIVES/ISSUES:

IMPACTS: The subject property is currently and has historically been vacant. This development will be more intense than the current use, which will bring more traffic to the area; however, the City Traffic Engineer has determined the existing conditions can handle the demand.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: Final fire hydrant locations will be determined with the submittal and approval of the public improvement plans.

PUBLIC WORKS/ENGINEERING: Please see the attached Preliminary Plat staff report from Engineering.

TRAFFIC ENGINEER: Please see the attached Development Review Form Transportation Impacts from the City Traffic Engineer.

UTILITIES: The development is in the Post Oak Lift Station service area and a lift station agreement between the developer and the City will be required. Water lines will be extended along Classen Blvd. and the internal streets. Water and sewer lines are existing along 24th Ave. S.E.

CONCLUSION: Staff forwards this request for rezoning from I-1, Light Industrial District, to a PUD, Planned Unit Development, and Ordinance No. O-2324-3 to the Planning Commission for consideration and recommendation to City Council.

**ARMSTRONG BANK CONSOLIDATION PROJECT
A PLANNED UNIT DEVELOPMENT**

NORMAN, OKLAHOMA

APPLICANT:

ARMSTRONG BANK



APPLICATION FOR:

PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT

Submitted June 1, 2023
Revised August 3, 2023

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. Parking
 - C. Miscellaneous Development Criteria

EXHIBITS

- A. Legal Description of the Property
- B. Preliminary Site Development Plan
- C. Preliminary Plat
- D. Preliminary Open Space Plan
- E. Allowable Uses

I. INTRODUCTION

Armstrong Bank (the “**Applicant**”) seeks to rezone a portion of property located in Ward 5 of the City of Norman. More particularly, the site is located South of East Cedar Lane, East of Classen Blvd., and West of 24th Ave SE, as more particularly described on the attached **Exhibit A** (collectively referred to herein as the “**Property**”).

The Applicant intends to put forth the parameters for which the Property may develop over time. Through the use of this Planned Unit Development (“**PUD**”), the Property may be developed as a mixed-use development featuring commercial, office, senior living, and multifamily uses as further laid out within this PUD.

This PUD will allow for a creative development of the Property, providing a compatible masterplan layout that will bring additional residential opportunities to the City of Norman in close proximity to the University of Oklahoma and entice private investment in the area. This proposal is compatible with the Property’s current NORMAN 2025 designation of Mixed-Use.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property lies South of East Cedar Lane, East of Classen Blvd., and West of 24th Ave SE. A location map is included on the attached Preliminary Site Development Plan and Preliminary Plat.

B. Existing Land Use and Zoning

The Property is currently zoned I-1, Light Industrial District and the current NORMAN 2025 land use designation is Mixed-Use.

The Property is surrounded by various differing zoning categories and 2025 designations, which makes this site an ideal location for the proposed mixed-use development. The property to the North is zoned C-2, General Commercial and 2025 designated as Commercial. The Links development to the East of the Property is zoned PUD, with 2025 designation of Medium Residential. The properties to the Southeast and South are zoned I-1, Light Industrial, with Mixed-Use 2025 designations. The properties to the West of the Property are zoned I-1, Light Industrial, A-2, Rural Agricultural, and C-2, General Commercial; however, all of these properties have a 2025 designation of Industrial.

C. Elevation and Topography

The Property is currently unimproved raw land. The Property generally slopes from the Northeast to the Southwest, as more particularly discussed in the preliminary drainage report provided to City Staff as part of the Preliminary Plat application.

D. Drainage

A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application. The Applicant shall comply with all City ordinances and regulations unless otherwise indicated on the attached site plans.

E. Utility Services

The necessary utility services for this project are already located in relative 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 adopted City codes.

G. Traffic Circulation and Access

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

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate a mixed-use development, featuring commercial, office, senior living, and multifamily uses. To the extent possible, the Property shall be developed in substantial compliance with the preliminary site development plan, attached to this PUD, subject to final design development and the changes allowed by Section 36-509(g) of the City of Norman's PUD Ordinance, as may be amended from time to time. 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.

A. Uses Permitted:

As contemplated herein, the Property will be allowed to develop over time as a mixed-use development, featuring commercial, office, senior living, and multifamily uses. A complete list of the allowable uses is attached as **Exhibit D**.

B. Area Regulations:**1. Setback off of Classen Blvd:**

All Lots within the Property that front Classen Blvd. shall have a minimum ten (10') foot building setback from the property line fronting Classen Blvd.

2. Setback off of North Property Line:

All Lots within the Property that abut the neighboring property located to the North of the Property shall have a minimum ten (10') foot building setback from the North property line.

3. Setback off of 24th Ave. SE:

All Lots within the Property that front 24th Ave. SE shall have a minimum ten (10') foot building setback from the property line fronting 24th Ave. SE.

4. Setback off of South Property Line:

All Lots within the Property that abut the neighboring property located to the South of the Property shall have a minimum ten (10') foot building setback from the South property line.

5. Setback off of Interior Streets:

All Lots within the Property that abut any interior platted street shall have a minimum ten (10') foot building setback from the property line fronting said interior street.

6. Setback off of Utility Easements:

If a utility easement or other public easement is not located within the building setbacks enumerated above on a Lot within the Property, all buildings and vertical habitable structures shall be setback a minimum of one (1') foot from said easement located on the Lot. Paving shall be allowed over drainage and utility easements.

7. No Interior Lot Setbacks:

Except for the building setbacks enumerated herein, there shall be no other required setbacks, side yards, rear yards, or front yards for the Lots located within the Property to allow for a flexible development of the Property over time.

8. Density:

The Preliminary Site Development Plan proposes approximately 100 dwelling units for senior living and approximately 300 dwelling units of multifamily, subject to final design development and the changes allowed by Section 36-509(g) of the City of Norman's PUD Ordinance, as may be amended from time to time.

9. Height:

The senior living and multifamily uses within the Property shall be allowed to reach a maximum height of six (6) stories, exclusive of any subgrade elements as well as any necessary roof top mechanical units, equipment, screening, or parapet walls. There shall be no height restriction for the commercial and office uses within the Property.

C. Parking:

Parking will meet or exceed the requirements of Norman's ordinances.

D. Dumpster and Trash Enclosures

Trash may be handled through on-site dumpsters. A trash compactor(s) and its enclosure(s) may also be located on site to facilitate trash removal. Any dumpster or trash facilities shall be screened within enclosures that are built of materials to be compatible with the building exteriors in the main building.

E. Miscellaneous Development Criteria

1. Site Plan

The site development plan for the Property is 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 substantially constructed as presented thereon, subject to final design development and the changes allowed by the City of Norman's PUD Ordinance.

2. Open Space

Open space and green space areas are located throughout the Property. The Property shall contain a minimum of 34.8% open/impervious space throughout the development, subject to final design development and the changes allowed by Section 36-509(g) of the City of Norman's PUD Ordinance, as may be amended from time to time. There shall be no maximum impervious coverage restriction on each Lot within the Property. The Property shall contain drainage and detention solutions that adequately control, contain, and channel stormwater runoff from the Property in accordance with all applicable City ordinances and regulations. Landscape buffers within the Property may be located within and/or may contain utility easements, waterline easements, and drainage easements.

3. Signage

Signage for all Lots with an office or retail use shall comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time. Signage for all Lots with a multi-family residential use shall

comply with the City of Norman's applicable medium density residential signage restrictions, as amended from time to time. Signage for all other Lots shall comply with the City of Norman's applicable signage restrictions then in effect for the actual use of the Lot, as may change from time to time. In addition to the signage allowances contained herein, the Property shall be allowed to feature the following signs:

- a. **Development Entrance Signs** – Up to four signs within the Property advertising the Property and any tenants located therein. Each Development Entrance Sign may be a maximum of 300 square feet per side, each sign having no more than two (2) sides.
- b. **Directional Signs** – Up to ten Directional Signs within the Property indicating directions to the different offices, locations, services, or entrances contained within the Property. The Directional Signs are intended to contain directions to multiple locations or destinations on each sign, such as directions to the main entrance, specific offices or services, and parking locations. Each Directional Sign may be a maximum of 150 square feet per side.
- c. **Illumination** – All of the signage discussed herein may be illuminated in accordance with the maximum extent allowable under the City of Norman's applicable commercial signage restrictions, as amended from time to time.
- d. **Sight Triangle Protection** – All signage within the Property shall be placed in appropriate locations to not interfere with applicable traffic sight triangles.
- e. **Platted Easements** – Signs may not be placed in any platted easements without first obtaining consent to such encroachment from the applicable utility providers and City Council.

4. **Traffic access/circulation/parking and sidewalks**

Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan. The Property shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time.

5. **Lighting**

All exterior lighting shall be installed in conformance with any applicable City of Norman Commercial Outdoor Lighting Standards, as such may be amended from time to time.

6. **Landscaping**

Landscaping shall be provided in conformity to the City of Norman ordinances, as amended from time to time.

7. Fencing

Fencing, such as, by way of example and not limitation, wrought iron, stockade wood, composite, and other fencing types, is permissible but is not required within the Property. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review of fencing within the development.

8. Phasing

It is anticipated that the Property will be developed in multiple phases. The initial phase is anticipated to be the Applicant's bank site as shown on the site development plan. The timing and number of future phases will be determined by market demand and absorption rates.

9. Exterior Materials

Exterior materials of the building to be constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

EXHIBIT A

Legal Description of the Property

A tract of land situate within the Northeast Quarter (NE/4) of Section Sixteen (16), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.), Cleveland County, Oklahoma, being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast Corner of said NE/4; thence N 00°00'54" W along the East line of said NE/4 (being the basis of bearing for this description) a distance of 371.87 feet to the Northeast corner of SOUTH LAKE INDUSTRIAL PARK ADDITION, a plat filed in the office of the Cleveland County Clerk, in Book 15 of Plats, Page 116, same being the POINT OF BEGINNING; thence
 S 89°06'09" W along the North line of said plat a distance of 805.91 feet to a point on the current (2022) Easterly Right of Way line of State Highway 77, being marked by a 3/8" iron pin found in place; thence
 N 27°37'26" W a distance of 218.04 feet to a point marked by a 3/8" iron pin found in place; thence
 N 28°26'32" W a distance of 700.07 feet to a point marked by a 3/8" iron pin found in place; thence
 N 27°37'26" W a distance of 500.00 feet to a point marked by a 3/8" iron pin found in place; thence
 N 25°42'53" W a distance of 205.41 feet; thence
 N 25°42'53" W a distance of 93.87 feet to a point marked by a 1/2" iron pin w/ cap stamped "DTM CA6391" found in place; thence
 N 89°08'14" E a distance of 140.35 feet to a point on the line of Lot 1 Block 1 ST. JAMES CENTRE SECTION 1, a plat filed in the office of the Cleveland County Clerk, in Book 24 of Plats, Page 53, being marked by a 1/2" iron pin w/ cap stamped "DTM CA6391" found in place; thence along said line the following three (3) courses:

1. S 01°12'49" E a distance of 85.00 feet; thence
2. N 89°08'14" E a distance of 1117.53 feet; thence
3. N 00°00'14" E a distance of 85.01 feet; thence

N 89°08'14" E a distance of 342.10 feet to a point on the East line of said NE/4, said point marked by a 120D nail found in place; thence
 S 00°00'54" E along said line a distance of 1532.90 feet to the POINT OF BEGINNING.

Said tract contains 1,760,469 Sq Ft or 40.41 Acres, more or less.

The above legal description was written by Denver Winchester, PLS 1952, on March 24, 2022.

EXHIBIT C
Preliminary Plat
Full Size Documents Submitted to City Staff

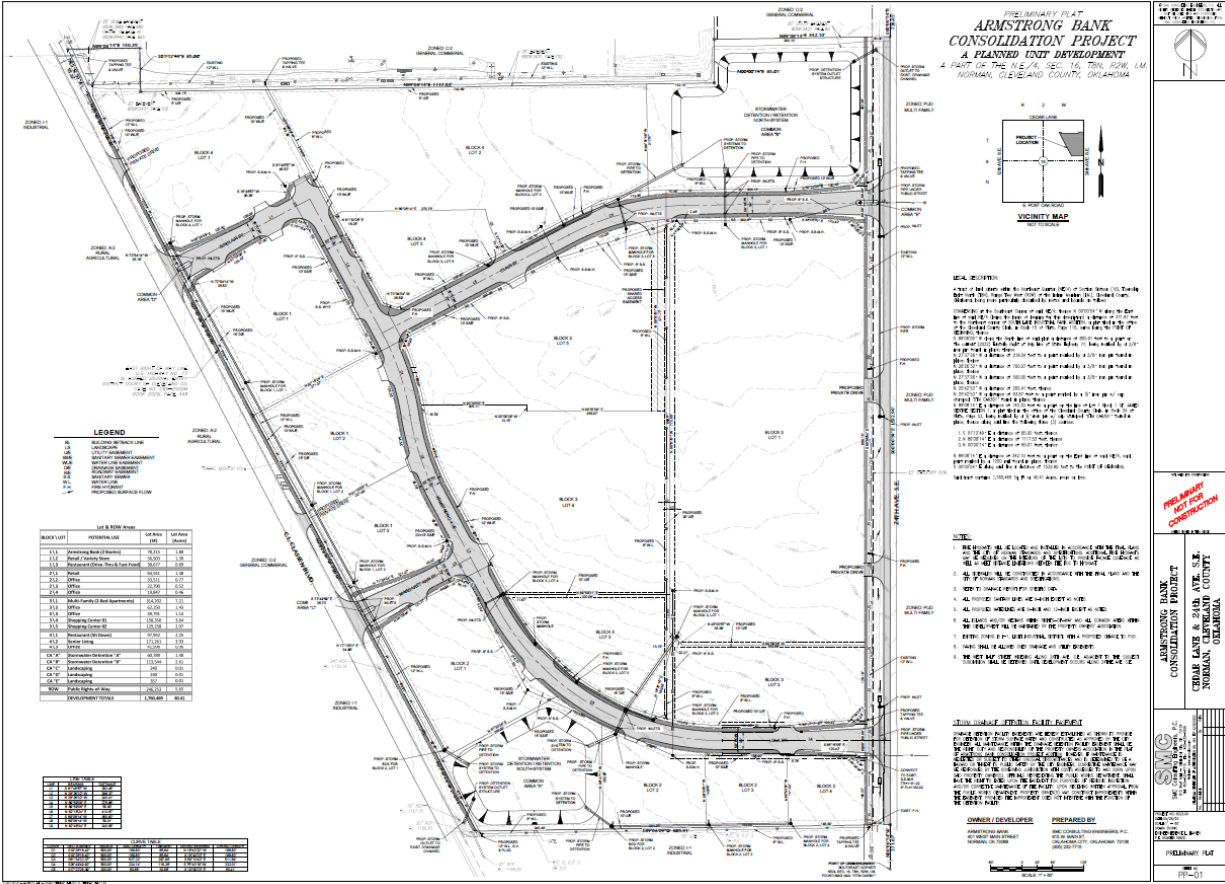


EXHIBIT D
Preliminary Open Space Plan
Full Size Documents Submitted to City Staff

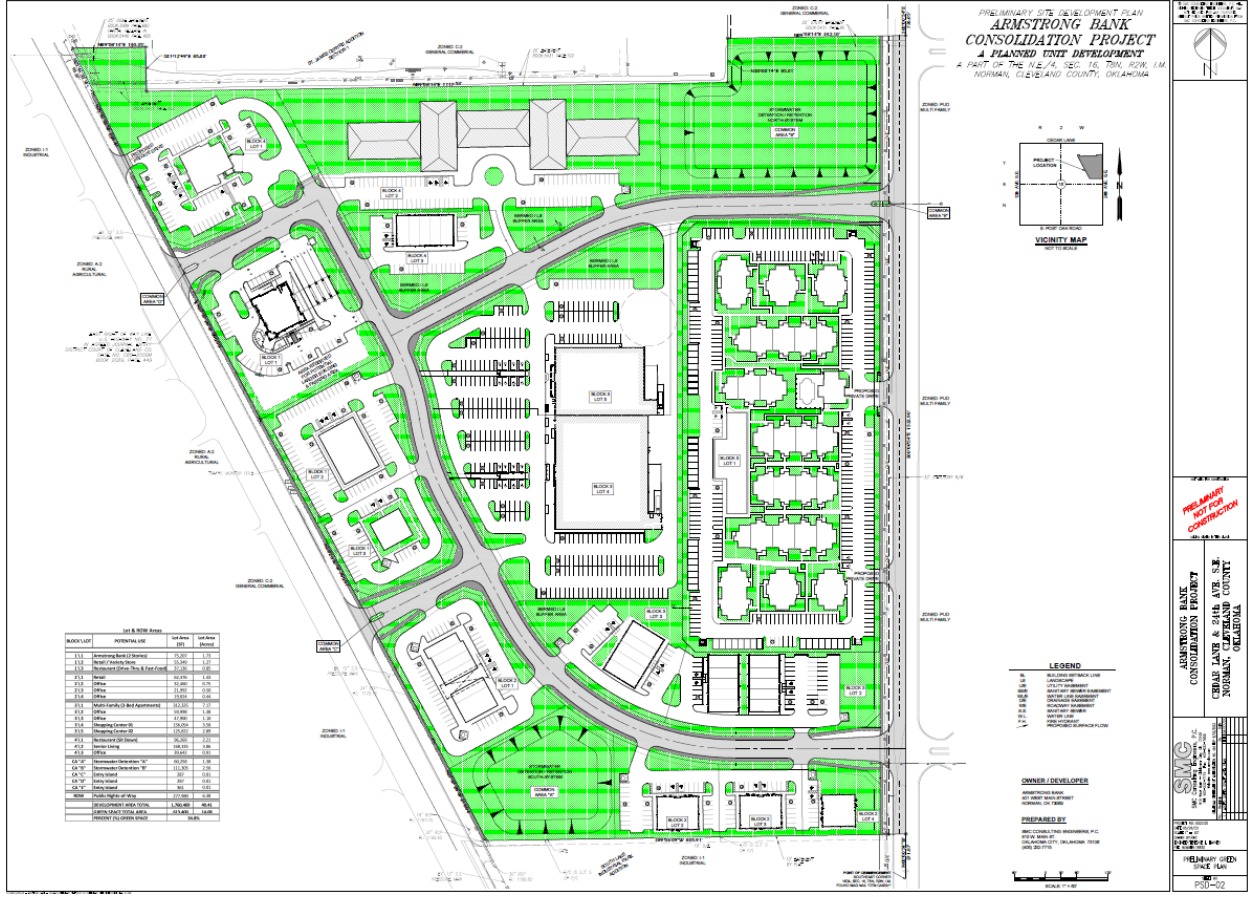


EXHIBIT E
Allowable Uses

- Art Gallery/Studio.
- Assembly Halls of non-profit corporations.
- Libraries.
- Museums.
- Music Conservatories.
- Office buildings and office uses.
- Trade schools and schools for vocational training.
- Churches and other places of worship.
- Short-term rentals.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Baby shop.
- Bakery/Baked Goods store.
- Bank.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Child Care / Day Care establishment.
- Clothing or apparel store.
- Coffee house or coffee shop.
- Commercial uses/shops/or services.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Establishment.
- Dry goods store.
- Fabric or notion store.
- Florist/Flower Shop.
- Furniture Store.
- Gift Shop.
- Grocery or supermarket.
- Hardware store.
- Hotel or motel.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.

- Locksmith.
- Medical Marijuana Dispensary, as allowed by state law.
- Music, Radio, Electronics, Telephone, or Television Store.
- Painting and decorating shop.
- Pet shop/or Small Animal Hospital.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern - may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Smoke, Tobacco, Vape, or Similar Shop.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- Shopping Center.
- T-Shirt Printing
- Senior Living.
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Theater (excluding drive-in theaters), Bowling Alley, Arcade, or Similar Establishments, including those that sell alcoholic beverages in compliance with state law.
- Tier I Medical Marijuana Processor, as allowed by state law.
- Tier II Medical Marijuana Processor, as allowed by state law.
- Toy store.
- Apartments/Multi-Family Residential Dwelling Units.

Applicant: Armstrong Bank

Project Location: South of East Cedar Lane Road, East of Classen Blvd.

Case Number: PD 23-19

Time: 5:30 p.m.

Applicant/Representative

Sean Rieger, Attorney for the applicant
Terry Haynes, Engineer for the applicant

Attendees

Mark Cox
Don Cervi
Mehdi Azimi

City Staff

Lora Hoggatt, Planning Services Manager
Whitney Kline, Admin Tech IV

Application Summary

The applicant is requesting rezoning to a PUD, Planned Unit Development, along with a NORMAN 2025 Plan Amendment to remove from Special Planning Area 7 and a preliminary plat.

Neighbor's Comments/Concerns/Responses

An attendee asked what is planned for the southeast corner of the development. The applicant answered the site plan shows office. An attended asked what the applicant's plan is to sewer the property. The applicant said it will be extended on the east side with a gravity flow system. They will also extend water lines along Classen Blvd. The engineer also explained there will be two distinct drainage basins for the development. An attendee asked the proposed timeline for the project as it was not concurrently submitted for Planning Commission. The applicant explained they would like to go through the process as quickly as possible.

GBC 23-14

APPLICANT	Armstrong Bank
LOCATION	South of the SW Corner of 24 th Ave SE and Cedar Lane (Special Planning Area 7)
PROPOSAL	Rezoning the existing I-1, Light Industrial District, into a PUD, Planned Unit Development District, to facilitate a mixed-use development of commercial, office, senior living, and multifamily uses.
NORMAN 2025 LAND USE	Current: Mixed-Use, Urban Service Area, SPA-7 Proposed: Mixed-Use, Urban Service Area
LAND USE	Current: Vacant Proposed: Mixed-Use, Commercial, Residential, and Office

Greenbelt Commission Final Comments - 23-14

Greenbelt forwards this item with no additional comments.

File Attachments for Item:

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-3: Consideration of a Preliminary Plat submitted by Republic Bank of Norman (SMC Consulting Engineers) for ARMSTRONG BANK CONSOLIDATION PROJECT for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue SE.



CITY OF NORMAN, OK STAFF REPORT

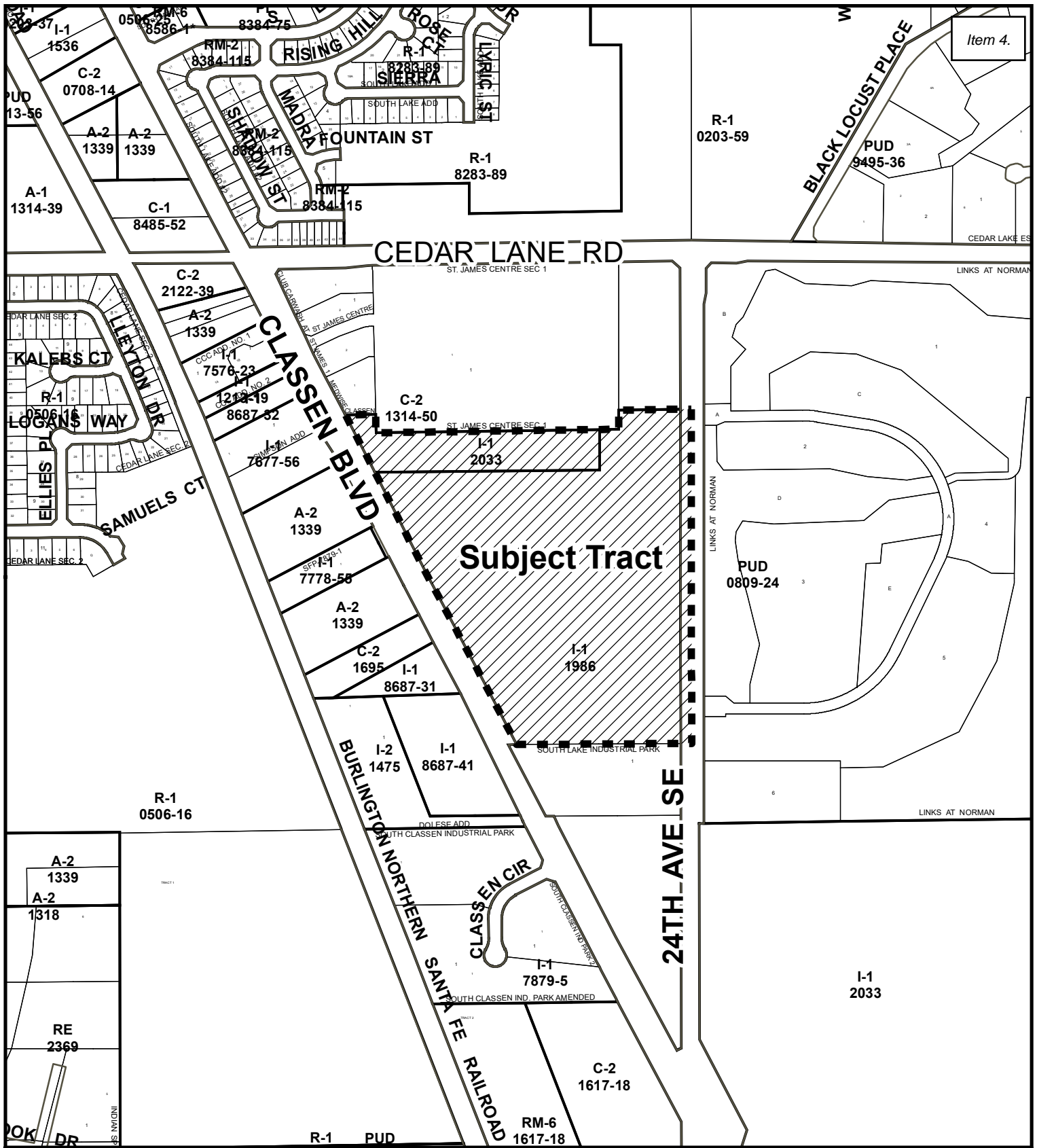
MEETING DATE: 08/10/2023

REQUESTER: Republic Bank of Norman

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-3: Consideration of a Preliminary Plat submitted by Republic Bank of Norman (SMC Consulting Engineers) for ARMSTRONG BANK CONSOLIDATION PROJECT for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue SE.

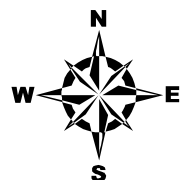
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of PP-2324-3.



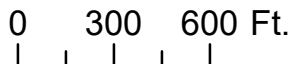
Location Map





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.



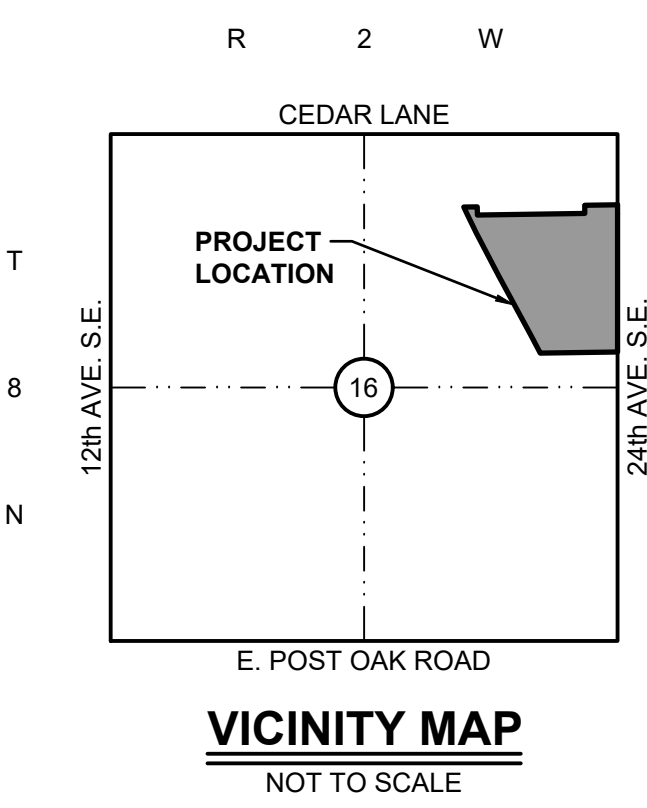
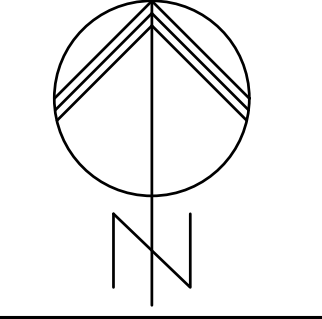
June 6, 2023



-  Subject Tract
-  Zoning

PRELIMINARY PLAT ARMSTRONG BANK CONSOLIDATION PROJECT A PLANNED UNIT DEVELOPMENT A PART OF THE N.E. 1/4, SEC. 16, T8N, R2W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA

SMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED. THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.



LEGAL DESCRIPTION:

A tract of land situate within the Northeast Quarter (NE/4) of Section Sixteen (16), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.), Cleveland County, Oklahoma, being more particularly described by metes and bounds as follows:
COMMENCING at the Southeast Corner of said NE/4; thence N 00°00'54" W along the East line of said NE/4 (being the basis of bearing for this description) a distance of 371.87 feet to the Northeast corner of SOUTH LAKE INDUSTRIAL PARK ADDITION, a plat filed in the office of the Cleveland County Clerk, in Book 15 of Plats, Page 116, same being the POINT OF BEGINNING; thence S 89°06'09" W along the North line of said plat a distance of 805.91 feet to a point on the current (2022) Eastern Right of Way line of State Highway 77, being marked by a 3/8" iron pin found in place; thence N 27°37'26" W a distance of 218.04 feet to a point marked by a 3/8" iron pin found in place; thence N 28°26'32" W a distance of 700.07 feet to a point marked by a 3/8" iron pin found in place; thence N 27°37'26" W a distance of 500.00 feet to a point marked by a 3/8" iron pin found in place; thence N 25°42'53" W a distance of 205.41 feet; thence N 25°42'53" W a distance of 93.87 feet to a point marked by a 1/2" iron pin w/ cap stamped "DM CA6391" found in place; thence N 89°08'14" E a distance of 140.35 feet to a point on the line of Lot 1 Block 1 ST. JAMES CENTRE SECTION 1, a plat filed in the office of the Cleveland County Clerk, in Book 24 of Plats, Page 53, being marked by a 1/2" iron pin w/ cap stamped "DM CA6391" found in place; thence along said line the following three (3) courses:
1. S 01°12'49" E a distance of 85.00 feet; thence
2. N 89°08'14" E a distance of 1117.53 feet; thence
3. N 00°00'14" E a distance of 85.01 feet; thence
N 89°08'14" E a distance of 342.10 feet to a point on the East line of said NE/4, said point marked by a 1200 nail found in place; thence S 00°00'54" E along said line a distance of 1532.90 feet to the POINT OF BEGINNING.
Said tract contains 1,760,469 Sq Ft or 40.41 Acres, more or less.

NOTES:

- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HYDRANT.
- ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
- ALL PROPOSED WATERLINES ARE 8-INCH AND 12-INCH EXCEPT AS NOTED.
- ALL ISLANDS AND/OR MEDIANS WITHIN RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
- EXISTING ZONING IS I-1, LIGHT INDUSTRIAL DISTRICT; WITH A PROPOSED CHANGE TO PUD.
- PAVING SHALL BE ALLOWED OVER DRAINAGE AND UTILITY EASEMENTS.

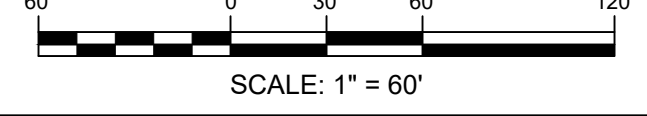
STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTION AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF ARMSTRONG BANK CONSOLIDATION PROJECT ADDITION. 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 ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNER(S). 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 OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

OWNER / DEVELOPER PREPARED BY

REPUBLIC BANK OF NORMAN
PO BOX 5369
NORMAN, OK 73070-5369

SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73106
(405) 232-7715



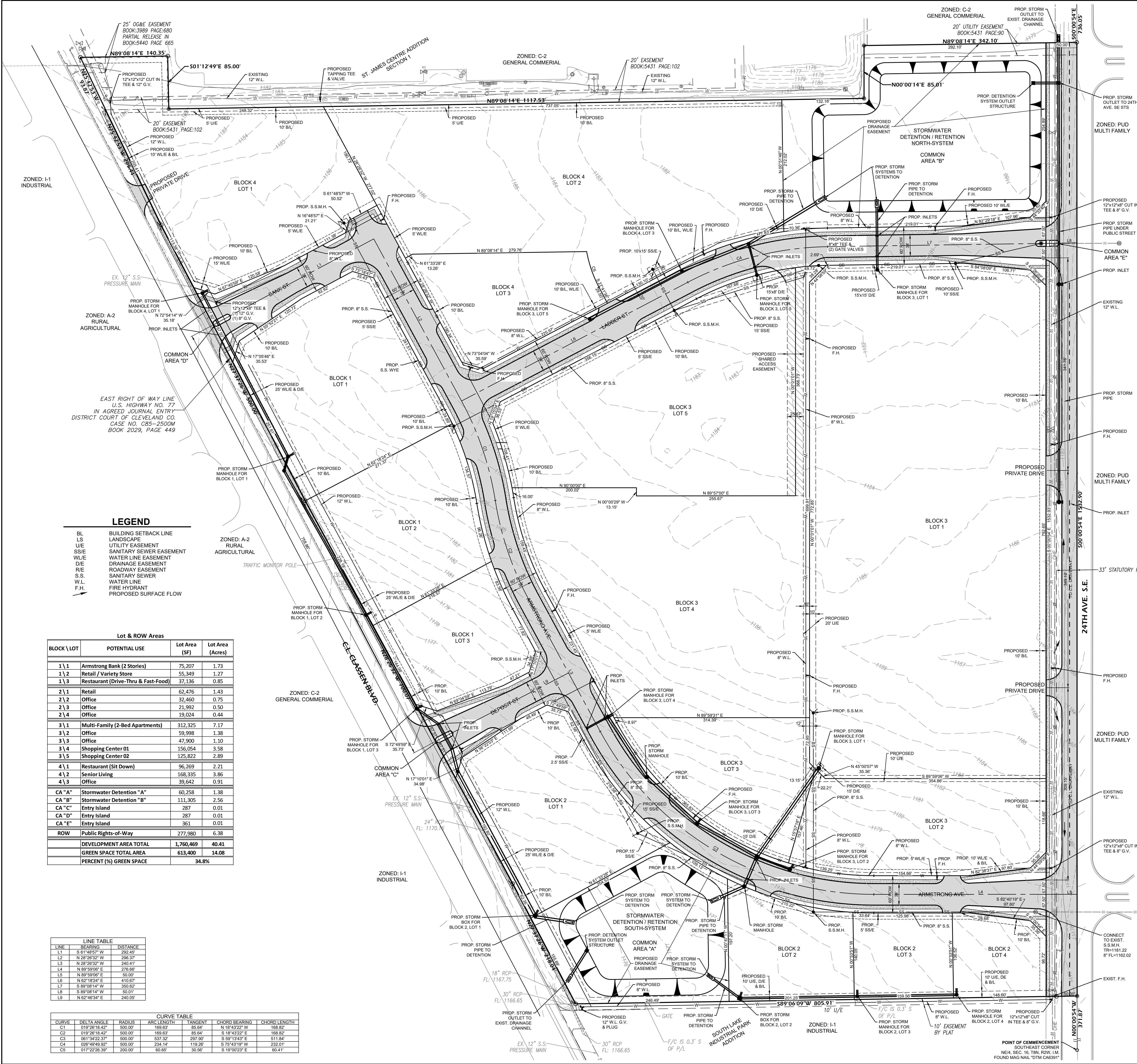
NOT VALID FOR CONSTRUCTION
**PRELIMINARY
NOT FOR
CONSTRUCTION**
UNLESS SHOWN IN THIS BLOCK

ARMSTRONG BANK
CONSOLIDATION PROJECT
CEDAR LANE & 24th AVE. S.E.
NORMAN, CLEVELAND COUNTY
OKLAHOMA

SMC Consulting Engineers, P.C.
1100 N. UNIVERSITY AVENUE, SUITE 200
NORMAN, OKLAHOMA 73106
PHONE: (405) 232-7715 FAX: (405) 232-7899
WWW.SMCENGINEERS.COM
DATE: 06/26/23
BY: [Signature]
CHECKED: [Signature]
SCALE: 1" = 60'

PROJECT NO. 6523.00
DATE: 06/26/23
SCALE: 1" = 60'
DRAWN BY: RMC
ENGINEER-IN-CHARGE: L. HANES
P.E. NUMBER: 16820

PRELIMINARY PLAT
SHEET NO.
PP-01



LEGEND

- BL BUILDING SETBACK LINE
- LS LANDSCAPE
- UE UTILITY EASEMENT
- SS/E SANITARY SEWER EASEMENT
- W/E WATER LINE EASEMENT
- D/E DRAINAGE EASEMENT
- R/E ROADWAY EASEMENT
- S.S. SANITARY SEWER
- W.L. WATER LINE
- F.H. FIRE HYDRANT
- PROPOSED SURFACE FLOW

Lot and ROW Areas

BLOCK \ LOT	POTENTIAL USE	Lot Area (SF)	Lot Area (Acres)
1 \ 1	Armstrong Bank (2 Stories)	75,207	1.73
1 \ 2	Retail / Variety Store	55,349	1.27
1 \ 3	Restaurant (Drive-Thru & Fast-Food)	37,136	0.85
2 \ 1	Retail	62,476	1.43
2 \ 2	Office	32,460	0.75
2 \ 3	Office	21,992	0.50
2 \ 4	Office	19,024	0.44
3 \ 1	Multi-Family (2-Bed Apartments)	312,325	7.17
3 \ 2	Office	59,998	1.38
3 \ 3	Office	47,900	1.10
3 \ 4	Shopping Center 01	156,054	3.58
3 \ 5	Shopping Center 02	125,822	2.89
4 \ 1	Restaurant (Sit Down)	96,269	2.21
4 \ 2	Senior Living	168,335	3.86
4 \ 3	Office	39,642	0.91
CA "A"	Stormwater Detention "A"	60,258	1.38
CA "B"	Stormwater Detention "B"	111,305	2.56
CA "C"	Entry Island	287	0.01
CA "D"	Entry Island	287	0.01
CA "E"	Entry Island	361	0.01
ROW	Public Rights-of-Way	277,980	6.38
DEVELOPMENT AREA TOTAL		1,760,469	40.41
GREEN SPACE TOTAL AREA		613,400	14.08
PERCENT (%) GREEN SPACE		34.8%	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 61°48'57" W	292.49'
L2	N 28°26'32" W	296.37'
L3	N 23°26'22" W	240.41'
L4	N 89°59'06" E	276.66'
L5	N 89°59'06" E	50.00'
L6	N 82°19'24" E	419.07'
L7	S 89°08'14" W	356.62'
L8	S 89°08'14" W	50.01'
L9	N 82°06'34" E	246.09'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	019°26'18.42"	500.00'	169.63'	85.64'	N 18°43'22" W	168.82'
C2	019°26'18.42"	500.00'	169.63'	85.64'	S 18°43'22" E	168.82'
C3	061°34'22.37"	500.00'	537.32'	297.90'	S 59°13'43" E	511.84'
C4	026°49'49.92"	500.00'	234.14'	119.26'	S 75°43'19" W	232.01'
C5	017°22'26.39"	200.00'	60.89'	30.95'	S 19°00'23" E	60.41'

Planning Commission Agenda
August 10, 2023

PRELIMINARY PLAT
PP-2324-3

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for ARMSTRONG BANK CONSOLIDATION PROJECT.

LOCATION: Generally located 800' south of Cedar Lane Road between Classen Boulevard (US Highway No. 77) and 24th Avenue S.E.

INFORMATION:

1. Owners. Armstrong Bank/Republic Bank of Norman.
2. Developer. Armstrong Bank/Republic Bank of Norman.
3. Engineer. SMC Consulting Engineers, PC

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 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. September 12, 1967. City Council adopted Ordinance No. 1986 placing a portion of this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
4. February 27, 1968. City Council adopted Ordinance No. 2033 placing the remainder of this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
5. December 13, 1984. Planning Commission, on a vote of 9-0, approved the preliminary plat for South Lake Industrial Park Addition.

6. August 4, 2023. The Norman Board of Parks Commissioners is scheduled to review the preliminary plat for Armstrong Bank with regards to the proposed residential component of the preliminary plat. Results of that review will be presented separately.
7. August 11, 2023. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan to remove Special Planning Area 7 (SPA-7) while retaining Mixed Use Designation, and amendment of the Future Urban Service Area to Current Urban Service Area.
8. August 11, 2023. The applicant has made a request to rezone this property from I-1, Light Industrial District to PUD, Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department. Additional fire hydrants will be required for the large tracts when a final site development plan is submitted with a final plat.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. The property will utilize the Post Oak lift station. Utilities Department supports the sanitary sewer solution as long as the developer and City Council approve a Lift Station Agreement and Fee to be included on future utility bills for this development. That agreement will appear before the City Council at the same time the preliminary plat is heard by City Council.
4. Sidewalks. Sidewalks will be constructed adjacent to Classen Boulevard and 24th Avenue S.E. Sidewalks will be constructed adjacent to all open space areas and each lot prior to occupancy.
5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately-maintained detention facilities located in the northeast portion of the property and southwest portion of the property.
6. Streets. Twenty-Fourth Avenue S.E. will be constructed as Minor Urban Arterial street. Classen Boulevard is existing. Interior streets will be constructed in accordance with approved plans and City paving standards.
7. Water Main. There is a proposed 12" water main adjacent to Classen Boulevard. There is an existing twelve-inch (12") water main adjacent to 24th Avenue S.E. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards within the development. Depending on how the property is phased, some interior twelve-inch (12") water mains may be required.

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.

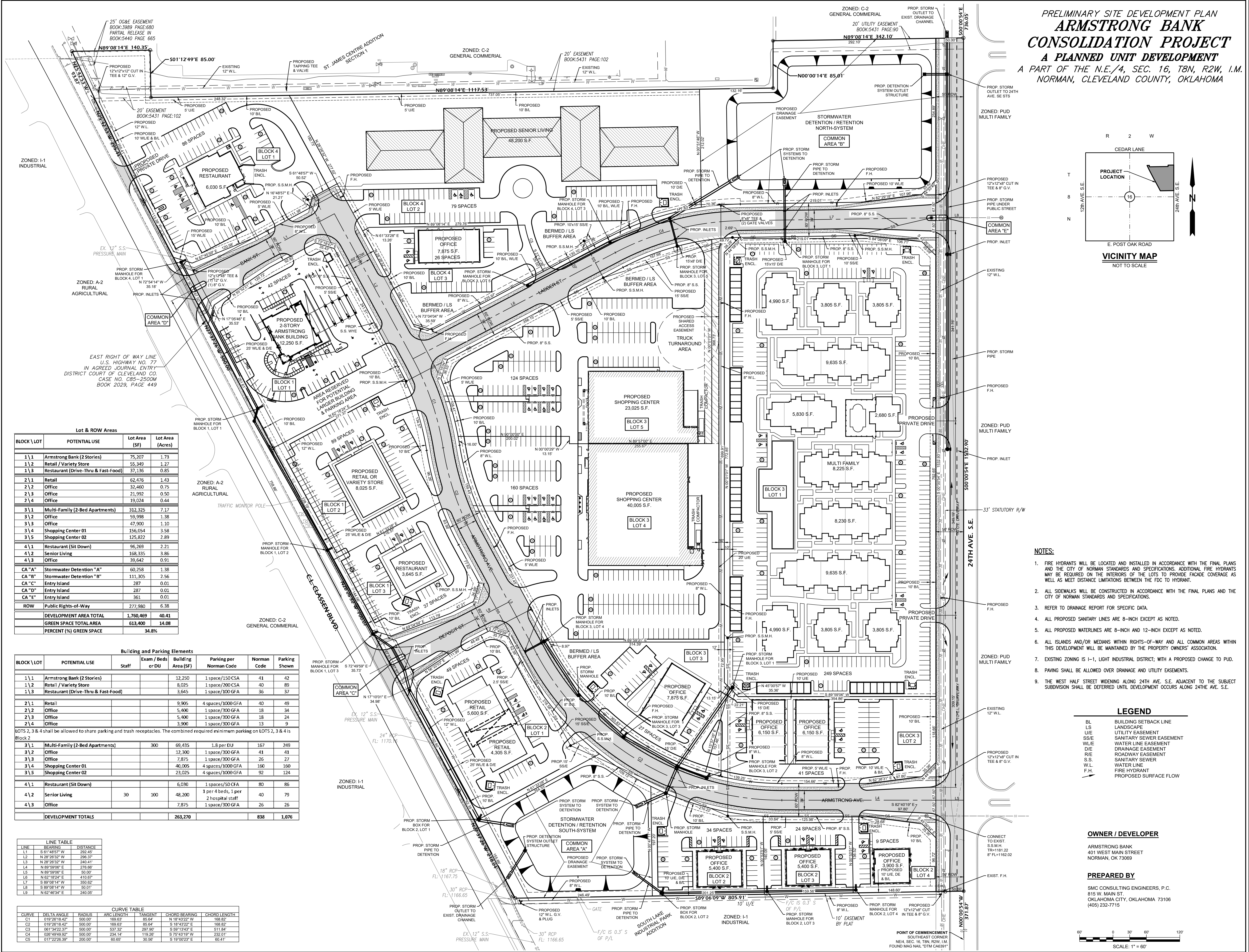
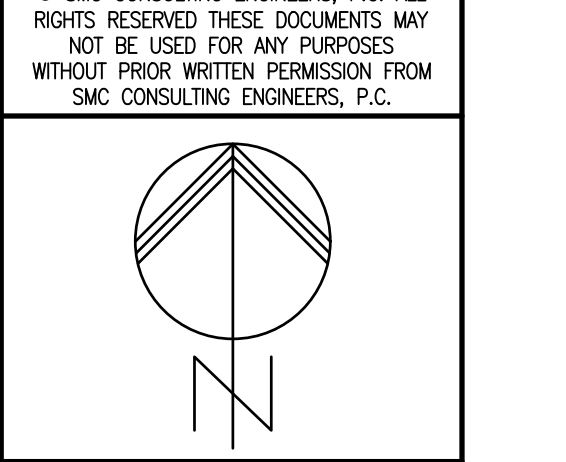
SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary site development plan and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The developer has proposed mixed uses for the property. The property consists of 40.41 acres with a total of fifteen (15) lots. The project proposes several commercial lots, one (1) large multifamily lot, one large senior living facility and several office lots. There are several open space areas including detention facilities.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Armstrong Bank Consolidation Project, a Planned Unit Development to City Council.

ACTION TAKEN: _____

PRELIMINARY SITE DEVELOPMENT PLAN
ARMSTRONG BANK CONSOLIDATION PROJECT
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE N.E. 1/4, SEC. 16, T8N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



Lot & ROW Areas

BLOCK \ LOT	POTENTIAL USE	Lot Area (SF)	Lot Area (Acres)
1.1	Armstrong Bank (2 Stories)	75,207	1.73
1.2	Retail / Variety Store	55,349	1.27
1.3	Restaurant (Drive-Thru & Fast-Food)	37,136	0.85
2.1	Retail	62,476	1.43
2.2	Office	32,460	0.75
2.3	Office	21,992	0.50
2.4	Office	19,024	0.44
3.1	Multi-Family (2-Bed Apartments)	312,325	7.17
3.2	Office	59,998	1.38
3.3	Office	47,900	1.10
3.4	Shopping Center 01	156,054	3.58
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4.1	Restaurant (Sit Down)	96,269	2.21
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CA "B"	Stormwater Detention "B"	111,305	2.56
CA "C"	Entry Island	287	0.01
CA "D"	Entry Island	287	0.01
CA "E"	Entry Island	263	0.01
ROW	Public Rights-of-Way	277,980	6.38
DEVELOPMENT AREA TOTAL		1,760,469	40.41
GREEN SPACE TOTAL AREA		613,400	14.08
PERCENT (%) GREEN SPACE		34.8%	

Building and Parking Elements

BLOCK \ LOT	POTENTIAL USE	Staff	Exam / Beds or DU	Building Area (SF)	Parking per Normal Code	Normal Code	Parking Shown
1.1	Armstrong Bank (2 Stories)			12,250	1 space/150 CSA	41	42
1.2	Retail / Variety Store			8,025	1 space/200 CSA	40	89
1.3	Restaurant (Drive-Thru & Fast-Food)			3,645	1 space/100 GFA	36	37
2.1	Retail			9,905	4 spaces/1000 GFA	40	49
2.2	Office			5,400	1 space/300 GFA	18	34
2.3	Office			5,400	1 space/300 GFA	18	24
2.4	Office			3,900	1 space/300 GFA	13	9
LOTS 2, 3 & 4 shall be allowed to share parking and trash receptacles. The combined required minimum parking on LOTS 2, 3 & 4 is Block 2							
3.1	Multi-Family (2-Bed Apartments)	300		69,435	1.8 per DU	167	249
3.2	Office			12,300	1 space/300 GFA	41	41
3.3	Office			7,875	1 space/300 GFA	26	27
3.4	Shopping Center 01			40,005	4 spaces/1000 GFA	160	160
3.5	Shopping Center 02			23,025	4 spaces/1000 GFA	92	124
4.1	Restaurant (Sit Down)			6,030	1 spaces/50 CFA	80	86
4.2	Senior Living	30	100	48,200	1 per 4 beds, 1 per 2 hospital staff	40	79
4.3	Office			7,875	1 space/300 GFA	26	26
DEVELOPMENT TOTALS				263,270		838	1,076

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 61°48'57" W	292.45'
L2	N 28°26'32" W	296.37'
L3	N 28°26'32" W	240.41'
L4	N 89°59'06" E	276.68'
L5	N 89°59'06" E	50.00'
L6	N 62°18'24" E	410.67'
L7	S 89°08'14" W	350.62'
L8	S 89°08'14" W	50.01'
L9	N 62°46'34" E	240.05'

CURVE TABLE

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C5	017°22'28.39"	200.00'	60.85'	30.58'	S 19°02'23" E	60.41'

- NOTES:**
- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HYDRANT.
 - ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 - REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
 - ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
 - ALL PROPOSED WATERLINES ARE 8-INCH AND 12-INCH EXCEPT AS NOTED.
 - ALL ISLANDS AND/OR MEDIANS WITHIN RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
 - EXISTING ZONING IS I-1, LIGHT INDUSTRIAL DISTRICT; WITH A PROPOSED CHANGE TO PUD.
 - PAVING SHALL BE ALLOWED OVER DRAINAGE AND UTILITY EASEMENTS.
 - THE WEST HALF STREET WIDENING ALONG 24TH AVE. S.E. ADJACENT TO THE SUBJECT SUBDIVISION SHALL BE DEFERRED UNTIL DEVELOPMENT OCCURS ALONG 24TH AVE. S.E.

LEGEND

BL	BUILDING SETBACK LINE
LS	LANDSCAPE
L/E	UTILITY EASEMENT
S/S/E	SANITARY SEWER EASEMENT
W/E	WATER LINE EASEMENT
D/E	DRAINAGE EASEMENT
R/E	ROADWAY EASEMENT
S.S.	SANITARY SEWER
W.L.	WATER LINE
F.H.	FIRE HYDRANT
	PROPOSED SURFACE FLOW

OWNER / DEVELOPER
 ARMSTRONG BANK
 401 WEST MAIN STREET
 NORMAN, OK 73069

PREPARED BY
 SMC CONSULTING ENGINEERS, P.C.
 815 W. MAIN ST.
 OKLAHOMA CITY, OKLAHOMA 73106
 (405) 232-7715

NOT VALID FOR CONSTRUCTION
PRELIMINARY NOT FOR CONSTRUCTION
 UNLESS SHOWN IN THIS BLOCK

ARMSTRONG BANK CONSOLIDATION PROJECT
 CEDAR LANE & 24th AVE. S.E.
 NORMAN, CLEVELAND COUNTY OKLAHOMA

SMC Consulting Engineers, P.C.
 815 W. MAIN ST.
 OKLAHOMA CITY, OKLAHOMA 73106
 (405) 232-7715
 ENGINEER-TRENCE L. HAYNES
 P.E. NUMBER: 16820

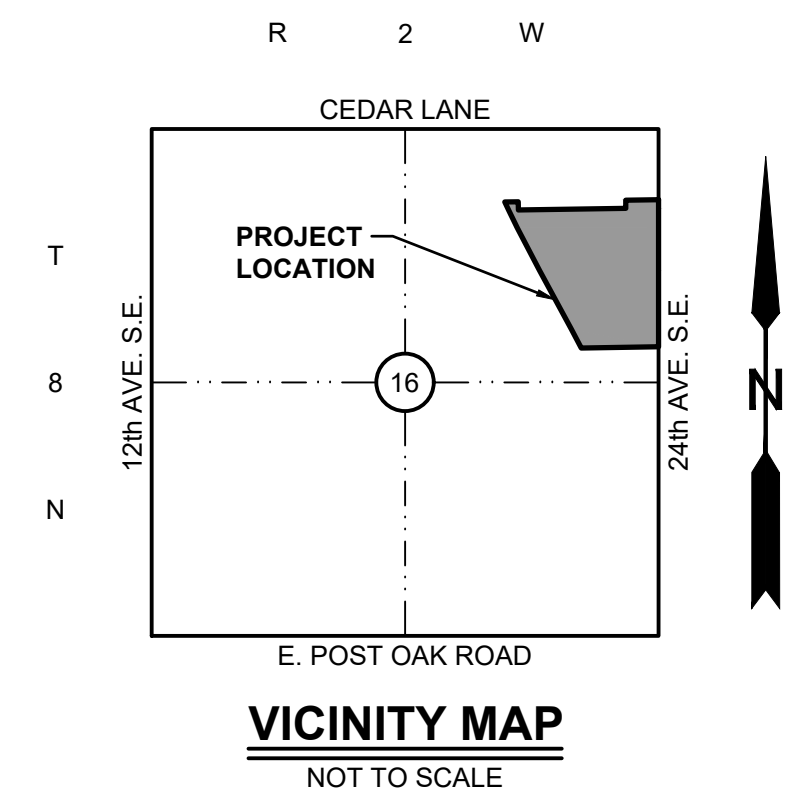
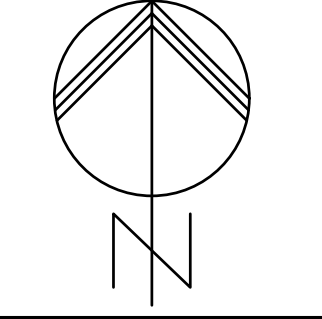
PROJECT NO. 6523.00
 DATE: 06/26/23
 SCALE: 1" = 60'
 DRAWN BY: SMC
 CHECKED BY: TRENCE L. HAYNES
 P.E. NUMBER: 16820

PRELIMINARY SITE DEVELOPMENT PLAN
 SHEET NO. PSD-01

PRELIMINARY SITE DEVELOPMENT PLAN ARMSTRONG BANK CONSOLIDATION PROJECT A PLANNED UNIT DEVELOPMENT

A PART OF THE N.E. 1/4, SEC. 16, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

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Lot & ROW Areas

BLOCK \ LOT	POTENTIAL USE	Lot Area (SF)	Lot Area (Acres)
1\1	Armstrong Bank (2 Stories)	75,207	1.73
1\2	Retail / Variety Store	55,349	1.27
1\3	Restaurant (Drive-Thru & Fast-Food)	37,136	0.85
2\1	Retail	62,476	1.43
2\2	Office	32,460	0.75
2\3	Office	21,992	0.50
2\4	Office	19,024	0.44
3\1	Multi-Family (2-Bed Apartments)	312,325	7.17
3\2	Office	59,998	1.38
3\3	Office	47,900	1.10
3\4	Shopping Center 01	156,054	3.58
3\5	Shopping Center 02	125,827	2.89
4\1	Restaurant (Sit Down)	96,269	2.21
4\2	Senior Living	168,335	3.86
4\3	Office	39,642	0.91
CA "A"	Stormwater Detention "A"	60,258	1.38
CA "B"	Stormwater Detention "B"	111,305	2.56
CA "C"	Entry Island	287	0.01
CA "D"	Entry Island	287	0.01
CA "E"	Entry Island	361	0.01
ROW	Public Rights-of-Way	277,980	6.38
DEVELOPMENT AREA TOTAL		1,760,469	40.41
GREEN SPACE TOTAL AREA		613,400	14.08
PERCENT (%) GREEN SPACE		34.8%	

LEGEND

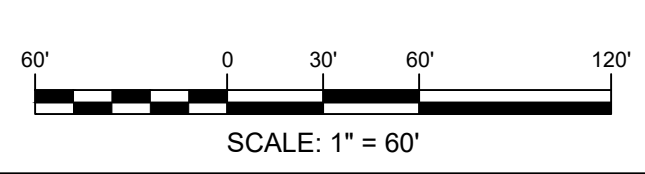
BL	BUILDING SETBACK LINE
LS	LANDSCAPE
U/E	UTILITY EASEMENT
SS/E	SANITARY SEWER EASEMENT
WL/E	WATER LINE EASEMENT
D/E	DRAINAGE EASEMENT
R/E	ROADWAY EASEMENT
S.S.	SANITARY SEWER
W.L.	WATER LINE
F.H.	FIRE HYDRANT
→	PROPOSED SURFACE FLOW

OWNER / DEVELOPER

ARMSTRONG BANK
401 WEST MAIN STREET
NORMAN, OK 73069

PREPARED BY

SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73106
(405) 232-7715



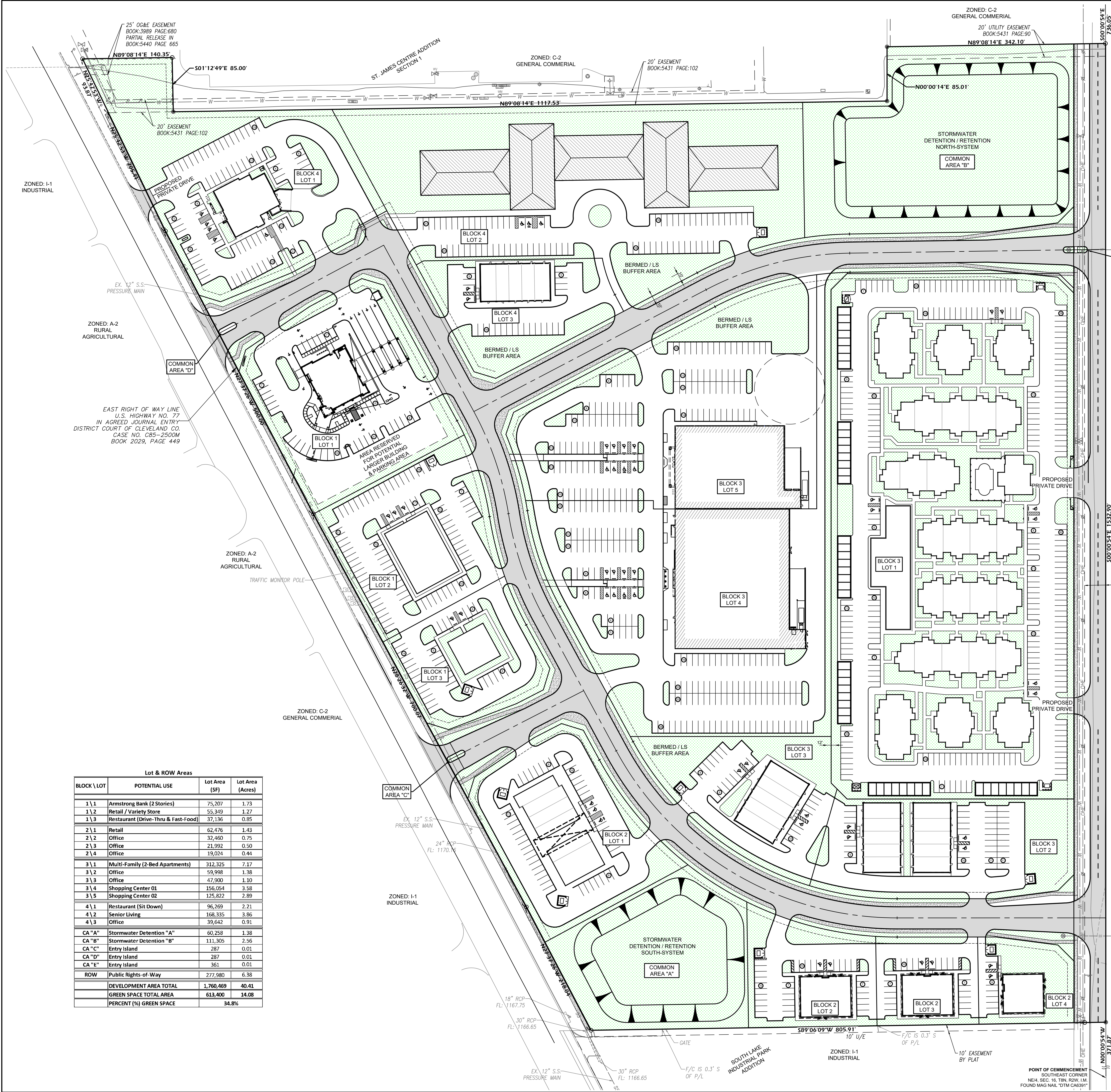
NOT VALID FOR CONSTRUCTION
**PRELIMINARY
NOT FOR
CONSTRUCTION**
UNLESS SHOWN IN THIS BLOCK

**ARMSTRONG BANK
CONSOLIDATION PROJECT**
CEDAR LANE & 24th AVE. S.E.
NORMAN, CLEVELAND COUNTY
OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73106
(405) 232-7715
www.smc-engineers.com

PROJECT NO. 6523.00
DATE: 09/26/23
SCALE: 1" = 60'
DRAWN BY: RMC
ENGINEER: TRENCE L. HAYNES
P.E. NUMBER: 16820

**PRELIMINARY GREEN
SPACE PLAN**
SHEET NO.
PSD-02



File Attachments for Item:

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-8: Chasm Advanced Materials requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, for 8.14 acres of property located at 2501 Technology Place.



CITY OF NORMAN, OK STAFF REPORT

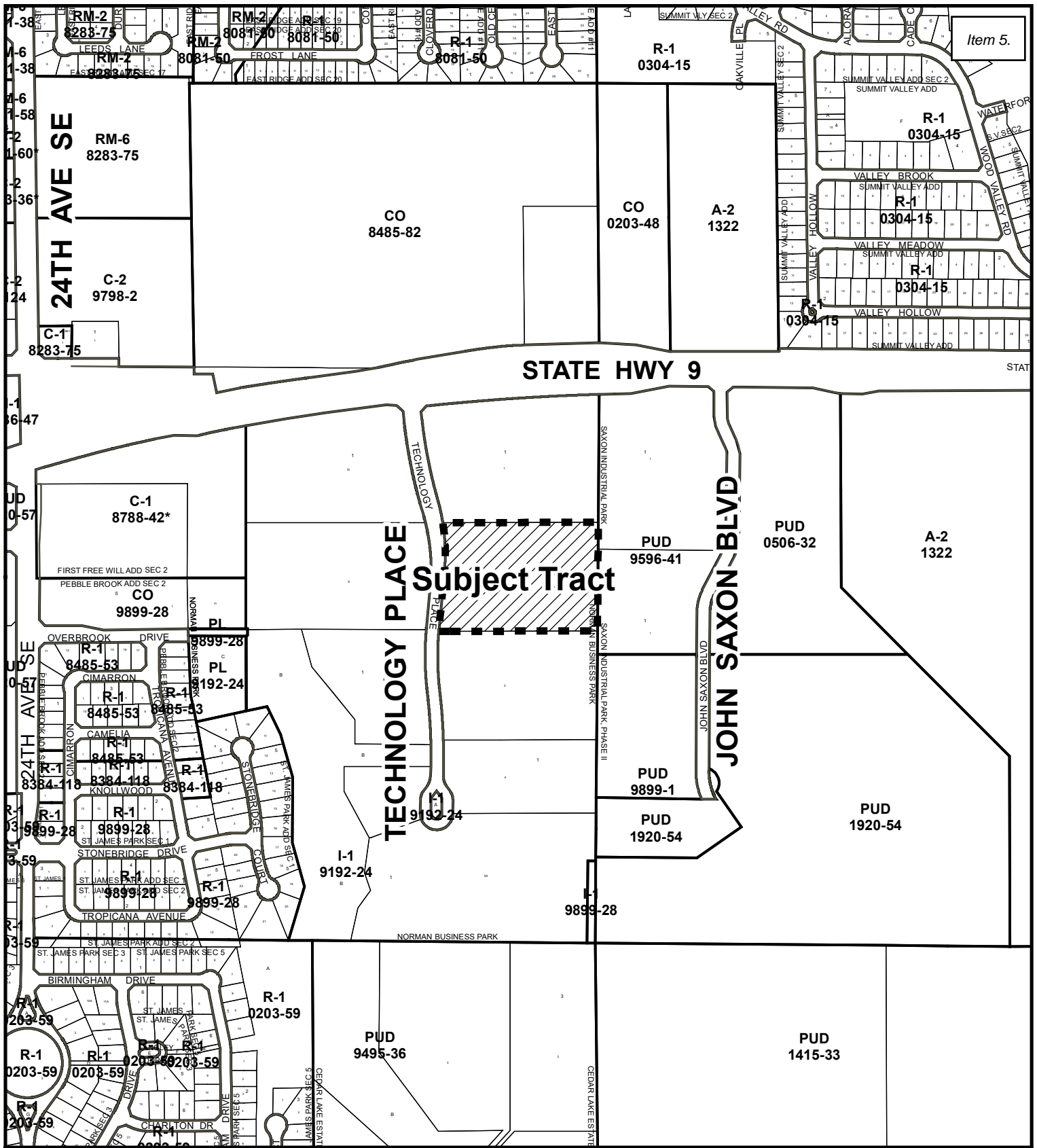
MEETING DATE: 08/10/2023

REQUESTER: Chasm Advanced Materials

PRESENTER: Melissa Navarro, Planner II

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-8: Chasm Advanced Materials requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, for 8.14 acres of property located at 2501 Technology Place.

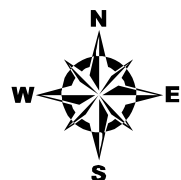
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-8 to City Council.



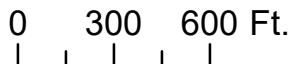
Location Map





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.



July 3, 2023



-  Subject Tract
-  Zoning

ORDINANCE NO. O-2324-8

ITEM NO. 5

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Chasm Advanced Materials, Inc.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	I-1, Light Industrial District
SURROUNDING ZONING	North: I-1, Light Industrial District East: PUD, Planned Unit Development South: I-1, Light Industrial District West: I-1, Light Industrial District
LOCATION	2501 Technology Place
WARD	5
CORE AREA	No
AREA/SF	8.14 acres more or less
PURPOSE	Manufacturing using carbon nanotube technology and storage of gases and other elements
EXISTING LAND USE	Industrial
SURROUNDING LAND USE	North: Industrial (vacant) East: Industrial Park South: Library service center West: Industrial (vacant)
LAND USE PLAN DESIGNATION	Industrial Designation
PROPOSED LAND USE DESIGNATION	Industrial (no change)
GROWTH AREA DESIGNATION	Current Urban Service Area

PROJECT OVERVIEW: The applicant, Chasm Advanced Materials, is a company manufactures carbon materials to create carbon nanotubes. It is located on an 8.14 acre property at 2501 Technology Place in the Norman Business Park Subdivision. The applicant proposes expanding existing manufacturing by adding a new building and additional outdoor storage for gases (Ethylene, Hydrogen, Nitrogen, Carbon Monoxide, and Carbon Dioxide) and other elements used in the manufacturing process. Because storing these gases is not included in the I-1, Light Industrial District, uses, the applicant is asking to rezone to PUD, Planned Unit Development, to have this use included while keeping the existing allowable uses for the I-1 District.

PROCEDURAL REQUIREMENTS:
GREENBELT COMMISSION: N/A

PRE-DEVELOPMENT MEETING: N/A

ZONING ORDINANCE CITATION:

SEC 36-510 – SIMPLE PLANNED UNIT DEVELOPMENTS

1. General Description. The Simple Planned Unit Development referred to as SPUD, is a special zoning district that provides an alternate approach to the conventional land use controls and to a PUD, Planned Unit Development to maximize the unique physical features of a particular site and produce unique, creative, progressive, or quality land developments.

The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD Narrative and a Development Plan Map and contains less than five (5) acres.

The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

2. 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 comprehensive plan of record. In addition the SPUD provides for the following:

Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.

Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.

Maintain consistency with the City's Zoning Ordinance, and other applicable plans, policies, standards and regulations on record.

Approval of a zone change to a SPUD adopts the Master Plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

STAFF ANALYSIS: The particulars of this PUD include:

USE: For a complete list of uses, see Exhibit C of PUD Narrative. The uses include:

- All uses permitted in the I-1, Light Industrial District, as amended from time to time
- Manufacturing of carbon materials
- Outdoor storage of gases, including the following:
 - ✓ Ethylene
 - ✓ Hydrogen
 - ✓ Nitrogen
 - ✓ Carbon Monoxide
 - ✓ Carbon Dioxide

OPEN SPACE/PARKLAND: The portions of the property planned for open space are depicted in the Open Space Plan. The Open Space Plan attributes approximately 26% of the property as open space.

SITE PLAN/ACCESS: The Site Plan is submitted with this PUD as Exhibit A and shall be incorporated herein as an integral part of the PUD. The development of the property shall be substantially constructed and utilized as presented thereon, subject only to changes allowed by section 36-509(g), the Planned Unit Development section of the Zoning Ordinance, as amended from time to time.

LANDSCAPING: Additional landscaping shall be installed and maintained in order to meet or exceed the City of Norman's applicable landscaping requirements.

SIGNAGE: All signs shall comply with the requirements outlined in the City of Norman Sign Code per the Industrial Zone Sign Standards, as amended from time to time.

LIGHTING: All exterior lighting shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time.

SANITATION/UTILITIES: Trash dumpsters will be located as depicted on the Site Plan or in locations as modified or approved by the City of Norman.

PARKING: Proposed parking and loading are shown in the Site Plan (Exhibit "A"). The expansion of the facility and all future development shall meet the parking and loading requirements per the City of Norman Zoning Ordinance and this PUD, subject to changes allowed by Chapter 36-509(g).

EXTERIOR BUILDING MATERIALS: Exterior building materials shall be in conformance with the requirements outlined in the City of Norman Zoning Ordinance, Chapter 36-547 (Exterior Appearance), as amended from time to time.

PHASING: The next phase of development (Phase II) will include a new manufacturing building to the east of the existing building and the expansion of the gas bullpen. The remaining portions of the Site Plan shall be developed and completed as market conditions allow. See Exhibit "A": Site Plan.

EXISTING ZONING: The property is currently zoned I-1, Light Industrial District. This district does not allow for the storage of gases by right. There is a Special Use for the storage of liquefied petroleum gas, which does not meet the needs of the applicant.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed additions include a new manufacturing building to the east of the existing building and the expansion of the gas bullpen. The new added uses will allow the applicant outdoor storage of gases directly related to the property's current use. Appropriate safety measures will be required to ensure protection of surrounding properties.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: Norman Fire Department advises that a Fire Protection Engineer design of all control areas that storage and/or use HAZMAT that exceeds MAQ as defined by 2018 IFC TABLE 5003.1.1(1), TABLE 5003.1.1(2), TABLE 5003.1.1(3), and/or TABLE 5003.1.1(4).

PUBLIC WORKS/ENGINEERING: No comments

TRAFFIC ENGINEER: No comments

UTILITIES: We need the east 83' of the lot dedicated as U/E. This area is shown on the plat as WFEC easement but not as U/E and we have a sewer line within this area.

CONCLUSION: Staff forwards this request for rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, as Ordinance No. O-2324-8 for consideration by the Planning Commission and recommendation to City Council.

2501 TECHNOLOGY PLACE

A Planned Unit Development
Norman, OK

Applicant:
Chasm Advanced Materials, Inc.

Prepared by:

Wallace Design Collective, PC
410 N. Walnut Avenue, Suite 200
Oklahoma City, OK 73104

TABLE OF CONTENTS

1. PROPERTY DESCRIPTION	1
2. DEVELOPMENT CONCEPT	1
3. DEVELOPMENT STANDARDS	2
3.A. Development Standards Matrix	
3.B. Parking and Loading Requirements	
3.C. Sanitation	
3.D. Exterior Building Materials	
3.E. Signage	
3.F. Landscaping	
3.G. Lighting	
3.H. Open Space	
3.I. Fencing and Screening	
4. ACCESS, DRAINAGE, UTILITIES AND FIRE PROTECTION	3
4.A. Vehicular Access and Circulation	
4.B. Stormwater and Utilities	
4.C. Fire Protection Services	
5. GENERAL PROVISIONS	4
5.A. Schedule of Development	
6. EXHIBIT LIST:	
Exhibit "A": Site Plan	
Exhibit "B": Open Space Plan	
Exhibit "C": Permitted Uses	

1. PROPERTY DESCRIPTION

Chasm Advanced Materials is an 8.14-acre industrial development located at 2501 Technology Place. The property is situated in Norman Business Park, just south of Highway 9. The property is surrounded by vacant land and other industrial uses in close proximity.

The property currently has a 15,000 square-foot building for offices and the manufacturing of carbon materials. In addition, an outdoor storage area exists for gases used in the manufacturing process. The property is not within the 100-year floodplain.

Legal Description: Lot TWO (2), in Block ONE (1), of NORMAN BUSINESS PARK, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

Existing Zoning: Current zoning is I-1, Light Industrial District.

Comprehensive Plan: The property is currently designated as Industrial in the NORMAN 2025 Land Use Plan. An amendment to the Land Use Plan is not necessary as part of this rezoning request.

2. DEVELOPMENT CONCEPT

Chasm's facility at 2501 Technology Place uses proprietary processes to create carbon materials (carbon nanotubes) which are targeted for use as additives for lithium-ion batteries, delivering improved performance over current technologies, and cement to enable decarbonization by reducing the amount of cement required for concrete, without compromising strength, while reducing carbon dioxide production from the cement manufacturing process. Both of these applications have been demonstrated (with customers) to be more cost effective than currently available technologies and represent a significant contribution to a more sustainable environment.

Because both of these applications will require substantially greater production output than is currently in place in the Norman plant, Chasm proposes expanding the existing facility in Norman to include additional manufacturing capacity. This includes an additional building and an expanded outdoor storage area for gases (which are an essential raw material used to produce carbon nanotubes). Chasm is requesting to rezone to PUD, Planned Unit Development, to allow for outdoor gas storage to continue the growth of the company, which began as a smart start from the University of Oklahoma research programs and has grown to become a fully operational manufacturing company. This request is aimed at building upon the many years of work to reach the current operation.

This PUD will not alter the existing uses conducted on the site, but will bring the property into compliance with the City of Norman's current Zoning Ordinance to permit future expansion of the facility. A site plan depicting the site layout and design features is provided as Exhibit "A": Site Plan. This PUD shall be developed in accordance with the City of Norman Zoning Ordinance and the use and development regulations of the I-1, Light Industrial District, except as otherwise specified herein.

See Exhibit "A": Site Plan

3. DEVELOPMENT STANDARDS

3.A. Development Standards Matrix: The subject property shall be developed in accordance with the below use and development regulations. These regulations are intended to closely follow those found in the I-1, Light Industrial District:

Net Land Area:	8.14 acres / 354,578 sq ft
Permitted Uses (See Exhibit "C" for complete list):	<ul style="list-style-type: none"> • Uses permitted in the I-1, Light Industrial District • Manufacturing of carbon materials • Outdoor storage of gases when used in the manufacturing of carbon materials. These gases include the following: <ul style="list-style-type: none"> ○ Ethylene ○ Hydrogen ○ Nitrogen ○ Carbon Monoxide ○ Carbon Dioxide
Use Conditions:	<ul style="list-style-type: none"> • The manufacturing of carbon materials shall be conducted entirely within an enclosed building, and shall not emit glare, dust, smoke, or noxious odor or fumes outside of the building housing the operation or produce a noise level or vibration at the property line that is greater than the average noise or vibration level occurring on the adjacent street • The outdoor storage of gases shall be completely fenced, with additional measures for security and safety • All uses shall comply with the use conditions specified in Exhibit "C".
Minimum Width:	There shall be no minimum lot width
Minimum Building Setbacks:	<ul style="list-style-type: none"> • Front: 25 feet • Side: None • Rear: None
Maximum Height:	There shall be no maximum height requirement

Building Coverage:	There shall be no building coverage requirement
Impervious Coverage:	There shall be no impervious coverage requirement
Landscaping Requirements:	In accordance with the City of Norman landscaping requirements, as amended from time to time

3.B. Parking and Loading Requirements: Parking may be developed in general compliance with the parking layout shown on the Site Plan, subject to changes allowed by Chapter 36-509(g). The Property shall comply with Norman’s applicable parking ordinances, as amended from time to time.

3.C. Sanitation: Trash dumpsters will be located as depicted on the Site Plan or in locations as modified or approved by the City of Norman.

3.D. Exterior Building Materials: Exterior building materials shall be in conformance with the requirements outlined in the City of Norman Zoning Ordinance, Chapter 36-547 (Exterior Appearance), as amended from time to time.

3.E. Signage: All signs shall comply with the requirements outlined in the City of Norman Sign Code per the Industrial Zone Sign Standards, as amended from time to time.

3.F. Landscaping: Additional landscaping shall be installed and maintained in order to meet or exceed the City of Norman’s applicable landscaping requirements.

3.G. Lighting: All exterior lighting shall be installed in conformance with the City of Norman’s Commercial Outdoor Lighting Standards, as amended from time to time.

3.H. Open Space: The portions of the property planned for open space are depicted in the Open Space Plan. The Open Space Plan attributes approximately 26% of the property as open space.

See Exhibit “B”: Open Space Plan

3.I. Fencing and Screening: All fencing and screening shall comply with the requirements outlined in the City of Norman’s Zoning Ordinance, Chapter 36-552 (Fencing, Walls, and Screening), as amended from time to time. In addition, the outdoor storage of gases shall be completely fenced, with additional measures for security and safety.

4. ACCESS, DRAINAGE, UTILITIES AND FIRE PROTECTION

4.A. Vehicular Access and Circulation: As indicated in the Site Plan (Exhibit “A”), primary access to the site will continue to be provided off Technology Place. All future improvements to the site shall be in accordance with the recorded plat and City of Norman requirements.

See Exhibit “A”: Site Plan

4.B. Stormwater and Utilities: Utilities are available for the development and future improvements. City of Norman sanitary sewer is available along the southern lot line of the property. Existing water lines are available along Technology Place and within the interior of the property. Existing drainage solutions on the site and within the Norman Business Park shall suffice for Phase II of the development. Future phases may require engineered stormwater solutions as required by the City of Norman.

4.C. 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 of Norman's codes, ordinances, and regulations.

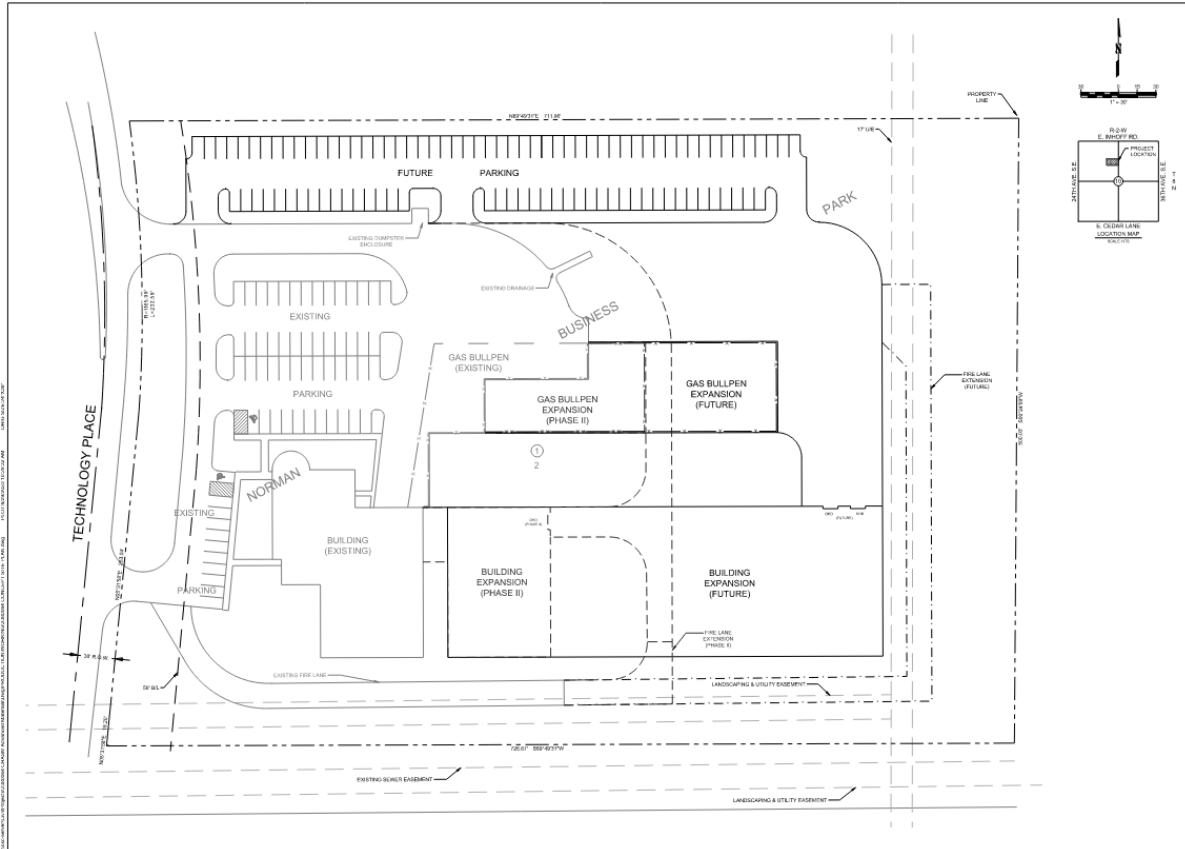
5. GENERAL PROVISIONS

5.A. SCHEDULE OF DEVELOPMENT: The next phase of development (Phase II) will include a new manufacturing building to the east of the existing building and the expansion of the gas bullpen. The remaining portions of the Site Plan shall be developed and completed as market conditions allow.

See Exhibit "A": Site Plan

EXHIBIT A – SITE PLAN

Full Size Plan Submitted to City Staff



walace design collective

1000 N. W. 10th St., Suite 100
Norman, Oklahoma 73061
Phone: 405.261.1111
www.wallacedesigncollective.com

DATE: _____

PROJECT NO.: 2380064

SHEET NO.: _____

PROPOSED SITE PLAN

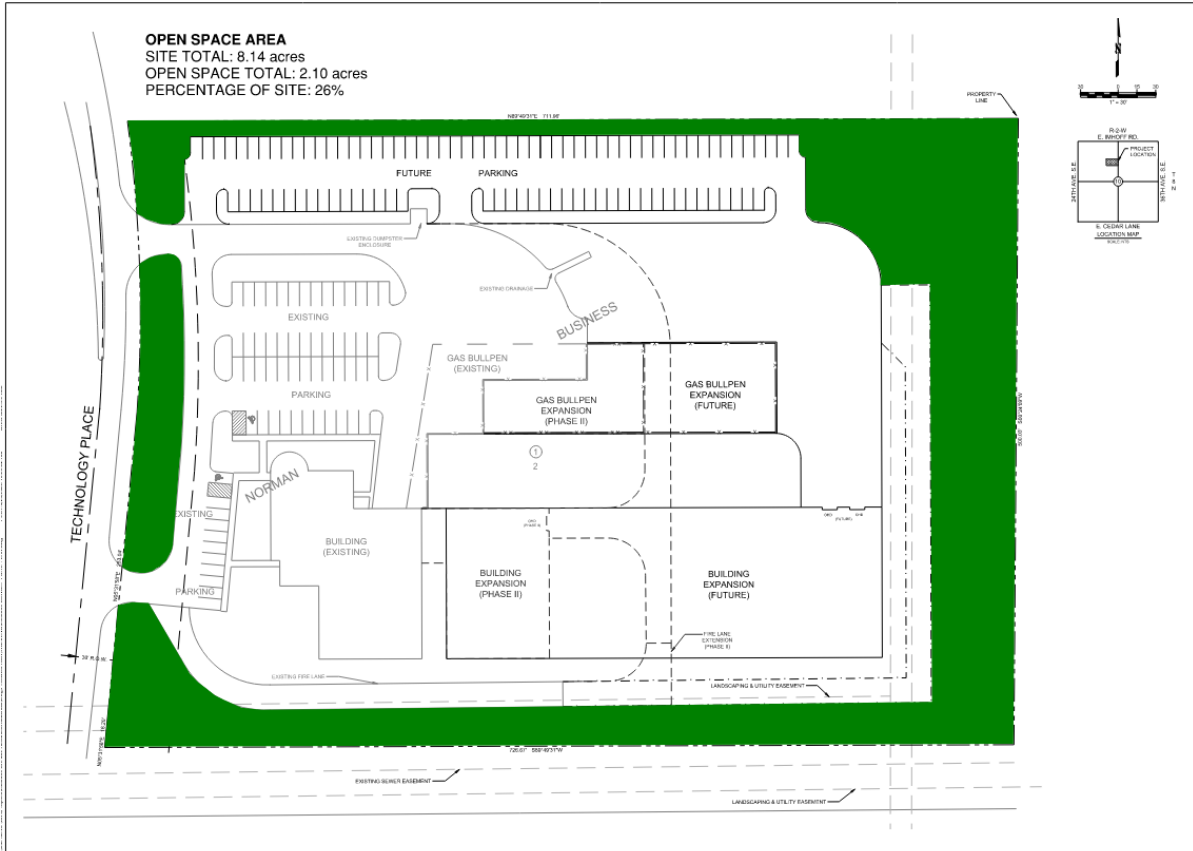
SHEET NO. **C1.0**

CHASM ADVANCED MATERIALS

2501 TECHNOLOGY PL., NORMAN, OK 73071

EXHIBIT B – OPEN SPACE PLAN

Full Size Plan Submitted to City Staff



walace design collective
ARCHITECTS & ENGINEERS
 100 WEST UNIVERSITY AVENUE, SUITE 200
 NORMAN, OKLAHOMA 73069
 PHONE: 405.261.1000
 WWW.WALACEDSIGNCOLLECTIVE.COM

CHASM ADVANCED MATERIALS
 2501 TECHNOLOGY PL., NORMAN, OK 73071

NO.	DATE	DESCRIPTION

DATE: 08/03/2023
 PROJECT NO: 2380064
 SHEET TITLE: PROPOSED OPEN SPACE PLAN
 SHEET NO: 01.0

EXHIBIT C – Permitted Uses

- Automobile sales and service, but not including automobile or machinery wrecking establishments or junk yards.
- Boat sales and service.
- Building materials sales yard, including the sale of rock, sand, gravel, and cement and the like as an incidental part of the main business. This shall not be construed as permitting a cement batch plant or transit mix plant.
- Contractor's equipment storage yard or yard for rental equipment of a type commonly used by contractors.
- Crematorium, subject to the following conditions and requirements:
 - Crematoriums shall meet the setback requirements of the underlying zoning district, except that they will be located a minimum of 400 feet from any RE, R-1, R-2, and R-3 zoning districts and 100 feet from all other zoning districts measured from the closest point of the building to the nearest residential district.
 - Facilities shall meet all applicable State and federal requirements for incineration equipment and shall be licensed at all times.
 - All storage shall be inside.
 - Incinerator stacks shall not be located on the front side of the roof of any structure facing the street.
 - Crematoriums shall have direct vehicle access to an arterial street.
- Funeral parlor, mortuary, and crematorium so long as the crematorium is attached to the funeral parlor or mortuary and complies with the following conditions and requirements:
 - Any building which incorporates a crematorium use shall meet the setback requirements of the underlying zoning district.
 - Facilities shall meet all applicable State and federal requirements for incineration equipment and shall be licensed at all times.
 - All storage shall be inside.
 - Incinerator stacks shall not be located on the front side of the roof of any structure facing the street.
- Farm machinery or contractor's machinery storage yard.
- Mobile home and camper sales.
- Office buildings and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicist, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse; provided, however, that no retail sales nor stock of goods shall be permitted other than the

incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district.

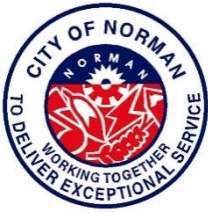
- Public utility service company yard or electric receiving or transforming station.
- Truck and farm implement sales and service.
- Truck terminal.
- Veterinary hospital.
- Warehousing.
- Trade schools and schools for vocational training.
- Impoundment yard, subject to the following conditions:
 - The operator of the storage facility must obtain both a City license to operate an impoundment yard and a State wrecker license;
 - All areas used for the storage of impounded vehicles shall be completely screened by an eight-foot-tall opaque fence, and maintained in good condition;
 - All public parking areas shall be paved in accordance with City standards. However, areas used for storage of disabled vehicles shall, at a minimum, be surfaced with at least six inches of crushed rock, preferably limestone with appropriate gradations, installed on a sub-base which has been cleared and grubbed, properly graded and compacted, and consists of a suitable soil (one with a low to moderate plasticity index);
 - No disabled automobiles, parts, or salvage material of any kind shall be stored outside or above the fence.
- The following uses when conducted within a completely enclosed building:
 - Manufacture of beer, wine and spirits and associated sales of those products manufactured on-site, subject to the following conditions and requirements and compliant with the State Alcoholic Beverage Laws and Enforcement Commission (ABLE):
 - Compliance with all applicable State ABLE laws regarding manufacturing and packaging of beer, wine and spirits;
 - Compliance with all applicable State ABLE laws regarding on-site serving of alcoholic beverages (beer, wine and spirits) and pre-packaged sales, as well as retailing of associated merchandise;
 - Licensure with the State ABLE and the City.
 - The manufacture, compounding, processing or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, and food products.

- The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: Bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarn, and paint not employing a boiling process.
- The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.
- The manufacture and maintenance of electric and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like.
- Manufacture of musical instruments, toys, novelties, and rubber and metal stamps.
- Machine shop excluding punch presses over 20 tons rated capacity, drop hammers, and automatic screw machines.
- Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders and the like.
- Laboratories. Experimental, photo or motion picture, film or testing. For the purposes of this section, the term "laboratories" includes medical marijuana testing laboratories, as allowed by State law, that fully comply with this provision.
- Poultry or rabbit killing incidental to a retail business on the same premises.
- Foundry casting light weight non-ferrous metals.
- Tire retreading and recapping when incidental to a retail tire business.
- Pipe storage yard.
- Machinery or equipment storage yard.
- Medical marijuana commercial grower, as allowed by State law.
- Medical marijuana education facility, as allowed by State law.
- Medical marijuana processor (any tier, except that Tier I and Tier II will not be allowed to have on-site sales), as allowed by State law.
- Medical marijuana storage facility.
- Medical marijuana waste facility (incineration and/or composting only), as allowed by State law.
- Manufacturing of carbon materials
- Outdoor storage of gases, subject to the following conditions and requirements:
 - When used in the manufacturing of carbon materials.
 - The outdoor storage of gases shall be completely fenced, with additional measures for security and safety.

- Buildings, structures and uses accessory and customarily incidental to any of the above uses.

File Attachments for Item:

6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-24: City of Norman requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Office Designation and Commercial Designation to Institutional Designation for 718 N. Porter Avenue.



CITY OF NORMAN, OK STAFF REPORT

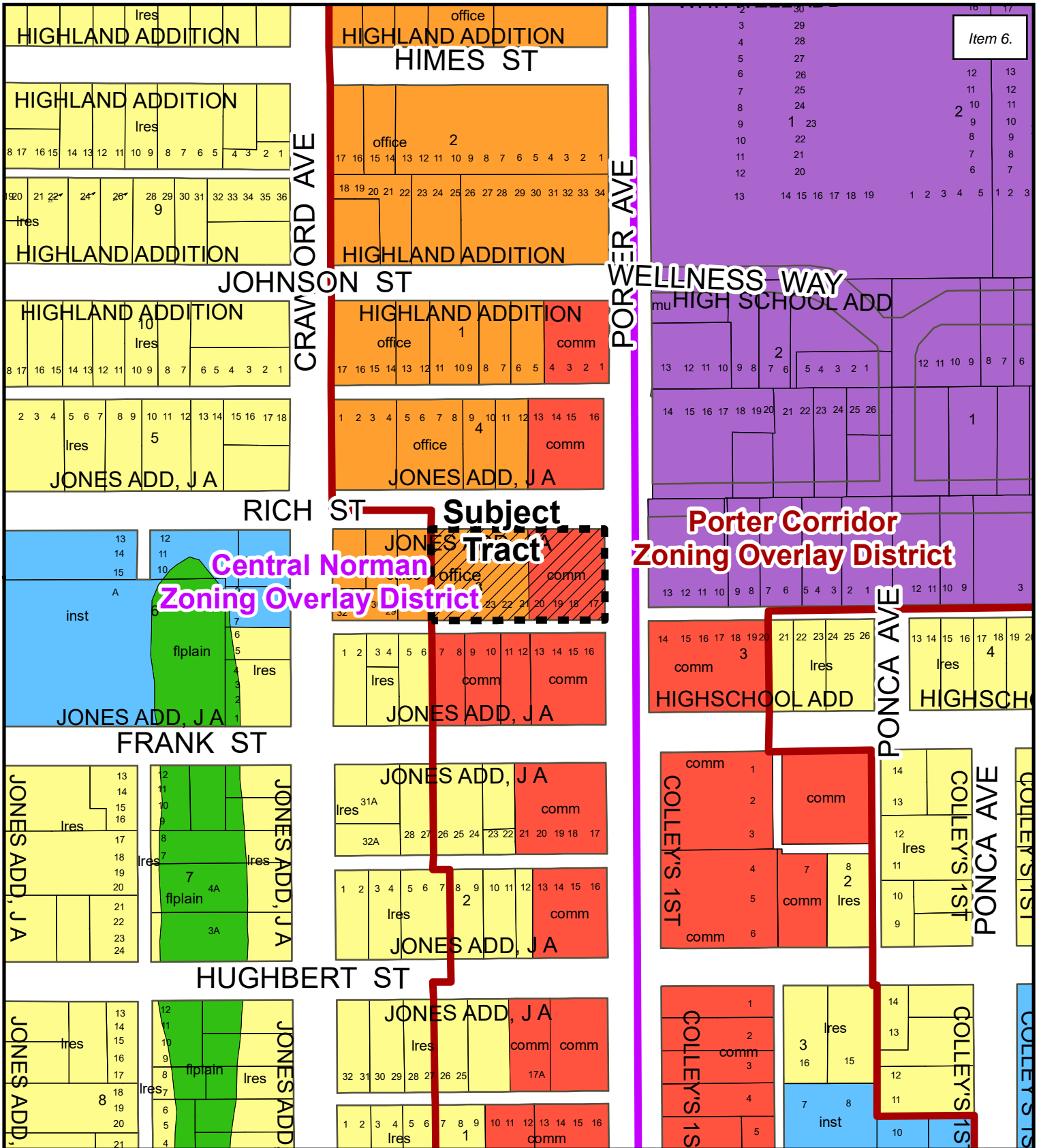
MEETING DATE: 08/10/2023

REQUESTER: City of Norman

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-24: City of Norman requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Office Designation and Commercial Designation to Institutional Designation for 718 N. Porter Avenue.

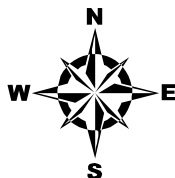
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Resolution No. R-2324-24 to City Council.



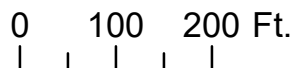
Norman 2025 Land Use Plan



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.



July 17, 2023



Subject Tract

RESOLUTION NO. R-2324-24

ITEM NO. 6

STAFF REPORT

ITEM: City of Norman requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Office Designation and Commercial Designation to Institutional Designation for 718 North Porter Avenue.

SUMMARY OF REQUEST: The City of Norman recently acquired ownership of the subject property, 718 N. Porter Avenue. The City of Norman has an existing contract with a local service provider, Food and Shelter, who operates A Friend's House at 109 W. Gray Street. A Friend's House is a low barrier emergency shelter for those experiencing homelessness needing need a place to sleep and connect with a caseworker that may work with the individual to provide information for additional services.

The current proposal is to relocate A Friend's House to this site. However, the zoning and land use designations must be amended to utilize this site for the emergency shelter. This requested land use plan amendment is a companion item for the associated rezoning request.

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 2021-2022 the City of Norman, in partnership with Norman Regional Hospital/NRH platted, rezoned and amended the existing land use on the property across N. Porter Avenue, to the east, the entirety of the area known as NRH Campus, approximately 30-acres. In addition, there are two office buildings to the north of this site that provide medical services to the community.
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?*** Within the general vicinity, there are multiple health and community services providers. These providers vary from the Norman Regional East Porter Campus, the new/under construction Behavioral Health Hospital – Porter Village, Senior Wellness Center all across N. Porter Avenue to the east. To the north of this facility is a long established medical office building. Located one block north of this facility, on Himes Street, is Variety Care Norman Himes. The retail and service businesses in close proximity are restaurants, medical sales and service a pharmacy and other miscellaneous retail

shops. To the west of this facility are four single-family homes. Approximately one to the west is Trinity Baptist Church.

This proposal is for a low barrier emergency shelter for those experiencing homelessness and needing a place to sleep. The greater majority of the individuals utilizing this service do not drive. Norman Care-A-Vans is a local transport service that provides transportation to the unhoused Norman community. Norman Care-A-Vans frequently drops the guests off in the evening and picks up in the morning, providing transportation to meals and appointments.

The proposal is to construct an 8' masonry wall along the north, west and south sides of the property, enclosing the existing parking lot to use as a gathering area before the facility opens. There will be rules establishing the time(s) those needing a bed may begin gathering on-site.

CONCLUSION: Staff forwards this request for an amendment to the NORMAN 2025 from Office and Commercial Designation to Institutional Designation as Resolution No. R-2324-24 for consideration by the Planning Commission and recommendation to City Council.

Applicant: City of Norman

Project Location: 718 N. Porter Ave

Case Number: PD 23-28

Time: 6:00 p.m.

Applicant/Representative

David M. Box

Attendees

Michael Ridway, April Doshia, Rusell, Karlinda Ceravel, Brad Goodman, Rudy Khouri, Efrain Romero, Chelsey Gravel, Philip Defatla, Jeanette Corer, Sherylann Densow, Evan Foster, Lee Hall, Helen Grant (Ward 4 Council Member)

City Staff

Anthony Purinton, Assistant City Attorney I
Beth Muckala, Assistant City Attorney III
Jane Hudson, Planning Director
Melissa Navarro, Planner II
Amanda Stevens, Development Center Coordinator

Application Summary

The applicant requests an amendment to Norman 2025 from Office Designation and commercial Designation to institutional Designation; Rezone from C-2 General Commercial District and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development.

Neighbor's Comments/Concerns/Responses

After a discussion with the applicant, the neighbors understood the project and the scope of it. Still, they had concerns about how the shelter population will affect the dynamics of their neighborhood regarding safety and sanitary matters. The attendees asked about the number of people the Shelter will take, and the users expected day location as this facility will not offer day services. Attendees requested multiple times to consider relocating the Shelter or the possibility of keeping it on Gray St. They believed the City relocating this facility in their neighborhood would negatively impact their business and the value of the properties. The applicant explained how the City would address their concerns and highlighted that this location will be temporary. The neighbors are still concerned and will probably organize to protest against the project.

GBC 23-18

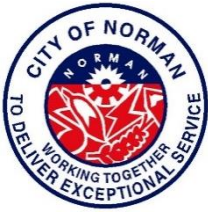
APPLICANT	City of Norman
LOCATION	718 N. Porter Ave
PROPOSAL	2025 Land Use Amendment from Commercial and Office to Institutional
NORMAN 2025 LAND USE	Current: Office and Commercial Proposed: Institutional

Greenbelt Commission Final Comments - 23-18

Greenbelt forwards this item with no additional comments.

File Attachments for Item:

7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-6: City of Norman requests rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to PUD, Planned Unit Development, for approximately 0.85 acres of property located at 718 N. Porter Avenue.



CITY OF NORMAN, OK STAFF REPORT

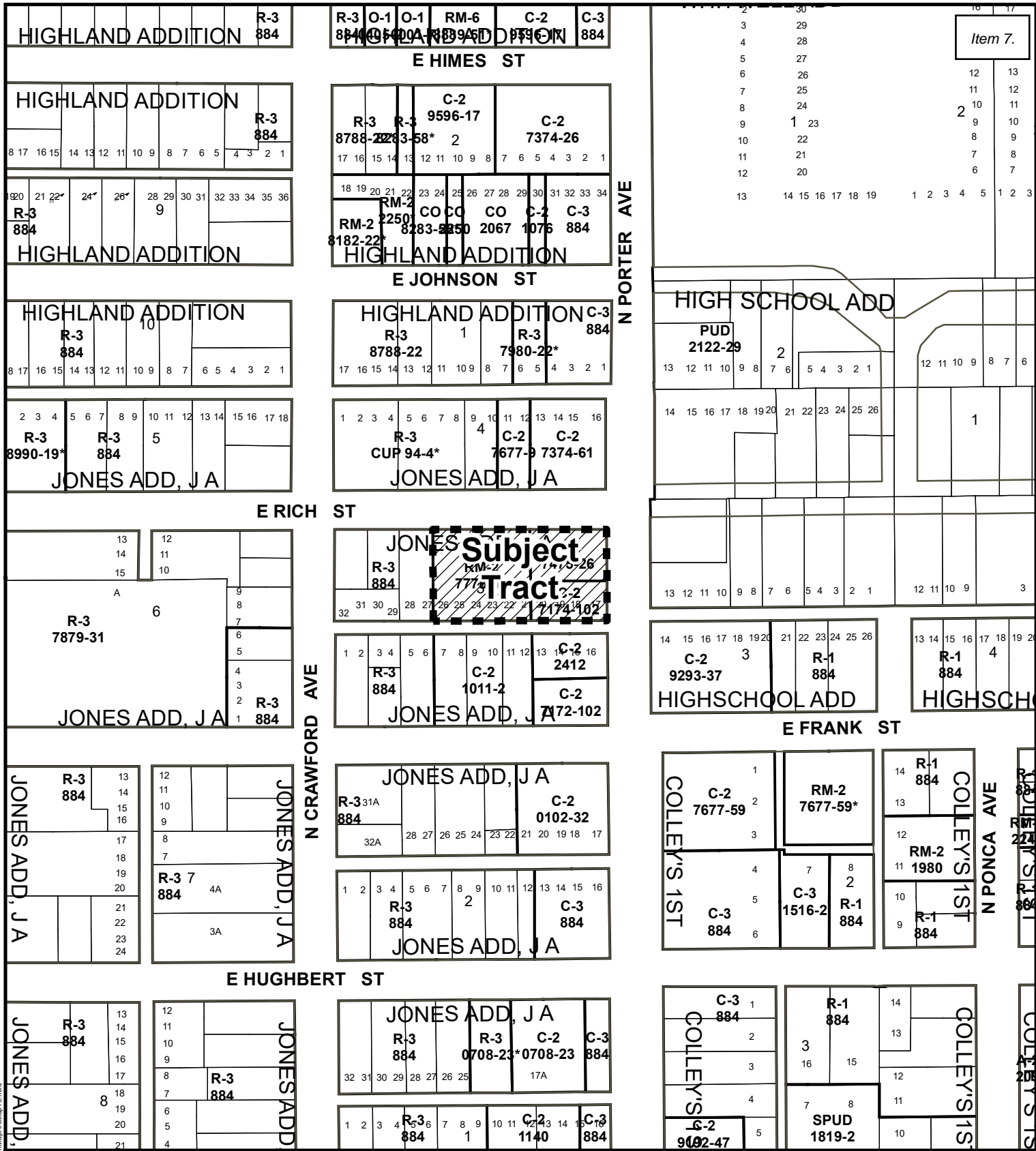
MEETING DATE: 08/10/2023

REQUESTER: City of Norman

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-6: City of Norman requests rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to PUD, Planned Unit Development, for approximately 0.85 acres of property located at 718 N. Porter Avenue.

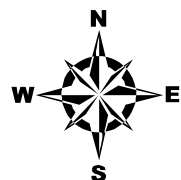
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-6 to City Council.



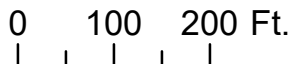
Location Map





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.



July 12, 2023



 Subject Tract
 Zoning

\\norman-01\city\departments\GIS\GIS\GIS\Map Templates\Bk11_LocationMap\Map10.mxd

ORDINANCE NO. O-2324-6

ITEM NO. 7

STAFF REPORT

GENERAL INFORMATION

APPLICANT	City of Norman
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development District
EXISTING ZONING	RM-2, Low-Density Apartment District, and C-2, General Commercial District
SURROUNDING ZONING	North: C-2, General Commercial, and R-3, Multi-Family Dwelling District East: PUD, Planned Unit Development South: C-2, General Commercial West: R-3, Multi-Family Dwelling District
LOCATION	718 North Porter Avenue
WARD	4
CORE AREA	Yes
AREA/SF	0.85 acres more or less
PURPOSE	Low-barrier emergency shelter for municipal service to the public
EXISTING LAND USE	Vacant office building
SURROUNDING LAND USE	North: Commercial and parking East: Commercial parking South: Restaurant and parking West: Residential
LAND USE PLAN DESIGNATION	Office and Commercial
PROPOSED LAND USE DESIGNATION	Institutional
GROWTH AREA DESIGNATION	Current Urban Service Area

PROJECT OVERVIEW: The applicant, the City of Norman, is requesting to rezone to a SPUD, Simple Planned Unit Development, for 0.85 acres at 718 N. Porter Ave. to allow for the continuation of certain commercial/office uses and a low-barrier emergency shelter for municipal service to the public. The subject property is currently zoned RM-2, Low-Density Apartment District, and C-2, General Commercial District.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC23-18, July 18, 2023

The Greenbelt Commission forwards this item with no further comments.

PRE-DEVELOPMENT MEETING: PD23-28, July 27, 2023

After a discussion with the applicant, the neighbors understood the project and the scope of it. Still, they had concerns about how the shelter population will affect the dynamics of their neighborhood regarding safety and sanitary matters. The attendees asked about the number of people the Shelter will take, and the users expected day location as this facility will not offer day services. Attendees requested multiple times to consider relocating the Shelter or the possibility of keeping it on Gray St. They believed the City relocating this facility in their neighborhood would negatively impact their business and the value of the properties. The applicant explained how the City would address their concerns and highlighted that this location will be temporary. The neighbors are still concerned and will probably organize to protest against the project.

ZONING ORDINANCE CITATION:

SEC 36-510 – SIMPLE PLANNED UNIT DEVELOPMENTS

1. General Description. The Simple Planned Unit Development referred to as SPUD, is a special zoning district that provides an alternate approach to the conventional land use controls and to a PUD, Planned Unit Development to maximize the unique physical features of a particular site and produce unique, creative, progressive, or quality land developments.

The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD Narrative and a Development Plan Map and contains less than five (5) acres.

The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

2. 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 comprehensive plan of record. In addition the SPUD provides for the following:

Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.

Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.

Maintain consistency with the City's Zoning Ordinance, and other applicable plans, policies, standards and regulations on record.

Approval of a zone change to a SPUD adopts the Master Plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

STAFF ANALYSIS: The particulars of this SPUD include:

USE: A complete list of uses is attached to the SPUD Narrative as Exhibit A. The Narrative also states, "upon any cessation of the municipal use as a low-barrier emergency shelter, the first floor is intended for office use, as is the upper floor, likely for the provision of medical or social services given the Property's proximity to the Norman Regional Porter Health Campus, including the City of Norman Adult Wellness and Education Center."

OPEN SPACE/PARKLAND: The common open space for the development is approximately 40% of the site.

SITE PLAN/ACCESS: The proposed site development plan shows one vehicular access point off E. Rich St. There is also one vehicular access point onto the alley on the south of the subject property. There will be no direct access to N. Porter Ave. There is one gated pedestrian entry off E. Rich St. to access the open space area to the west of the existing building. The proposed site development plan shows the parking on the east of the building, abutting N. Porter Ave. The layout of the existing parking lot will not change. The existing parking to the west of the building will be converted to an enclosed common open space area with picnic tables and a green landscaping space. An 8' concrete fence will enclose the perimeter of the common open space.

LANDSCAPING: Landscaping for the site will meet City of Norman landscaping requirements, as amended from time to time. A landscaping strip will be added on the west side of the property in the spirit of the Porter Corridor Zoning Overlay District.

SIGNAGE: Existing signage may be utilized as shown on the site development plan. Any new signage will meet the Sign Regulations for office uses.

LIGHTING: Exterior lighting will meet the Commercial Outdoor Lighting Standards. This will require full cut-off fixtures.

SANITATION/UTILITIES: Trash will be handled through on-site dumpster(s) on the southwest corner of the property. The dumpster enclosure will be built of materials compatible with the exterior of the principal structure.

PARKING: Parking will be as shown on the site development plan. It will meet or exceed the City's parking ordinance.

SIDEWALKS: There are sidewalks existing along N. Porter Ave. and E. Rich St.

EXTERIOR BUILDING MATERIALS: The SPUD Narrative lists the following for exterior materials: brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles,

synthetic slate shingles, metal roofs, or other comparable roofing materials, and combination thereof.

PHASING: The first phase will include any remodel and/or renovation to the first floor and exterior façade of the building. It will also include the construction of the masonry fence along the west side of the property. At a later time, this SPUD will have to be amended to allow the second floor to be developed and constructed.

EXISTING ZONING: The subject property currently has two zoning districts. The western part of the property is zoned RM-2, Low-Density Apartment District. The eastern part of the property is zoned C-2, General Commercial District. Neither district allows for the use of a low-barrier emergency shelter for municipal service to the public.

ALTERNATIVES/ISSUES:

IMPACTS: While there will not be an increase in vehicular traffic, there will be an increase in the pedestrian traffic from those utilizing the shelter.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: Any alterations made to the site will be reviewed and required to comply with adopted City Codes related to fire protection with a building permit prior to construction.

PUBLIC WORKS/ENGINEERING: Not applicable to this application.

TRAFFIC ENGINEER: Not applicable to this application.

UTILITIES: Not applicable to this application.

CONCLUSION: Staff forwards this request for rezoning from RM-2, Low-Density Apartment District, and C-2, General Commercial District, to a SPUD, Simple Planned Unit Development, and Ordinance No. O-2324-6 to the Planning Commission for consideration and recommendation to City Council.

MASTER PLAN FOR:

718 NORTH PORTER
A SIMPLE PLANNED UNIT DEVELOPMENT

LOCATED IN NORMAN, OKLAHOMA

OWNER/APPLICANT:

CITY OF NORMAN

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

Dated July 1, 2023

TABLE OF CONTENTS

- I. Background and Plans for Property**
- II. Property Classifications and Site Conditions**
 - A. Existing Land Use and Zoning
 - B. Elevation, Topography and Drainage
 - C. Utility Services
 - D. Fire Protection Services
 - E. Traffic Circulation and Access
- III. Development Plan and Phasing**
 - A. Permitted Uses
 - B. Area Regulations
 - 1. Setbacks
 - 2. Density
 - 3. Height
 - 4. Parking
 - 5. Dumpster and Trash Enclosures
 - C. Miscellaneous Regulations
 - 1. Site Development Plan Map
 - 2. Open Space
 - 3. Master Sign Plan
 - 4. Lighting
 - 5. Landscaping
 - 6. Fencing
 - 7. Phasing
 - 8. Exterior Materials

EXHIBITS

- A. Uses Allowed by Right
- B. Site Development Plan
- C. Legal Description of the Property

I. Background and Plans for Property

Owner and Applicant, the City of Norman (the “**Owner**”) seeks to rezone a parcel located on the west side of North Porter Avenue, south of Rich Street, as more particularly described on the attached **Exhibit C** (collectively referred to herein as the “**Property**”). The Property consists of 0.81 acre MOL, consisting of ten (10) total lots, and the structure currently on site was constructed in or around 1978, upon information and belief. The Owner acquired the property in May of 2022.

The Owner intends to renovate and remodel the existing structure on the premises, to accommodate uses as further described herein, and in conformance with the phasing set forth herein.

II. Property Classifications and Site Conditions

A. Existing Land Use and Zoning

The Property is currently zoned C-2, General Commercial District (the four lots closest to Porter Ave.) and RM-2, Low Density Apartment District (the six lots further west), and lies within the Porter Corridor Zoning Overlay District. The current NORMAN 2025 land use designation is Commercial (the four lots closest to Porter Ave.) and Office (the six lots further west).

With the exception of a Planned Unit Development (the Norman Regional Porter Health Campus) directly to the east across N Porter Avenue, the properties to the North and South fronting N Porter Avenue are currently zoned C-2, while the majority of properties heading west away from N Porter Avenue are zoned R-3, Multifamily Dwelling District. The land use fronting N Porter Avenue is Commercial and Office, with Institutional and Low Density Residential as you head west away from N Porter Avenue.

B. Elevation, Topography and Drainage

The Property is improved with one two-story structure and a parking lot on the west (back) and east (front) sides. The Property generally slopes from west to east and is currently almost 100% impervious. Therefore, no additional runoff will be generated as a result of this project. Any change to the elevation, topography or drainage must comply with then-existing applicable regulations as well as the attached Site Development Plan.

C. Utility Services

Necessary utility infrastructure and services are already in place for the Property, and currently comply with applicable regulations. Any change to the utility services must comply with then-existing applicable regulations as well as the attached Site Development Plan.

D. 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 adopted City codes. Any alterations made to the site will be reviewed and approved with a building permit prior to construction.

E. Traffic Circulation and Access

The site currently has access from Rich Street on the north side and alley access on the south side. There will be no access allowed from Porter Avenue. As shown on the Site Development Plan, the parking lot located on the west side of the building will be redesigned as an enclosed common area for those utilizing the facility.

III. DEVELOPMENT PLAN AND PHASING

The Owner intends to utilize the existing structure, and intends no alteration to or expansion of that structure's footprint. Thus, any such future change would require an amendment to the Site Development Plan. The Owner will remodel and reconfigure the structure's interior for the Owner's intended uses.

The renovation to the exterior shall be accomplished in a manner complying with applicable City of Norman regulations existing and applicable at the time of renovation, to the extent not more specifically provided for by this document.

The Exhibits attached hereto, and as submitted on behalf of the Owner, are incorporated herein by reference and further depict the development criteria for the Property.

A. Permitted Uses:

Pursuant this SPUD, the Owner intends to use the first floor of the Property initially as a low-barrier emergency shelter as a municipal service to the public. Upon any cessation of the municipal use as a low-barrier emergency shelter, the first floor is intended for office use, as is the upper floor, likely for the provision of medical or social services given the Property's proximity to the Norman Regional Porter Health Campus, including the City of Norman Adult Wellness and Education Center. The complete list of the allowable uses, and applicable use regulations, is attached as **Exhibit A**.

B. Area Regulations:

1. Setbacks

This SPUD shall establish setbacks consistent with the C-2, General Commercial District. The front shall be set no closer to N Porter Avenue than ten (10) feet, and shall be maintained with the existing 10-foot landscape strip, not to be encroached upon by parking. No side yard shall be required except where the lot adjoins a residential

zoning district. The minimum depth of the rear yard shall be twenty (20) feet; all structures set a minimum of one foot from public utility easement or alley line.

As built, the structure on the Property is currently built from the northern property boundary to the southern property boundary, with no side setbacks. The structure is also set back approximately 60 feet from N Porter Avenue and approximately 125 feet from its rear (western) boundary. The structure's setbacks shall not be altered, even in compliance with the above setbacks, without an amendment of the attached Site Development Plan.

2. Density

Only one principal structure shall be located on the Property, and accessory structures shall comply with applicable regulations set forth herein, or otherwise applicable through the City of Norman ordinances. An amendment to the Site Development Plan shall be required in order to construct any accessory structure not demonstrated thereon.

3. Height

This SPUD shall set height limits for this property. There shall be no building height limit for the first 140' of the property, from the east property line continuing west. The remaining 124' continuing to the west property line shall restrict building height to no more than three stories. No additional buildings shall be constructed without amendment to the Site Development Plan.

4. Parking

On-site parking shall comply with the attached Site Development Plan and shall otherwise meet or exceed the requirements of Norman's ordinances, if applicable.

5. Dumpster and Trash Enclosures

Trash will be handled through on-site dumpster(s) located on the southwest corner of the parcel, and which shall be screened within enclosures that are built of materials to be compatible with the building exteriors in the principal structure.

C. Miscellaneous Regulations

1. Site Development Plan

The Site Development Plan for the Property is attached to this SPUD as **Exhibit B** and hereby fully incorporated as an integral part of the SPUD. The property shall be developed as shown thereon, except as otherwise allowed by the City of Norman ordinances.

2. Open Space

The common area shown on the west side of the property is considered as the common open space for this project. The common open space is approximately 40% for this site.

3. Master Sign Plan

Existing signage may be utilized by the Owner, as shown on the Site Development Plan. Otherwise, the signage for the Property shall comply with City of Norman ordinances respecting office uses.

4. Lighting

Exterior lighting shall comply with applicable City of Norman Commercial Outdoor Lighting Standards, as amended from time to time. Any new exterior lighting installed will be full cut-off fixtures.

5. Landscaping

Landscaping shall be provided as set forth herein, and as otherwise required by City of Norman ordinances, as amended from time to time. The additional landscape area on the west side, adjacent to the 8' masonry wall is proposed in the spirit of the Porter Corridor Zoning Overlay District.

6. Fencing

An eight (8) foot masonry fence shall be installed along the entire western boundary of the Property, shall be constructed along the parking lot boundary on the south side of the Property, and shall be located along the north end of the Property, as demonstrated on the attached Site Development Plan Map. The installation of the fence is to address the spirit of the Porter Corridor Zoning Overlay District.

7. Phasing

The Owner intends to develop the Property in phases. The first phase shall involve the construction of the masonry fence outlined in III(C)(6) herein as well as remodel and renovation to the first floor and exterior façade of the structure. At a later time, and only upon amendment of this SPUD, a second phase may be more fully set out with respect to the intentions for any upper floors or details any construction which adds floors or alters the building footprint, as well providing for any permitted uses not currently included in this SPUD.

8. Exterior Materials

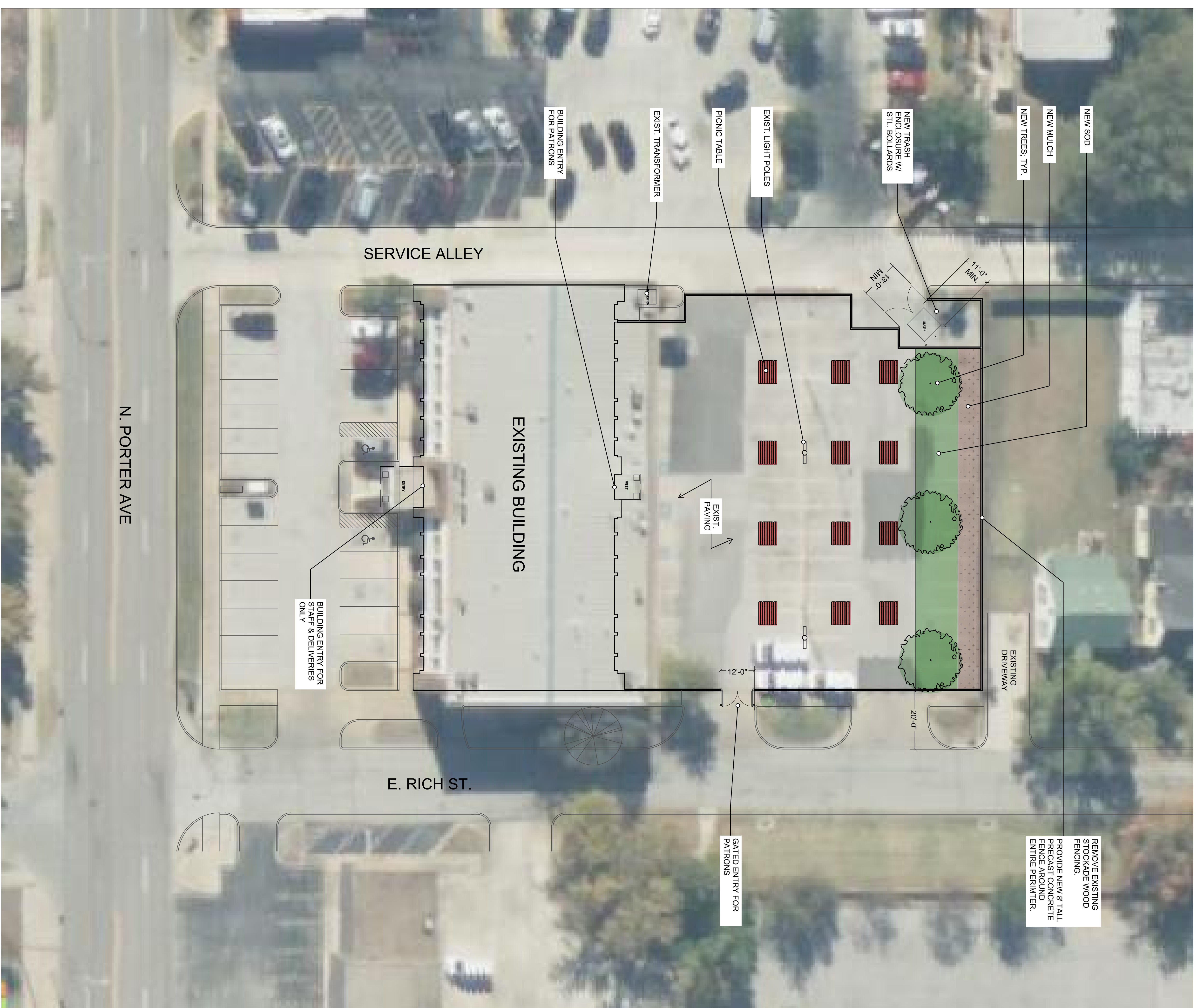
Exterior materials of any building to be constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal

accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof. The Owner may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

EXHIBIT A
Uses Allowed by Right

- 1) Municipal low-barrier emergency shelter for individuals experiencing homelessness, including
 - a. Shelter and basic needs services;
 - b. Case management services;
 - c. Limited and temporary related property storage associated with facility;
- 2) Office buildings and office uses
- 3) Pharmacy
- 4) Place of worship
- 5) Trade schools and schools for vocational training.

Exhibit B



PRECAST CONCRETE FENCE
 BASIS OF DESIGN:
 AMERICAN PRECAST CONCRETE INC.
 AMERICANPRECASTFENCES.COM, 800.691.7118
 SIZE: 8' PANELS
 COLOR: TO BE DETERMINED
 POST, PANELS, AND PANEL CAPS SHALL BE INTEGRALLY COLORED
 SEE EXAMPLE PHOTOS BELOW:

10 SITE PLAN
 A1.00 SCALE: 1/16"=1'-0"

XXXX-XXXX
 NORTH

Owner
 Project Title
 Project Team
 Architects:

CITY OF NORMAN
 EMERGENCY SHELTER
 600 NE 4th Street
 Oklahoma City, OK 73104
 Voice: 528-0280
 Fax: 528-0284

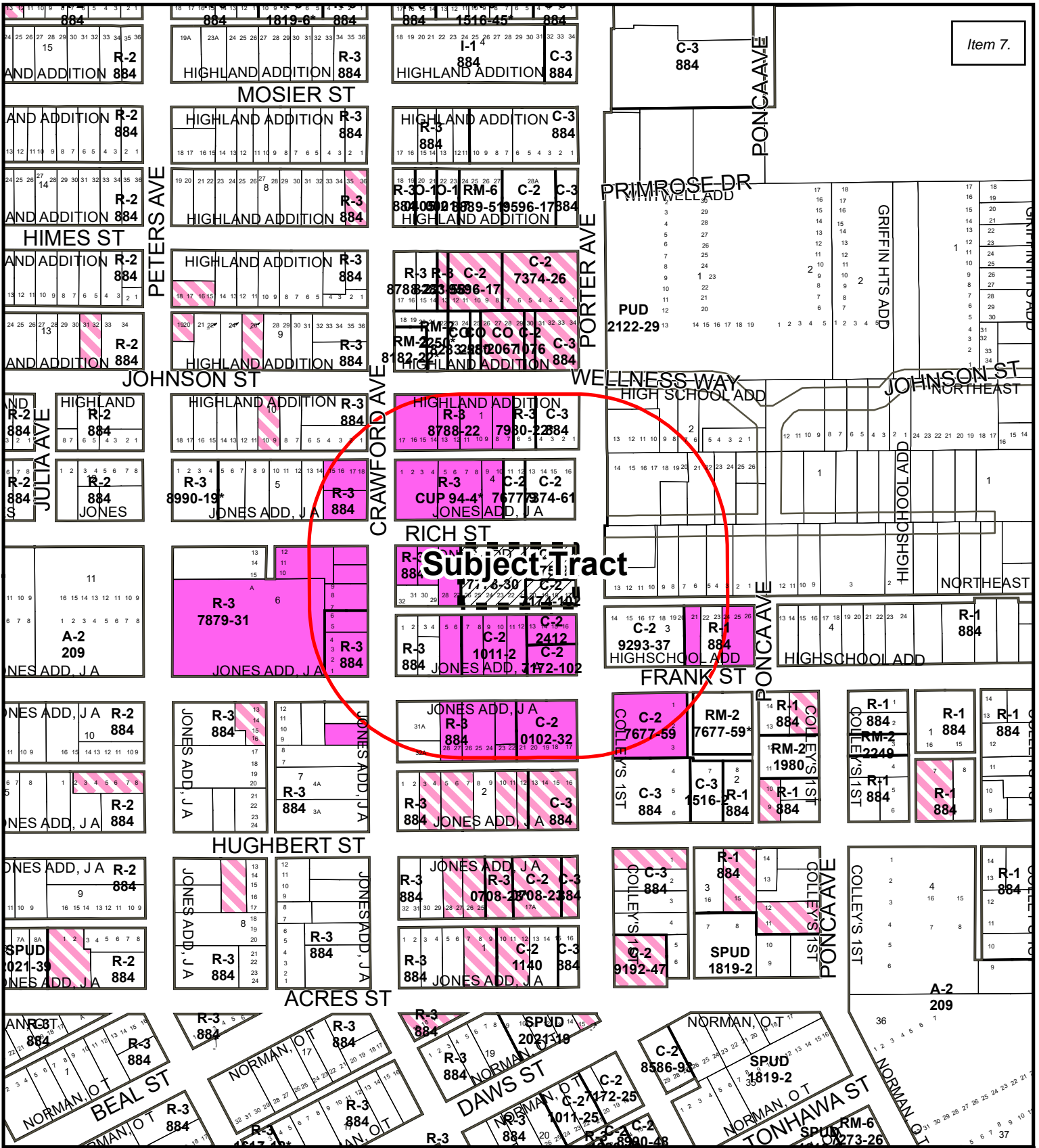
JHBR
 architecture
 Civil Engineers:
 Structural Engineers:
 Mechanical/Plumbing Engineers:
 Electrical Engineers:
 Sheet Information
 Project No.:
 Sht. Description:
 Record Date:
 Revisions

Sheet No.
A1.00
 SITE PLAN
 JULY 27TH, 2023

EXHIBIT C

Legal Description of the Property

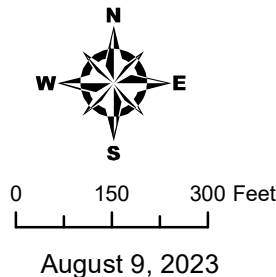
Lots 17 through 26, both inclusive, Block 3, J. A. Jones Addition to Norman, Cleveland County, Oklahoma, according to the plat recorded in Book 1 of Plats, page 9.



Protest Map

53.3% Protest Within Notification Area

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.



-  Subject Tract
-  Notification Area
-  Protest
-  Protest Outside Notification Area

SUPPORTS
Items 6 & 7
City of Norman
718 N. Porter Avenue

Rone Tromble

From: Brenda Hall
Sent: Wednesday, August 09, 2023 8:21 AM
To: Rone Tromble
Subject: 718 N Porter

Brenda Hall, City Clerk
City of Norman
P.O. Box 370
Norman, OK 73070
Brenda.Hall@NormanOK.gov
(405) 366-5405

This email and any files transmitted with it are intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error, please notify the sender.

From: Coree Clinton <ccdoulee5@gmail.com>
Sent: Tuesday, August 08, 2023 4:49 PM
To: Brenda Hall <Brenda.Hall@NormanOK.gov>
Subject: EXTERNAL EMAIL : 718 N Porter

Hello Brenda,

I'm emailing you today to express support for the new homeless shelter at 718 N Porter. I am also asking that City Manager Daryl Pyle and the Norman Police Department make a statement correcting the record on crime statistics regarding homelessness.

If you could also forward this email to the Norman Planning Commission, that would be great!

Thank you for your time!

Sincerely,
Coree

Rone Tromble

From: Brenda Hall
Sent: Wednesday, August 09, 2023 8:21 AM
To: Rone Tromble
Subject: FW: EXTERNAL EMAIL : 718 N Porter

Brenda Hall, City Clerk
City of Norman
P.O. Box 370
Norman, OK 73070
Brenda.Hall@NormanOK.gov
(405) 366-5405

This email and any files transmitted with it are intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error, please notify the sender.

From: Sitara Richter-Addo <srichteraddo@gmail.com>
Sent: Tuesday, August 08, 2023 5:01 PM
To: _Council Members <City_Council_Members@NormanOK.gov>; Brenda Hall <Brenda.Hall@NormanOK.gov>; Ward5 <Ward5@NormanOK.gov>
Subject: EXTERNAL EMAIL : 718 N Porter

Dear Brenda H. and City Council,

I'm emailing you today to express support for the new homeless shelter at 718 N Porter. Opponents claim there are moral reasons why some residents are unhoused, but the only logical way to start helping those with additional struggles is to provide shelter first. No one can change or heal on the streets. Housing first is the only way.

I am also asking that City Manager Daryl Pyle and the Norman Police Department make a statement to correcting the record on crime statistics regarding homelessness. I would hope that we stand for truth in this city.

Please forward this email to the Norman Planning Commission, if you would.

"No city in American history has arrested their way out of homelessness." - Dan Straughan, Homeless Alliance

Thank you for your time!

Sincerely,
Sitara Richter-Addo

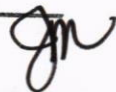
PROTESTS
Items 6 & 7
City of Norman
718 N. Porter Avenue

Sherylann Densow
P.O. Box 5335
Norman, OK 73070-5335
405-474-1179
sdensow@hotmail.com

July 24, 2023

Planning and Community Development
City of Norman
P.O. Box 370
Norman, OK 73070

FILED IN THE OFFICE
OF THE CITY CLERK
ON 7/31/23



Attention Planning Commission:

Be advised I am formally protesting the requested amendment change to the Norman 2525 Land Use and Transportation Plan from Office Designation and Commercial Designation to an Institutional Designation, thereby initiating a rezoning from C-2 to a SPUD for the property located at 718 N. Porter.

I have owned the property on the NW corner of Crawford Ave and Rich Streets for close to forty years. In this period of time I have witnessed the constant infringement of rezoning for various commercial interests and homes replaced by parking lots. While I realize the commercial interests are necessary for Norman's growth, I am astounded the City now wants to invest in a shelter in an area that is *finally* seeing improvement in a core neighborhood. Many houses are being upgraded monthly in the "Old Silk Stocking" area. A welcome sign of naturalized urban renewal by citizens even though the city neglects necessary infrastructure promised through CDBG years ago.

Additionally, I am sure the current businesses along N. Porter already have enough of our transient population hanging around. Any more concentration has the potential to disenfranchise commercial development along this corridor. Why would new business want to be in the downtown area when it has the potential to be impacted by folks that don't have the funds to buy what they are selling?

My daughter-in-law owns a business for over 10 years on Main Street downtown. Several years ago, she was accosted *inside her building* by a homeless man at 6 am. If it wasn't for her client coming into the building just in time she would have been in a physical fight for her life. The threat was real and there is a police report

on this incident; and apparently the homeless person was ordered to stay away from downtown by NPD. Over the years numerous incidents from transients were reported to Norman P.D. by downtown business owners. It is as if Norman is on the path to have a downtown similar to Austin, TX or Atlantic City, NJ that are riddled with vice and not the enjoyable tourist destinations they once were. If you have ever been there you would know. I have.


In the past two years on three occasions I've been harassed at the post office while attempting to retrieve my mail. Quite often the Gray Street post office will need to lock the doors of this building between 7 pm and 7 am. Again, an inconvenience to the citizenry who need to have access to USPS services, particularly if they have mail delivered to their post office boxes.

I and two friends were confronted last year during Art Walk while standing in front of the James Garner statue. Fortunately, having grown up in NYC, I was not intimidated by the man ranting and cursing at us, however the 24 year old man and the 60 year old woman I was with were very frightened by this. While I will still enjoy Art Walks, I know my friends have not been to another. If Norman wants to still be the "City of Festivals" then we had better be able to enjoy public events safely.

Last year I had trespassing vagrants arrested at 802-804 N. Crawford Ave. In March of this year I had my duplex demolished to alleviate any more problems to the neighborhood. It has always been my intention to rebuild my retirement home on this property, (which would be a considerable upgrade to this block) however I am not going to invest hundreds of thousands of dollars in a core city neighborhood that does not support its long term citizens. Any zoning change effectively ruins my dream of leaving a legacy homestead to my grandchildren.

The Norman 2525 Plan was developed to limit the impacts to core neighborhoods while allowing for economic growth along the Porter Street corridor. Many hours of work went into this plan by multiple interested parties. I implore you to "stick with the plan" and make no amendments to change zoning in this area.

Sincerely,


Sherylann Densow, Owner
802-804 N. Crawford Ave.
Norman, OK 73071

Address: 802 & 804 N. Crawford

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: August 3, 2023

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

802/804 N. Crawford Avenue, Norman, OK

is within the 350 feet of the proposed change.

I oppose this change for the following reasons:

Sincerely,

Legal Homeowner Name: *Sherylann Densow*

Second Homeowner Name, if owned jointly:

Corporate, Trust or LLC:

Office/Title:

Print Name: *Sherylann Densow*

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

D&J Rental Properties, LLC
Dan M. Reynolds , CEO
142 Breakenridge Drive
Eufaula, OK 74432
(405) 850-2529
Email: *dan1reynolds@yahoo.com*

July 28, 2023

Norman Planning Commission
P.O. Box 370
Norman, OK. 73070

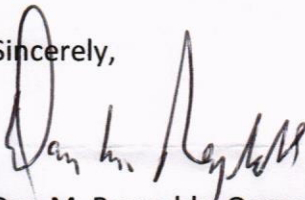
RE: Request for Amendment of the Norman 2025 Land Use and Transportation Plan and Rezoning for 718 N. Porter Avenue.

As owner of the property located at 521 N. Porter, and a landlord to Pierce Body Repair, I hereby protest the requested amendment of the Norman 2025 Land Use and Transportation Plan from the Office Designation and Commercial Designation to Institutional Designation and protest the requested rezoning from C-2 and RM-2 to SPUD, for property located at 718 N. Porter Avenue.

I believe the proposed shelter is not a viable location at 718 N. Porter, due to the number of commercial buildings, churches and schools in the area. I believe the shelter will have a devastating negative impact to the area causing loss of revenue to nearby businesses.

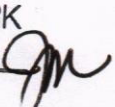
Thank you for any consideration.

Sincerely,



Dan M. Reynolds, Owner and CEO
D&J Rental Properties, LLC, 521 N. Porter, Avenue, Norman, OK. 73071

cc: Darrel Pyle, City Manager
Philip DeFatta
Leon Pierce Body Repair, Owner
file

FILED IN THE OFFICE
OF THE CITY CLERK
ON 7/31/23 

Protest Petition
City of Norman Case No.: PD23-28

We, the undersigned property owners, in accordance with the provisions of the City of Norman Municipal Code 36-571 Amendments, do hereby formally protest the above-cited application on the following property:
718 North Porter Avenue, Norman, OK.

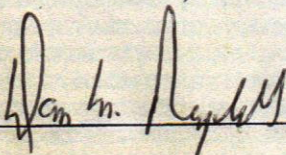
The undersigned owners of real property located within the required area of notification acknowledge our signatures must be verified by one of the signers of this Protest Petition as true and correct signatures in order for this Petition Protest to be valid. (The area of notification includes the real property located within 350 feet of the boundaries of the area subject to the application.)

The undersigned realize this Protest Petition is in opposition to the above-referenced application and our signatures cannot be removed after filing unless certain lawful actions are taken.

Print Name: Dan M. Reynolds Date: 7-28-2023

Name of Company (if applicable): DOT Rental Properties, LLC
Leon Pierce Body Repair (Tenant)

Address of Property Owned: 521 N. Porter
Norman, OK. 73071

Signature: 

Print Name: _____ Date: _____

Name of Company (if applicable): _____

Address of Property Owned: _____

Signature: _____

PROTEST OF REZONING

To: City Clerk of the City of Norman; Norman Planning Commission; Norman City Council

Re: Request for Amendment of the Norman 2025 Land Use and Transportation Plan and Rezoning for 718 N. Porter Avenue

The undersigned owners of the property located at 521 N. Porter, Norman, OK., do hereby protest the requested amendment of the Norman 2025 Land Use and Transportation Plan from Office Designation and Commercial Designation to Institutional Designation and do hereby protest the requested rezoning from C-2 and RM-2 to SPUD, for property generally located at 718 N. Porter Avenue.

Date: 7-28, 2023

Dan M. Reynolds
By D&J Rental Properties, LLC
Print Name: DAN M. Reynolds
D&J Rental Properties, LLC
Title: CEO
(Leon Plenum Body Repair (Tenant))

PROTEST OF REZONING

To: City Clerk of the City of Norman; Norman Planning Commission; Norman City Council

Re: Request for Amendment of the Norman 2025 Land Use and Transportation Plan and Rezoning for 718 N. Porter Avenue

The undersigned owner of the property located at 310 E. Frank St., does hereby protest the requested amendment of the Norman 2025 Land Use and Transportation Plan from Office Designation and Commercial Designation to Institutional Designation and does hereby protest the requested rezoning from C-2 and RM-2 to SPUD, for property generally located at 718 N. Porter Avenue.

Date: July 29, 2023

Ralph Stevenson, Jr.

Print Name: Ralph STEVENSON, Jr.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 7/31/2023 *gm*

PROTEST OF REZONING

To: City Clerk of the City of Norman; Norman Planning Commission; Norman City Council

Re: Request for Amendment of the Norman 2025 Land Use and Transportation Plan and Rezoning for 718 N. Porter Avenue

The undersigned owners of the property located at 411 E. Frank St., do hereby protest the requested amendment of the Norman 2025 Land Use and Transportation Plan from Office Designation and Commercial Designation to Institutional Designation and do hereby protest the requested rezoning from C-2 and RM-2 to SPUD, for property generally located at 718 N. Porter Avenue.

Date: 8/02, 2023

Cox Family Living Trust

By Mark Cox

Print Name: Mark Cox

Title: Cox Family Living Trust Trustee

MRC
4537 MOORGATE DRIVE
NORMAN, OK 73072

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

PROTEST OF REZONING

To: City Clerk of the City of Norman; Norman Planning Commission; Norman City Council

Re: Request for Amendment of the Norman 2025 Land Use and Transportation Plan and Rezoning for 718 N. Porter Avenue

The undersigned owners of the property located at 302 E. Rich St., do hereby protest the requested amendment of the Norman 2025 Land Use and Transportation Plan from Office Designation and Commercial Designation to Institutional Designation and do hereby protest the requested rezoning from C-2 and RM-2 to SPUD, for property generally located at 718 N. Porter Avenue.

Date: Aug. 7, 2023

B-Aiken Investments 3, LLC

By [Signature]

Print Name: James Kirby Aiken

Title: Managing Member

FILED IN THE OFFICE OF THE CITY CLERK ON 8/7/23-RW

PROTEST OF REZONING

To: City Clerk of the City of Norman; Norman Planning Commission; Norman City Council

Re: Request for Amendment of the Norman 2025 Land Use and Transportation Plan and Rezoning for 718 N. Porter Avenue

The undersigned owners of the property located at 423 E. Frank St, do hereby protest the requested amendment of the Norman 2025 Land Use and Transportation Plan from Office Designation and Commercial Designation to Institutional Designation and do hereby protest the requested rezoning from C-2 and RM-2 to SPUD, for property generally located at 718 N. Porter Avenue.

Date: 08/03/, 2023

Charles E. Baxendale

Print Name: CHARLES E. Baxendale

Print Name: Charles E. Baxendale

THE Rezoning will destory my rental rate AND value on my property

You all wont do it if you had property that close

FILED IN THE OFFICE OF THE CITY CLERK ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned owners of real property within 350 feet of the subject property hereby submit this protest petition in opposition to the above captioned and described application.

PROPERTY OWNER*
PRINT NAME
AND SIGNATURE

ADDRESS

DATE
7-31-2023

AARON B. BARNES 623 N Porter Ave Norman, OK 73071
Aaron B. Barnes

maia cot. trustee cert family trust 411 E Frank
maia clouds, core family trust NORMAN, OK
73071

-ILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address: 623 N. Porter Ave
NORMAN, OK 73071

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: 7-31-2023

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

623 N. Porter Ave Medical MART, INC.

is within the 350 feet of the proposed change.

I oppose this change for the following reasons:

No background checks for transient people who might be sex offender.
Homeless people leave messes on my property that I have to pick up. They vandalize my fence.

Sincerely, Kevin Barnes

Legal Homeowner Name: Kevin Barnes

Second Homeowner Name, if owned jointly Medical Mart, Inc.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23


PROTEST OF REZONING


To: City Clerk of the City of Norman; Norman Planning Commission; Norman City Council

Re: Request for Amendment of the Norman 2025 Land Use and Transportation Plan and Rezoning for 718 N. Porter Avenue

The undersigned owners of the property located at O E. Frank St., do hereby protest the requested amendment of the Norman 2025 Land Use and Transportation Plan from Office Designation and Commercial Designation to Institutional Designation and do hereby protest the requested rezoning from C-2 and RM-2 to SPUD, for property generally located at 718 N. Porter Avenue.

Date: July 25, 2023


Print Name: Matthew Price


Print Name: Annette Price

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

PROTEST OF REZONING

To: City Clerk of the City of Norman; Norman Planning Commission; Norman City Council

Re: Request for Amendment of the Norman 2025 Land Use and Transportation Plan and Rezoning for 718 N. Porter Avenue

The undersigned owner of the property located at 309 E. Frank St., Norman, Oklahoma, does hereby protest the requested amendment of the Norman 2025 Land Use and Transportation Plan from Office Designation and Commercial Designation to Institutional Designation and does hereby protest the requested rezoning from C-2 and RM-2 to SPUD, for property generally located at 718 N. Porter Avenue.

Date: 8-6, 2023

Big Brothers Investments LLC
(name of entity)

By [Signature]

Print Name: Tony Shirk

Title: Managing Member

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

PROTEST OF REZONING

To: City Clerk of the City of Norman; Norman Planning Commission; Norman City Council

Re: Request for Amendment of the Norman 2025 Land Use and Transportation Plan and Rezoning for 718 N. Porter Avenue

The undersigned owners of the property located at 312 E. Frank St., Unit 314, do hereby protest the requested amendment of the Norman 2025 Land Use and Transportation Plan from Office Designation and Commercial Designation to Institutional Designation and do hereby protest the requested rezoning from C-2 and RM-2 to SPUD, for property generally located at 718 N. Porter Avenue.

Date: July 31, 2023

Robert D. Richardson
Print Name: Robert D. Richardson

Judy J. Richardson
Print Name: Judy J. Richardson

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

PROTEST OF REZONING

To: City Clerk of the City of Norman; Norman Planning Commission; Norman City Council

Re: Request for Amendment of the Norman 2025 Land Use and Transportation Plan and Rezoning for 718 N. Porter Avenue

The undersigned owner of the property listed below:

- 716 N Crawford Ave
- 720 N Crawford Ave
- 226 E Rich St
- 718 N Crawford Ave
- 714 N Crawford Ave
- 801 N Peters

does hereby protest the requested amendment of the Norman 2025 Land Use and Transportation Plan from Office Designation and Commercial Designation to Institutional Designation and does hereby protest the requested rezoning from C-2 and RM-2 to SPUD, for property generally located at 718 N. Porter Avenue.

Date: 8-7, 2023

Trinity Baptist Church of Norman

By Chris Haynes

Print Name: Chris Haynes

Title: Administrator

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Address: 312 E Rich St
Norman OK 73069

Date: 08/06/23

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

312 E Rich St

is within the 350 feet of the proposed change.

I oppose this change for the following reasons:

Sincerely,

Evan Foster

Legal Homeowner Name:

Lauren Donaldson
Lauren Donaldson

Evan Foster

Second Homeowner Name, if owned jointly:

Corporate, Trust or LLC:

Office/Title:

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Print Name:

Dear City Council Members and Mayor:

We, Lauren Donaldson and Evan Foster, are submitting our official letter of protest to the proposed 718 N Porter rezoning for a low barrier shelter. We live within the 350 feet perimeter at 312 E. Rich Street. We have attempted to do our own research and attend the meetings regarding this matter to the best of our ability as two working parents. We have called our council member numerous times with no response. Due to lack of communication from our council member and lack of actual research and statistics presented at the July 27, 2024 planning meeting, we do not have enough information to make an informed decision for the affirmative. It seems there has not been ample time from the announcement to approval. The lack of clarity to whether the building will be temporary or a permanent shelter is concerning when considering the large amount of money proposed to make the necessary adjustments. This decision should include more residents of the surrounding neighborhoods, and the rest of the city of Norman. The people of Norman should have a say in whether this is a temporary shelter requiring an estimated \$500,000 or a permanent shelter needing \$1.5-\$2 million in funds, especially after approximately \$300,000 was used to set up the previous temporary shelter. We have no doubt there is a need in Norman for a low barrier shelter but is this the way it should be done?

Sincerely,



Lauren Donaldson: homeowner since 2013 (580.747.5274)

Evan Foster (405.229.6023)

312. E. Rich St. Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/20

Address:

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: 8-7-2023

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

801 N. Peters 716, 720, 718, 714 N Crawford &
226 E Rich St.

is within the 350 feet of the proposed change.

I oppose this change for the following reasons:

We have a day care in our facility and over 100 children workers, congregation and pastors in great danger! we oppose this move of the homeless shelter.

Sincerely,

Chris Haynes
Legal Homeowner Name:

Second Homeowner Name, if owned jointly:

Corporate, Trust or LLC: Trinity Baptist Church

Office/Title: Administrator.

Print Name: Chris Haynes

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned owners of real property within 350 feet of the subject property hereby submit this protest petition in opposition to the above captioned and described application.

PROPERTY OWNER*
PRINT NAME
AND SIGNATURE

ADDRESS
216 N, Crawford Ave
720 N, Crawford Ave
226 E. Rich St
718 N, Crawford Ave
714 N, Crawford Ave
801 N, Peters Ave

DATE
8-7-2023

CORPORATE, TRUST, LLC:
OFFICE/TITLE:
PRINT NAME:
SIGNATURE:

Christopher J Haynes
~~Christopher J Haynes~~
Administrator
Trinity Baptist Church

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned owners of real property within 350 feet of the subject property hereby submit this protest petition in opposition to the above captioned and described application.

PROPERTY OWNER* ADDRESS DATE
PRINT NAME
AND SIGNATURE

CORPORATE, TRUST, LLC:
OFFICE/TITLE:
PRINT NAME:
SIGNATURE:

702 N. Porter

8/3/23

WOODSCO INVESTMENTS, L.L.C.

Managing Member / Owner

Roy Woods

Roy H. Wood

Legal:

Jones Lots 13-16 Block 3

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address: 702 N. Porter

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: 8/3/23

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

702 N. Porter (a.k.a. Jones Lots 13-16 BIK 3)

is within the 350 feet of the proposed change.

I oppose this change for the following reasons:

Sincerely, Roy H. Woods

Legal Homeowner Name: WOODSCO INVESTMENTS, C.C.C.

Second Homeowner Name, if owned jointly:

Corporate, Trust or LLC: WOODSCO INVESTMENTS, C.C.C.

Office/Title: Managing Member/Owner

Print Name: Roy Woods

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/12/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned owners of real property within 350 feet of the subject property hereby submit this protest petition in opposition to the above captioned and described application.

PROPERTY OWNER* ADDRESS DATE
PRINT NAME
AND SIGNATURE

CORPORATE, TRUST, LLC:
OFFICE/TITLE:
PRINT NAME:
SIGNATURE:

702 N. Porter

8/3/23

WOODSCO INVESTMENTS, L.L.C.

Managing Member / Owner

Roy Woods

Roy A. Woods

Legal:

Jones Lots 13-16 Block 3

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned owners of real property within 350 feet of the subject property hereby submit this protest petition in opposition to the above captioned and described application.

PROPERTY OWNER* ADDRESS DATE
PRINT NAME
AND SIGNATURE

CORPORATE, TRUST, LLC:
OFFICE/TITLE:
PRINT NAME:
SIGNATURE:

702 N. Porter

8/3/23

WOODSCO INVESTMENTS, L.L.C.

Managing Member / Owner

Roy Woods

Roy A. Woods

Legal:

Jones Lots 13-16 Block 3

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Address: Boomer Express
622 N. Porter Ave
Norman OK 73071

633 Sinclair Dr
Norman OK 73071
Dear Norman City Council and Mayor,

Date: 08/07/23

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue.

I oppose this change for the following reasons: too many person's drugs ground, kid's and women, they make a mess and I have to clean up after them everyday, not knowing what to expect everyday, certain place's I can't take my family and kid's.

Sincerely, Hussein Alshebli

Corporate, Trust, or LLC:

Office/Title:

Print Name: Hussein Alshebli

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address: Boomer Express
602 N Porter Ave
Norman OK 73071

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

1964 Terryton Dr
Norman OK 73071

Date: 8/7/23

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue.

I oppose this change for the following reasons: The homeless are destroying our property. using the bathroom all over our property leaving dirty needles trash and harrassing our customers. also having this building next to too many schools would be bad for our children coming and going to school. we have to protect our children and our businesses

Sincerely,

Ranee Flores-Denton

Corporate, Trust, or LLC:

Office/Title: manager

Print Name: Ranee Flores-Denton

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Boomer Exp

Address: 6022 N Porter Ave
Norman OK 73071

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

381 E Hughbert St

Date: 8/7/23

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue.

I oppose this change for the following reasons:

Customers face constant harrassment from the homeless.

Sincerely,



Corporate, Trust, or LLC: Boomer Express

Office/Title:

Print Name: Ethan Chen-Xeno

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

405 buckhorn Dr
norman OK 73070

Dear Norman City Council and Mayor,

Address: Boomer Express
622 n porter Ave
Norman OK 73071

Date: 8/7/23

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue.

I oppose this change for the following reasons: The homeless leave to many messes everywhere from needles to trash to human bathroom to all their trash. They have no respect for us businesses and scare our customers. we are having to walk woman with their kids to their cars because they constantly harass them for money. Something needs to happen to help make norman better.

Nick bouyaram

Corporate, Trust, or LLC:

Office/Title: manager

Print Name: hick bouyaram

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address: 618 N. Crawford Ave
Norman, Ok. 73069

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: 7 Aug 2023

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

618 N. Crawford Ave

is within the 350 feet of the proposed change.

I oppose this change for the following reasons: In the Old Six Stockings area of Norman, we have too many magnets for homeless transients already, with Andrew Park and the Norman public library among many others. We do not need any more attraction. I used to ~~walk~~ walk around the park in the morning. Out of safety concerns I no longer do. I am constantly hearing mentally all people yelling and talking to ~~themselves~~ themselves while walking up and down my street.

Sincerely,

Phillip T. Swann
Legal Homeowner Name:

Phillip T. Swann

Second Homeowner Name, if owned jointly:

NA

Corporate, Trust or LLC:

NA

Office/Title:

NA

Print Name:

Phillip T Swann

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned owners of real property within 350 feet of the subject property hereby submit this protest petition in opposition to the above captioned and described application.

PROPERTY OWNER* ADDRESS DATE
PRINT NAME
AND SIGNATURE

CORPORATE, TRUST, LLC:
OFFICE/TITLE:
PRINT NAME:
SIGNATURE:

Jean P. Van Vleck 326 E. Frank St.
Norman, OK 73069

Jean P. Van Vleck 8/3/23

X MARGARET Williamson 8/3/23.

Margaret Williamson 1624 W. Westbrook

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Address:

806 N. Crawford Ave
Norman OK 73069

Date:

8/7/23

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my ~~business property~~ at which I am a ~~business owner tenant~~ (name and address of business) *Residence owner of property.*

is within the 350 feet of the proposed change.

I oppose this change for the following reasons:

This change will make my neighborhood more prone to criminal activity. There is no plan in place to protect residents or businesses from this probability. There will be a concentration of unregulated activity in a neighborhood ~~that~~ which contains multiple schools and day care centers. I implore you to reconsider this plan.

Sincerely,



Print Name:

Roger D. Blackwood

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address:

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: 8/7/23

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

229 East Frank St.

is within the 350 feet of the proposed change.

I oppose this change for the following reasons:

I have "special needs" children who do not understand "stranger danger" and would love to keep them protected.

Sincerely, *Donna Cizek*

Legal Homeowner Name: *Donna M. Cizek*

Second Homeowner Name, if owned jointly: *Juanda J. Wimberly*

Corporate, Trust or LLC:

Office/Title:

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Print Name: *Donna M. Cizek*

Since the shooting happened at the shelter on Gray St. the "low barrier" should be rethought. There are a lot of other buildings available in Norman that could be considered.

What about all the abandoned buildings at THE old Central state hospital where there already set up some help with homeless there. Without better protocols, without better safety measures, without better ways to secure our properties, I Do not want this near me or my family.

Since the shooting happened at the shelter on Gray St. the "low barrier" should be rethought. There are a lot of other buildings available in Norman that could be considered.

What about all the abandoned buildings at THE old Central state hospital where there already set up some help with homeless there, without better protocols, without better safety measures, without better ways to secure our properties.
I Do not want this near me or my family.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

ATTORNEYS +
COUNSELORS
AT LAW

a professional limited
liability company

August 7, 2023

Patrick H. Lane
plane@bml.law

Re: Protest of PD23-28

Via Hand-delivery

Norman City Council and Mayor
c/o City Clerk
201 W Gray
Street, Norman OK 73070

Dear Norman City Council and Mayor,

Included with this letter are protest petitions protesting the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue.

The enclosed petitions are submitted on behalf of the owners and/or tenants of the following described properties located within 350 feet of the proposed change:

702 N. Porter Ave, Norman, OK 73071	311 E Rich St, Norman, OK 73069
705 N. Porter Ave, Norman, OK 73071	319 E Rich St, Norman, OK 73069
314 E. Rich St., Norman, OK 73069	308 E Johnson St, Norman, OK 73069
Lots 7-12 of J.A. Jones Addition to Norman, Cleveland County, Oklahoma	312 E Johnson St, Norman, OK 73069
303 E Rich St, Norman, OK 73069	316 E Johnson St, Norman, OK 73069
	324 E Johnson St, Norman, OK 73069

Also enclosed are protests signed by customers of Tarahumaras Cafe & Cantina, LLC.

The opposition to the proposed rezoning is based on the detrimental impact it will have on property values and business.

Sincerely,



Patrick Lane

Encl: Verified Protests

Protest Petition
City of Norman Case No.: PD23-28

The undersigned property owner(s), in accordance with the provisions of the City of Norman Municipal Code 36-571 Amendments, do(es) hereby formally protest the above-cited application on the following property: 718 North Porter Avenue, Norman, OK.

The undersigned owner(s) of real property located within the required area of notification acknowledge signatures must be verified as true and correct signatures in order for this Petition Protest to be valid. (The area of notification includes the real property located within 350 feet of the boundaries of the area subject to the application.)


The undersigned realize this Protest Petition is in opposition to the above-referenced application and the signatures cannot be removed after filing unless certain lawful actions are taken.

Name of Company: SRI Operating Company Date: 08/07/2023

Address of Property Rented: 705 N. Porter Ave, Norman, OK 73071

Print Name: Patrick H. Lane

Title: Attorney

Signature: 

Acknowledgement and Verification

STATE OF OKLAHOMA)
) SS
COUNTY OF CLEVELAND)

Before me, the undersigned, a Notary Public in and for said County and State on the 7th day of August, 2023, personally appeared Patrick H. Lane, Attorney for of SRI Operating Company, to me known to be the identical person who read and examined the Protest Petition and acknowledged to me that same was executed as the duly authorized, free and voluntary act of such entity for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.




Notary Public

My Commission Expires: 5-9-2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Filed By: (NAME) JUDITH A. RIDGEWAY
(Address) 3910 180 AVE NE
(Phone #) NEWALLA, OK 74857
405-627-2166

Date: 8-3-2023

Protest Petition

City of Norman Case No.: PD23-28

We, the undersigned property owners, in accordance with the provisions of the City of Norman Municipal Code 36-571 Amendments, do hereby formally protest the above-cited application on the following property: 718 North Porter Avenue, Norman, OK.

The undersigned owners of real property located within the required area of notification acknowledge our signatures must be verified by one of the signers of this Protest Petition as true and correct signatures in order for this Petition Protest to be valid. (The area of notification includes the real property located within 350 feet of the boundaries of the area subject to the application.)

The undersigned realize this Protest Petition is in opposition to this application and our signatures cannot be removed after filing unless certain lawful actions are taken.

Name of Company: TEE-SQUARE, LTD Date: 8-3-2023
Address of Property Owned: 314 E. RICH, NORMAN, OK 73069
Print Name: JUDITH A. RIDGEWAY
Title: SECRETARY OWNER OF TSL
Signature: Judith A. Ridgeway

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Acknowledgement and Verification

STATE OF OKLAHOMA)
) SS
CLEVELAND COUNTY)

Before me, the undersigned, a Notary Public in and for said County and State on 3 day of AUGUST 2023, personally appeared JUDITH A. RIDGEWAY SECRETREA of

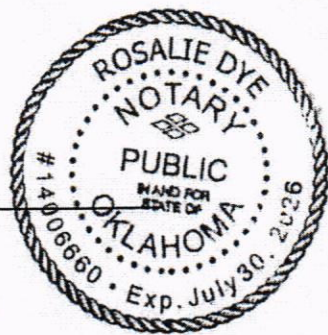
TEE-SQUARE, LTD. (company), to me known to be the identical person who read and examined the Protest STOCK HOLDER (title/position)

Petition and acknowledged to me that same was executed as the duly authorized, free and voluntary act of such entity for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

Rosalie Dye
Notary Public

My Commission Expires: July 30, 2026



FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

PROTEST OF REZONING

To: City Clerk of the City of Norman; Norman Planning Commission; Norman City Council

Re: Request for Amendment of the Norman 2025 Land Use and Transportation Plan and Rezoning for 718 N. Porter Avenue

The undersigned owners of the property located at 314 E. Rich St, do hereby protest the requested amendment of the Norman 2025 Land Use and Transportation Plan from Office Designation and Commercial Designation to Institutional Designation and do hereby protest the requested rezoning from C-2 and RM-2 to SPUD, for property generally located at 718 N. Porter Avenue.

Date: 8-3, 2023

Tee-Square, LTD
By: Judith A. Ridgeway
Print Name: JUDITH A. RIDGEWAY
Title: SEC/TREA

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Filed By: (NAME)
(Address)
(Phone #)

Date:

Protest Petition
City of Norman Case No.: PD23-28

We, the undersigned property owners, in accordance with the provisions of the City of Norman Municipal Code 36-571 Amendments, do hereby formally protest the above-cited application on the following property: 718 North Porter Avenue, Norman, OK.

The undersigned owners of real property located within the required area of notification acknowledge our signatures must be verified by one of the signers of this Protest Petition as true and correct signatures in order for this Petition Protest to be valid. (The area of notification includes the real property located within 350 feet of the boundaries of the area subject to the application.)

The undersigned realize this Protest Petition is in opposition to this application and our signatures cannot be removed after filing unless certain lawful actions are taken.

Name of Company: Physicians + Surgeons Medical, LLC Date: 7/27/23

Address of Property Owned: 900 N. Porter & 950 N. Porter + Exhibit A

Print Name: Jimmy Cox

Title: President of Burk Collins + Co., Ltd, manager of Physicians + Surgeons Medical, LLC.

Signature: 

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/2/23

Acknowledgement and Verification

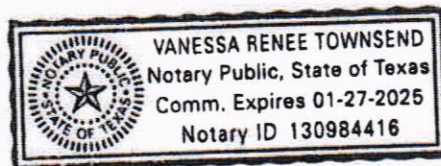
Texas
STATE OF ~~OKLAHOMA~~)
Tarrant) SS
~~CLEVELAND~~ COUNTY)

Before me, the undersigned, a Notary Public in and for said County and State on 28th day of July, 2023, personally appeared Jimmy Cox, President/Manager of Burk Collins & Co, LTD / Physicians & Surgeons Medical, LLC (name) (title/position) to me known to be the identical person who read and examined the Protest (company)

Petition and acknowledged to me that same was executed as the duly authorized, free and voluntary act of such entity for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

Vanessa Renee Townsend
Notary Public



My Commission Expires: 1-27-25

-ILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Exhibit A

303 E Rich St, Norman, OK 73069
311 E Rich St, Norman, OK 73069
319 E Rich St, Norman, OK 73069
308 W Johnson St, should be 308 E Johnson St, Norman, OK 73069
312 W Johnson St, should be 312 E Johnson St, Norman, OK 73069
316 W Johnson St, should be 316 E Johnson St, Norman, OK 73069
324 W Johnson St, should be 324 E Johnson St, Norman, OK 73069

**Protest Petition
City of Norman Case No.: PD23-28**

The undersigned property owner(s), in accordance with the provisions of the City of Norman Municipal Code 36-571 Amendments, do(es) hereby formally protest the above-cited application on the following property: 718 North Porter Avenue, Norman, OK.

The undersigned owner(s) of real property located within the required area of notification acknowledge signatures must be verified as true and correct signatures in order for this Petition Protest to be valid. (The area of notification includes the real property located within 350 feet of the boundaries of the area subject to the application.)

The undersigned realize this Protest Petition is in opposition to the above-referenced application and the signatures cannot be removed after filing unless certain lawful actions are taken.

Name of Company: Tarahumara's Café & Cantina, LLC Date: 08/07/2023

Address of Property Rented: 702 N. Porter Ave, Norman, OK 73071

Print Name: Patrick H. Lane

Title: Attorney

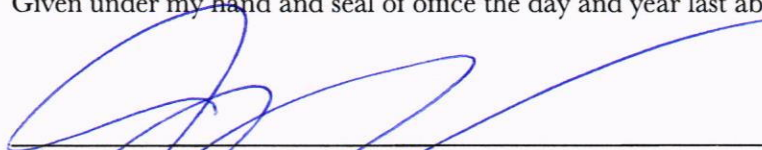
Signature: 

Acknowledgement and Verification

STATE OF OKLAHOMA)
) SS
COUNTY OF CLEVELAND)

Before me, the undersigned, a Notary Public in and for said County and State on the 7th day of August, 2023, personally appeared Patrick H. Lane, Attorney for Tarahumara's Café & Cantina, LLC, to me known to be the identical person who read and examined the Protest Petition and acknowledged to me that same was executed as the duly authorized, free and voluntary act of such entity for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.



Notary Public



My Commission Expires: 5-9-2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Protest Petition
City of Norman Case No.: PD23-28

The undersigned property owner(s), in accordance with the provisions of the City of Norman Municipal Code 36-571 Amendments, do(es) hereby formally protest the above-cited application on the following property: 718 North Porter Avenue, Norman, OK.

The undersigned owner(s) of real property located within the required area of notification acknowledge signatures must be verified as true and correct signatures in order for this Petition Protest to be valid. (The area of notification includes the real property located within 350 feet of the boundaries of the area subject to the application.)

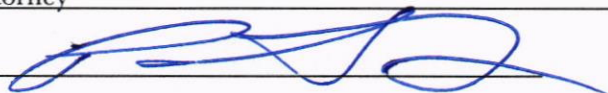
The undersigned realize this Protest Petition is in opposition to the above-referenced application and the signatures cannot be removed after filing unless certain lawful actions are taken.

Name of Company: 702 N Porter Ave, LLC Date: 08/07/2023

Address of Property Rented: Lots 7-12 of J.A. Jones Addition to Norman, Cleveland County,
Oklahoma

Print Name: Patrick H. Lane

Title: Attorney

Signature: 

Acknowledgement and Verification

STATE OF OKLAHOMA)
) SS
COUNTY OF CLEVELAND)

Before me, the undersigned, a Notary Public in and for said County and State on the 7th day of August, 2023, personally appeared Patrick H. Lane, Attorney for 702 N Porter Ave, LLC, to me known to be the identical person who read and examined the Protest Petition and acknowledged to me that same was executed as the duly authorized, free and voluntary act of such entity for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.



Notary Public

My Commission Expires: 5-9-2024



**FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23**

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned employees of businesses within 350 feet of the subject property hereby submit this protest petition in opposition to the above captioned and described application.

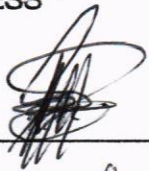
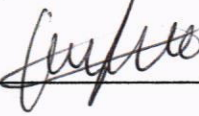
EMPLOYEE OF BUSINESS * PRINT NAME AND SIGNATURE	ADDRESS	DATE
Silvia Williams	2004 county Road 1148 Tuttle	08/03/23
Efrain Romero	2103 Bates Ct Norman	8/4/23
Heidy Casoverde	815 Lexington trl #315	8/4/23
Leslie Garcia	2140 W Brooks St Norman	8/4/23
Luciana Zuazo	127 W Acres St Norman	8/4/23
Valeria Quiñones	501 Dennis st Edmond	8/4/23
Fernanda Quiñones	301 Dennis st Edmond	08/04/23
Dani Flores	1812 clearwater dr Norman ok 73071	8/4/23
Miguel Carnejo	800 Lexington st lot 116 Norman OK 73069	8/4/23
CARLOS M. CASTRO	2132 SW 48 st OKC OK 73119	8/4/23

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned employees of businesses within 350 feet of the subject property hereby submit this protest petition in opposition to the above captioned and described application.

EMPLOYEE OF BUSINESS * PRINT NAME AND SIGNATURE	ADDRESS	DATE
<i>Victor Diaz</i> 	<i>2628 SW 65th OKC, OK 73159.</i>	
<i>Georgina Concha</i> 	<i>3001 Oak tree Ave U7 Norman OK</i>	
<i>Manuel Mendez</i>	<i>1436 SW 65th OKC 73159</i>	<i>08/06/2023</i>
<i>Laura Jordan</i>	<i>738 Highland Prwy</i>	<i>08/01/23</i>

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

City of Norman, Oklahoma: Proposed Warming Center Location

The attached customer signatures of Tarahumara's Mexican Cafe & Cantina support the position of **NOT** placing the proposed emergency shelter at the 718 North Porter location. The difficulties that customers have encountered have included being harassed, approached by homeless individuals asking for money and being subject to fights amongst homeless individuals who have already started loitering at the empty location.

We fully recognize that the City of Norman has a homeless issue that is growing but feel that a business such as Tarahumara's will suffer greatly because customers will avoid the area.

Please consider another location that does not impact a small, locally owned Norman business.

IF the City of Norman pursues this proposal we request that a substantial wall be constructed at the City of Norman's expense between the parking areas of the two locations.

Tarahumara's Mexican Cafe and Cantina
 702 North Porter Avenue
 Norman, Oklahoma 73071
 405-360-8070

Signature	Printed Name	Address	City, State	Zip
<i>Donald Hemen</i>	Donald Hemen	7201 180th	Noble OK	73068
<i>Jeff Myers</i>	Jeff Myers	807 W Main	Purcell, OK	73080
<i>M. Madden</i>	Melissa Madden	1036 London Lane	Purcell, OK	73080
<i>M. Maggins</i>	M. Maggins	1639 Brigant Cir	Norman	73076
<i>Jerril Edzard</i>	Jerril Edzard	1018 Joe Keeley	Norman OK	73071
<i>Carisa McLarty</i>	Carisa McLarty	1017 Clingmans Dome Rd	Norman OK	73069
<i>Sandra Harriman</i>	Sandra Harriman	3525 Crampton Gap Way	Norman OK	73069
<i>David Harriman</i>	David Harriman	352 Crampton Gap Way	Norman OK	73069
<i>Sarah Neal</i>	Sarah Neal	400 Daybreak Dr.	Norman OK	73071
<i>Elizabeth Vasquez</i>	Elizabeth Vasquez	3815 Red Oaks Drive	Norman, OK	73072
<i>Larry Patrick</i>	Larry Patrick	291 Morning Dew Trail	Norman OK	73072

FILED IN THE OFFICE
 OF THE CITY CLERK
 ON 8/7/23

Signature	Printed Name	Address	City, State	Zip
<i>Lacey Hailey</i>	Lacey Hailey	236 Terra Ct	Norman, OK.	73069
<i>Nick Hailey</i>	Nick Hailey	236 Terra Ct	Norman, OK	73069
<i>Jackie Kels</i>	Jackie Kels	4012 Vista Dr	Norman OK	73071
<i>Frank Fitzgerald</i>	Frank Fitzgerald	3679 Kinkle Ln	Norman OK	73072
<i>Dana Wyche</i>	Dana Wyche			
<i>Sheryl Bault</i>	Sheryl Bault	413 E. Rose Dr	Midwest OK	73110
<i>Roy B. Ray III</i>	Roy B. Ray III	413 E Rose Dr	Midwest City, OK	73110
<i>E. Kulakowski</i>	E. Kulakowski	6600 N 8th Chant	OKC, OK	73116
<i>Dolores Miller</i>	Dolores Miller	1521 SW 40th Street	OKC OK	73119
<i>Jim Herring</i>	JIM HERRING	12401 LEWIS RD	LEXINGTON OK	73051
<i>Ashley Owens</i>	Ashley Owens	433 Living Springs Trl	Goldston	73093
<i>Michael Fletcher</i>	MICHAEL FLETCHER	1801 Kiamichi Road	Norman OK	73026
<i>Cherie Fletcher</i>	CHERIE FLETCHER	1801 Kiamiche Rd	Norman OK	73026
<i>Eric Brown</i>	Eric Brown	1477 S Main	Goldsbey OK	73093
<i>Mishona Brown</i>	Mishona Brown	1477 S. Main Ave	Goldsbey OK	73093
<i>Kerry Tranel</i>	Kerry Tranel	208 Millbury Rd	Norman	73071
<i>Vin Tranel</i>	Vin Tranel	208 Millbury Rd	Norman	73071
<i>Joyce Wadlow</i>	Joyce Wadlow	1107 Brandwine #17	Norman	73071
<i>Phillip W. Moore</i>	Phillip W. Moore	830 Summit Ave	Moore	73160

-FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Signature	Printed Name	Address	City, State	Zip
	KATHY JONES	3308 Willow Sm.	Moore OK	73170
	Scott Melick	124 Mimosa Dr.	Norman, OK	73069
	Tyler Walker	3307 66th Ave	Norman OK	73026
	Teri Walker	301a Woodcrest Creek Dr	Norman OK	73071
	Matthew Walker	301a Woodcrest Creek Dr	Norman OK	73071
	Ryan Strong	20583 Adler Farms Dr.	Edmond, OK	73013
	Lisa Hopper	3417 Beverly Drive	Edmond, OK	73007
	Brett River	5051 N Downs Blvd	Arden OK	73007
	Jessica Buda	Water Street	Norman, OK	73011
	Shawn Williams	1508 Elindsey	Norman OK	73012
	Leneke Barnard	300 36th Ave SW	NORMAN, OK	73072
	Greg Barnard	1902 Pin Oak Dr	Norman, OK	73072
	Jim Poley	1901 Elmwood Dr.	Norman, OK	73071
	Cary Barksdale	1901 Elmwood Dr	Norman, OK	73071
	Gary Barksdale	512 Mimosa Dr	Norman, OK	73069
	Lindsay Martinez	6504 Water Kat Dr.	Norman, OK	73069

Signature	Printed Name	Address	City, State	Zip
Laura Patrick	Laura Patrick	P.O. Box 722047	Norman, Ok	73070
Jill Todd	Jill Todd	202 Stan Pat...	Newcastle, Ok	73065
Stevan Wright	Stevan Wright	5650 N Broadway	Norman OK	73069
Ross A Wright	Ross A Wright	5650 N Broadway	Norman, OK	73069
Casey Green	Casey Green	PO Box 13	Paoli, OK	73074
Krista Green	Krista Green	PO Box 13	Paoli OK	73074
Lance Friesen	Lance Friesen	4524 Black Horse Rd.	Norman, OK	73072
Shawn Friesen	Shawn Friesen	4524 Black Horse Rd.	Norman, OK	73072
Sandra Kretzer	Sandra Kretzer	3117 Epora Dr.	Norman, OK	73071
Alonzo Kretzer	Alonzo Kretzer	3117 Epora Dr.	Norman, OK	73071
Tamara McGraw	Tamara McGraw	205 Telstar St	Norman	73069
David McGraw	David McGraw	205 Telstar St	Norman	73069
Shelley Robertson	Shelley Robertson	24628 SH39, Purcell OK	Purcell	73080
Leslie Robertson	Leslie Robertson	24628 State Hwy 39	Purcell, OK	73080
James Hays	James Hays	4600 Summerfield	Norman, OK	73072
Lynnette Dale	Lynnette Dale	4600 Summerfield Ct	Norman	73072
Matthew Hecox	Matthew Hecox	P.O. Box 720723	Norman OK	73072
Elliott				
Georgia Koshinev	Georgia Koshinev	9408 Winfield Ln	Norman OK	73069

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Signature	Printed Name	Address	City, State	Zip
	Ian King	1633 Pongeline Rd	Norman OK	73071
	Keith Stutzman	722 Highland Pkwy	Norman OK	73069
	Josie Strutzman	722 Highland Pkwy	Norman	73069
	Andrew French	3017 Pinelake St	Norman	73071
	Christopher Fran	3017 Pinelake St	Norman	73071
	Abby Coles	3017 Pinelake St	Norman	73071
	Ewan Coles	3017 Pinelake	Norman	73071
	Angela Albertson	401 Skyridge Trail	Noble	73068
	Brian Albertson	1210 NW 26 Ave	Norman	73072
DAVID PETERSON	DAVID PETERSON	1741 E RIDGEVIEW TERR	MUSTANG OK	73064
	Melissa Chesel		NORMAN OK	73024
	Paula Arcevalo	8120 120th Ave N.E	NORM OK	73026
	Helen Todd	1600 E. Imhoff Rd	Norman OK	73071
	CAROL FLOYD	2103 Timbercrest Pl	Norman OK	73071
	Jerry Floyd	2103 Timbercrest Pl	Norman OK	73071
	Mark Newman	3208 BELLA RIVE DR	NORMAN OK	
	Peter Sandeur	1720 120th Ave NE	Norman OK	73026
	Berold L. Jones	3308 Willow Ln	MOORE OK	73170
	Kasey Fry	124 MIMOSA DR.	Norman OK	73071

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Signature	Printed Name	Address	City, State	Zip
<i>[Signature]</i>	Fernando Martinez	2504 Waterleaf Dr	Norman, OK	73069
<i>[Signature]</i>	Robert Buchanan	123 E. Reses St	Norman OK	73061
<i>[Signature]</i>	Alain Harewood	1003 Rambling Oaks	Norman, OK	73072
<i>[Signature]</i>	Tina Birge	2324 Oak Creek Dr	Blanchard OK	73010
<i>[Signature]</i>	Kristina Birge	2336 Oak Creek Dr	Blanchard OK	73010
<i>[Signature]</i>	Katherine Keith	4017 Beechwood Dr	Norman, OK	73072
<i>[Signature]</i>	Stephanie Delle	3617 Quail Creek Dr	Norman OK	73072
<i>[Signature]</i>	Kasey Owens	2512 Stamford Ct	Edmond OK	73034
<i>[Signature]</i>	Angele Parker	3551 Brook Vly Dr	Jones OK	73034
<i>[Signature]</i>	Ann Bennington	18520 English Oak Lane	Edmond, OK	73012
<i>[Signature]</i>	Lauryl Bennington	14025 NE Eastern Ave	Edmond, OK	73013
<i>[Signature]</i>	John A. Jawosh	3005 Weymouth Way	NORMAN	73071
<i>[Signature]</i>	Brian Clark	12801 84th Lexington	OK	73051
<i>[Signature]</i>	Sarah Lawson	17392 N Cord ³⁰⁷⁶ kind	Lindsay, OK	73057
<i>[Signature]</i>	Jennifer Murphy	4509 Vista Drive	Norman	73071
<i>[Signature]</i>	Jayne Ackisson	909 N. Robinson Ave	Moore	73170
<i>[Signature]</i>	Tammie Richett	3410 Wewoka Dr	Norman	73071
<i>[Signature]</i>	Sarah Wilson	2701 Belmont Dr.	Norman	73072

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 ON 8/7/23

Signature	Printed Name	Address	City, State	Zip
<i>Matt Wilson</i>	Matt Wilson	2701 Belmont dr	Norman, OK	73072
<i>Sandra Brodsky</i>	Sandra Brodsky	2629 Dewey Ave W8	Norman, OK	73072
<i>Virginia Ellis</i>	VERONIA ELLIS	403 Nebraska St.	Norman, OK	73071
<i>Tim Price</i>	Tim Price	7217 SW 105 St.	OKla. City, OK	73173
<i>Teresa Price</i>	Teresa Price	7217 SW 105 th St.	Okla City OK	73173
<i>Shannon Madwell</i>	Shannon Madwell	15816 Claremont Blvd	Edmond, OK	73013
<i>Stanton Ropp</i>	Stanton Ropp	1925 Ironhorse Cir	Norman, OK	73022
<i>Candi Maxey</i>	Candi Maxey	1002 Andrew Dr	Tuttle, OK	73089
<i>John Kalfart</i>	John Kalfart	224 Terra Ct	Norman OK	73069
<i>Stacy H Canada</i>	Stacy H Canada	408 Yarmouth Rd	Norman, OK	73071
<i>Richard Canada</i>	Richard Canada	408 Yarmouth Rd	Norman, OK	73071
<i>Corey Thomas</i>	Corey Thomas	14 Osage DR	Shawnee OK	74804
<i>Brandy Thomas</i>	Brandy Thomas	14 Osage DR	Shawnee, OK	74801
<i>Jocann Thomson</i>	Jocann Thomson	300 Beech Rd N107E	Noble OK	73065
<i>Bruce Remy</i>	Bruce Remy	306 E. Main	Norman OK	73069
<i>Katy Wells</i>	Katy Wells	4091 E. Franklin Rd	Norman OK	73076
<i>Candice Lindsay</i>		721 Hummingbird Dr	Norman	73069
<i>Viki Power</i>	Viki Power	4501 84 th Ave	Noble OK	75018

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 ON 8/2/23

Signature	Printed Name	Address	City, State	Zip
<i>Randal Powell</i>	RANDAL Powell	4501 84 th AVE SE	NOBLE OK	73068
<i>Jason Ramsey</i>	JASON Ramsey	1822 Hunt Club Cir	Blanchard Ok	73010
<i>Naida Bitko</i>	NAIDA BITKO	4511 96 th Avenue NE	NORMAN	73026
<i>Johnny Tate</i>	JOHNNY Tate	521 Miller Ave	NORMAN	73069
<i>Kristi Tate</i>	KRISTI Tate	521 Miller Ave.	Norman	73069
<i>Christie Farley</i>	CHRISTIE Farley	305 VICTORY CT	NORMAN	73072
<i>Elizabeth White</i>	ELIZABETH White	9300 Arrowhead Cr.	Norman	73026
<i>Ted H Smith</i>	TED H Smith	613 Riverwalk Ct	NORMAN	73072
<i>Patricia Smith</i>	PATRICIA Smith	613 Riverwalk Ct	Norman	73072
<i>Arnold Sterling</i>	ARNOLD T. Sterling	281 W. Tecumseh Rd.	NORMAN, OK	73069
<i>Nicole M. Kish</i>	NICOLE M. KISH	3213 RUTHERFORD WAY	NORMAN, OK	73072
<i>Teresa W. Sperms</i>	TERESA W. Sperms	281 W. Tecumseh Rd	Norman, OK	73069
<i>Annette Gunter</i>	ANNETTE Gunter	47005 EASTERN AVE	Norman OK	73069
<i>Tom VanBruit</i>	TOM, VANBRUIT	7000 SunCountry Rd	Lexington OK	73051
<i>Hellie Vinson</i>	HELLIE Vinson	345779 E Hwy 18B	Sparks, OK	74869
<i>Susten Vinson</i>	SUSTEN Vinson	345779 E Hwy 18B	Sparks, OK	74869
<i>James McHugh</i>	JAMES McHugh	345779 E Hwy 18B	Sparks, OK	74869
<i>Bayley Peeks</i>	BAYLEY Peeks	345779 E Hwy 18B	Sparks, OK	74869
<i>John Andersen</i>	JOHN Andersen	24355 Portland AVE	Blanchard, Ok	73010

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 ON 8/7/23

Signature	Printed Name	Address	City, State	Zip
	Brittany Ankers	1503 Harwood St	Bridgeton, TX	76246
	Sean Wakes	12 Avalon D	Tropen Club TX	76260
	Rick Newsy	1050 Highland Hills	NORMAN, OK	73026
	Sean Smith	3000 S 9th St Per	Purcell	73090
	Scott Hubbard	2850 Ginger Dr. Norman OK	Norman	73026
	RAYMOND Stone	208 Mountain Oaks	NORMAN	73021
	Robert G. With	4115 72nd Ave. SE	NORMAN, OK.	73026
	Tom Warren	1314 Magnolia	Norman, OK	73072
	Jolie Williams	17500 Timberline St	NORMAN, OK	73071
	Matt Robinson	3012 Highland Glen	Norman OK	73069
	STEVE FREJE	1500 Old Mill Road	MOORE, OK	73160
	Dianne Freije	1500 Old Mill Rd.	Moore, OK	73160
	Todd Curtis	2428 Bellum Dr	Norman OK	73021
	Bobbie Byrd	18300 Sycamore	Norman OK	73026
	Tor S. OLSKINETZKY	320th Street	Norman OK	73072
	Kent Bays	401 Mountain Dr	Norman OK	73069
	Fred Rice	4408 Spayglass	Norman OK	73072
	Amy Rice	4408 Spayglass	Norman	73072

FILED IN THE OFFICE
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 ON 8/7/23

Signature	Printed Name	Address	City, State	Zip
<i>Tabetha Howard</i>	Tabetha Howard	112 East Rock Creek Rd	Norman, OK	73071
<i>Kris Goetz</i>	Kris Goetz	848 SW 19th St	Moore OK	73160
<i>Anke Montgomery</i>	Anke Montgomery	3451 Black Locust Pl	Norman OK	73071
<i>John McGrew</i>	John McGrew	1436 Buena Vista Cir	NORMAN, OK	73071
<i>Marva McCrew</i>	MARVA McCrew	436 Buena Vista Cir	NORMAN	73071
<i>Jane McConnell</i>	Jane McConnell	2705 Fairfield Drive	Norman OK	73072
<i>Dore M. Wheeler</i>	Dore M. Wheeler	3912 Brownwood Lane	Norman OK	73072
<i>Gary McClelland</i>	GARY McClelland	3327 Mt. Mitchell Lane	Norman OK	73069
<i>Pam McClelland</i>	Pam McClelland	3327 Mt. Mitchell Ln	Norman	73069
<i>Steve Green</i>	Steve Green	4030 Hidden Hill R	Norman	73072
<i>Sharon Green</i>	Sharon Green	4030 Hidden Hill Rd	NORMAN	73072
<i>Robert D. Cumm</i>	Robert D. Cumm	3100 Pine Hill Rd	Norman	73072
<i>Dorene Kuric</i>	Dorene Kuric	521 Lone Oak Dr	NORMAN	73071
<i>Traci Succimari</i>	Traci Succimari	1715 Charles St 701 Grill Ave	Norman	73069
<i>John Scamehorn</i>	John Scamehorn	Norman	Norman, OK	73071
<i>Michael B. Bendrock</i>	Michael B. Bendrock	3909 Knob Hill Ct, Norman	Norman, OK	73072
<i>Nina Barbee</i>	Nina Barbee	4916 Baker St. Norman	Norman, OK	73072
<i>William Barksdale</i>	William Barksdale	225 W, Mosier	Norman OK	73069
<i>Davis Ocrankeberger</i>	Davis Ocrankeberger	1301 Creekside Or Apt 1705	Norman, OK	73071

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Signature	Printed Name	Address	City, State	Zip
<i>Janet Kirby</i>	Janet Kirby	505 Bungarner Ave	Norman OK	73028
<i>Michelle Brockner</i>	Michelle Brockner	1504 WAE Pined Dr	NORMAN OK	73071
<i>Chris Scott</i>	Chris Scott	14025 Broadway Ave	OK, OK	73170
<i>Teresa Scamhorn</i>	Teresa Scamhorn	2604 Bitas Patch Way	NORMAN, OK	73071
<i>Sonthon Sorb</i>	Sonthon Sorb	3211 EVERETT CT	NORMAN OK	73021
<i>Anisha Urben</i>	Anisha Urben	333 Crestside	Noble OK	73068
<i>Madison Jones</i>	Madison Jones	11683 24th	NORMAN	73069
<i>Daklee Jaime</i>	Daklee Jaime	11693 24th	NORMAN, OK	73069
<i>GREG YEARY</i>	GREG YEARY	1508 WARBIRD	NORMAN, OK	73071
<i>TRACEY FERRERO</i>	TRACEY FERRERO	1021 W BOYD ST	NORMAN OK	73069
<i>PHIL FERRERO</i>	PHIL FERRERO	1021 W BOYD ST	NORMAN, OK	73069

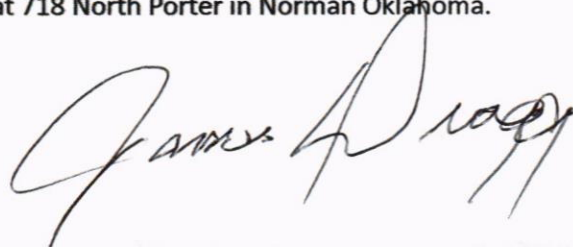
FILED IN THE OFFICE
 OF THE CITY CLERK
 ON 8/7/23

To whom it may concern,

My name is James Dragg.

I live at 222 E Frank Street.

I am protesting the proposed homeless shelter at 718 North Porter in Norman Oklahoma.

A handwritten signature in black ink that reads "James Dragg". The signature is written in a cursive style with a large, looped initial "J".

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/3/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

[REDACTED] PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned submit this protest petition in opposition to the above captioned and described application.

PRINT NAME
AND SIGNATURE

ADDRESS

DATE

Sharon Cline Sharon Cline 208 E. Hughbert 08/06/23
Norman, OK

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address: 220 E. Johnson St

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: 8/6/2023

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

220 E. Johnson St.

is in close proximity.

I oppose this change for the following reasons:

I have been harassed by homeless individuals while walking my dog

I have seen piles of human excrement on the streets!
Discarded/abandoned carts, clothes, underwear.

Sincerely,

Legal Homeowner Name: John Steven Wilson

Second Homeowner Name, if owned jointly

Corporate, Trust, or LLC:

Office/Title:

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Print Name: John Steven Wilson

A friend who was visiting with us was sitting on our front porch smoking late at night (2 AM.) one night recently and watched someone walk down the street (Johnson St. between Peters and Crawford) check each mail box on the street.

405-919-0556

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

[REDACTED] PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
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This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned owners of real property within nearby proximity of the subject property hereby submit this protest petition in opposition to the above captioned and described application.

PROPERTY OWNER* ADDRESS DATE
PRINT NAME SANDRA STEWART 223 E. JOHNSON ST 8/6/23
AND SIGNATURE Sandra Stewart NORMAN, OK 73069

CORPORATE, TRUST, LLC:
OFFICE/TITLE: FILED IN THE OFFICE
PRINT NAME: OF THE CITY CLERK
SIGNATURE: ON 8/7/23

I protest against the development of the subject property at 718 N. Porter Ave. into a shelter for the homeless. The property is located only two blocks from Creative Expressions child care and Woodrow Wilson Elementary school. Keep the homeless AWAY from the children. I honestly feel that Norman has become an unsafe town and is on its way to become a smaller version of San Francisco. In addition, I own my home and do not want my property values to decrease.

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

[REDACTED] PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
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PROPERTY OWNER*	ADDRESS	DATE
PRINT NAME <i>Thomas Stewart</i>	<i>223 E Johnson St</i>	<i>8-6-23</i>
AND SIGNATURE <i>[Signature]</i>	<i>Norman OK 73069</i>	

CORPORATE, TRUST, LLC:
OFFICE/TITLE:
PRINT NAME:
SIGNATURE:

FILED IN THE OFFICE
OF THE CITY CLERK
ON *8/7/23*

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Address:

JENNIFER HACKNEY
426 E FRANK ST
Norman OK 73071

Date: August 6, 2023

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

~~400000~~ 426 E Frank St

is within the 350 feet of the proposed change.

I oppose this change for the following reasons:

- * decreased property values, increased foot & car traffic
- * Norman report on the unhoused found that a substantial portion of unhoused suffer a serious mental illness or addiction (~40%). They need more than a shelter & our neighborhood does not need / have the resources to cope with people with such high needs. Use the campus of Griffin Memorial. We live living in walking distance of Targumara & wouldn't walk or drive there with a shelter

Sincerely,

Legal Homeowner Name: next door,

Jennifer K. Hackney Jennifer K. Hackney

Second Homeowner Name, if owned jointly:

Tim Kline

Corporate, Trust or LLC:

Office/Title:

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Print Name:

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Address: Tim Kline
426 E Frank St
Norman, OK 73071

Date: August 6, 2023

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

426 E Frank St

is within the 350 feet of the proposed change.

I oppose this change for the following reasons:

Decreased property values + increased crime.

Sincerely,

Legal Homeowner Name:

Timothy J. Kline *Timothy J. Kline*

Second Homeowner Name, if owned jointly:

Corporate, Trust or LLC:

Office/Title:

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/2/23

Print Name:

Address: 208 E. Hughbert
Norman, OK 73069

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: 08/06/2023

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

208 E. Hughbert, Norman, OK

is in close proximity.

I oppose this change for the following reasons:

Too close to my home.
My young grandchildren and I can no longer go to Ruth Updegraff park because it's unsafe.

Sincerely,

Sharon Cline

Legal Homeowner Name:

Sharon Cline

Second Homeowner Name, if owned jointly

Corporate, Trust, or LLC:

Office/Title:

Print Name:

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address: 106 East Hayes Street

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: Aug. 6th, 2023

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

106 East Hayes Street

is in close proximity.

I oppose this change for the following reasons:

- Homeless people walk down the street leaving a trail of cups, water bottles, beer cans, litter, food packages + trash.
- There was a burglary in my alley, of a house close to mine.
- Mail is taken by homeless people, because on my street, our mail boxes are on the street.
- Lower property values

Sincerely,

Bruce O. Allen

Legal Homeowner Name: Bruce O. Allen ph. (405) 412-7567

Second Homeowner Name, if owned jointly None

Corporate, Trust, or LLC: FILED IN THE OFFICE
OF THE CITY CLERK
Office/Title: ON 8/7/23

Print Name: Bruce O. Allen

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

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PROPERTY OWNER* ADDRESS DATE
PRINT NAME
AND SIGNATURE

CORPORATE, TRUST, LLC:
OFFICE/TITLE:
PRINT NAME:
SIGNATURE:

Bruce Allen Bruce Allen 106 East Hayes St, Norman, OK 73069 8-6-23

Bruce Allen

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

██████████ PETITION IN PROTEST OF:
Application of City of Norman for
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PRINT NAME
AND SIGNATURE

ADDRESS

DATE

Allison Paine Allison Paine 1017 N. Peters Ave. Norman, OK 73069 405-664-1823 ✓
Kelcie Carter Kelcie Carter 1905 Trailview Norman, Ok. 73072

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
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PROPERTY OWNER* ADDRESS 425 E. Hughbert St DATE 8-3-23
PRINT NAME Sydney Asobial Norman, OK 73011
AND SIGNATURE [Signature]

CORPORATE, TRUST, LLC:
OFFICE/TITLE:
PRINT NAME:
SIGNATURE:

[Signature] Thomas Bettis 804 Main St
[Signature] Jeanette Coker Jeanette Coker

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned owners of real property within 350 feet of the subject property hereby submit this protest petition in opposition to the above captioned and described application.

PROPERTY OWNER*
PRINT NAME
AND SIGNATURE

ADDRESS

DATE

CORPORATE, TRUST, LLC:
OFFICE/TITLE:
PRINT NAME:
SIGNATURE:

Jennifer Hackney 426 E Frank St 8/6/23

Jennifer Hackney

Tim Kline 426 E Frank St 8/6/23

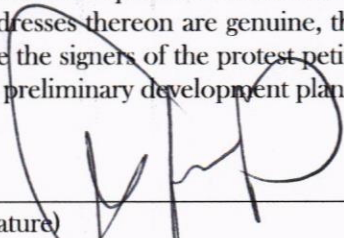
Tim Kline

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Acknowledgement and Verification

STATE OF OKLAHOMA)
) SS
CLEVELAND COUNTY)

I, Efrain Romero being first duly sworn, under oath, depose and state that I have read and examined the foregoing Protest Petition, the Protest Petition Guidelines provided by the City of Norman, and the signatures and addresses placed on the Protest Petition, and further state that the signatures and legal description and/or addresses thereon are genuine, that I personally witnessed their signature, and that to the best of my knowledge the signers of the protest petition are owners of land located within the statutory area of notification for this preliminary development plan application.



(signature)

Subscribed and sworn to me this 27 day of July, 2023.

Notary Public

My Commission Expires: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Protest Petition
City of Norman Case No.: PD23-28

We, the undersigned property owners, in accordance with the provisions of the City of Norman Municipal Code 36-571 Amendments, do hereby formally protest the above-cited application on the following property: 718 North Porter Avenue, Norman, OK.

The undersigned owners of real property located within the required area of notification acknowledge our signatures must be verified by one of the signers of this Protest Petition as true and correct signatures in order for this Petition Protest to be valid. (The area of notification includes the real property located within 350 feet of the boundaries of the area subject to the application.)

The undersigned realize this Protest Petition is in opposition to the above-referenced application and our signatures cannot be removed after filing unless certain lawful actions are taken.

Print Name: Kevin Barnes Date: 7-27-2023

Name of Company (if applicable): Medical Mart, Inc.

Address of Property Owned: 623 N. Porter Ave #100
NORMAN, OK 73071

Signature: 

Print Name: Philip A. DeFatta Date: 7-27-23

Name of Company (if applicable): Leon Pierce Body Repair

Address of Property Owned: 521 N. Porter Ave
Norman, OK

Signature: 

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Print Name: RUDY KHOUKI Date: 7-27-2023

Name of Company (if applicable): KHOURI & JAZZAR PROPERTIES

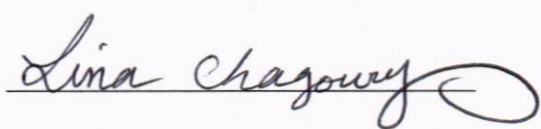
Address of Property Owned: 315 E ACERS
NORMAN, OK 73069

Signature: 

Print Name: LINA CHAGOURY Date: 7-27-2023

Name of Company (if applicable): GRAND BARGAINS

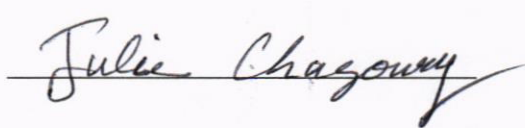
Address of Property Owned: 501 N. PRORTER
NORMAN, OK 73069

Signature: 

Print Name: JULIE CHAGOURY Date: 7-27-2023

Name of Company (if applicable): GRAND BARGAINS

Address of Property Owned: 501 N PRORTER
NORMAN, OK 73069

Signature: 

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Print Name: TAREK DINA Date: 7/27/2023

Name of Company (if applicable): SILLY WALKS (LEVANT TECH.)

Address of Property Owned: 501 N. PORTER
NORMAN, OK 73069

Signature: Tarek Dina

Print Name: James Dragg Date: 7-29-23

Name of Company (if applicable): 405-473-8691

Address of Property Owned: 222 E Frank

Signature: James Dragg

Print Name: Donna Dragg Date: 7-29-23

Name of Company (if applicable): 405-476-9033

Address of Property Owned: 222 E Frank

Signature: Donna Dragg

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address: 710 nPorters ave
Norman OK 73069

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: 8-6-23

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

710 nPorters ave

is in close proximity.

I oppose this change for the following reasons:

Homeless people flood the community surrounding such facilities. DUH! my neighbor had to demolish a building to rid his property of squatters.

Sincerely,



Legal Homeowner Name: Ed Madden

Second Homeowner Name, if owned jointly
Kathie Madden

Corporate, Trust, or LLC:

Office/Title: Retired

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/9/23

Print Name: Ed Madden

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Address:

719 E Rich St
Norman, OK 73071

Date:

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

719 E Rich St Norman, OK 73071

is in close proximity.

I oppose this change for the following reasons: My home and my neighborhood are over-run with unhoused! The church parking lot behind my house attracts "campers"! Twice men have come to my door threatening me! I can't even go shopping for fear of being accosted!

Sincerely,

Catherine Bruce
Legal Homeowner Name:

Second Homeowner Name, if owned jointly

Corporate, Trust, or LLC:

Office/Title:

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/9/23

Print Name:

Catherine Bruce

Put all services
food & shelter
somewhere else!

Address:

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: 8/7/23

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

420 N. Porter Norman, OK 73071

is in close proximity.

I oppose this change for the following reasons:

Safety Reasons

Sincerely,

Caroline Claydon

Legal Homeowner Name: *Caroline Claydon*

Second Homeowner Name, if owned jointly *Thomas Claydon*

Thomas Claydon

Corporate, Trust, or LLC:

Office/Title:

Print Name:

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

[REDACTED] PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned submit this protest petition in opposition to the above captioned and described application.

PRINT NAME
AND SIGNATURE

ADDRESS

DATE

Bonnie K Askew
BONNIE K ASKEW 1025 N Peters 08/08/2023 ✓

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address: 501 E. ROBINSON ST.
APT. 214
NORMAN, OK.

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: 8/5/23

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I am a tenant and I live nearby.

Diavel G. Kosa

I oppose this change for the following reasons:

This could negatively affect my happy, secure home life. ~~But~~ providing a large area for the homeless would ~~be~~ ultimately interfere with my peace and security. A much better place could be found for them.

Sincerely,

Diavel G. Kosa

Tenant Name Print

DIAVEL L. KOSA

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Address:

501 E. Robinson
AP 1#
730-71

Date:

August 6th

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I am a tenant and I live nearby.

I oppose this change for the following reasons:

Sincerely, *Joanne Vassaw*

Tenant Name Print

Joanne Vassaw

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Address: 501 E. Robinson St
Norman Okla

Date: 08/06/2023

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I am a tenant and I live nearby.

I oppose this change for the following reasons:

Sincerely,



Tenant Name Print

NINO STAMBECK

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address: 501 E. ROBINSON 109
NORMAN, OK 73071

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: AUG. 5, 2023

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I am a tenant and I live nearby.

I oppose this change for the following reasons:

SINCE I AM SEVERELY HANDICAPPED, I WOULD FEEL SAFER, KNOWING THAT THERE WASN'T A HOMELESS PERSON LOOKING IN MY BACK DOOR.

Sincerely,

Carole Jo Rensch

Tenant Name Print

CAROLE JO RENSCH

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Address:
501 E Robinson
Norman, OK
73071

Date: 8/6/2023

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I am a tenant and I live nearby.

I oppose this change for the following reasons:

Sincerely, *Walter Chick*

Tenant Name Print
Walter Chick

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

PROTEST OF REZONING

To: City Clerk of the City of Norman; Norman Planning Commission; Norman City Council

Re: Request for Amendment of the Norman 2025 Land Use and Transportation Plan and Rezoning for 718 N. Porter Avenue

The undersigned owner of the property located at 123 E. Acres, Norman, Oklahoma, does hereby protest the requested amendment of the Norman 2025 Land Use and Transportation Plan from Office Designation and Commercial Designation to Institutional Designation and does hereby protest the requested rezoning from C-2 and RM-2 to SPUD, for property generally located at 718 N. Porter Avenue.

Date: 8-6, 2023

Brad Goodman

Print Name: Brad Goodman

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/23

PROTEST OF REZONING

To: City Clerk of the City of Norman; Norman Planning Commission; Norman City Council

Re: Request for Amendment of the Norman 2025 Land Use and Transportation Plan and Rezoning for 718 N. Porter Avenue

The undersigned owner of the property located at 311 E Hughbert St, Norman, Oklahoma, does hereby protest the requested amendment of the Norman 2025 Land Use and Transportation Plan from Office Designation and Commercial Designation to Institutional Designation and does hereby protest the requested rezoning from C-2 and RM-2 to SPUD, for property generally located at 718 N. Porter Avenue.

Date: 8-6, 2023

Brad Goodman

Print Name: Brad Goodman

IN THE OFFICE
OF THE CITY CLERK
8/7/23

PROTEST OF REZONING

To: City Clerk of the City of Norman; Norman Planning Commission; Norman City Council

Re: Request for Amendment of the Norman 2025 Land Use and Transportation Plan and Rezoning for 718 N. Porter Avenue

The undersigned owners of the property located at 317 E. Acres St., do hereby protest the requested amendment of the Norman 2025 Land Use and Transportation Plan from Office Designation and Commercial Designation to Institutional Designation and do hereby protest the requested rezoning from C-2 and RM-2 to SPUD, for property generally located at 718 N. Porter Avenue.

Date: _____, 2023

Brad Goodman

Print Name: Brad Goodman

Print Name: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

PROTEST OF REZONING

To: City Clerk of the City of Norman; Norman Planning Commission; Norman City Council

Re: Request for Amendment of the Norman 2025 Land Use and Transportation Plan and Rezoning for 718 N. Porter Avenue

The undersigned owner of the property located at 602 N. Porter, unit 612, Norman, Oklahoma, does hereby protest the requested amendment of the Norman 2025 Land Use and Transportation Plan from Office Designation and Commercial Designation to Institutional Designation and does hereby protest the requested rezoning from C-2 and RM-2 to SPUD, for property generally located at 718 N. Porter Avenue.

Date: 8-6, 2023

Goodman 9 Sons LLC
(name of entity)

By Brad Goodman

Print Name: Brad Goodman

Title: Member/Manager

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

PROTEST OF REZONING

To: City Clerk of the City of Norman; Norman Planning Commission; Norman City Council

Re: Request for Amendment of the Norman 2025 Land Use and Transportation Plan and Rezoning for 718 N. Porter Avenue

The undersigned owner of the property located at 319 and 321 E. Hughbert Norman, Oklahoma, does hereby protest the requested amendment of the Norman 2025 Land Use and Transportation Plan from Office Designation and Commercial Designation to Institutional Designation and does hereby protest the requested rezoning from C-2 and RM-2 to SPUD, for property generally located at 718 N. Porter Avenue.

Date: _____, 2023

Goodman & Sons LLC
(name of entity)

By Brad Goodman

Print Name: Brad Goodman

Title: Member/Manager

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

PROTEST OF REZONING

To: City Clerk of the City of Norman; Norman Planning Commission; Norman City Council

Re: Request for Amendment of the Norman 2025 Land Use and Transportation Plan and Rezoning for 718 N. Porter Avenue

The undersigned owner of the property located at 310 and 316 E. Hughbert Norman, Oklahoma, does hereby protest the requested amendment of the Norman 2025 Land Use and Transportation Plan from Office Designation and Commercial Designation to Institutional Designation and does hereby protest the requested rezoning from C-2 and RM-2 to SPUD, for property generally located at 718 N. Porter Avenue.

Date: 8-6, 2023

Goodman Investments LLC
(name of entity)

By Brad Goodman

Print Name: Brad Goodman

Title: Member / Manager

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address: 235 E. Himes

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: 08/03/23

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

7235 E. Himes St.

is in close proximity.

I oppose this change for the following reasons:

Sincerely,

Legal Homeowner Name: Barton Steele

Second Homeowner Name, if owned jointly

Corporate, Trust, or LLC:

Office/Title:

Print Name: Barton Steele

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

ALICE STEPHENSON LEUCK
Address: 328 N. CRAWFORD AVE.
NORMAN OK 73069
CLEVELAND COUNTY

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: AUGUST 7, 2023

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportsations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

328 N. CRAWFORD AVE, NORMAN, OK 73069

is in close proximity.

I oppose this change for the following reasons:

Encourages Vagrants to not make the lifestyle changer need to make to not be homeless. Plus, puts our neighborhood at risk enabling the vagrant Lifestyle. (Please see the attach 5 PAGE LETTER)

Sincerely,

Alice Stephenson Leuck

Legal Homeowner Name:

Second Homeowner Name, if owned jointly

Alice Stephenson Leuck

Corporate, Trust, or LLC:

Office/Title:

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Print Name:

ALICE STEPHENSON LEUCK

August 7, 2023

PROTEST AGAINST 718 N. PORTER BEING A LOW-BARRIER HOMELESS SHELTER. IF YOU BUILD IT EVEN MORE WILL COME.

The Lax City Ordinance on substance abuse to save the City of Norman the money to jail has made Norman a magnet for substance abusers. If you build a low-barrier shelter with Lax rules you will be putting Norman renters and property and business owners in harm's way because Norman will become an even bigger magnet to substance abusers and persons with outstanding warrants. You will put guests of businesses nearby in jeopardy as well. Most importantly such a low-barrier shelter at 718 N. Porter will be putting children at risk who live in this area and attend two nearby daycares, Wilson Elementary and Longfellow Middle School.

If mandatory recovery and real occupational therapy are required of guests then low-barrier guests will EARN the privilege to stay there and improve their lives like our present Mayor Larry said that he is a proponent of. However, that is not planned in this half-baked idea for 718 N. Porter to become a low-barrier shelter. It is a way to improve the building there that is in disrepair and possibly another asbestos nightmare. The old Central Library at the NE corner of Webster and Gray cost upwards of a million dollars to eradicate the asbestos.

Norman is becoming an enabler of substance abusers and a low-barrier shelter will enable substance abusers even further to not have to do the work to get better. Thereby putting our neighborhood at risk. At one time it was considered to build something not within the bus and cab area East of Norman, and that is likely the best idea. Also, with supervised transportation to and from Norman while recovering from substance abuse. Sort of like a senior citizen community has a shuttle except a substance abuser etc. low-barrier people community. One that has TREATMENT and REAL OCCUPATIONAL THERAPY.

Life is like economics: choice. You may quote me. Vagrants can choose to make a commitment to get better and recover from substance abuse receiving treatment. Learning self-control and practicing the 4 R's: behaving Reasonably, Rationally, Responsibly and Respectfully of oneself and others. Or vagrants can choose to sleep outside if they own property in which to do so on yet vagrants don't do they? Parks are NOT for drinking and doing dope and makeshift camping grounds to pass out on... Parks are for children and responsible adults.

Karlinda and Chelsea are amazing community organizers. I have written many letters to alert persons of Norman's soft targets (elderly, disabled, diplomatic) being targeted by the low barrier homeless (VAGRANTS). Substance abusers or vagrants with existing warrants or criminal backgrounds that prevent their staying at other homeless shelters. I included the diplomatic because an NPD officer said I was too diplomatic and made me a target of a stalker. Christians are quite aware of the "If you were a real Christian" you'd forgive me, do this or that and give me money etc. litany of critiques.

Vagrants targeted my disabled brother multiple times since he lived nearby the Salvation Army. More recently, at least five of my neighbors have been targeted by vagrants since we have moved here. This summer one became belligerent with me since I did not give him money "since he knew I had money since I'd had a garage sale." More recently in my neighborhood at 315 East Daws at one of my neighbors and Don's Locks vandalized this summer 2023. Molly and Marco had their fence broken down in back and a vagrant was trying to get into his work truck. Marco and Molly put their house up for sale and are moving. Another vagrant threw a large planter into the window at Don's Locks.

Including, too, but not limited to the fatal shooting at the previous warming shelter in the 300 block of East Comanche on or about January 20, 2022 during the League of Women voters Mayoral Debate in City Council Chambers.

Many women employees on the East side have to be escorted to their cars at night. One of our neighbors at 207 E. Daws had their car stolen and left at a dope house during the Christmas Holidays in 2019 or 2020. They moved. Another neighbor had his house vandalized by vagrants high on dope while he was at an OU game (who were caught since still in his home out of it when he returned home).

Another retired OU employee, Brenda, who moved to our neighborhood woke up to a vagrant sleeping on her porch at 320 N. Peters and her security camera caught vagrants urinating on her bushes and defecating in the vacant lot across the street. So she put a wrought iron fence around her front yard then moved after investing over 100K in her dream retirement vintage home that became anything but a dream. She has since moved.

We've, personally, had a vagrant man sleeping by the curb on the side of our house that we thought was dead as did the first arriving police officer who called for backup. We've had another vagrant passed out behind our garage. Two other vagrants smoking dope in the vacant lot next to us. We've since learned the odor we described is marijuana. More recently a neighbor had their back fence knocked in and the husband's truck vandalized by a vagrant. Don's Locks had a large planter thrown through their window by a vagrant.

Many homeless are drawn to Norman due to Riverwind Casino and because Norman is so accommodating to vagrants such as Thomas Pesina said he was. Pesina told me when I was trying to diffuse the situation when he walked in the kitchen door and put a weapon against my brother's throat while we were on the phone... I asked, "Do you live there?" Trying to diffuse the situation. Pesina said, "No. I sleep behind a charity thrift store and use my government assistance money to drink and gamble. If you call the police I'll come after you next."

Volume on our phone isn't loud so I had our phone on speaker phone and my husband mouthed. "Hang up and call the police." Called the police and NPD there in five minutes. I lived out of state at the time so this was actually interstate elder abuse. Scroll down to see where denied parole:
<https://www.ok.gov/ppb/documents/May%202021%20Parole%20Docket%20Results.pdf>

Even April at Food and Shelter said Pesina was dangerous. An NPD officer said the black tattoo teardrops that Pesina can represent the people a person has taken out.

Homeless squatters stole a key of my disabled brother and tampered with his medication resulting in an over two month hospital stay that my brother never completely recovered from. Went into nursing care, 2019, and passed of COVID the day after Christmas 2020. When I called my brother, 2017, the vagrant squatters answered the phone and said, "We hope your brother isn't here since hospitalized so we can drink and party."

My brother had been told incorrectly that he had to evict them and while hospitalized they drank and partied, stealing all his valuables, stealing on his debit card, trying to run his bank account multiple times and trashing his home and yard. The man they previously took advantage of passed away. My brother was fined and the vagrant squatters likely just sought out another soft target. Passing an

ordinance to overlook vagrant substance abusers to save the money to jail has caused the vagrant problems to exacerbate into crisis level. A low-barrier shelter at 718 N. Porter will put a bullseye on Norman for vagrants.

The squatter vagrants who terrorized my brother used his key that they stole and entered while he slept. So my husband and I had all the locks changed by Don's Locks and contacted legal services for senior citizens. This is what happens when you pass ordinances to save the cost of jail time for jailing homeless substance abuser VAGRANTS... THEY TARGET SOFT TARGETS when getting cold or too hot or to vandalize to support their substance abuse.

Vagrant substance abusers and vagrants with outstanding warrants and vagrants with criminal backgrounds that prevent their staying at other shelters that are not low-barrier don't need to be in neighborhoods. Instead these vagrants need to be located where there is no buses or cab service. You earn privileges. Vagrants and their advocates should not demand with no intention whatsoever for vagrants to do the work that vagrants need to do to boot strap it out of a vagrant lifestyle.

Being proactive and accepting responsibility for poor life choices are of paramount importance to be able to make positive lifestyle changes. Often when we pray for help we see that help in our own two hands. Hands that need to make positive choices not vagrant lifestyle choices. We don't learn healthy habits through osmosis and it takes practice, practice, practice "and" accepting responsibility to do the work it takes.

The State is an enabler too since many as Pesina use their government assistance to "drink, do dope and gamble." Wait! Forget political correctness... The substance abusers and persons sleeping on the streets since have warrants out for their arrest are VAGRANTS. A clear and present danger to themselves and others and should be committed with mandatory treatment to address their issues. Band aid solutions have not worked and won't work. Thus and so the homeless crisis has become a gaping socioeconomic wound in Norman, oozing out an ever growing vagrant population in Norman.

My brother lived within walking distance from the Salvation Army. Many even though cannot stay there due to substance abuse can eat and get cleaned up there unless that's changed. Such as Thomas Pesina. Homeless men that targeted my brother said, also, there were casino/salvation army hoppers that go from City to City committing petty crimes to support their substance abuse and gambling habits. THE CITY OF NORMAN HAS NO IDEA how creating an ordinance to not jail substance abusers has made Norman a magnet for vagrant substance abusers and put a bullseye on the backs of soft targets. A low barrier shelter will make Norman an even bigger magnet for substance abusers and persons with warrants out for their arrest.

IN 2010 the NPD police dog, Kilo, busted the MEXICAN DRUG CARTEL IN NORMAN shipping illegal substances in the bottom of large dumpsters you see behind restaurants. A woman that worked at a Norman fast food was passing out dope with orders. Don't take my word for it... Google the Norman Transcript Story.

Homeless squatters with Las Vegas ties admittedly caused my brother's home to be infested with bed bugs that my arranging for his home to be exterminated and furniture replaced did not resolve. Said their motel room in Las Vegas had bed bugs and got into the trash bags with their clothes. The infestation was so bad that my brother could no longer receive in-home care for his disability and had to be weighed and receive care and injections IN HIS DRIVEWAY... Could no longer ride the handicap rides due to bed bugs yet filthy homeless are allowed to ride free now. Everybody in Norman

needs to be made aware that they can ride the bus free now if that's true. Vagrants up and down Main St. overcome with heat.

When DO RESIDENTS OF NORMAN'S RIGHTS BEGIN TO MATTER? I hope now. I'm glad others are seeing and substantiating what I've been trying to bring awareness to FOR OVER FIVE YEARS.

What is the solution? To build a facility with mandatory treatment and addressing of warrants IN A SMALLER CITY WITHOUT A CASINO for VAGRANTS or in an area of Norman outside of bus rides and cab rides w/o passes to Norman until receive treatment and recover. Provide monitored city trips AFTER RECEIVE necessary treatment. When OKC completes their facility that will replace Griffin Memorial then bus people needing care to OKC like once were to Norman, from all over Oklahoma. Norman has paid its dues and Norman residents are on compassion burnout. It is the turn of other cities in Oklahoma. I'm encouraged that OKC has stepped up to the plate.

Band aid solutions have not worked and will not work because there has to be follow up and monitoring like Central State Hospital did back in the day. A dress code too. REAL OCCUPATIONAL THERAPY TO GIVE PEOPLE DIGNITY AND SELF WORTH. Let's take homeless out of the equation. The persons wanting to get better that qualify to go to homeless shelters are homeless. Persons sleeping outside and needing low and no barrier shelters DUE TO SUBSTANCE ABUSE OR WARRANT(S) are VAGRANTS up to no good.

See, when you break the law you lose rights until you earn them back. Without consequences there is no incentive to get better. Without treatment programs there is no way to get better and the cycle continues and exacerbates as has to crisis proportions in Norman.

The City of Norman and OU owe it to residents and students TO NOT COMPROMISE ITS RESIDENTS AND STUDENTS BY BECOMING A MAGNET TO SUBSTANCE ABUSERS AND CRIMINALS. Rescind the ordinance to not arrest substance abusers to save the money to jail. TO SERVE AND PROTECT SOFT TARGETS LIKE THE DISABLED, SENIOR CITIZENS AND THE NAIVE NORMAN RESIDENTS. When the Oklahoma City facility is completed, provide transportation out of Norman to that facility.

Criminals, like Thomas Pesina, that walk in off the street and put a weapon up against a loved one's throat as my brother was done by Thomas Pesina are dangerous. Fortunately, I was on the phone and kept calling my brother's name wondering why he'd gotten so quiet and my brother said the best he could, "It is hard to talk with a weapon up against my throat." This is how the son of a veteran placed at Arlington National Cemetery should be done or how any Norman resident should be done? NO. This was over five years ago. It is time for the WOKE to wake up (.) Thank God for Karlina and Chelsea for getting the attention that I was unable to get since nobody cared and that's why the VAGRANT crisis in Norman has insidiously exacerbated.

Since moving to Norman in 2019. May 15 an explosion at Andrews Park pavilion bathroom that the homeless men there said was a homeless turf war. (No, VAGRANT turf war.) The homeless people residing in the Pavilion at Andrews Park said a mean dope dealer from the now dismantled tent city wanted to deal dope in Andrews Park. Homeless sleep in the former 1960's girls and boys bathroom stone structures by the Andrews Park splash pad too. Vagrants also sleep in the Ruth Updegraff Park gazebo. The porta potties there now are appalling to parents who open and contort their faces and close. Vagrant dope paraphernalia have been found inside and even vagrants passed out. Handicap

accessible park equipment installed before a handicap accessible bathroom??? As sad as it is, there needs to be 24/7 park security now.

It IS a good idea to round up the substance abusers and other VAGRANTS with warrants to a facility on the outskirts of Norman to address those issues with treatment and monitored transportation. Bill the cities, States and Countries they are from. Unless you lose privileges you have no incentive to earn back.

So it IS NOT a good idea to have any such low-barrier facility in populated public areas such as but not limited to 718 N. Porter. The City of Norman's first obligation is to its residents, businesses, students and their parents who visit and our most vulnerable of all... our children. Further a security guard said that this building at 718 N. Porter has extensive damage. Does it have asbestos like the Central Library had that took upwards of a million dollars to eradicate? If you are wanting to improve the building see if you can find a grant for an After-School recreation Center for Wilson Elementary and Longfellow Middle School. There was a really nice one in OKC when I was a child with billiards/pool ping pong, board games, a concession area and a jukebox to play music for free. The Silk Stocking District are taxpayers too. Please be compassionate to Norman Residents, Businesses, OU Students and especially our children.

Sincerely and Respectfully,

Alice Leuck

Alice Leuck
328 N. Crawford Ave.
Norman, OK 73069
903-335-2655

PROTEST OF REZONING

To: City Clerk of the City of Norman; Norman Planning Commission; Norman City Council

Re: Request for Amendment of the Norman 2025 Land Use and Transportation Plan and Rezoning for 718 N. Porter Avenue

The undersigned owner of the property located at 429 N Crawford, Norman, Oklahoma, does hereby protest the requested amendment of the Norman 2025 Land Use and Transportation Plan from Office Designation and Commercial Designation to Institutional Designation and does hereby protest the requested rezoning from C-2 and RM-2 to SPUD, for property generally located at 718 N. Porter Avenue.

Date: _____, 2023

Goodman Investments LLC
(name of entity)

By Brad Goodman

Print Name: Brad Goodman

Title: Member/Manager

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

PROTEST OF REZONING

To: City Clerk of the City of Norman; Norman Planning Commission; Norman City Council

Re: Request for Amendment of the Norman 2025 Land Use and Transportation Plan and Rezoning for 718 N. Porter Avenue

The undersigned owner of the property located at 514-524 N Porter Ave, Norman, Oklahoma, does hereby protest the requested amendment of the Norman 2025 Land Use and Transportation Plan from Office Designation and Commercial Designation to Institutional Designation and does hereby protest the requested rezoning from C-2 and RM-2 to SPUD, for property generally located at 718 N. Porter Avenue.

Date: _____, 2023

Goodman Holdings LLC
(name of entity)

By Brad Goodman

Print Name: Brad Goodman

Title: Member/Manager

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

[REDACTED] PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned owners of real property within nearby proximity of the subject property hereby submit this protest petition in opposition to the above captioned and described application.

PROPERTY OWNER* ADDRESS DATE
PRINT NAME
AND SIGNATURE

CORPORATE, TRUST, LLC:
OFFICE/TITLE:
PRINT NAME:
SIGNATURE:

Ed Maddox [Signature] 710 Porter Ave Norman OK 86-23 ✓
Steve Wilson 220 N Johnson St 8/6/23 405-919-0556

-ILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROTESTING OWNERS' PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned owners of real property within nearby proximity of the subject property hereby submit this protest petition in opposition to the above captioned and described application.

PROPERTY OWNER* ADDRESS DATE
PRINT NAME
AND SIGNATURE *8/7/23*

CORPORATE, TRUST, LLC:
OFFICE/TITLE:
PRINT NAME:
SIGNATURE:

Jeanette Coker *420 J. Stewart Norman* ✓

Coker *417 Aniole Norman*

Jeanette Coker *811 E Symmes*

701 E main

615 E main

622 E main

626 E main

FILED IN THE OFFICE
OF THE CITY CLERK
ON *8/7/23*

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned owners of real property within nearby proximity of the subject property hereby submit this protest petition in opposition to the above captioned and described application.

PROPERTY OWNER* ADDRESS DATE
PRINT NAME
AND SIGNATURE

CORPORATE, TRUST, LLC:
OFFICE/TITLE:
PRINT NAME:
SIGNATURE:

Jeanette Coker	Jeanette Coker 418 E. Hughhart, Norman, Ok.	✓
	819 E. Hughhart " "	
	513 E. Hughhart	✓
	309 N. Findley	✓
	620 E. Main	
	609 E. Main	✓
	609 1/2 E. Main	
	608 E. Main	
	615 E. Main	

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Address:

410 N Ponca Ave.
Norman OK 73071

Date:

8/7/2023

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I am a tenant and I live nearby.

I oppose this change for the following reasons:

My city is falling apart. I cant use my parks, shop downtown, or go running in my neighborhood. Please save us. This is a bad property investment and it is against the law for sex offenders to sleep within 550 feet from daycares and 900 feet from

Sincerely,

Chetsey Gravel Longfellow

Tenant Name Print

Chetsey Gravel

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned tenants of real property in very nearby proximity of the subject property hereby submit this protest petition in opposition to the above captioned and described application.

TENANT*
PRINT NAME
AND SIGNATURE

ADDRESS

DATE

TENANT* PRINT NAME AND SIGNATURE	ADDRESS	DATE
Chelsey Cravel	410 N Ponca Ave	8/7/2023
<i>Chelsey Cravel</i>	Norman OK 73069	

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address: 410 N. Ponca Ave.

Norman City Council and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: 8/7/23

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

410 N. Ponca Ave Norman

is in close proximity.

I oppose this change for the following reasons: I have been, threatened, followed, harassed, I have had to report others. threatened, followed, harassed, public intoxication, mental illness, drug induced stroller, drug deals, persons begging for money, people urinating, defecating. We need help as property owners and business owners.

Sincerely,

Karlinda J Gravel

Legal Homeowner Name:

Karlinda J Gravel / Please don't do this please don't continue to victimize us.

Second Homeowner Name, if owned jointly

Larry H. Gravel

Corporate, Trust, or LLC:

Office/Title:

FILED IN THE OFFICE OF THE CITY CLERK ON 8/7/23

Print Name:

Karlinda J. Gravel

bring back

Please don't cause me to lose my home in order to provide a bed for someone else. please help me keep my

Please don't be an accessory to victimizing
our neighborhood, our town, our city.
Please help us all. This is not
the solution

8/1/18
Karlinde Spain

110 W. 10th Ave Norman

I have been threatened
to have my property
seized, I have had to report
threats, followed, harassed,
publicly humiliated, mental
abuse, physical abuse, people
paying for money, people
detracting, we need
help as property owners
and our neighbors
Karlinde I (Carol) please don't do this
please don't continue
to victimize us.
Please don't cause
me to lose my
home in order to
provide a job for
someone else please
help me keep my
home

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned owners of real property within nearby proximity of the subject property hereby submit this protest petition in opposition to the above captioned and described application.

PROPERTY OWNER* ADDRESS DATE
PRINT NAME
AND SIGNATURE

CORPORATE, TRUST, LLC:
OFFICE/TITLE:
PRINT NAME:
SIGNATURE:

Karlinda J Gravel 460. N. Ponca Ave Norman

Karlinda J Gravel

8/7/23

-ILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

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EMPLOYEE OF*
PRINT NAME
AND SIGNATURE

EMPLOYEE ADDRESS

DATE

Storm Advises Inc.

1826 Thornton St.

8/7/23

Jay Wilson

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

~~PROTEST~~ PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

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PRINT NAME
AND SIGNATURE

ADDRESS

DATE

Tracy Wilson

1826 Thornton St.

8/7/2023

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

[REDACTED] PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

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PRINT NAME
AND SIGNATURE

ADDRESS

DATE

SUSAN JANET WILSON 1826 THORNTON 8-7-2023

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

[REDACTED] PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
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PRINT NAME
AND SIGNATURE

ADDRESS

DATE

Johanna M. VanSickle 1826 Thornton 8/7/23

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

[REDACTED] PETITION IN PROTEST OF:
Application of City of Norman for
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PRINT NAME
AND SIGNATURE

ADDRESS

DATE

SAM DOUGLAS

826 N JONES AVE

8/7/23 ✓

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address:

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date:

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that the business in which I am an employee at

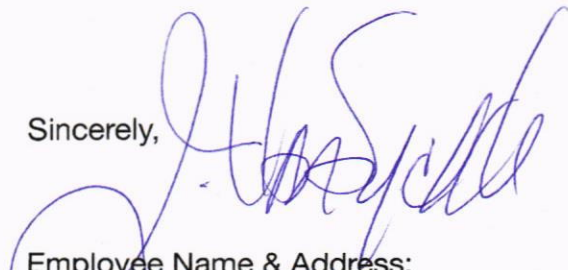
1826 Thornton

is nearby in proximity of the proposed change.

I oppose this change for the following reasons:

Do Not Need Any unsafe / problems
around this Area much less in this nice
community/city.

Sincerely,



Employee Name & Address:

Janet Voight
1826 Thornton

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

[REDACTED] PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
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PRINT NAME
AND SIGNATURE

ADDRESS

DATE

Randy Evans

1301 MEURUSE DR.

8-7-23

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

[REDACTED] PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

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PRINT NAME
AND SIGNATURE

ADDRESS

DATE

Ruth A. Musgrave	4113 Colchester Ct Norman, OK 73072	8/7/2023
RAY D. MUSGRAVE	4113 COLCHESTER CT, NORMAN, OK	8-7-23
Karen Vermelis	2525 Osborne Dr. Norman, OK	8/7/23 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned owners of real property within nearby proximity of the subject property hereby submit this protest petition in opposition to the above captioned and described application.

PROPERTY OWNER* ADDRESS DATE
PRINT NAME
AND SIGNATURE

CORPORATE, TRUST, LLC:
OFFICE/TITLE:
PRINT NAME:
SIGNATURE:

<i>Chris Hodges</i>	<i>Chris Hodges</i>	<i>1223 Caddell Ln. Norman, OK 73069</i>	<i>8-6-2023</i>
<i>Wendy Hodges</i>	<i>Wendy Hodges</i>	<i>1223 Caddell Ln. Norman, OK 73069</i>	<i>8-6-2023</i>

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/8/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNERS PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned tenants of real property within 350 feet of the subject property hereby submit this protest petition in opposition to the above captioned and described application.

TENANT*
PRINT NAME
AND SIGNATURE

ADDRESS

DATE

Catherine Broce 719 E Rich St Norman, OK 7307 8-5-23

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/8/23

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Address:

425 E. Symmes St

Date: 8.6.23

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I am a tenant and I live nearby.

425 E Symmes St

I oppose this change for the following reasons:

I have been verbally assaulted while working on Porter and believe further resources would make my job more dangerous.

Sincerely,

Barbara M Semke

Tenant Name Print

Barbara Semke

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address: 1412 Jordan
Norman 73071

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: 8/3/23

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

1412 Jordan Cir, Norman 73071

is in close proximity.

I oppose this change for the following reasons:

Preper a long term shelter to stabilize homeless and get them back on their feet. However not all in this area of Porter + Frank. How about old masonry home bldgs on Robinson or Berry?

Sincerely,

Karen Kaniatobe

Legal Homeowner Name:

Karen Kaniatobe

Second Homeowner Name, if owned jointly

Corporate, Trust, or LLC:

Office/Title:

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Print Name:

KAREN KANIATOBE

Address: 2124 oakvista circle

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: 8-6-23

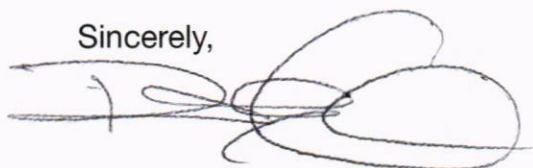
Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue.

2124 oakvista circle

I oppose this change for the following reasons:

Sincerely,



Corporate, Trust, or LLC:

Office/Title:

Print Name:

David Ganderbery

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address:

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: 8/6/23

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue.

3327 Mt. Mitchell Ln Norman, OK 73069

I oppose this change for the following reasons:

Sincerely,

Pam McCelland

Corporate, Trust, or LLC:

Office/Title:

Print Name:

Pamela S. McCelland

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address:

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: 8/6/23

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that my property at

3327 Mt. Mitchell Lane Norman, OK 73069

is in close proximity.

I oppose this change for the following reasons:

Sincerely,

Legal Homeowner Name:

G.L. McClelland

Second Homeowner Name, if owned jointly

Corporate, Trust, or LLC:

Office/Title:

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Print Name:

GARY L. MCCLELLAND

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from its current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development. A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned employees of businesses within 350 feet of the subject property hereby submit this protest petition in opposition to the above captioned and described application.

EMPLOYEE OF BUSINESS *SONIC ADDRESS 705 N. PORTER DATE
PRINT NAME NORMAN, OK 73071
AND SIGNATURE

Daicia Person *[Signature]* 819 E. Highburt dr. 8-6
Vernon Hearon *[Signature]* 817 E Highburt dr 8-6

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/9/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned tenants of real property in very nearby proximity of the subject property hereby submit this protest petition in opposition to the above captioned and described application.

TENANT* ADDRESS DATE
PRINT NAME
AND SIGNATURE

~~Thomas~~ Thomas Bettis 804 E main 8-2-23

Jennifer Beaver Jennifer Beaver 201 E. Main 8/2/23

Chad Beaver Chad Beaver 201 E. Main 8/2/23

Elizabeth Dickerson 809 E main 8/9/23

Jessica Jurgensen 811 E SYMMES ST 8-3-23

Jacob Grizzle 1503 Sunset Dr 73069 8/5/23

JIMMY 307 Hueghburt 73071 8/5/23

Tenant near

Jo Noble 417 ANIOLANE, 73071 0805-23

Wiley Hearsh Wiley HEARSH, 416 Anig! 73071

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

[REDACTED] PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned submit this protest petition in opposition to the above captioned and described application.

PRINT NAME
AND SIGNATURE

ADDRESS

DATE

Jayden Oeyfel 204 Willowdr 8/6/23

Abbie Joslin 204 Willowdr 8/6/23

Miguel Mignel 520 N University Blvd 8/6/23

Daniel Damm 107 Willoway Dr. 8/6/23

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Address: *Norman, OK*

Date: *8/7/23*

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I am a tenant and I live nearby.

1920 Delancy Dr. Norman OK

I oppose this change for the following reasons:

*I hate going around Norman Because of
All the homeless.*

Sincerely,

Kristen Claydon

Tenant Name Print

Kristen Claydon

FILED IN THE OFFICE
OF THE CITY CLERK
ON *8/7/23*

City of Norman, Oklahoma: Proposed Warming Center Location

The attached customer signatures of Tarahumara's Mexican Cafe & Cantina support the position of **NOT** placing the proposed emergency shelter at the 718 North Porter location. The difficulties that customers have encountered have included being harassed, approached by homeless individuals asking for money and being subject to fights amongst homeless individuals who have already started loitering at the empty location.

We fully recognize that the City of Norman has a homeless issue that is growing but feel that a business such as Tarahumara's will suffer greatly because customers will avoid the area.

Please consider another location that does not impact a small, locally owned Norman business.

IF the City of Norman pursues this proposal we request that a substantial wall be constructed at the City of Norman's expense between the parking areas of the two locations.

Tarahumara's Mexican Cafe and Cantina
 702 North Porter Avenue
 Norman, Oklahoma 73071
 405-360-8070

Signature	Printed Name	Address	City, State	Zip
	Flore Carroll	607 E Main St Norman, OK	Norman, OK	73071 ✓
	Tammie L. Tyler	307 E. Hughes Blvd	Norman, OK	73069 ✓
	Erika Sweet	1901 Rising Hill Dr	Norman	OK 73071
	Amanda Troxel	230th	Blanchard	73010
	James Davis	3113 Ridgcrest Dr.	Norman	73072
	Josh McKee	1501 Dakota St.	Norman	73069
	Chad KPI50		Norman	73069
	Johannes Turner		Norman	73071
	Jay Shaw	3950 SA 132	Norman	73069
	Amanda Brant	2120 Wilkinson Ct	Norman	73069
	Hayden Hostetter	1722 Rowena Ln	Norman	73069

FILED IN THE OFFICE
 OF THE CITY CLERK
 ON 8/7/23

City of Norman, Oklahoma: Proposed Warming Center Location

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Please consider another location that does not impact a small, locally owned Norman business.

IF the City of Norman pursues this proposal we request that a substantial wall be constructed at the City of Norman's expense between the parking areas of the two locations.

Tarahumara's Mexican Cafe and Cantina
702 North Porter Avenue
Norman, Oklahoma 73071
405-360-8070

Signature	Printed Name	Address	City, State	Zip
	Jeanette Coker	818 E. Hughson St	Norman, Ok.	73071 ✓
	Jennifer Pickett	809 Symmes	Norman, OK	73071
	Glenn A. Cilling	9 1/2 East Main	Norman, OK	73071
	Jason Sisk	615 E Main #4	Norman, OK	73071
	Donna Moore	217 Pecan Valley	Norman, Ok	73069
	Logan Harmon	308 Ashwick Ct	Norman OK	73071
	Kimberly Weist	1900 Renaissance Dr #105 Norman, OK 73071	Norman, OK	73071
	Kirk Lashbrook	811 Normandale	Normandale	73071
	Malayalana	14651 Redland Rd	Noble	73068
	Roy Turner	620 Ridgeland Blvd	Norman, Ok	73071

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Signature	Printed Name	Address	City, State	Zip
Lesley Jimmy	Lesley Jimmy	615 E MAIN	NORMAN OK	73071
Jeremiah Dixon	Jeremiah Dixon	615 E main	Norman ok	73071
Michael Hayes	Mike Hayes	809 Main	Norman	OK
[Signature]	Gary Stowe	803 E. Symmes St	Norman	73071
Gene Boyd	Jerky Boyd	819 E Hughbert	Norman, OK	73071
Edley Barnett	Ashley Barnett	804 E main	Norman OK	73071
Tom Betts	Thomas Betts	804 E main	Norman OK	73071
Deborah Edgar	Deborah Davis	606 E. Main Street	Norman, OK	73071
Rosa E Martinez	Rosa E Martinez	604 N Porter Ave	Norman OK	73071
Shawntae Dell	Shawntae Dell	520 N. Porter Ave.	Norman OK	73071
Latosha Webb	Latosha Webber	514 ^{1523 Elk Circle} N. Porter 73071	Norman, OK	73071
Cinnamon Berezak	Cinnamon Berezak	2316 County Rd 1254	Bridge Creek OK	73010
Jennifer Beaur	Jennifer Beaur	701 E Main St.	Norman, OK	73071
Chad Beaur	Chad Beaur	701 E. Main St	Norman, OK	73071
[Signature]	Jonathan Alsobrook	425 E. Hughbert	Norman, OK	73071
Elizabeth Dickson	Elizabeth Dickson	809 Symmes	Norman	73071
Jessica Jurgovan	Jessica Jurgovan	811 E SYMMES	Norman	73071
Willie Curlett	Willie Curlett	201 Woodcrest #122	Norman	73071
Diana Faurchik	Diana Faurchik	^{Woodcrest Dr} 201 Norman OK 73071	Norman OK	73071

FILED IN THE OFFICE
 OF THE CITY CLERK
 ON 8/7/23

Signature	Printed Name	Address	City,State	Zip
_____	SONORIE	417 ANIOL AVE.	NORMAN, OK	73071
M. Young	Mamy young	630 E Apache St	Norman, OK	73071

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

City of Norman, Oklahoma: Proposed Warming Center Location

The attached customer signatures of Tarahumara's Mexican Cafe & Cantina support the position of **NOT** placing the proposed emergency shelter at the 718 North Porter location. The difficulties that customers have encountered have included being harassed, approached by homeless individuals asking for money and being subject to fights amongst homeless individuals who have already started loitering at the empty location.

We fully recognize that the City of Norman has a homeless issue that is growing but feel that a business such as Tarahumara's will suffer greatly because customers will avoid the area.

Please consider another location that does not impact a small, locally owned Norman business.

IF the City of Norman pursues this proposal we request that a substantial wall be constructed at the City of Norman's expense between the parking areas of the two locations.

Tarahumara's Mexican Cafe and Cantina
 702 North Porter Avenue
 Norman, Oklahoma 73071
 405-360-8070

Signature	Printed Name	Address	City, State	Zip
<i>Floyd Carroll</i>	Floyd Carroll	607 E MAIN ST	NORMAN, OK	73071 ✓
<i>Tommy Lee</i>	TOMMY LEE	307 E HUGH BERTS	NORMAN, OK	73069 ✓
<i>Erika Sweet</i>	Erika Sweet	1901 Rising Hill dr	Norman	OK 73071
<i>Parke Largent</i>	Parke Largent	1226 WINDSOR WAY	Norman	OK 73069
<i>William H Coker</i>	William H Coker	2905 Summit Hill Rd	Norman	OK 73071
<i>Samuel Garcia</i>	SAMUEL GARCIA	909 BRANDY WINE	NORMAN	73071
<i>Wanda Hazelwood</i>	Wanda Hazelwood	312 SKYLARK	Norman	73069
<i>Dana Lee Niblett</i>	Dana Lee Niblett	101 Andover Dr Apt 06	Norman	73071
<i>Carl Dale Magness</i>	CARL DALE MAGNESS	418 E. ENFAULA ST.	Norman, OK.	73071
<i>Rarchar Tortorello</i>	Rarchar Tortorello	302 ROSE ROCK DR	NORMAN OK	73026
<i>Jana Sterling</i>	Jana Sterling	1811 Crestmont	Norman, OK	73069

FILED IN THE OFFICE
 OF THE CITY CLERK
 ON 8/17/23

Signature	Printed Name	Address	City, State	Zip
Patty Moore	Patty Moore	225 E. Rich St.	Norman, OK	73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

[REDACTED] PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

This application, if approved, will change the subject property located at 718 N Porter Avenue from it's current General Commercial District and Low-Density Apartment District, to SPUD, Simple Unit Development . A change from commercial to institutional designation will forever adversely alter the well established quality and commercial characteristics of 718 N Porter and will adversely affect residential and commercial property values in the vicinity, and will pose serious threats to neighborhood safety. Accordingly, for these and other valid reasons, the undersigned submit this protest petition in opposition to the above captioned and described application.

PRINT NAME
AND SIGNATURE

ADDRESS

DATE

Mike Miller *6475 36th Avenue NW Norman, OK.* *8-6-23*

Arantza *800 Lexington #198 Norman OK 73069* *8/6/23*

[Signature] *631 E. Main St* *8-6-23*

[Signature] *715 Hardin* *8-6-23*

Sam Valentin *2000 Bryant RD.* *8-6-23*

X *Rarchar S. Tortorello*

X *[Signature]* *302 Roserock Dr*
Norman ok 73026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

_____ PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

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PRINT NAME AND SIGNATURE	ADDRESS	DATE
Tracy Wilson	1826 Thorton St.	8/7/2023
Leann Clements	9401 Benny Bruce St.	8/7/2023
Janet L. Skelton	3009 E Tecumseh Rd Norman OK 73071	8/7/2023
Cindy Morrison	3009 E Tecumseh Rd Norman, OK 73071	8/7/2023
Christina Moody	2650 66 th Ave NE Norman OK 73026	8/7-2023
Brooke Workman	2342 Louise Lane Norman OK 73071	8/7/2023

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

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EMPLOYEE OF* PRINT NAME AND SIGNATURE	EMPLOYEE ADDRESS	DATE
<i>Don Nash</i> (SPEEDING BULLET)	614 N. PORTER AVE	DAN NASH 8-3-23
<i>Latasha Webber</i>	514 N. Porter	8/3/23
<i>Cinnamon Baczek</i>	514 N. Porter	8/3/23

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address:

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: 8-4-23

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that the business in which I am an employee at

Norman Regional Hospital

is nearby in proximity of the proposed change.

I oppose this change for the following reasons:

Sincerely,



Employee Name & Address:

Kelli K Griffin
15020 E Post Oak Rd
Noble, OK 73068

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Address:

901 N Porter
Norman

Date:

8-6-23

Dear Norman City Council and Mayor,

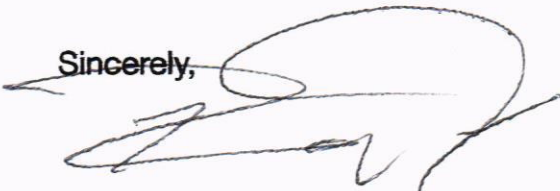
This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that the business in which I am an employee at

Norman Regional

is within the 350 feet of the proposed change.

I oppose this change for the following reasons:

Sincerely,



Employee Name & Address:

David Banderberry
2124 Oakvista Circle
Norman OK

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address:

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date:

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue. I have been notified that the business in which I am an employee at

is nearby in proximity of the proposed change.

I oppose this change for the following reasons:

*I do NOT think this location
is proper for the area!*

Sincerely,



Employee Name & Address:

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

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BUSINESS TENANT* BUSINESS NAME AND ADDRESS PRINT NAME ADDRESS AND SIGNATURE	ADDRESS	DATE
Abarrotes la Amistad	604 n porter Ave	8/3/23
Rosa E. Martínez	Rosa E Martínez	8/3/23

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/2/23

Address:

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: 8/07/23

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue.

225 E. Rich St. Norman

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

I oppose this change for the following reasons:

I have been a victim of the homeless. Someone went down in my cellar with my beautiful solar lights and shot up, destroying my solar lights. This person left the syringe in my cellar on the steps leading down.

Sincerely,

I was fearful to go down further for maybe the person was still down there wacked out of their brain or lying there dead. I've since

Corporate, Trust, or LLC:

Office/Title:

bought a lock and put on the door that for 20 yrs. didn't need to be locked.

Print Name:

Patty Moore I've put locks on my fence gates which a person can and did jump over the fence, but at least if they want to steal something they'll have a harder time to steal it. Signed, Patty Moore

P.S. Doesn't Norman have a Vagrancy Law? §132.090 Vagrancy

§11-22-123 Vagrancy.

The municipal governing body may provide by ordinance for arrest, fine, and ~~imprison~~ imprisonment of

Vagrants. The city isn't doing their duty of protecting tax paying citizens of Norman.

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

[REDACTED] PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

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PRINT NAME
AND SIGNATURE

ADDRESS

DATE

Patty Moore, Patty Moore 225 E. Rich St. Norman 8/7/23

-ILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address: 1811 Crestmont St.

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date: 8/7/2023

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue.

I oppose this change for the following reasons:

I am a owner of several investment properties in this area. Please see other side →

Sincerely,

Harold Ray Sterling - Trustee

Corporate, Trust, or LLC: Harold Ray Sterling Trust

Office/Title: owner

Print Name:

Jana Sterling

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

I own multiple properties in this area and this has already adversely affected the values of the properties. Not to mention the increase in vandalism and theft. Doors busted in, windows broken out and appliances stolen not to mention the very supplies to fix them. This has happened on more than one occasion. It is becoming dangerous as a female to be in this area after dark working on a property as well.

Having this shelter will only make these problems worse. This will bring in more people to an area that is already overflowing with "unhoused" individuals as it is.

Norman was spending money trying to make the "Porter Corridor" a more desirable area for businesses. Now it is going to drive those very businesses and investors away by bringing in a large group that will cause an increase in crime and bring serious threats to the neighborhood safety. NPD has their hands full as it is. They can't handle additional problems.

BEFORE THE
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NORMAN, OKLAHOMA

PROPERTY OWNER'S PETITION IN PROTEST OF:
Application of City of Norman for
(1) Land Use Plan amendment to Institutional Designation
(2) proposed rezoning to SPUD, Simple Planned Unit Development

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EMPLOYEE OF* PRINT NAME AND SIGNATURE	EMPLOYEE ADDRESS	DATE
<i>Jana Sterling</i>	<i>1871 Chestnut St.</i>	<i>8/7/2023</i>

-ILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Address:

Norman City Council
and Mayor
c/o City Clerk
PO Box 370
Norman OK 73070

Date:

Dear Norman City Council and Mayor,

This letter is to protest the request by the City of Norman to amend the NORMAN 2025 Land Use and Transportations Plan from Office Designation and Commercial Designation to Institutional Designation and rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for property generally located at 718 N Porter Avenue.

I oppose this change for the following reasons:

We do not ~~need~~ want this homeless element in our city.

Sincerely,

Tracy Wilson

Corporate, Trust, or LLC: *Storm Adjusters, Inc.*

Office/Title: *President*

Print Name:

Tracy Wilson

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/21/23

City of Norman, Oklahoma: Proposed Warming Center Location

Item 7.

The attached customer signatures of Tarahumara's Mexican Café & Catina support the position of NOT placing the proposed emergency shelter at the 718 North Porter location. The difficulties that customers have encountered have included being harassed, approached by homeless individuals asking for money and being subject to fights amongst homeless individuals who have already started loitering at the empty location.

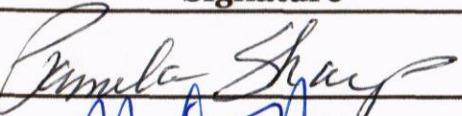
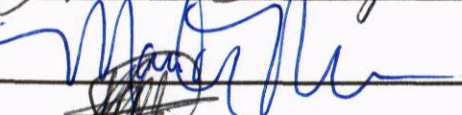
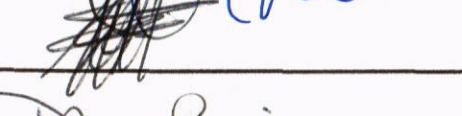

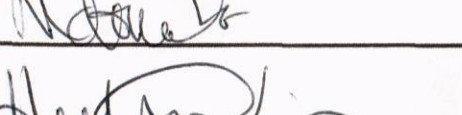

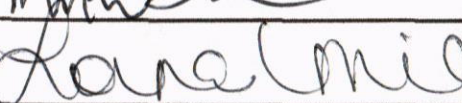

We fully recognize that the City of Norman has a homeless issue that is growing but feel that a business such as Tarahumara's will suffer greatly because customers will avoid the area.

Please consider another location that does not impact a small, locally owned Norman business.

IF the City of Norman pursues this proposal we request that a substantial wall be constructed at the City of Norman's expense between the parking areas of the two locations.

Tarahumara's Mexican Care and Cantina
702 North Porter Avenue
Norman, Oklahoma 73071
405-360-8070

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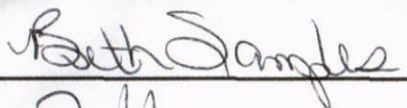
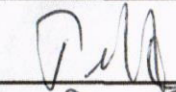

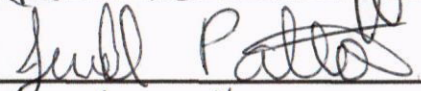
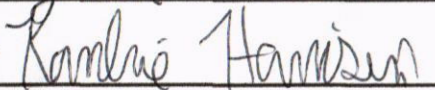
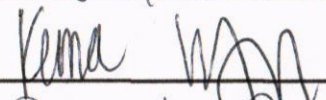
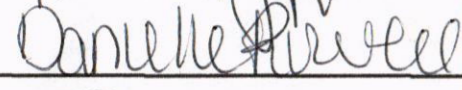
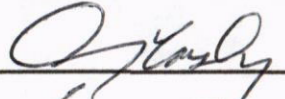

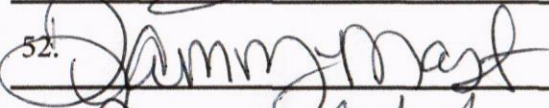
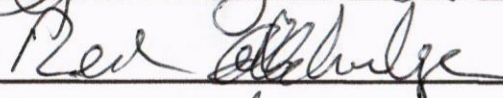
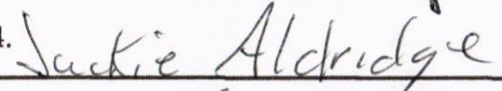
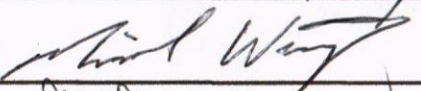
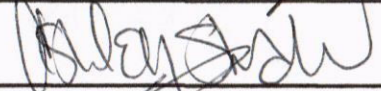
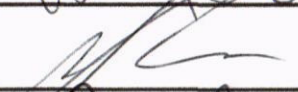
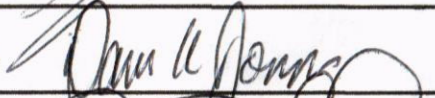
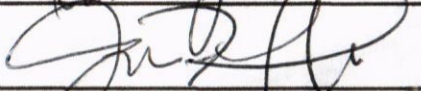
Signature	Printed Name	Street Address	City, State	Zip
1. 	Pamela SHARP	14055 S Botts Row Atomic RD	Nowata OK	74857
2. 	Mandy Mumma	2109 E Main St.	Moore, OK	73160
3. 	Victor Diaz	2628 SW 65th	OKC, OK	73159
4. 	Tiffany McNeil	4829 South Creek	Moore OK	73165
5. 	Brandon	1218 Cowson Dr	Sumner	74868
6. 	Heather Lewis	21536 Penn Ave	Purcell, OK	73080
7. 	Mikial Lewis	21536 Penn Ave	Purcell OK	73080
8. 	Lorne Mills	13112 Turtle Creek Rd	OKC OK	73170

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OF THE CITY CLERK
ON 8/7/23

Item 7.

	Signature	Printed Name	Street Address	City, State	Z
9.	<i>Jill Hipschen</i>	Jill Hipschen	713 SW 12 th	Moore OK	73160
10.	<i>William Oliver</i>	WILLIAM OLIVER	635 Okmulgee St	Norman	73071
11.	<i>Jenny Whyte Oliver</i>	Jenny Whyte Oliver	635 Okmulgee St	Norman	73071
12.	<i>Harold J. Hull</i>	Harold J. Hull	496 Heather Ln	Tuttle OK	73089
13.	<i>Sally A. Hull</i>	Sally A. Hull	406 Heather Lane	Tuttle, OK	73089
14.	<i>Shannon Sullivan</i>	Shannon Sullivan	10400 E Tecumseh Rd	Norman OK	73026
15.	<i>Teresa Heard</i>	Teresa Heard	5700 72nd Ave NE	Norman OK	73026
16.	<i>Hilary Ross</i>	Hilary Ross	15787 Eastern Ave.	Purcell, OK	73090
17.	<i>Matthew Ross</i>	Matthew Ross	15787 Eastern Ave	Purcell, OK	73080
18.	<i>Calcb Vesely</i>	Calcb Vesely	1228 SW 97 th St.	OKC, OK	73134
19.	<i>Lachelle Westfahl</i>	Lachelle Westfahl	1609 Chambers St	Norman, OK	73071
20.	<i>Kenneth Westfahl</i>	Kenneth Westfahl	1609 Chambers St	Norman, OK	73071
21.	<i>Sarah Clark</i>	Sarah Clark	3612 Vintage Creek Dr	Norman, OK	73069
22.	<i>JEFF CLARK</i>	JEFF CLARK	3612 Vintage Creek Dr	Norman, OK	73069
23.	<i>Nicole Trozzi</i>	Nicole Trozzi	3610 State Highway 92	Chickasha, OK	73018
24.	<i>Chad King</i>	Chad King	3610 State Highway 92	Chickasha, OK	73018
25.	<i>Elma Little</i>	Elma Little	16765 NE 10 th St	Choctaw, OK	73120

Signature	Printed Name	Street Address	City, State	Zip
	Tony Merrell	9625 SE 164 Avenue	Norman	73026
	April Anderson	1431 Savannah Cir.	Noble	73068
	Kailee Russell	402 N Main St	Noble	73068
	Tobey Weder	Moore, OK	Moore, OK	73160
	Wil Nigtengale	3201 134th Pl Apt 913	Norman, OK	73069
	Lauren Hamilton	14705 Lamplight Ln	Edmond, OK	73013
	Noah Albert	211 W Symes St	Normans, OK	73069
	Crawford Fuzzell	1111 Oak Tree Ave	Norman, OK	73072
	Tyler Pixley	206 Lewis Ct	Wayne, OK	73095
	Brooke Pixley	200 Lewis Court	Wayne, OK	73095
	Lane Meyer	105 Byrd street	Maysville, OK	73057
	Chuck Brand		Norman, OK	73069
	Amber Brand		Norman, OK	73069
	NICHOLAS LUCAS	113 JENKINS AVE	NORMAN, OK	73069
	Reagan Lee	111 JENKINS AVE	NORMAN, OK	73069
	Taylor Thomas	542 CHAUTAUQUA AVE	NORMAN, OK	73069
	Stella Samples	2512 Port Rush Dr.	Moore, OK	73069

Signature	Printed Name	Street Address	City, State	
43. 	Beth Samples	2512 Potlusk Dr	Moore OK	73160
44. 	TEP HAMRICK	2616 2616 NW 58th St	OKC OK	73120
45. 	Denise Beckerstaff	501 English Elm Ln	Norman OK	73069
46. 	Jewell Patton	12724 120th St. Lindsay, OK	Lindsay, OK	73052
47. 	Kambrie Harrison	2311 County RD 1330	Blanchard, OK	73006
48. 	Kenna Ingram	3002 3002 Kettle Rd	Norman, OK	73072
49. 	Danielle Powell	4060 NICOLE PL	NORMAN OK	73072
50. 	Jerry Cosby	4060 NICOLE PL	NORMAN OK	73072
51. 	Rarin Newman	713 Skylark Dr.	OKC, OK	73127
52. 	TAMMY MAST	602 MIMOSA DR	norman, OK	73069
53. 	Red Aldridge	1805 MORREN DR	MOORE OK	73071
54. 	Jackie Aldridge	1805 Moaven DR	Norman OK	73071
55. 	Michael Wright	220 SW 142nd St	OKC OK	73170
56. 	ASHLEY SHAW	220 SW 142nd St	OKC, OK	73170
57. 	Alex Romero	13012 Lexington Dr	OKC, OK	73173
58. 	Darvas Jones	309 Saint James Dr	Edmond	73034
59. 	Juan Salas	3214 22nd St	OKC OK	73100

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Item 7.

Signature	Printed Name	Street Address	FILED IN THE OFFICE OF THE CITY CLERK ON 8/7/23	City, State	Zi
60. Calvin & Jackie Simpson	Calvin Lanford	14026 CR 1484		Apache, OK	73006
61. Bennett Suits	Garrett Suits	701 N. Flood		Norman, OK	73069
62. Tommy	Josh Talkington	218 W. Skimmer		Norman, OK	73069
63. John	Kenny Janke	901 N. Flood		Norman, OK	73069
64. Ch Wyatt	Chesley Wyatt	4201 72nd Ave So		Norman, OK	73026
65. John	CADE BAKER	17217 S. DOUGLAS BLVD.		NORMAN, OK	73026
66. John	Pacy Scott	4790 E Indian Hill Rd		Norman, OK	73024
67. John	Jason Albrecht	6358 Karolo Way		Norman, OK	73026
68. Karlinda Grand	Karlinda J. Grand	410 N. Ponce Ave	73071	Norman OK	73071
69. John	Christy Howell	328 E Gray St		Norman	73066
70. John	Jon Tucker	708 N Stewart Ave		Norman OK	73071
71. MTucker	Megan Tucker	708 N Stewart Ave		Norman, OK	73071
72. John	Bob McCarter	2612 SE 39th St	73160	Moore OK	73160
73. John	KENNETH R. FINCHUM	1315 FRANKLIN CT.	73026	NORMAN OK	73026
74. John	Eric C Scott	2344 SW 129th St		Glen OK	73176
75. John	R.L. STEVENSON	310 E FRANK ST		NORMAN, OK	73069
76. Irene Baltierra	IRENE BALTIERRA	4 Rustic Hills St.		NORMAN, OK	73070

Item 7.

Signature	Printed Name	Street Address	FILED IN THE OFFICE OF THE CITY CLERK ON <u>8/7/23</u>	City, State	Item 7.
	DARWARD GEORGE	4 RUSTIC HILLS ST	NORMAN OK	73072	
	Kurt Hayes	2816 Pecan Valley	Norman	73069	
	MARY ZINK	12875 Willow Bay DR	OKC, OK	73165	
	JOE ZINK	12875 WILLOW BAY DR	OKC OK	73165	
	James Stephens	2609 Berry Farm RD	Norman, OK	73072	
	Connie Warren	1620 Bay Charter St	Norman, OK	73071	
	Kathy DeLloyd	1620 Bay Charter St	Norman OK	73071	
	Kathy Marr	2301 Grand View Ave	Norman	73872	
	Jeff Marr	2301 Grand Ave.	Norman	73071	
	Melissa Ramirez	900 N. Ponder Ave	Norman, OK	73071	
	Sherry Allen	214 Crest Ct.	Norman	73071	
	Robert A. Lee	214 crest ct	Norman	73071	
	Ben Bigbie	4224 Les Colinas Ln	Norman, OK	73072	
	Nancy Bernhardt	1521 Sandpiper Ln.	Norman OK	73071	
	JEFF BERNHARDT	1521 Sandpiper Ln.	Norman OK	73071	
	Daniel P Eley	96 Narragansetts	Gorham, ME	04038	
	Janet L. Simpson	2338 Lindenwood	Norman, OK	73071	

Signature	Printed Name	Street Address	City, State	Z
94. Kelly Gomez	Kelly Gomez	4707 Willowgove Dr	Norman, OK	73072
95. Mario Gomez	mario Gomez	802 Sedona Dr.	Norman OK	73071
96. Elizabeth Bastidomen	Elizabeth Bastidomen	206 Mimosa Dr.	Norman OK	73069
97. Terri Gausendorf	Terri Gausendorf	1506 Briar Meadow Rd	Norman - OK	73071
98. Greg Gausendorf	Greg Gausendorf	1506 Briar Meadow Rd	Norman OK	73071
99. Lisa McGowan	LISA McGowan	5300 84 th Ave NE Norman	Norman OK	73026
100. David McGowan	DAVID McGowan	5300 84 th Ave NE	Norman OK	73026
101. Monique Boissel	MONIQUE BOISSEL	3204 LOVE HOLLOW CT	NORMAN OK	73072
102. Elizabeth Merrill	Elizabeth Merrill	850 24 th Ave SW #B	Norman	73069
103. Carke Bond	Carke Bond	1809 Grassland Cir	" "	73072
104. Kawilani Morrison	Kawilani Morrison	4724 Stonegate Dr.	Norman, OK	73072
105. Mike Morrison	Mike Morrison	4724 Stonegate Dr.	Norman, OK	73072
106. Jack Morrison	Jack Morrison	4724 Stonegate Dr.	Norman, OK	73072
107. Jo Ann Reece	Jo Ann Reece	6021 S. Pickard Ave	Norman, OK	73069
108. Donna Dragg	Donna Dragg	722 E Frank	Norman OK	73069
109. James Dragg	James Dragg	722 E Frank	Norman OK	73069
110. Leslie Zibi	Leslie Zibi	512 W. Main	Norman OK	73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/23

Item 7.

Signature	Printed Name	Street Address	City, State	Zip
111. Vicki L. Smith	Vicki L Smith	3200 Black Locust Pl.	NORMAN, OK	73071
112. Cynthia A Tuccillo	Cynthia Tuccillo	1932 E. Lindsey Ste. F	Norman, OK	73071
113. Janna Burt	Janna Burt	1451 Savannah Cir.	Noble, OK	73068
114. Kevin Robbins	Kevin Robbins	1820 Co-Lewood DR	Norman OK	73071
115. Jim Marsano	Jim Marsano	1527 Charles ST	Norman OK	73069
116. Paige Smith	Paige Smith	709 Terry Dr	NORMAN, OK	73069
117. Meleah Yording	Meleah Yording	800 Goshawk Dr	" "	73072
118. Frank Medina	Frank Medina	3117 Dunberry Dr.	Norman, OK	73069
119. KRIS GOWERS	KRIS GOWERS	500 Coronado Ave	Norman, OK	73071
120. Sheila Rollins	Sheila Rollins	2113 Harbor Dr	Norman OK	73071
121. RON ROLLINS	RON ROLLINS	2113 HARBOR DR	NORMAN OK	73071
122. Joel Yarbino	Joel Yarbino	800 Goshawk Dr	Norman OK	73072
123. Chris Land	Chris Land	400 waterfront DR	Norman, OK	73071
124. Michal Land	Michal Land	400 Waterfront Dr	Norman, OK	73071
125. LOGAN WHALEN	LOGAN WHALEN	325 Waterfront Dr.	Norman, OK	73071
126. Sandra Whalen	Sandra Whalen	325 waterfront Dr.	Norman, OK	73071
127. Casey Meiser	Casey Meiser	512 E. GRAY ST	NORMAN, OK	73071

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ON 8/7/23

Item 7.

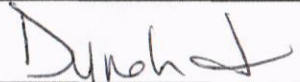
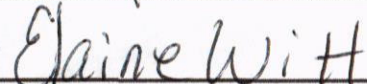
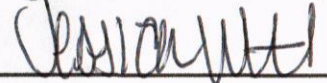
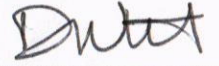
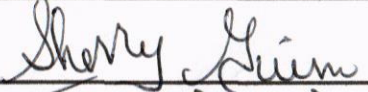

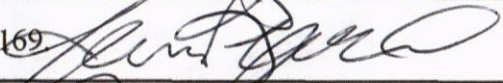
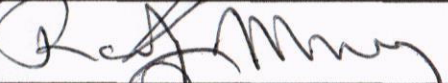
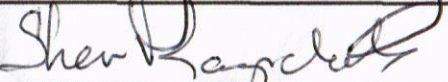
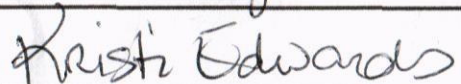
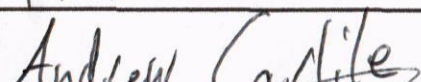
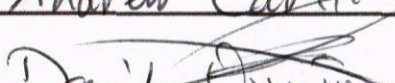
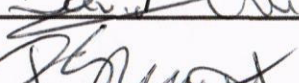
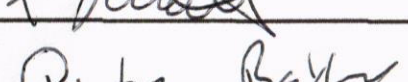

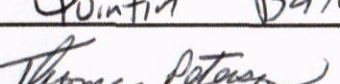
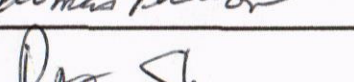
Signature	Printed Name	Street Address	City, State	Zip
128.				
129.	Jim Hall III	627 CLASSEN BLVD	NORMAN, OK	73071
130.	RUDY HYMER	627 CLASSEN BLVD	NORMAN, OK	73071
131.	CARLENE LOWER	436 ELM AV	NORMAN, OK	73069
132.	DALE GARRISON	144 Reed AV	NORMAN, OK	73071
133.	JANESSA BARRON	2712 N. PORTER AVE	NORMAN, OK	73071
134.	SCOTT L. CCEMONS	6475 36 TH AVE NW	NORMAN, OK	73072
135.	BOB PERKINS	147 Reed AVE	NORMAN, OK	73071
136.	Cristian Lim	2950 S I-35 Service Rd	Moore	73160
137.	MIKE MOSES	4316 WARRINGTON WAY	NORMAN, OK	73072
138.	Cheryl Moses	4316 Warrington Way	NORMAN, OK	73072
139.	Georgina Concha-Paredes	2225 Houston Ave	NORMAN, OK	73071
140.	Gabriele Perez	2333 Louise Lane	NORMAN, OK	73071
141.	Debrah Avery	32466 Skelly Rd.	Wanette, OK	74878
142.	MARC BRIGLEY	19380 Hwy 76	Lindsay	73052
143.	YVON BRIGLEY	19380 Hwy 76	Lindsay	73052
144.	COTTON LINDSEY	23833 150 TH	Maysville	73052

FILED IN THE OFFICE
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ON 8/7/23

Item 7.

8/7/23

Signature	Printed Name	Street Address	City, State	Z
145. Matt Mudd	Matt Mudd	9529 Greystone Ave.	The Village, OK	73120
146. Kearstin Hilligoss	Kearstin Hilligoss	9529 Greystone Ave	The Village, OK	73120
147. Patrick Williams	Patrick Williams	650 Highland Hills Cir	Norman, OK	73028
148. Martine Buck	Martine Buck	6202 N Warren	OKC	73112
149. Debra Wann	Debra Warren	409 Nebraska	Norman	73069
150. Mike Warren	Mike Warren	CC	Norman	73069
151. Cathryn McIntyre	Cathryn McIntyre	1906 Burnt Oak	Norman	73071
152. Gretz Glos	Gretz Glos	2305 CREIGHTON DR	Norman	73071
153. Michelle Glos	Michelle Glos	2305 Creighton Dr	Norman	73071
154. Lindsey Ball	Lindsey Ball	204 Walnut	Rush Spring, OK	73082
155. Michelle Smith	Michelle Smith	5401 Rawhide Rd	Norman, OK	73072
156. Dani Flores		1812 Clearwater Dr	Norman, OK	73071
157. Shane Dodson	Shane Dodson	3129 PINE HILL RD	NORMAN, OK	73072
158. Alison				
159. Alison	Alison	12822 SE 195th	Edmond, OK	73020
160. Chad Admire	Chad Admire	2720 Tioga Circle	Norman, OK	73071
161. Aubrey	Aubrey			0

Signature	Printed Name	Street Address	FILED IN THE OFFICE OF THE CITY CLERK ON	City, State	Zip
162.			8/7/23		Item 7.
163. 	Dunah Korhumal	1501 72 nd Ave NE		Norma	73026
164. 	Elaine Witt	4115 72 nd Ave SE		Norman	73026
165. 	Jessica Witt	501 Telstar		Norman	73069
166. 	Devin Witt	501 Telstar		Norman	73069
167. 	Sherry Guinn	6301 SE 161 st Ct		OKla City	73045 73145
168. 	Terra Guinn	6301 SE 161 st Ct		OKla City	73145 73145
169. 	Jeremy Reynolds	1609 Pembroke Dr		Norman	73072
170. 	Randy Murray	9304 NW 8 th St		Yutan OK	73089
171. 	Sherri Ragsdale	1910 Shaddo St		Norman OK	73071
172. 	Kristi Edwards	4421 Boardwalk Ave		Yutan OK	73168
173. 	Andrew Carlile	3725 Painted Bird Ln.		Norman, OK	73071
174. 	David R. Owen	2018 Clowade Ln Ln		Norman OK	73071
175. 	Paul Starbutt	14900 BELLA MARCIA DR		OKC OK	73165
176. 		518 East Boyd		Norman OK	73070
177. 	Thomas Peterson	818 Mossy Rd 7		Norman	73069
178. 	Pat Shegga	1224 Loma Dr		Norman	73071

Signature	Printed Name	Street Address	City, State	Zip
	Melissa Coleman	1309 SW 96th Ave ST	OKC OK	73159
	Alex LeWise	2101 SW 120th St	OK, OK	73170
	Suzanne Wilson	4809 SW 121st St	OKC, OK	73173
	Heath Westberry	705 Summit Hollow dr.	Norman, OK	73071
	Rogelia Sanchez	3204 Parker Dr	OKC, OKC	73071
	Gale Gendron	823 Hunt Club Rd	Blanchard OK	73010
	Kit Lewis	823 Hunt Club Rd.	BLANCHARD, OK	73010
	Taylor Timbison	4790 E. Indian Hills Rd.	NORMAN, OK	73076
	Sawyer Fream	405 Hannah br.	THRU, OK	73087
	Shawn Seif	4790 E Indian hills rd	Norman, OK	73026
	SULLIVAN BAXON	8801 SE 179th St.	NORMAN, OK	73026
	Brant Pulliam	1113 Shadowlake rd	Norman, OK	73071
	Blair Barnes	2071 Rambling oaks	Norman OK	73072
	Lori Beardorff	64 Northridge Rd	Shawnee OK	74804
	Donald Desardorff	64 Northridge Rd	Shawnee, OK	74804
	TERRY & Linda Southst	7418 Brooklyn Dr Tuttle OK	Tuttle, OK	73089
	Albert Harris	633 Ridge Lake	NORMAN	73072

Signature	Printed Name	Street Address	City, State	Z
196. Sonya Harris	Sonya Harris	633 Ridge Lake Blvd	Norman, OK	73071
197. Mike Iness	MIKE INESS	103 2nd St	ROBE OK	73068
198. Dennis Hooper	Dennis Hooper	5305 Windjammer	Norman OK	73080
199. Debra Hooper	Debra Hooper	3305 Windjammer St	Norman, Ok	73070
200. Preston Lee Han	Preston Lee Han	132 Mt. Vernon Dr	Norman OK	73071
201. [Signature]	DERMIS LEEHAN	"	"	"
202. Lawrence P. Demarchi	LAWRENCE P. DEMARCHI	2025 CLOVERDALE LANE	NORMAN OK	73071
203. Janice G. Demarchi	Janice G. Demarchi	2025 Cloverdale Lane	Norman, OK	73071
204. Landon Vaughn	Landon Vaughn	1313 Brayden Dr	Moore ok	73150
205. Rhana Vaughn	Rhana Vaughn	1313 Brayden Dr	Moore, OK	73150
206. Julie Vaughn	Julie Vaughn	16860 Banner Rd.	Lexington, OK	73051
207. [Signature]	Annie Rhee	1905 Crystal Circle Norman, OK	Norman, OK	73069
208. Emmie Pray	Emmie Pray	403 RUSSELL DR. MWE, OK	MIDWEST CITY OK	73110
209. Stacey Hinkle	Stacey Hinkle	17747 NCR 3330	Stratford OK	74872
210. [Signature]	Stephen A Ladner	501 S Lahoma	Norman, OK	73069
211. Desiree Spencer	Desiree Spencer	13251 E Maguire	Noble, OK	73068
212. [Signature]	Silvia Williams	2004 County Road 1198	Tuttle OK	73080

ADDITIONAL SUPPORTS 8-10-2023

Items 6 & 7
City of Norman
718 N. Porter Avenue

Rone Tromble

From: Brenda Hall
Sent: Thursday, August 10, 2023 1:30 PM
To: Rone Tromble
Subject: Fwd: EXTERNAL EMAIL : 718 N Porter

Here's another one.

Brenda Hall, City Clerk
City of Norman
P.O. Box 370
Norman, OK 73070
(405) 366-5405
Sent from my iPhone

Begin forwarded message:

From: Marguerite Larson <larson.marguerite@gmail.com>
Date: August 10, 2023 at 12:55:11 PM CDT
To: Brenda Hall <Brenda.Hall@normanok.gov>
Subject: EXTERNAL EMAIL : 718 N Porter

Dear Brenda,

I am writing to you regarding the proposed permanent housing shelter for the unhoused. I do believe that this is the perfect location for it, as Norman Regional will be converting their campus across the street into a mental health facility. The idea that the city has taken steps to assist the unhoused population is showing an investment in the entire Norman community. I am in total support of this move, and I am hopeful it will come to fruition.

I am requesting you pass this email to the Norman Planning Commission.

Thank you,
Marguerite Larson

Rone Tromble

From: Brenda Hall
Sent: Friday, August 04, 2023 2:29 PM
To: Rone Tromble
Cc: Jane Hudson
Subject: FW: EXTERNAL EMAIL : Upcoming Item on 718 North Porter
Attachments: Shelter natural experiment (2).pdf

Please forward as requested below

Brenda Hall, City Clerk
City of Norman
P.O. Box 370
Norman, OK 73070
Brenda.Hall@NormanOK.gov
(405) 366-5405

This email and any files transmitted with it are intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error, please notify the sender.

From: Stephen Ellis <stepheneellis@gmail.com>
Sent: Friday, August 04, 2023 1:16 PM
To: Brenda Hall <Brenda.Hall@NormanOK.gov>
Cc: _ Council Members <City_Council_Members@NormanOK.gov>
Subject: EXTERNAL EMAIL : Upcoming Item on 718 North Porter

Hi Brenda,

Will you please forward this note to the members of the Planning Commission? There doesn't seem to be contact information for that body on the City webpage.

Thanks in advance!

Dear Planning Commissioners,

The Agenda isn't out yet, but several people on social media are reporting that the proposed shelter/resource center for the unhoused community at 718 North Porter will be before your Commission on Thursday, August 10, 2023. On the chance that the rumor is true, I wanted to send you some data work I did on the issue, viz. the impact of having some shelter vs not having any.

As you are likely aware, the City just did a 'natural experiment' of going through a 4-month period without any shelter. (See the timeline here: <https://www.normanok.gov/media/17621>). In June, I decided to compare that 4-month period with the 4 months preceding and the 4 months following with respect to the complaints people have about the existence of the shelter. See the attached document. There is data, although it isn't really the data a researcher would like to have, and it doesn't support the claim that Norman was better off without a shelter. If anything, it (weakly) supports the claim that closing the shelter led to more problems (as measured by complaints to the City).

A word about the data: the cumulative police data is antecedently unlikely to budge based on the removal of 35-50 beds for the unhoused b/c Norman's population is too large and the number of people added to the street population is too small. If anyone at NPD would be willing to put more demographically specific crime data into the public sphere, that would be helpful.

The information from the City's "Action Line" is probably more probative. Of course, calls to the Action Line don't represent all of the opinions people have ... but they are likely to be correlated in a rough way.

Stephen Ellis
Ward 4

A First Look at Norman's 'Natural Experiment':
Four Months Without a Public Homeless Shelter
Stephen Ellis
June 7, 2023

In the winter of 2020, the City of Norman opened a warming shelter for unhoused individuals at 325 Comanche Street. That shelter closed on June 27, 2022.¹ The City of Norman opened up a new emergency warming shelter at 109 W. Gray Street on November 1, 2022.² Norman was without a public shelter for unhoused individuals for a little over 4 months.

The four-month interruption in shelter services provides a 'natural experiment' for looking at the effects of providing shelter for the unhoused. I was able to utilize monthly "Reported Crimes" data from the Norman Police Department to compare the 4 months Norman went without a shelter (July-October 2022) with the 4 months preceding (March-June 2022) and the 4 months succeeding (November 2022 - February 2023). Likewise, I was able to utilize the "City Action Line Logs" to compare calls about the homeless during the 4 months Norman went without a shelter to the 4 months prior and the 4 months afterward.

"Reported Crimes"

The Norman Police Department provides information about reported crimes to the City Council each month as part of a *Monthly Departmental Report* prepared by City Staff. The *Monthly Departmental Report* for a given month is usually an Item on the City Council Agenda at the second regular Council Meeting of the next month.

The unhoused population is a small fraction of Norman's total population, so it doesn't seem likely that a change in the housing conditions for that population will have much of an effect on crime statistics. The monthly data seemed to bear that out - see Table 1.

Figure 1 provides a more granular look at the *Total (reported)* data (the error bars are standard deviations).

Figure 2 is a more granular look at the *Public Intoxication* and *Harassment* data (the error bars are standard deviations).

¹ Spencer Bias, "Norman City Council approves emergency warming shelter, police department grant," *OU Daily*, Oct. 12, 2022
<https://www.oudaily.com/news/norman-city-council-approves-emergency-warming-shelter-police-department-grant/article_9e72c24a-4a67-11ed-830b-4bf16339a9e4.html>

² Max Bryan, "A temporary solution: Food & Shelter facility opens in downtown Norman," *Norman Transcript*, Nov. 1, 2022
<https://www.normantranscript.com/news/a-temporary-solution-food-shelter-facility-opens-in-downtown-norman/article_992b3edc-596e-11ed-9e77-8bf778365123.html>

Table 1

<u>Period/ Reported Crimes³</u>	<u>Agg. assault</u>	<u>Public Intox.</u>	<u>Drugs</u>	<u>Harrass.</u>	<u>Vandalism</u>	<u>Total (reported)</u>
12 mo. mean	20.42	43.33	41.83	38.67	79.00	1023.92
March - June mean	19.25	44.25	47.75	37.50	89.75	899.50
July - Oct. mean	20.75	47.25	41.75	40.25	83.00	1026.25
Nov. - Feb. mean	21.25	38.50	36.00	38.25	64.25	1146.00

Figure 1

Total Reported Crimes

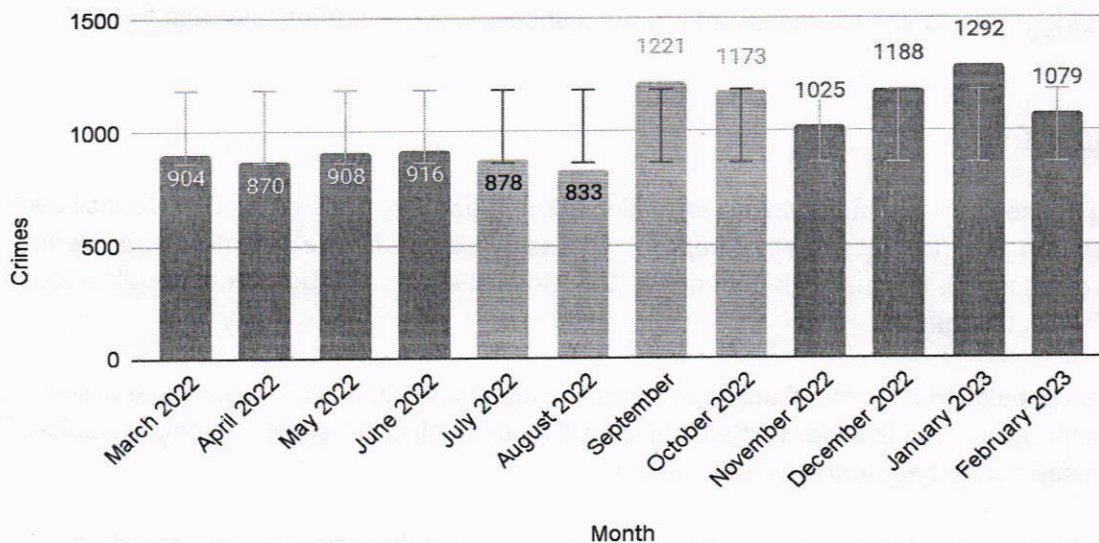


Figure 2

City Action Line Logs

The City Action Line logs from February 1, 2022 until May 1, 2023 were obtained from the City of Norman. There were 6,675 contacts with the City in the period of interest, from March 1, 2022 until February 28, 2023. Of those contacts, only 80 (1.2%) concerned unhoused ('homeless') individuals, and

³ I pre-selected a set of crimes that people have associated with the issue of 'homelessness'.

only 64 of those 80 (80%) were *complaints* about unhoused individuals.⁴ The 64 complaints were lodged by - at most - 54 individuals;⁵ the 16 non-complaint contacts were made by - at most - 13 individuals.⁶

Table 2 has the contacts broken down by time period.

The numbers are small, but it appears that complaints may have *increased* during the time there was no public shelter. Non-complaints about the shelter - particularly offers to help and requests for help - collapsed after the East Comanche St. shelter closed.

Table 2

	<u>complaints</u>	<u>non-complaints</u>
<i>March - June</i>	20	11
<i>July-October</i>	26	3
<i>November - February</i>	18	2

⁴ Some of the 16 non-complaints were requests for information ("wanted info on homeless shelter"), offers to help unhoused people ("I want to help promote this homeless shelter, what can I do?"), or calls from unhoused individuals asking for help ("complaint about employee at shelter touching her things and going through her stuff").

⁵ Of the 64 complaints, 44 were lodged by 34 distinct individuals. There were 20 anonymous complaints.

⁶ Of the 16 non-complaints, 8 were lodged by 5 distinct individuals. There were 8 anonymous non-complaints.

File Attachments for Item:

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-7: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-552, FENCING, WALLS AND SCREENING, OF CHAPTER 36, ZONING, OF THE CODE OF THE CITY OF NORMAN, TO ALLOW FOR ADMINISTRATIVE REVIEW AND APPROVAL OF REQUESTS FOR VARIATIONS IN FENCE HEIGHT FORWARD OF THE FRONT SETBACK LINE; AND PROVIDING FOR THE SEVERABILITY THEREOF.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/10/2023

REQUESTER: City of Norman

PRESENTER: Jane Hudson, Director of Planning & Community Development
Consideration of Approval, Acceptance, Rejection, Amendment, and/or

ITEM TITLE: Postponement of Ordinance No. O-2324-7: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-552, FENCING, WALLS AND SCREENING, OF CHAPTER 36, ZONING, OF THE CODE OF THE CITY OF NORMAN, TO ALLOW FOR ADMINISTRATIVE REVIEW AND APPROVAL OF REQUESTS FOR VARIATIONS IN FENCE HEIGHT FORWARD OF THE FRONT SETBACK LINE; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-7 to City Council.



office memorandum

Date: August 10, 2023

To: Chairperson and Members
City of Norman Planning Commission

From: Jane Hudson, Planning Director

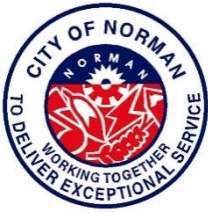
Subject: Planning Commission, August 10, 2023
Regarding Agenda Item No. 8: Postponement of Ordinance
No. O-2324-7

City staff requests postponement of Agenda No. 8 to the September 14, 2023 Planning Commission meeting. Staff is researching additional City Codes.

cc: Jane Hudson, Director

File Attachments for Item:

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of: Annual 2022 Status Report on Development and the NORMAN 2025 Plan.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/10/2023

REQUESTER: Jane Hudson, Director of Planning & Community Development

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of: Annual 2022 Status Report on Development and the NORMAN 2025 Plan.

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of the Annual 2022 Status Report on Development and the NORMAN 2025 Plan to City Council.

CITY OF NORMAN DEVELOPMENT CENTER

225



**ANNUAL 2022 STATUS REPORT ON DEVELOPMENT
AND THE NORMAN 2025 PLAN**



CITY OF NORMAN
August 2023

Table of Contents

Table of Contents i

List of Tables i

List of Charts ii

List of Maps ii

I: BACKGROUND 1

II: CONSTRUCTION ACTIVITY 1

 Residential Construction 3

 Non-Residential Construction 10

III: LAND USE PLAN AND ZONING AMENDMENTS 13

IV: PLATTING AND SUBDIVISION ACTIVITY 18

 Preliminary and Final Plats 18

 Norman Rural Certificates of Survey and Short Form Plats 21

V: SUMMARY AND FUTURE OUTLOOK 24

 Construction 24

 Land Use and Zoning 24

 Platting and Subdivision 24

 Comprehensive Plan Update 24

List of Tables

Table 1: Calendar Year Dollar Value of 2022 Construction and Four Previous Years 3

Table 2: Calendar Year New Residential Permits by Type 4

Table 3: Calendar Year New Residential Units by Service/Growth Area 6

Table 4: Calendar Year 2022 New Residential Units by Ward 8

Table 5: Calendar Year New Residential Permits by Parcel Size and by Service/Growth Areas in the Most Recent Years 9

Table 6: Calendar Year 2022 Land Use Plan Amendments 14

Table 7: Calendar Year 2022 Zoning Amendments 16

Table 8: Calendar Year Preliminary Plats by Service/Growth Area 18

Table 9: Calendar Year Approved Final Plats by Service/Growth Area 19

Table 10: Calendar Year Approved Norman Rural Certificates of Survey and Short Form Plats by Service/Growth Area 22

List of Charts

Chart 1: Construction Value Trend 2

Chart 2: Residential Permits 4

Chart 3: Comparison of Predicted vs Actual Dwelling Units 5

List of Maps

Map 1: 2022 Residential Construction Permit Activity 7

Map 2: Ward Map 8

Map 3: 2020-2022 New Non-Residential Construction Permit Activity 11

Map 4: 2020-2022 Non-Residential Construction Addition/Alteration Permit Activity 12

Map 5: 2022 NORMAN 2025 Land Use Plan Changes 13

Map 6: Zoning Changes 2022 17

Map 7: 2020-2022 Platting History 20

Map 8: 2020-2022 Norman Rural Certificate of Survey and Short Form Plat History 23

I: BACKGROUND

Since the 1997 adoption of the NORMAN 2020 Land Use and Transportation Plan (NORMAN 2020) and its successor, the NORMAN 2025 Land Use and Transportation Plan (NORMAN 2025), adopted in 2004, the Planning and Community Development Department staff has produced an annual report on the status of development in the City of Norman. This year's report summarizes development activity for the calendar year 2022. Staff provides this annual report to Planning Commission and City Council members to allow comparison of the pace of growth anticipated by the land use plan and its companion document, NORMAN 2025 Land Demand Analysis (Land Demand), to the actual rate of development that has occurred in the community.

This report consists of five sections. Each section describes different aspects of development and planning in the City of Norman during 2022. Sections begin with a narrative followed, where applicable, by maps and tables that include statistical summaries of the amount, type, and location of development and construction in Norman for the calendar year 2022. Several tables include information dating back five years. These tables put the current year's development into a temporal context and illustrate trends and changes that have occurred in recent years.

II: CONSTRUCTION ACTIVITY

This section identifies the construction activity permitted in Norman over the last year and compares it to recent trends. The value of all construction permitted this year was \$426 million. The overall value of construction is down \$134.4 million from 2021. Both commercial and residential construction saw a loss, with commercial construction decreasing by \$84.2 million and residential construction by \$50.1 million.

Commercial Construction

The Norman Regional Hospital (NRH) projects accounted for \$47.5 million of the commercial construction. NRH had four permits, which included a garden level renovation, parking garage, carpentry shop and renovation of 4th and 5th floors at the Healthplex Parkway facility. Other notable projects included the Young Family Athletic Complex (\$29 million), the Absentee Shawnee had 6 permits (\$24 million), the Porter Village Behavioral Center (\$13.5 million), multiple projects by the City of Norman that accounted for 12 permits (\$20 million), Norman Senior Wellness Center (\$12.6 million), and the Cleveland County Detention Center (\$10.7 million).

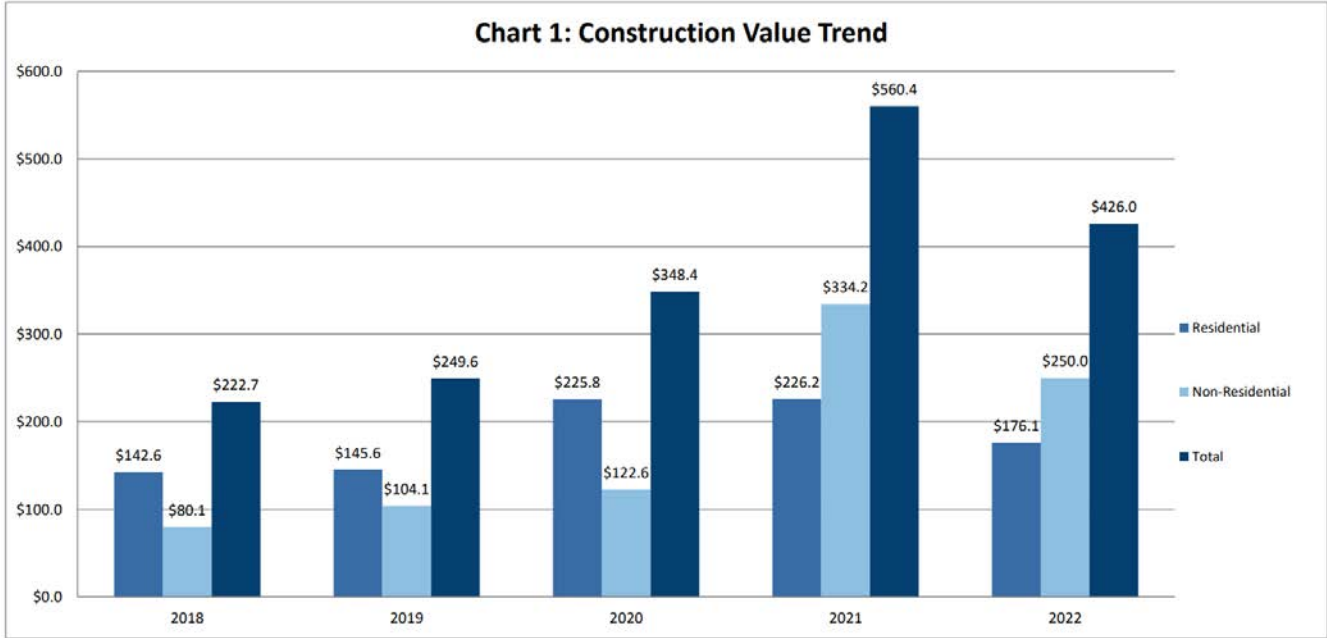


Chart 1 illustrates the value trend of construction for the most recent years. This section consists of descriptive summaries of maps and tables related to construction activity.

Table 1: Calendar Year Dollar Value* of 2022 Construction and Four Previous Years							
Year	2018	2019	2020	2021	2022	TOTAL	5 YEAR AVG
New Single Family	\$113.4	\$119.4	\$155.4	\$171.4	\$129.7	\$689.3	\$137.9
New Mobile Homes	\$0.7	\$0.7	\$0.1	\$0.2	\$0.7	\$2.4	\$0.5
New Duplexes	\$2.0	\$4.9	\$1.9	\$0.4	\$3.1	\$12.3	\$2.5
New Multi-Family	\$7.7	\$1.5	\$45.2	\$22.9	\$5.7	\$83.0	\$16.6
Additions/Alterations to Residential	\$18.8	\$19.0	\$23.2	\$31.3	\$36.9	\$129.1	\$25.8
Subtotal Residential	\$142.6	\$145.6	\$225.8	\$226.2	\$176.1	\$916.2	\$183.2
New Non-Residential	\$43.2	\$47.6	\$71.4	\$287.5	\$126.0	\$575.7	\$115.1
Additions/Alterations to Non-Residential	\$36.9	\$56.5	\$51.2	\$46.7	\$124.0	\$315.3	\$63.1
Subtotal Non-Residential	\$80.1	\$104.1	\$122.6	\$334.2	\$250.0	\$891.0	\$178.2
Total All Construction	\$222.7	\$249.6	\$348.4	\$560.4	\$426.0	\$1,807.2	\$361.4

*Values rounded to million dollar

Table 1 reflects the aggregate numbers for all types of construction between 2018 and 2022, the five-year total, and the average for those five years.

Residential Construction

The total value of residential construction decreased by \$50 million over the previous year. The total value of single-family houses permitted in 2022 was \$129.7 million, with an average value of \$384,800, about \$80,000 higher than last year's average. The value of new duplexes permitted increased by \$2.7 while new multifamily went down by \$17.2 million. Mobile homes went up \$0.5 million, reaching values from 2018 and 2019. Additions and alterations slightly increased in the last year, maintaining the growing trend of the previous five years.

Norman Annual Development Report for 2022

Table 2: Calendar Year New Residential Units Permitted by Type					
YEAR	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3 UNIT/MULTI-FAMILY UNITS**	TOTAL NEW RESIDENTIAL UNITS
NORMAN 2025 22 YEAR AVERAGE PREDICTION*	456	(INCLUDED IN SINGLE FAMILY)	13	125	594
2022 PREDICTED*	354	(INCLUDED IN SINGLE FAMILY)	9	120	483
2022	377	7	14	34 (5)	432
2021	559	4	2	199 (10)	764
2020	537	1	8	440 (28)	986
2019	434	11	21	15 (2)	481
2018	397	12	10	88 (4)	507
5 YEAR AVERAGE	461	7	11	155 (10)	634

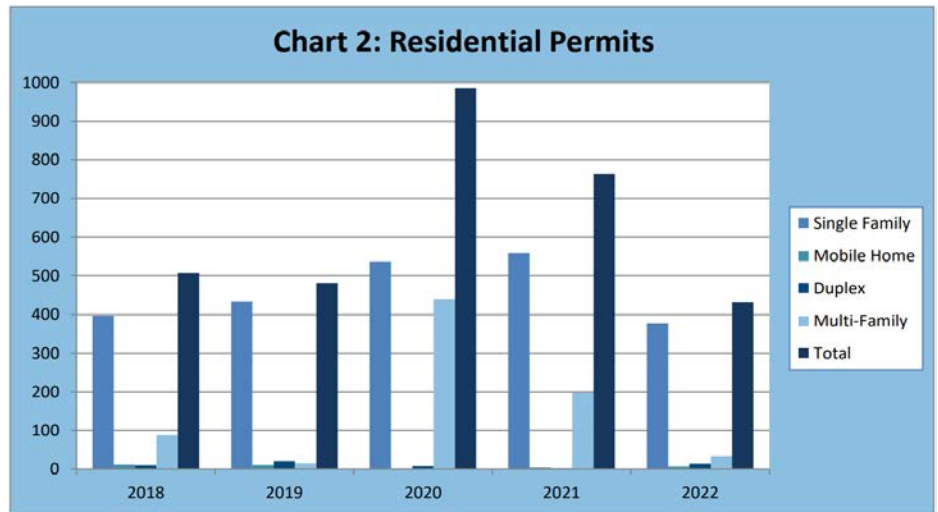
*NORMAN 2025 Land Demand Analysis **Number of Permits in ()

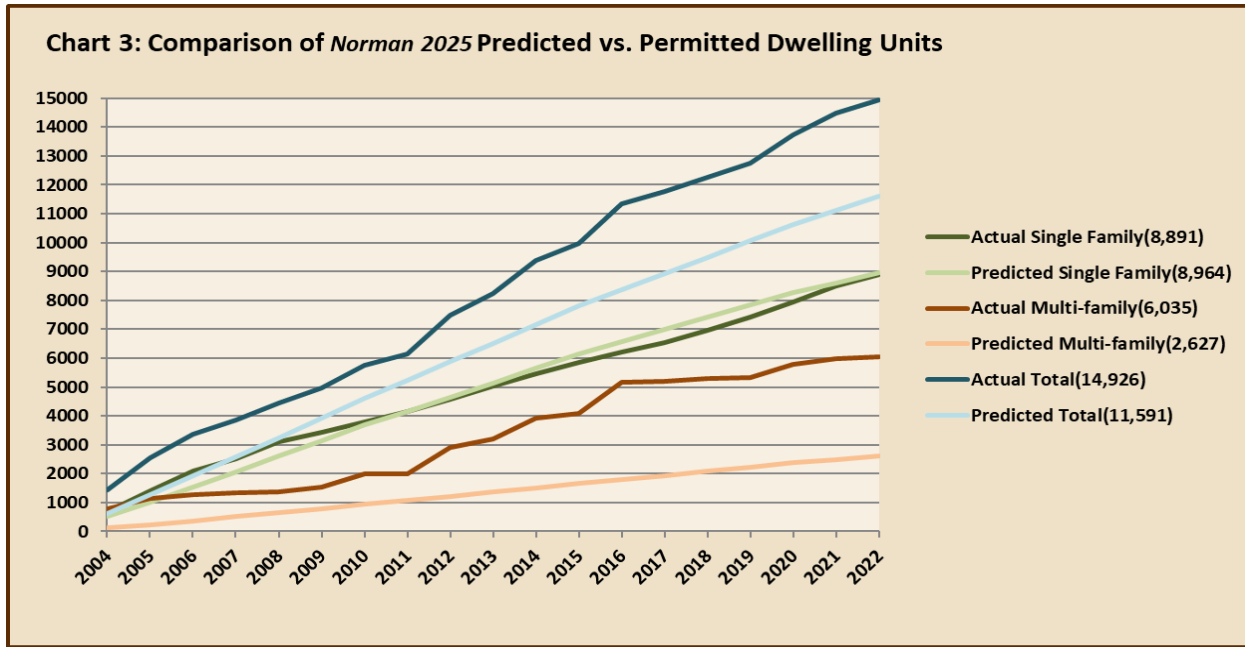
Table 2 presents a detailed account of new residential construction by type for the last five years. In 2022, there were 43.5% fewer residential permits than in 2021. The number of new single-family units decreased by 32.5% since the past year, ending the upward trend of the last five years, but bringing the numbers closer to the demand projected in

NORMAN 2025. New mobile homes permits remained low. Duplex units increased by 12 units in 2022 and reached the 22-year average projection, while multi-family units dropped compared to 2021.

Map 1 on page 7 shows the location of development by housing type. Compared with the predicted Land Demand for 2022, the 432 total new residential units represent 89% of the 483 units projected, the 377 total single-family units are 106%, and the 34 multi-family units are 28% of the projected units. After two years of an increase in multi-family projects, the development of those projects may be slowing.

Chart 2 illustrates the mix of dwelling units in the Norman market in recent years. Single-family permits decreased in 2022, changing the growing trend of the last five years. Still, 87% of the total units seen are single-family dwellings. Multi-family units dropped compared to the two previous years. Duplex units are up in comparison to 2021.





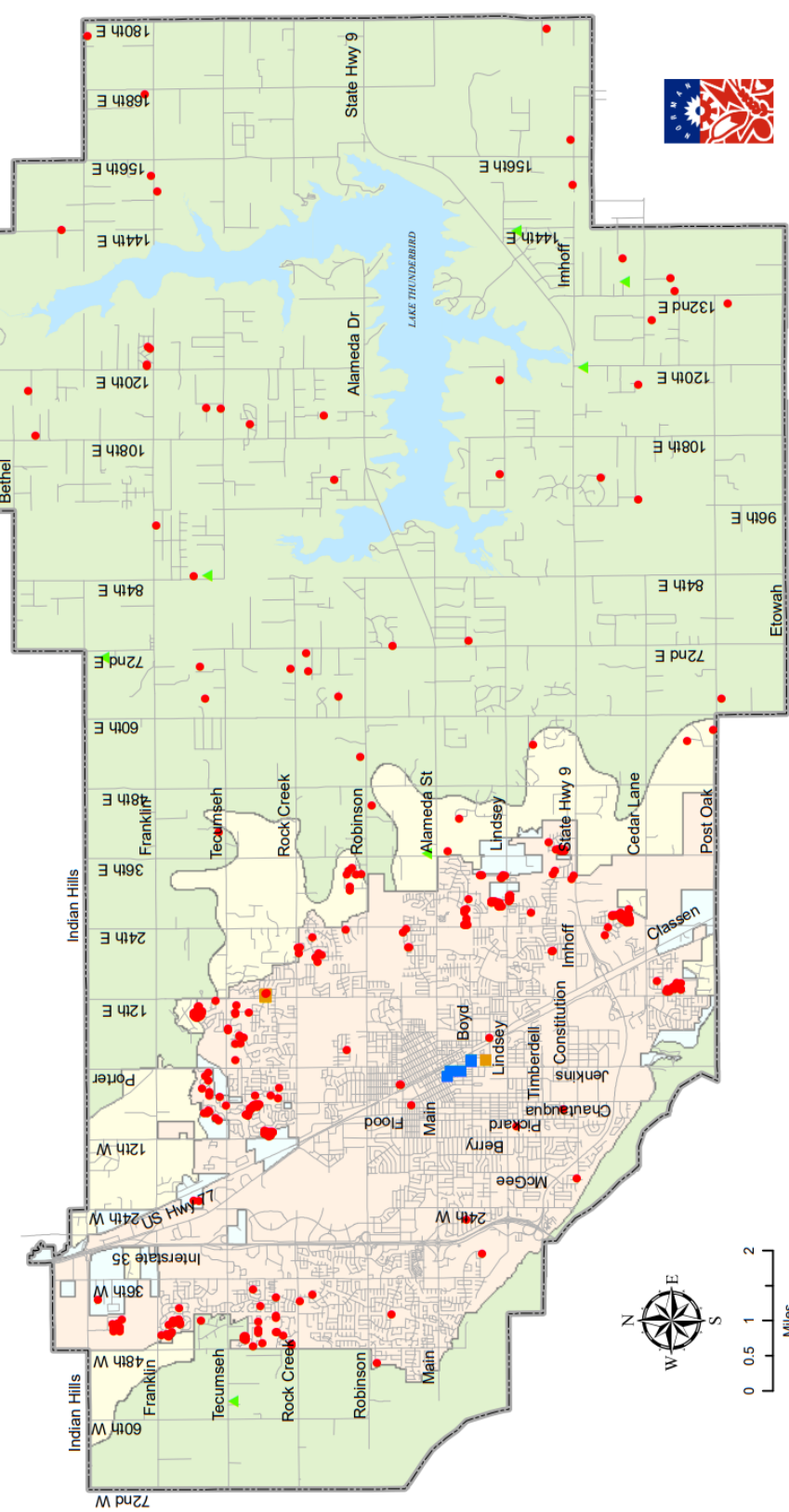
Reviewing the entire period of NORMAN 2025, from the 2004 adoption to current, as illustrated by Chart 3, we gain insight into the longer-term consumption of dwelling units. The single-family market developed fewer units this year than it has in recent years, the number of units developed is slightly lower than the number projected by the Land Demand of the NORMAN 2025. The Land Demand projected that Norman would need to develop 8,964 single-family dwelling units by 2020; the actual number is 8,891, which means the City has built 99% of the single-family housing units the Land Demand projected would be built by this time. The number of multi-family housing units developed during this period exceeds the demand. During the same period, 6,035 multi-family housing units were developed, 3,408 more than the 2,627 predicted by the Land Demand. The multi-family numbers are most likely higher in Norman than they would be in a community of similar size due to the influence of the University of Oklahoma and the introduction, on a large scale, of the rent-by-the-bed student-housing model in the multi-family developments. By the end of 2022, 229% of the multi-family housing units the Land Demand projected were developed. Over the last 17 years, the number of dwelling units is at 128% of the number of units projected. Chart 3 also illustrates the bend at the housing collapse of 2008 that reset Norman’s single-family housing development trajectory, which was followed by an increase in multi-family developments. While Norman did not feel the 2008 downturn as sharply as some municipalities, the changes in lending practices precipitated changes in building practices that are still evident on the ground today in the high number of multi-family units. In addition, the single-family market never collapsed completely and ultimately recovered to a level very close to what the Land Demand of the NORMAN 2025 projected.

Table 3: Calendar Year New Residential Units by Service/Growth Area					
YEAR	CURRENT URBAN SERVICE/GROWTH AREA # and (%)	FUTURE URBAN SERVICE/GROWTH AREA # and (%)	SUBURBAN RESIDENTIAL GROWTH AREA # and (%)	COUNTRY RESIDENTIAL GROWTH AREA # and (%)	TOTAL UNITS
2022	365 (84%)	3 (1%)	12 (3%)	52 (12%)	432
2021	696 (91%)	2 (0%)	11 (1%)	55 (7%)	764
2020	928 (94%)	3 (0%)	8 (1%)	47 (5%)	986
2019	400 (86%)	1 (0%)	9 (2%)	56 (12%)	466
2018	448 (88%)	3 (1%)	12 (2%)	44 (9%)	507
5 YEAR AVERAGE	567 (89%)	2 (0%)	10 (2%)	51 (9%)	631
NORMAN 2025 22 YEAR AVERAGE % OF GROWTH EXPECTED	85-90%		10-15%		100%

Table 3 indicates the location of new residential units by Service/Growth Area. The 85% of residential development in the Current Urban Service/Growth Area (CUSA) and Future Urban Service/Growth Areas (FUSA) in 2022 is at the low end of the range that was expected by NORMAN 2025. The five-year average of growth in the CUSA is within the upper range of growth projected in both NORMAN 2020 and NORMAN 2025, while most other growth areas are experiencing growth at the lower end of the projected range. This indicates that NORMAN 2025 is achieving two of its goals: directing development to areas that have adequate infrastructure to support the growth and protecting sensitive areas in the Country Residential Growth Area (CRA). The CRA growth is at the high end of the expected percentage of growth. The CUSA has developed as predicted, with slightly higher percentages in 2020 and 2021. It also underscores that NORMAN 2025 may be returning to its more expected growth pattern. **Map 1** shows the location of new residential housing by types overlying the growth areas. Future Urban Service Area is usually changed to Current Urban Service Area before development occurs.

MAP 1: 2022 RESIDENTIAL CONSTRUCTION PERMIT ACTIVITY

- GROWTH AREAS**
- COUNTRY RESIDENTIAL GROWTH AREA
 - CURRENT URBAN SERVICE/GROWTH AREA
 - FUTURE URBAN SERVICE/GROWTH AREA
 - SUBURBAN RESIDENTIAL GROWTH AREA
- PERMITS**
- SINGLE FAMILY NEW
 - MOBILE HOME NEW
 - DUPLEX NEW
 - MULTI-FAMILY NEW



Norman Annual Development Report for 2022

Table 4: Calendar Year 2022 New Residential Units by Ward						
	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3+ UNIT/MULTI-FAMILY UNITS	TOTAL NEW RESIDENTIAL UNITS	% NEW RESIDENTIAL UNITS
Ward 1	43	0	0	0	43	10%
Ward 2	2	0	0	0	2	0%
Ward 3	19	1	0	0	20	5%
Ward 4	6	0	2	34	42	10%
Ward 5	116	6	0	0	122	28%
Ward 6	78	0	12	0	90	21%
Ward 7	12	0	0	0	12	3%
Ward 8	101	0	0	0	101	23%
2022 TOTAL	377	7	14	34	432	100%

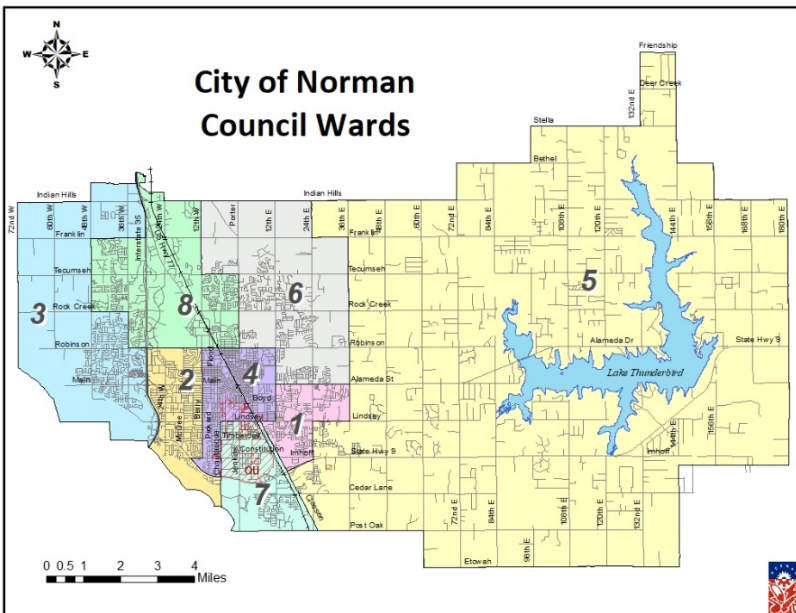
Table 4 reflects new residential units permitted in 2022 by Ward boundaries. Ward 5 had the most single-family permits, with 30.8% of all single-family. Ward 4 had the most multi-family units this year, while Ward 6 had the most duplexes. Ward 4 had the most diverse development that included single-family,

duplexes and multi-family.

Both the duplex and multi-family developments in Ward 4 illustrates a type of housing product that entered the Norman housing market in recent years. This housing product is geared toward students, rent-by-the-bed leasing and has four or more bedrooms.

These areas of Ward 4, experiencing re-development, were historically developed as single-family neighborhoods. The higher density of the duplexes and multi-family has seen some conflict with the neighbors and is straining the capacity of the aging infrastructure in the Core Area.

This general area of higher-density re-development in Ward 4 was rezoned to Center City Form-Based Code (CCFBC) in 2017.



While the Form Based Code intended to promote higher density, the expectation was those units would be geared toward young professionals and young families, that would lease the entire unit rather than a single bedroom, and more smaller/individually rented or owner-occupied units would be allowed on a single lot, than were allowed under the prior R-3 zoning. All of the multi-family units developed in 2022 were in the CCFBC area and appear to be

targeted toward the student population. CCFBC is increasing the density of the Core Area, but in not in attracting developers targeting young professionals and families.

Norman Annual Development Report for 2022

Table 5: Calendar Year New Residential Permits by Parcel Size and by Service/Growth Areas in the Most Recent Years

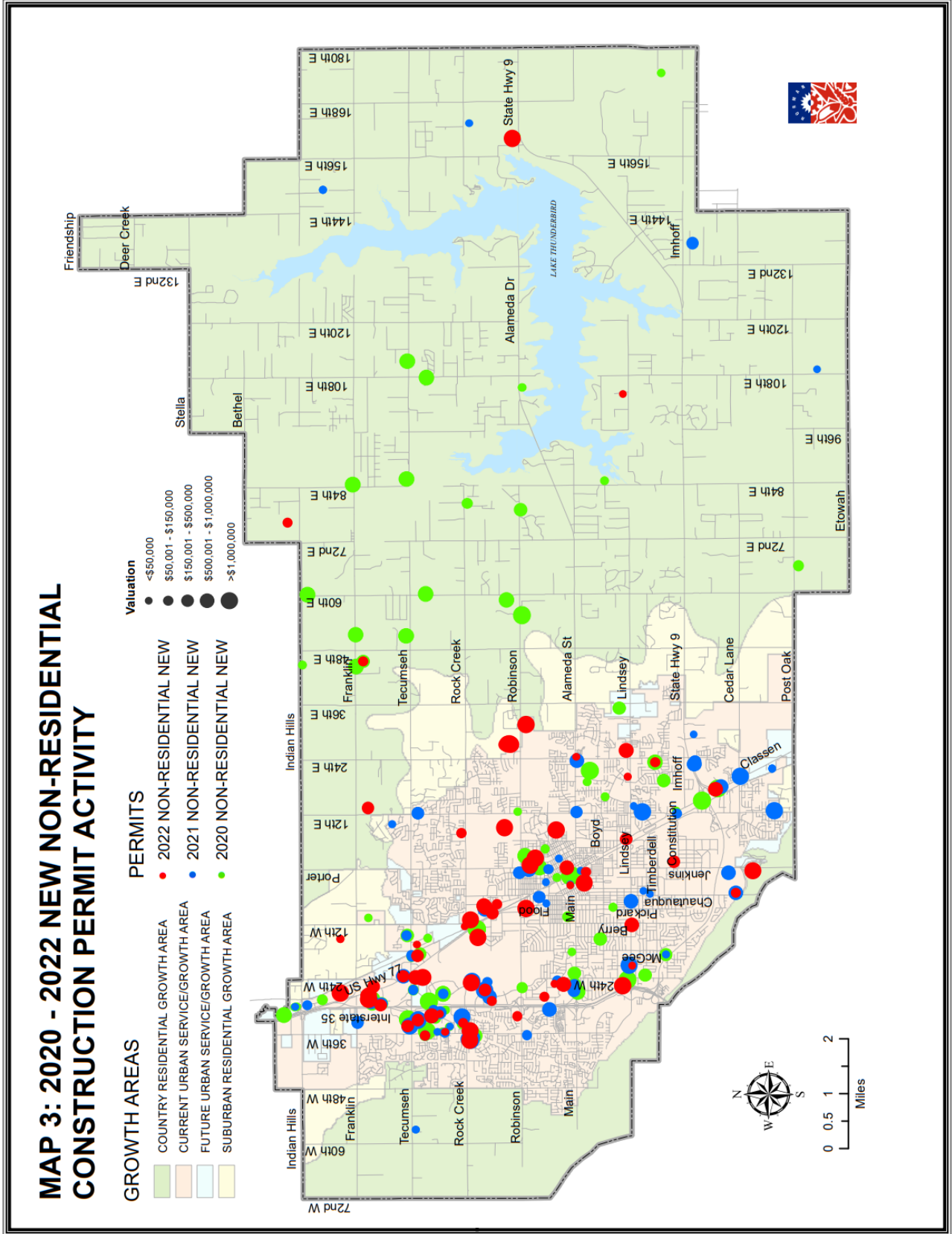
	< 2 ACRES	2 - 4.9 ACRES	5 - 9.9 ACRES	>= 10 ACRES	GRAND TOTAL
2022 CURRENT	320	14	0	2	336
2022 FUTURE	3	0	0	0	3
2022 SUBURBAN	6	2	2	2	12
2022 COUNTRY	9	12	18	13	52
2022 TOTAL	338	28	20	17	403
2021 CURRENT	449	0	5	53	507
2021 FUTURE	1	1	0	0	2
2021 SUBURBAN	5	4	1	1	11
2021 COUNTRY	2	15	16	22	55
2021 TOTAL	457	20	22	76	575
2020 CURRENT	395	0	39	82	516
2020 FUTURE	3	0	0	0	3
2020 SUBURBAN	4	0	1	3	8
2020 COUNTRY	0	11	20	16	47
2020 TOTAL	402	11	60	101	574
2019 CURRENT	359	4	0	1	364
2019 FUTURE	3	0	0	0	3
2019 SUBURBAN	8	2	1	1	12
2019 COUNTRY	1	15	18	10	44
2019 TOTAL	320	22	16	14	423
2018 CURRENT	315	0	1	1	317
2018 FUTURE	1	0	0	0	1
2018 SUBURBAN	2	3	1	0	6
2018 COUNTRY	2	19	14	13	48
2018 TOTAL	320	22	16	14	372
5 YEAR AVERAGE (TOTAL)	367	21	27	44	469

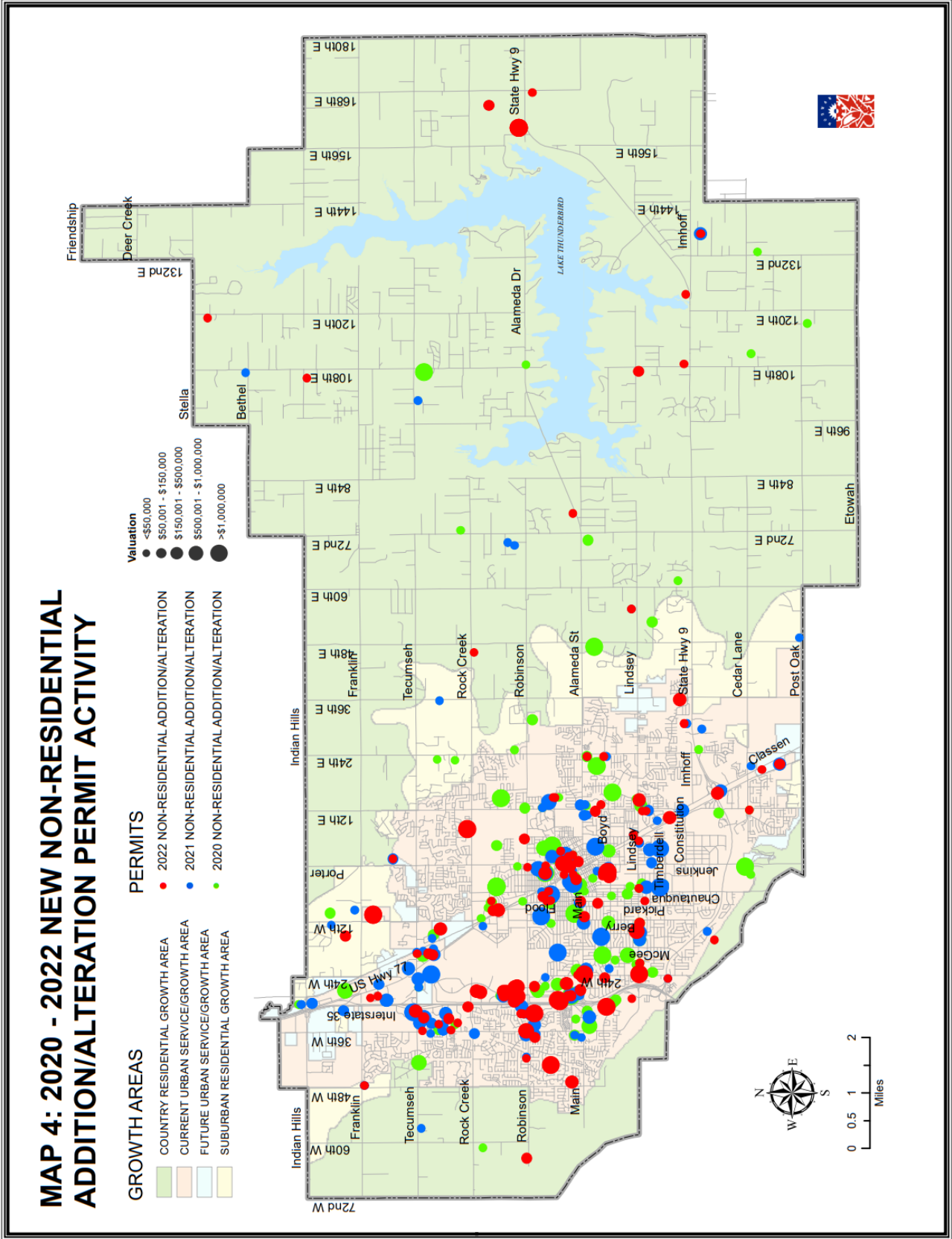
Table 5 reflects a grouping of parcel sizes within each growth area where the new residential units were permitted. As expected, smaller lots were developed in the Current Urban Service Area (CUSA) while larger lots were developed in the Country Residential Area.

Non-Residential Construction

The total value of non-residential construction was \$250.3 million. New non-residential construction totaled \$126.0 million, down from \$287.5 million the previous year. There were four permits for new construction over \$5 million: The Young Family Athletic Complex, the Porter Village Behavioral Health, the Norman Senior Wellness Center, and the City of Norman Griffin Park Project. Map 3, on the next page, depicts the location of new non-residential construction permit activity throughout Norman from 2020-2022.

Non-residential additions and alterations to existing building stock occurred throughout the city in 2022. The value of non-residential additions and alterations was \$124.0 million, \$77.3 million more than the previous year. There were five projects with values up to \$5 million in 2022: the Norman Regional Hospital Garden Level renovation and Parking Garage, The Absentee Shawnee addition for Primary Behavior and Dental Care, the Cleveland County Detention Center, The Moore Norman Technology Center, and the Regal Entertainment Group project. Map 4 depicts Norman's non-residential construction addition/alteration permit activity from 2020-2022.

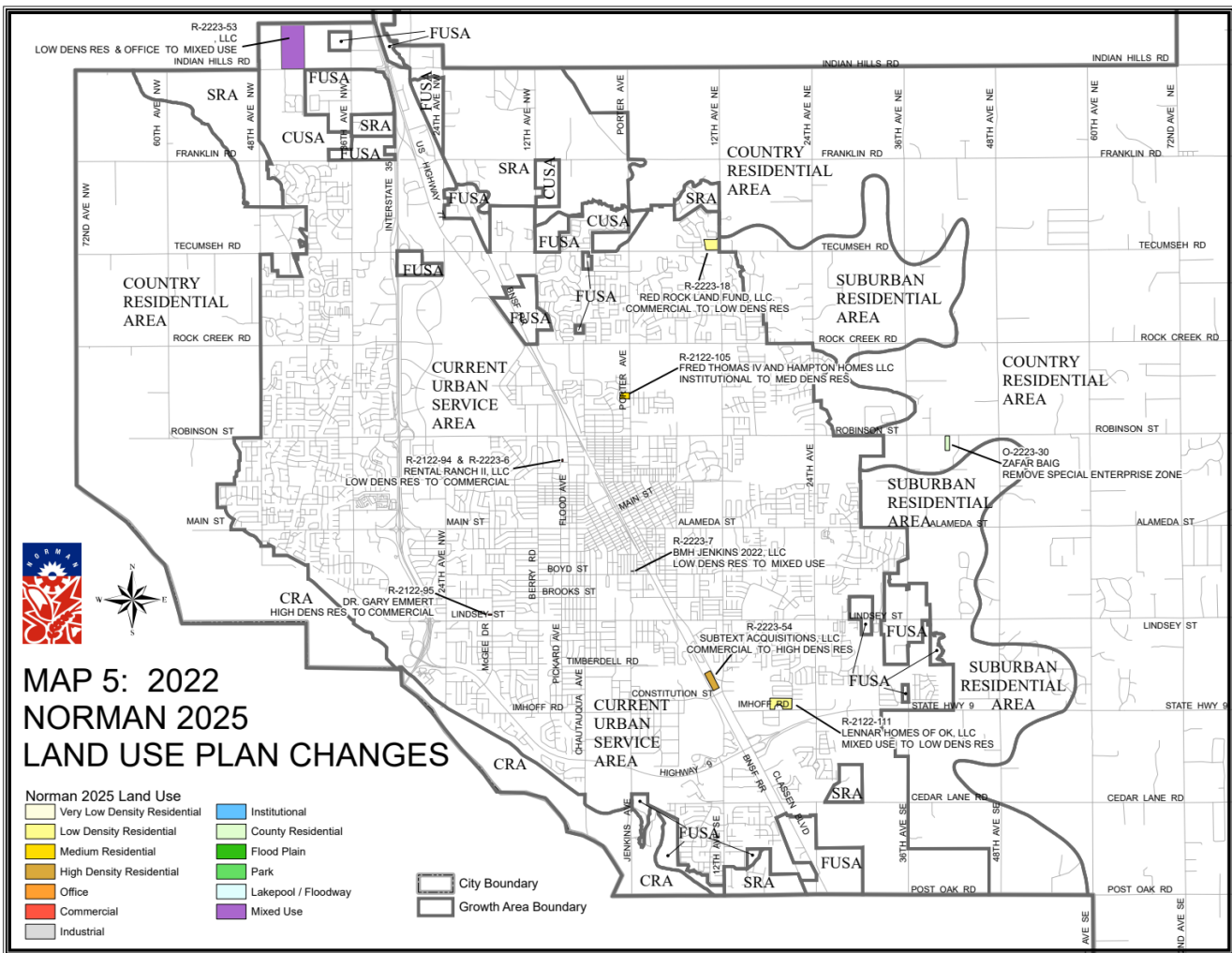




III: LAND USE PLAN AND ZONING AMENDMENTS

The City of Norman processed ten applications for amendments to the NORMAN 2025 Land Use and Transportation Plan in 2022, two more than in 2021. Only one of the applications was denied but it was resubmitted and later approved. In total, 128 acres were amended. The most extensive proposed amendment in 2022 was a 79.88-acre request to allow for a new mixed-use development. The second largest plan change was 16.32 acres to allow for low-density residential development.

Table 6 and Map 5 identify each application for NORMAN 2025 Land Use and Transportation Plan amendments approved during the calendar year 2022. For each application processed, the table summarizes the applicant’s name, property location, original NORMAN 2025 designation, change(s) requested, acreage involved, and dates of the decisions taken by the Planning Commission and City Council.



Norman Annual Development Report for 2022

Table 6: Calendar Year 2022 Land Use Plan Amendments

RESOLUTION	APPLICANT	LOCATION	OLD USE	NEW USE	ACRES	PC ACTION	CC ACTION
2122-94	Rental Ranch II, LLC and D.L. Hayes Co.	621 Highland Pkwy	Low Density Residential	Commercial	0.22	3-10-22 APP	4-26-22 DEN
2122-95	Dr. Gary Emmert	1134 McGee Dr	High Density Residential	Commercial	0.34	3-10-22 APP	4-26-22 APP
2122-105	Fred Thomas IV and Hampton Homes, LLC	1700 N. Porter Ave	Institutional	Medium Density Residential	4.05	4-12-22 APP	5-10-22 APP
2122-111	Lennar Homes of Oklahoma, LLC	North of Imhoff Rd, west of Oakhurst Ave	Mixed Use	Low Density Residential	16.32	5-12-22 APP	6-10-22 APP
2223-6	Rental Ranch II, LLC and D.L. Hayes Co.	621 Highland Pkwy	Low Density Residential	Commercial	0.22	8-11-22 APP	9-27-22 APP
2223-7	BMH Jenkins 2022, LLC	765 Jenkins Ave	Low Density Residential	Mixed Use	0.16	8-11-22 APP	9-27-22 APP
2223-18	Red Rock Land, LLC	NW corner of E. Tecumseh Rd and 12th Ave NE	Commercial	Low Density Residential	12.41	8-11-22 APP	9-27-22 APP
2223-30	Zafar Baig	4000 E. Robinson St	Country Residential	Country Residential w/ Special Enterprise Zone Removed	5	9-8-22 APP	10-25-22 APP
2223-53	Premium Land, LLC	North of Indian Hills Rd between 48th Ave NW and 36th Ave NW	Low Density Residential, Office	Mixed Use	79.88	11-10-22 APP	1-10-23 APP
2223-54	Subtext Acquisitions, LLC	West of Classen Blvd, north of E Constitution St	Commercial	High Density Residential	9.66	12-8-22 APP	1-24-22 APP

CUSA = Current Urban Service/Growth Area

FUSA = Future Urban Service/Growth Area

SRA = Suburban Residential Growth Area

CRA = Country Residential Growth Area

The City of Norman processed 18 rezoning applications during the calendar year 2022, 12 less than in 2021. The Planning Commission approved all of them, while the City Council denied one but the applicant resubmitted and it was approved. The largest area rezoned was a 79.88 acres property, rezoned from R-1 and CO to PUD at North Indian Hills. The second largest was 50.50 acres rezoned from A-1 and PL to A-2, PL, w/SU on East Robinson St, requested by the City of Norman. The third largest request was 16.32 acres amending a PUD on Imhoff Rd. The fourth largest was a PUD amendment by Tecumseh Rd and 12th Ave for Red Rock Land.

Norman Annual Development Report for 2022

Table 7 and **Map 6** identify all of the zoning changes that were processed and approved during calendar year 2022. For each of the 18 applications processed, the table summarizes the applicant's name, property location, original zoning and zoning sought, acreage involved, and action taken by the Planning Commission and the City Council.

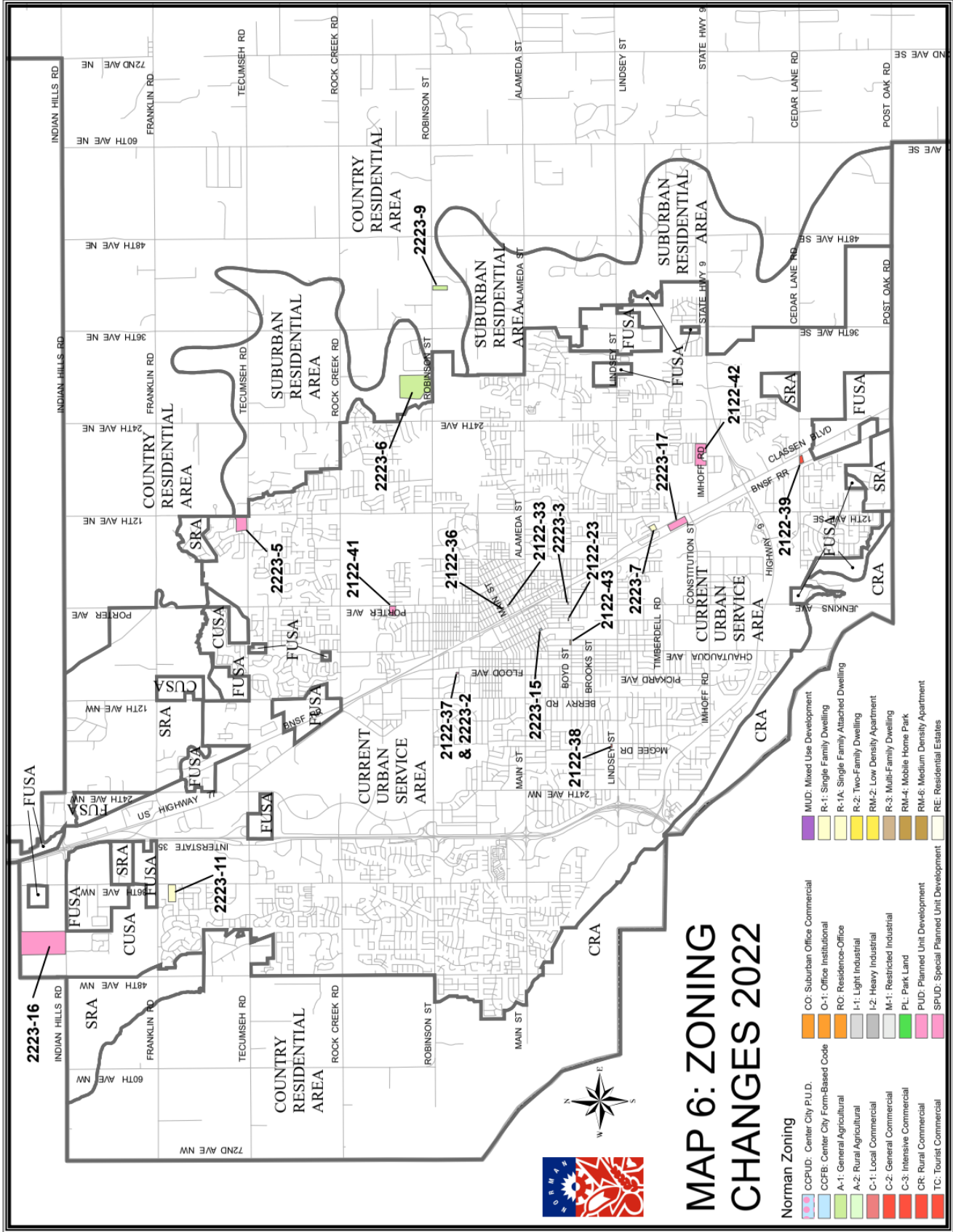
Norman Annual Development Report for 2022

Table 7: Calendar year 2022 Zoning Amendments

ORDINANCE	APPLICANT	LOCATION	FROM ZONING	TO ZONING	RELATED N2025 RESOLUTION	ACREAGE	PC ACTION	CC ACTION
2122-33	James L. Adair	115 S. Peter Ave	C-3	SPUD	na	7,776 sq ft	APP 1-13-22	APP 2-22-22
2122-36	James L. Adair	205 E. Main St	C-3	C-3 w/SU	na	3,500 sq ft	APP 2-10-22	APP 3-22-22
2122-37	Rental Ranch II, LLC and D.L. Hayes Co.	621 Highland Pkwy	R-1	C-2	R-2122-94	0.22	APP 3-10-22	DEN 4-26-22
2122-38	Dr. Gary Emmert	1134 McGee Dr	RM-6	C-2	R-2122-95	13,000 sq ft	APP 3-10-22	APP 4-26-22
2122-23	BWB2, LP	796 Asp Ave	C-3	C-3 w/SU	na	0.16	APP 3-10-22	APP 4-26-22
2122-39	JM Civil Engineering	SW corner Cedar Lane Rd and Classen Blvd	C-1	C-2	na	1.38	APP 3-10-22	APP 4-26-22
2122-41	Fred Thomas IV and Hampton Homes, LLC	1700 N. Porter Ave	R-1	SPUD	R-2122-105	4.05	APP 4-14-22	APP 5-24-22
2122-42	Lennar Homes of Oklahoma, LLC	North of Imhoff Rd, west of Oakhurst Ave	PUD	PUD	R-2122-111	<u>16.32</u>	APP 5-12-22	APP 6-28-22
2122-43	Hillel Foundation	494 Elm Ave	R-3	R-3 w/SU	na	0.47	APP 5-12-22	APP 6-28-22
2223-3	BMH Jenkins 2022, LLC	765 Jenkins Ave	R-3	SPUD	R-2223-7	0.16	APP 8-11-22	APP 9-27-22
2223-5	Red Rock Land, LLC	NW corner of E. Tecumseh Rd and 12th Ave NE	PUD	PUD	R-2223-18	<u>12.41</u>	APP 8-11-22	APP 9-27-22
2223-6	City of Norman - Norman Utilities Authority	North of Robinson St 2000 ft east of 24th Ave NE	A-1, PL	A-2, PL w/SU	na	<u>50.50</u>	APP 8-11-22	APP 9-27-22
2223-7	Classen Montessori School	2323 S. Classen Blvd	R-1	R-1 w/SU	na	1.89	APP 9-8-22	APP 10-11-22
2223-9	Zafar Baig	4000 E. Robinson St	PUD	A-1	R-2223-30	5.00	APP 9-8-22	APP 10-25-22
2223-11	Timber Creek Fellowship Church	4600 36th Ave NW	R-1	R-1 w/SU	na	9.51	APP 9-8-22	APP 11-8-22
2223-15	McFarlin Memorial United Methodist Church, Inc.	401 S. University Blvd	CCFBC	CCPUD	na	0.32	APP 10-13-22	APP 11-8-22
2223-16	Premium Land, LLC	North of Indian Hills Rd between 48th Ave NW and 36th Ave NW	R-1, CO	PUD	R-2223-53	<u>79.88</u>	APP 11-10-22	APP 1-10-23
2223-17	Subtext Acquisitions, LLC	West of Classen Blvd, north of E Constitution St	C-2	PUD	R-2223-54	<u>9.66</u>	APP 12-8-22	APP 1-24-23

*Does not include easement closures and administrative changes that do not alter map.

Norman Annual Development Report for 2022



Norman Annual Development Report for 2022

IV: PLATTING AND SUBDIVISION ACTIVITY***Preliminary and Final Plats***

The 2022 calendar year saw a below average number of preliminary plats and an above average in the number of final plats processed in recent years. The number of lots receiving final approval was well above the five-year average. The tables and maps described below illustrate more details regarding land divisions occurring in the calendar year 2022.

Tables 8 and 9 identify the number of preliminary and final plats applied for in calendar year 2022, the preceding four years, and a five-year average. The data includes acreages, the number of proposed lots, and distribution among the four Service/Growth Areas of the NORMAN 2025. The seven preliminary plats approved consumed 129 acres and created 284 lots, this is far below the five-year average of 272 acres but close to the average of 299 lots. The 16 final plats approved completed the development of 270 acres and 514 lots, above the five-year average of 159 acres and 286 lots. Companion Map 7 shows the location of the 2022 plats as well as plats from the preceding two years.

Table 8: Calendar Year Preliminary Plats by Service/Growth Area

	CURRENT URBAN SERVICE AREA	FUTURE URBAN SERVICE AREA	SUBURBAN RESIDENTIAL AREA	COUNTRY RESIDENTIAL AREA	TOTAL
2022 PRELIMS	7	0	0	0	7
2022 ACRES	128.96	0.00	0.00	0.00	128.96
2022 LOTS	284	0	0	0	284
2021 PRELIMS (PARTIAL)	12(1)	1	1	2(1)	17
2021 ACRES	422.09	1.00	6.92	46.89	476.90
2021 LOTS	860	1	3	6	870
2020 PRELIMS	8	1	0	0	9
2020 ACRES	260.63	16.87	0.00	0.00	277.50
2020 LOTS	117	2	0	0	119
2019 PRELIMS (PARTIAL)	6(2)	2(1)	0(1)	0	10
2019 ACRES	332.59	15.99	62.90	0.00	411.48
2019 LOTS	164	48	3	0	215
2018 PRELIMS (PARTIAL)	3(1)	0(1)	0	0	4
2018 ACRES	52.89	15.68	0.00	0.00	68.57
2018 LOTS	6	1	0	0	7
5 YEAR Total # OF PLATS*	40.0	6.0	2.0	3.0	47.0
5 YEAR AVERAGE # OF PLATS*	8.0	1.2	0.4	0.6	9.4
5 YEAR AVERAGE # OF LOTS	286.2	10.4	1.2	1.2	299.0
5 YEAR AVERAGE ACRES	239.4	9.9	14.0	9.4	272.7

*Partial plats counted in all growth areas

Norman Annual Development Report for 2022

Table 9: Calendar Year Approved Final Plats by Service/Growth Area

GROWTH AREA/ SERVICE AREA	CURRENT URBAN SERVICE AREA	FUTURE URBAN SERVICE AREA	SUBURBAN RESIDENTIAL AREA	COUNTRY RESIDENTIAL AREA	TOTAL
2022 # FINAL PLATS	15	0	0	1	16
2022 ACRES	244.45	0.00	0.00	25.72	270.17
2022 LOTS	512	0	0	2	514
2022 AVG SINGLE FAMILY LOT SIZE	0.37	0.00	0.00	12.86	0.37
2022 AVG OTHER LOT SIZE*	4	0	0	0	4
2021 # FINAL PLATS	13	0	1	0	14
2021 ACRES	154.71	0.00	1.93	0.00	156.64
2021 LOTS	336	0	1	0	337
2021 AVG SINGLE FAMILY LOT SIZE	0.28	0.00	1.93	0	0.28
2021 AVG OTHER LOT SIZE*	7.07	0	0	0	7.07
2020 # FINAL PLATS	15	0	0	0	15
2020 ACRES	153.57	0.00	0.00	0.00	153.57
2020 LOTS	236	0	0	0	236
2020 AVG SINGLE FAMILY LOT SIZE	0.23	0.00	0.00	0	0.23
2020 AVG OTHER LOT SIZE*	6.42	0	0	0	6.42
2019 # FINAL PLATS	8	1	0	0	9
2019 ACRES	84.25	3.45	0.00	0.00	87.70
2019 LOTS	166	1	0	0	167
2019 AVG SINGLE FAMILY LOT SIZE	0.39	0.00	0.00	0	0.39
2019 AVG OTHER LOT SIZE*	5.1	3.45	0	0	4.8
2018 # FINAL PLATS	9	1	0	0	10
2018 ACRES	115.87	10.82	0.00	0.00	126.69
2018 LOTS	173	1	0	0	174
2018 AVG SINGLE FAMILY LOT SIZE	0.47	0.00	0	0	0.47
2018 AVG OTHER LOT SIZE*	1.56	10.82	0	0	1.84
5 YEAR TOTAL # FINAL PLATS**	60	2	1	1	64
5 YEAR AVG # FINAL PLATS**	12.0	0.4	0.2	0.2	13
5 YEAR AVG ACRES	150.57	2.9	0.4	5.1	159.0
5 YEAR AVG LOTS	285	0.4	0.2	0.4	286
5 YEAR AVG SF LOT SIZE	0.3	0.0	0.4	2.6	0.3
5 YEAR AVG OTHER LOT SIZE*	4.83	2.85	0.00	0.00	4.83

*Other includes all non-single family uses

**Partial plats counted in all growth areas

Norman Rural Certificates of Survey and Short Form Plats

This section summarizes land divisions using a Norman Rural Certificates of Survey (NRCOS) and a Short Form Plat (SFP). A Short Form Plat is plat that involves less than three acres, are subdivided into less than three lots, have a single ownership, and require no public improvements. A NRCOS allows the subdivision of property into ten-acre tracts, allowing development of properties in the A-1 and A-2 Zoning Districts, provided they are on roadways usable by public safety and other official government vehicles.

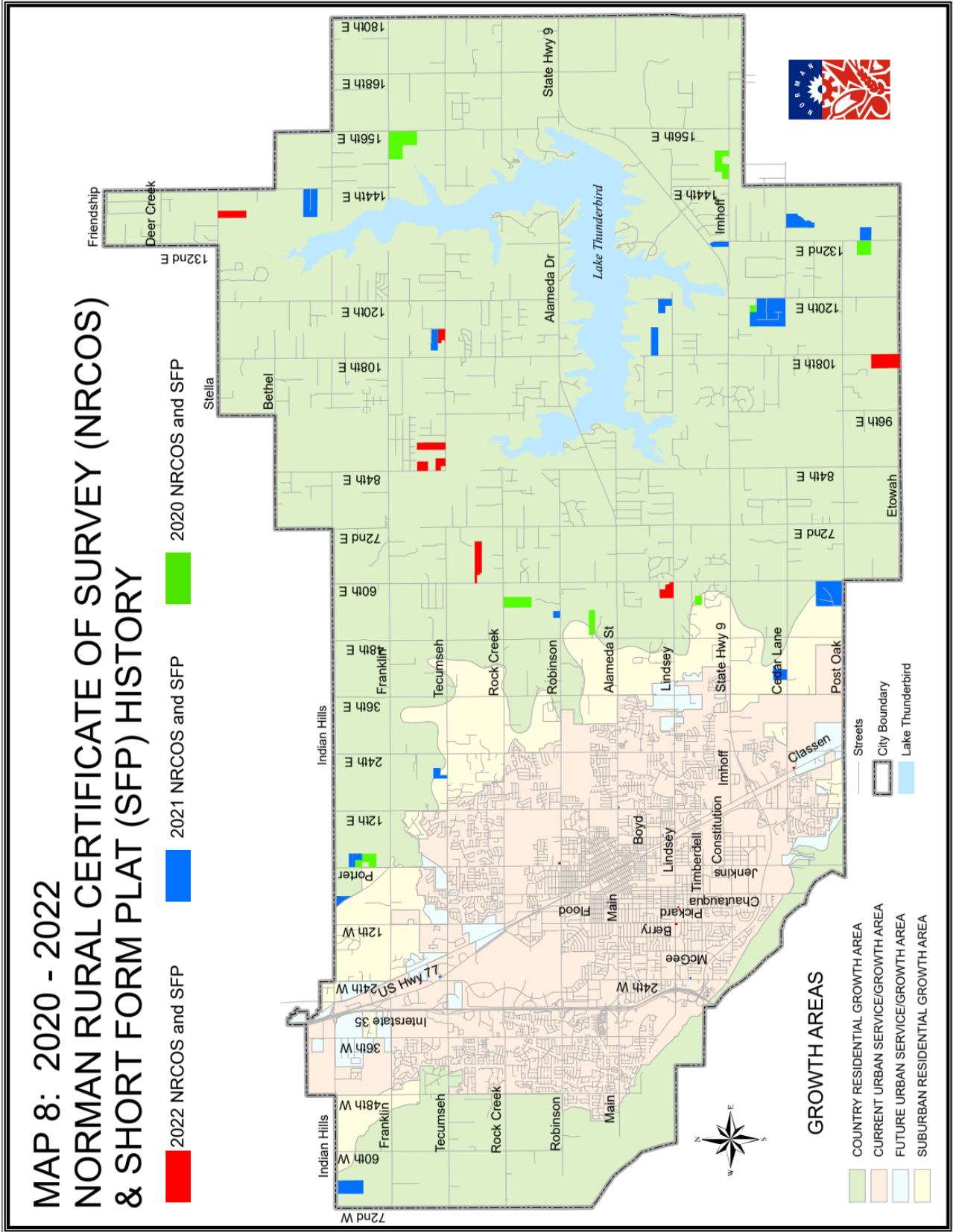
Table 10 identifies the number of Norman Rural Certificates of Survey and Short Form Plats applied for in Calendar Year 2022, the preceding four years, and a five-year average. The information provides the acreage, the number of proposed lots, and the distribution among the four Service/Growth Areas of the NORMAN 2025. In 2022, the City of Norman processed a total of 12 NRCOS/SFP applications involving a total of 305 acres divided into 33 lots, about half of what the city processed in 2021, 21 NRCOS/SFP approvals involving 794 acres divided into 76 lots. The five-year average is 12.4 NRCOS/SFP approvals, involving an average of 442 acres of land with an average of 41.6 lots. Companion **Map 8** shows the location of the 2022 NRCOS/SFP approvals as well as NRCOS/SFP approvals from the preceding two years.

Norman Annual Development Report for 2022

Table 10: Calendar Year Approved Norman Rural Certificates of Survey and Short Form Plats by Service/Growth Area

GROWTH AREA	CURRENT URBAN SERVICE/ GROWTH AREA	FUTURE URBAN SERVICE/ GROWTH AREA	SUBURBAN RESIDENTIAL GROWTH AREA	COUNTRY RESIDENTIAL GROWTH AREA	TOTAL
2022 # COS AND SFP'S	4	0	0	8	12
2022 ACRES	3.16	0.00	0.00	301.47	304.63
2022 LOTS	7	0	0	26	33
2022 AVG LOT SIZE	0.45	0.00	0.00	11.60	9.23
2021 # COS AND SFP'S	5	0	3	13	21
2021 ACRES	3.52	0.00	191.52	599.27	794.31
2021 LOTS	7	0	19	50	76
2021 AVG LOT SIZE	0.50	0.00	10.08	11.99	10.45
2020 # COS AND SFP'S	1	0	1	7	9
2020 ACRES	0.51	0.00	13.25	382.24	396.00
2020 LOTS	2	0	1	27	30
2020 AVG LOT SIZE	0.26	0.00	13.25	14.16	13.20
2019 # COS AND SFP'S	1	0	1	8	10
2019 ACRES	3.23	0.00	2.52	543.62	549.37
2019 LOTS	2	0	1	41	44
2019 AVG LOT SIZE	1.62	0.00	2.52	13.26	12.49
2018 # COS AND SFP'S	5	1	0	4	10
2018 ACRES	7.26	2.26	0.00	156.63	166.15
2018 LOTS	10	2	0	13	25
2018 AVG LOT SIZE	0.73	1.13	0.00	12.05	6.65
5 YEAR TOTAL # COS AND SFP'S	16	1	5	40	62
5 YEAR AVG # COS AND SFP'S	3.2	0.2	1.0	8.0	12.4
5 YEAR AVG ACRES	3.5	0.5	41.5	396.6	442.1
5 YEAR AVG LOTS	5.6	0.4	4.2	31.4	41.6
5 YEAR AVG LOT SIZE	0.7	0.2	5.2	12.6	10.4

MAP 8: 2020 - 2022 NORMAN RURAL CERTIFICATE OF SURVEY (NRCOS) & SHORT FORM PLAT (SFP) HISTORY



V: SUMMARY AND FUTURE OUTLOOK

Construction

The value of all construction permitted this year was \$426 million. The value both commercial and residential construction were lower in 2022, with commercial construction decreasing by \$84.2 million and residential construction by \$50.1 million.

The total value of single-family houses permitted in 2022 was \$129.7 million, with an average value of the individual unit being \$384,800.

This continues the trend of building upscale single-family housing. Compared to 2021, the value of duplexes permitted were up by \$2.7 million and additions and alterations were up \$5.6 million. Mobile homes are up slightly and multi-family permits are down about \$17.3 million in value.

Most (84%) of all residential units were constructed in the Current Urban Service Area. Units constructed in the Suburban Residential, Future Urban Residential and Country Residential Growth Areas account for the other 16%. The largest numbers of single-family units were permitted in Ward 5, followed by Wards 8 and 6.

Land Use and Zoning

The City of Norman processed ten applications for amendments to the NORMAN 2025 Land Use and Transportation Plan in 2022, the amendments affected 128 acres. The most extensive proposed amendment in 2022 was a 79.88-acre request to allow for a new mixed-use neighborhood.

The City of Norman processed 18 applications for rezoning during the calendar year 2022. The largest area was 79.88 acres rezoned to a PUD, north of Indian Hills Rd between 48th Ave NW and 36th Ave NW. The second was a 50.50-acres rezoned from A-1 and Park Land to A-2, Parkland, with Special Use on the north side of Robinson St. The third largest request was 16.32 acres amending a PUD at Oakhurst and Imhoff Rd. The fourth largest was a PUD amendment at Tecumseh Rd and 12th Ave NE for Red Rock Land.

Platting and Subdivision

In 2022, the City processed seven preliminary plats totaling approximately 129 acres and including 284 lots. Sixteen final plats were approved in 2022 totaling about 270 acres and including 514 lots. In 2022, the City of Norman processed a total of 12 NRCOS/SFP's involving a total of 305 acres divided into 33 lots.

Comprehensive Plan Update

The Comprehensive Plan for the City of Norman is scheduled for an update in the next year. City Council approved a contract with the consulting team of RDG Planning and Design and Garver to begin work with the community and community leaders to develop a new

Norman Annual Development Report for 2022

Comprehensive Plan for the City of Norman. This new Plan will guide future development in the City of Norman.

The Comprehensive Plan is a tool used to plan for the future growth of the City of Norman. Most importantly, it is a tool to address the constant change and evolution of a community while providing long-term policy needed to support the economic prosperity of a community. The Comprehensive Plan deals with issues related to the appropriate uses of land, management, and preservation of natural resources, identification and preservation of historically significant lands and structures, and adequate planning for infrastructure needs as the community grows/changes. It also addresses issues related to schools, recreation, and housing.

Looking toward the future for Norman, once the vision provided by a new comprehensive plan is in place, it will be time to update some of the ordinances and regulations used to implement the plan. Of particular concern is the Zoning Ordinance. The Zoning Ordinance has been amended over the years, but its regulatory content has not been completely evaluated since the adoption in 1954. The City's zoning regulations need to speak more adequately to modern development trends and requirements.