

# CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, June 12, 2025 at 5:30 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 call 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.\*\*\*

## 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, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF MAY 8, 2025.

### Short Form Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP 2425-3: LOTS 1 AND 2, TFCU (LOT 1, BLOCK 2, EAST LINDSEY PLAZA SECTION 5).

### **Certificates of Survey**

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-11: FOR ROULETTE CREEK ESTATES, FOR PROPERTY GENERALLY LOCATED AT 1,450' SOUTH OF STATE HIGHWAY 9 ON THE WEST SIDE OF 180TH AVENUE S.E.
4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS 2425-12: FOR VILLEMARETTE ESTATES, FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 84TH AVENUE S.E. AND NORTH OF CEDAR LANE ROAD.

### **NON-CONSENT ITEMS**

#### **Ironwood Hills PUD Rezoning, NORMAN 2025 Land Use Plan Amendment, and Preliminary Plat**

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-120: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE VERY LOW DENSITY RESIDENTIAL DESIGNATION AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE LOW DENSITY RESIDENTIAL DESIGNATION AND FUTURE URBAN SERVICE AREA AND SUBURBAN RESIDENTIAL AREA AND PLACE THE SAME IN CURRENT URBAN SERVICE AREA. (SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE.)

***The applicant has requested postponement to the July 10, 2025 Planning Commission meeting.***

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-38: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE)

***The applicant has requested postponement to the July 10, 2025 Planning Commission meeting.***

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY PREMIUM LAND, LLC FOR IRONWOOD HILLS, A PLANNED UNIT DEVELOPMENT, FOR 77.97 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE.

***The applicant has requested postponement to the July 10, 2025 Planning Commission meeting.***

**Stoney Brook Dr. and N. Interstate Dr. Rezoning**

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-39: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHWEST CORNER OF STONEY BROOK DR. AND N. INTERSTATE DR.)

***The applicant requested postponement to the July 10, 2025 Planning Commission meeting.***

**MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

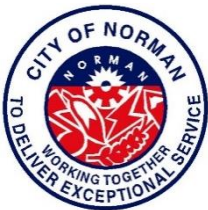
**ADJOURNMENT**

**File Attachments for Item:**

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF MAY 8, 2025.





## CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, May 08, 2025 at 5:30 PM

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### MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Thursday, May 08, 2025 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Commissioner Bird called the meeting to order at 5:40 p.m.

#### ROLL CALL

##### PRESENT

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

##### ABSENT

Doug McClure

##### STAFF PRESENT

Jane Hudson, Planning and Community Development Director  
Lora Hoggatt, Planning Services Manager  
Destiny Andrews, Planner II  
Anais Starr, Planner II  
Justin Fish, Planner I  
Kelly Abell, Planner I  
Whitney Kline, Admin Tech IV  
Beth Muckala, Assistant City Attorney III  
David Riesland, Transportation Engineer  
Todd McLellan, Development Engineer  
Jason Murphy, Stormwater Program Manager  
Michele Loudonback, Environmental & Sustainability Manager  
Nathan Madenwald, Utilities Engineer  
James Briggs, Parks Development Manager  
Lisa Krieg, CDBG/Grants Manager

##### CONSULTANTS

Amy Haase, RDG, Planning & Design  
Cole Niblett, Garver

Alan Dennis, Garver  
Bret Cabbiness, Garver

#### AIM NORMAN STEERING COMMITTEE MEMBERS

Inger Giuffrida, Co-Chair  
Shavonne Evans, Co-Chair  
Robert Castleberry  
Jim Adair  
Amanda Nairn  
Patrick Schrank  
Charles Kuster

#### AIM NORMAN STEERING COMMITTEE - PARTNER

Chuck Thompson

#### APPLICANT REPRESENTATIVE – ITEM 3

Mark Krittenbrink, 119 W Main St, Norman

### CONSENT ITEMS

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

#### Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF APRIL 10, 2025.

#### ITEMS SUBMITTED FOR THE RECORD

1. April 10, 2025 Planning Commission Meeting Minutes

#### Certificates of Survey

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-10: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY SRB, LLC FOR ROCK CREEK RANCH, FOR 190.63 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF EAST ROCK CREEK ROAD AND 48<sup>TH</sup> AVENUE N.E.

#### ITEMS SUBMITTED FOR THE RECORD

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

**Motion** by Commissioner McDaniel to approve the consent docket; **Second** by Commissioner Kindel.

***The motion was approved unanimously with a vote of 8-0.***

## **NON-CONSENT ITEMS**

### **427 W. Symmes St. CCPUD**

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR ORDINANCE O-2425-37: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS THIRTEEN (13) AND FOURTEEN (14), IN BLOCK FIFTEEN (15) OF THE T.R. WAGGONER'S FIRST ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CCFBC, CENTER CITY FORM-BASED CODE, DETACHED FRONTAGE, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (427 SYMMES ST)

### **ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. CCPUD Narrative
4. Site Plan
5. Front Exterior Elevation
6. Pre-Development Summary

### **Staff Presentation**

Anais Starr, Planner II, presented the staff report.

### **Applicant Presentation**

Mark Krittenbrink, Representative of Applicant, presented the proposed item.

### **Public Comments**

There were no public comments.

**Motion** by Commissioner Parker to recommend approval of Ordinance O-2425-37; **Second** by Commissioner Kindel.

***The motion passed unanimously with a vote of 8-0.***

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-120: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE VERY LOW DENSITY RESIDENTIAL DESIGNATION AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE LOW DENSITY RESIDENTIAL DESIGNATION AND FUTURE URBAN SERVICE AREA AND SUBURBAN RESIDENTIAL AREA AND PLACE THE SAME IN CURRENT URBAN SERVICE AREA. (SOUTH OF E. LINDSEY ST. BETWEEN 36<sup>TH</sup> AVENUE SE. AND 48<sup>TH</sup> AVENUE SE.)

***The applicant requested postponement to the June 12, 2025 Planning Commission meeting.***

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-38: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH OF E. LINDSEY ST. BETWEEN 36<sup>TH</sup> AVENUE SE. AND 48<sup>TH</sup> AVENUE SE.)

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***The applicant requested postponement to the June 12, 2025 Planning Commission meeting.***

**Motion** by Commissioner McKown to postpone Resolution R-2425-120, Ordinance O-2425-38, and PP-2425-12 to the June 12, 2025 Planning Commission meeting; **Second** by Commissioner Jablonski.

***The motion passed unanimously with a vote of 8-0.***

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-101: RECOMMENDATION REGARDING A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADOPTING THE AIM NORMAN COMPREHENSIVE LAND USE PLAN.

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Draft AIM Norman Comprehensive Land Use Plan Approved by AIM Norman Steering Committee

**Staff/Applicant Presentation**

Inger Giuffrida and Shavonne Evans, co-chairs of the AIM Norman Steering Committee, gave a brief introduction on the AIM process. The co-chairs stated they were thankful for the honor and challenge of the process, which began in September of 2023 and was expected to take a year. Due to the complexities of ensuring the Land Use Plan and related Master Plans were properly working together, the overall process was much more intensive than originally thought.

The co-chairs highlighted the hundreds of Norman residents, as well as City staff and consultants, involved in the AIM Norman process as a crowning achievement.

Additionally, the co-chairs discussed the Sub-committees' unanimous recommendation of each Master Plan, and the unanimous recommendation for approval by the Steering Committee for all of the Master Plans and the Land Use Plan.

The co-chairs further expounded on the make-up of the Committees, which were all Norman residents, represented all City of Norman Wards, and had diverse viewpoints, expertise, and life experiences. Each Sub-Committee was chaired by a member of the AIM Norman Steering Committee, and was comprised of additional community members, fostering the diverse group of voices in the AIM Norman process. The co-chairs pointed out that a variety of partner agencies, including the University, had been involved in the process. Further, specifically for the Land Use Plan, a Land Use Working Group comprised of Steering Committee members, was established mid-way through the process to provide the highest level of care and attention to detail on the Land Use map.

The co-chairs also described two important items regarding the AIM Norman process; the ten Development Principles and Environmental Commitment. The Development Principles serve as guideposts for the mission and goals of each Master Plan, and the Environmental Commitment statement was established as a "North Star" during the AIM Norman process.

Jane Hudson, Planning and Community Development Director, thanked Inger Giuffrida and Shavonne Evans for all the hard work.

Amy Haase, RDG, presented the staff report.

## **Public Comments**

There were no public comments.

## **Commission Discussion**

Commissioner Bird recommended changes for consideration to the Land Use Plan as follows:

- Land Use Plan, Page 46, “Classic Neighborhood Areas,” “Challenges” which currently reads, “Poor active transportation access,” - Change the word “poor” to “limited.” With this change, the bullet point reads, “Limited active transportation access.”
- Land Use Plan, Page 48, “Suburban Neighborhood Areas,” “Characteristics & Intent,” in the first paragraph - Change the word “inconvenient” to “limited.” With this change, the sentence will read “This area is characterized by low pedestrian orientation, existing but largely limited public transit access, high to moderate degree of building and use separation, and is predominately residential with scattered civic buildings and varied street patterns, often curvilinear.”
- Land Use Plan, Page 35, “Three Important Points About the Maps,” Item 1: “Property Owners Decide” - Strike the word “sell” from this paragraph. With this change the paragraph reads, “The Land Use Map depicts land uses for privately owned properties. The transition from their current use to the depicted use is expected to occur slowly, in response to market demands, as property owners voluntarily develop or change the use of their land.”

Commissioner Bird addressed the broad definition of “Civic Use” in the Land Use Plan and the inclusion of a wide variety of intensities. On the Land Use Compatibility Matrix, “5” indicates high compatibility. Ms. Bird expressed concerns that not all Civic Land Uses are highly compatible in all areas. Commissioner Bird further stated that the Land Use Compatibility Matrix does not give the correct impression for all Civic Land Uses and dashes may be more appropriate than the number “5” on the matrix.

Lora Hoggatt, Planning Services Manager, stated the Zoning Code will control on a case-by-case basis. She further explained there are protections in place for Civic Land Uses and that the notification process is the same as other rezoning applications. Ms. Hoggatt stated removing the “5” rating on the Land Use Compatibility Matrix would create issues with interpretation and Plan implementation.

Commissioner Kindel recommended adding a statement that “compatibility was dependent upon zoning appropriateness.” Ms. Hoggatt explained this would be a component of staff reports to Planning Commission and City Council. Ms. Kindel stated concern that the matrix tool is not only for City staff and should be clear for anyone to interpret and understand limitations.

Commissioner Bird also recommended adding verbiage under the Land Use Compatibility Matrix in the Land Use Plan, Page 159, to explain the relation between higher numbers and use compatibility.

Lora Hoggatt requested the Commissioners consider a change from the “5” rating to a “3” rating for “Civic Uses” on the Land Use Compatibility Matrix. Commissioners Bird and Kindel supported this request.

**Motion** by Commissioner Bird to recommend approval of Resolution R-2425-101 as presented with the comments discussed during the meeting; **Second** by Commissioner McDaniel.

***The motion passed unanimously with a vote of 8-0.***

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION R-2425-102: RECOMMENDATION REGARDING A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADOPTING THE AIM NORMAN HOUSING STRATEGY PLAN.

Item 1.

#### **ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Draft AIM Norman Housing Strategy Plan Approved by AIM Norman Steering Committee

#### **Staff/Applicant Presentation**

Amy Haase, RDG, presented the staff report.

#### **Public Comments**

There were no public comments.

#### **Commission Discussion**

**Motion** by Commissioner McKown to recommend approval of Resolution R-2425-102; **Second** by Commissioner Griffith.

***The motion passed unanimously with a vote of 8-0.***

**\*Break: 6:24-6:31 p.m.\***



9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION R-2425-103: RECOMMENDATION REGARDING A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADOPTING THE AIM NORMAN WATER UTILITY MASTER PLAN.

Item 1.

#### **ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Draft AIM Norman Water Utility Master Plan Approved by AIM Norman Steering Committee

#### **Staff/Applicant Presentation**

Cole Niblett, Garver, presented the staff report.

#### **Public Comments**

There were no public comments.

#### **Commission Discussion**

**Motion** by Commissioner Griffith to recommend approval of Resolution R-2425-103; **Second** by Commissioner Parker.

***The motion passed unanimously with a vote of 8-0.***

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION R-2425-104: RECOMMENDATION REGARDING A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADOPTING THE AIM NORMAN WASTEWATER UTILITY MASTER PLAN. Item 1.

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Draft AIM Norman Wastewater Utility Master Plan Approved by AIM Norman Steering Committee

**Staff/Applicant Presentation**

Cole Niblett, Garver, presented the staff report.

**Public Comments**

There were no public comments.

**Commission Discussion**

**Motion** by Commissioner McKown to recommend approval of Resolution R-2425-104; **Second** by Commissioner Griffith.

***The motion passed unanimously with a vote of 8-0.***

11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION R-2425-105: RECOMMENDATION REGARDING A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADOPTING THE AIM NORMAN STORMWATER MASTER PLAN UPDATE. Item 1.

### **ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Draft AIM Norman Stormwater Master Plan Update Approved by AIM Norman Steering Committee

### **Staff/Applicant Presentation**

Alan Dennis, Garver, presented the staff report.

### **Public Comments**

There were no public comments.

### **Commission Discussion**

Commissioner Parker encouraged staff to look into bridge design practices in Norman. Specifically, how the City designs for the 100-year flood in comparison to the Oklahoma Department of Transportation (ODOT) which builds for the 50-year flood. Commissioner Parker expressed he believes the City is overdesigning.

Mr. Dennis responded designing for the 100-year flood can help alleviate issues for residents upstream and downstream.

Mr. Cabiness stated another design consideration for ODOT is the functional classification of the roadway. He stated a similar approach could be explored down the road in Norman.

Mr. Dennis stated it is often better to be more conservative in design because impervious surface can increase over time upstream and downstream of bridges.

**Motion** by Commissioner Griffith to recommend approval of Resolution R-2425-105; **Second** by Commissioner McKown.

***The motion passed with a vote of 7-1. Commissioner Kindel voting against.***

12. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION R-2425-106: RECOMMENDATION REGARDING A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADOPTING THE AIM NORMAN COMPREHENSIVE TRANSPORTATION PLAN UPDATE.

Item 1.

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Draft AIM Norman Comprehensive Transportation Plan Update Approved by AIM Norman Steering Committee

**Staff/Applicant Presentation**

Bret Cabbiness, Garver, presented the staff report.

**Public Comments**

There were no public comments.

**Commission Discussion**

Commissioner Brewer asked the distinction between projects that were labeled “in-design” and “planned.” Mr. Cabbiness explained that “in-design” means there are consultants selected and working on design whereas “planned” projects do not have consultants selected.

Commissioner Kindel asked about the Alameda project and roundabouts not being in the document but in the presentation. Mr. Cabbiness explained that the intent is for the proposed intersection improvements to include roundabouts where warranted and appropriate.

Commissioner Kindel also asked about speed reduction. Mr. Cabbiness stated the addition of the median and physical barrier encourages drivers to slow down. The plan gets pedestrians and cyclists off the road and on a safe passage. Mr. Cabbiness further stated speed needs to be looked at on a case-by-case basis.

Commissioner Kindel expressed the importance of Alameda for both visitors to Norman and residents living east of Lake Thunderbird who use Alameda to reach town for services. Mr. Cabbiness explained safety measures in the plan to protect all users of Alameda. Ms. Kindel suggested adding verbiage in the document that states roundabouts are possible on Alameda.

Commissioner Kindel recommended changes for consideration to the Transportation Plan as follows:

- Pages 30 (Figure 4-11) and 113, adding a disclaimer under the maps in regards to the proposed Oklahoma Turnpike Association (OTA) Turnpikes stating, “AIM Norman does not endorse or influence the development and alignment of proposed turnpikes planned in east and north Norman by the Oklahoma Turnpike Authority (“OTA”). While the north-south connector turnpike is demonstrated in the position originally disclosed by the OTA,

it is subject to change and an anticipated general shift westward. At this time, the actual nature and extent of the alignment shift for the north-south connector turnpike has not been specified by the OTA”, as noted on the Land Use Plan, Page 41. Mr. Cabiness expressed agreement to this suggestion and stated the changes would be made.

Commissioner Parker asked what the statutory right-of-way on Alameda is at this time. Mr. Cabiness explained that it depends on the location on Alameda. It is 100-foot closer to town and farther east it is a 33-foot statutory. The City encourages an additional 17-foot on each side to make it a 50-foot right-of-way on the North side and 50-foot right-of-way on the South side.

Commissioner Bird highlighted that alleys do not fit into a specific definition and wondered how alleys fit within the Transportation Plan. She further stated that alleys are separate from the roadway networks because of funding and how/when they are constructed. Mr. Cabiness explained that they did not take alleys into consideration when reviewing the Transportation Plan update because they mostly focused on active transportation. Ms. Bird commented that alleys continue to not be addressed and do not have a good place within our system to get more attention and improvements to achieve some of the other goals such as Stormwater management. Ms. Bird also stated that it is important to find ways to utilize alleys as they exist and to achieve some of the Land Use goals.

**Motion** by Commissioner McDaniel to recommend approval of Resolution R-2425-106 as presented with the comments discussed during the meeting; **Second** by Commissioner Parker.

***The motion passed with a vote of 7-1. Commissioner Kindel voting against.***

13. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-107: RECOMMENDATION REGARDING A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADOPTING THE AIM NORMAN PARKS, RECREATION & CULTURAL MASTER PLAN.

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Draft AIM Norman Parks, Recreation & Cultural Master Plan Approved by AIM Norman Steering Committee

**Staff/Applicant Presentation**

Amy Haase, RDG, presented the staff report.

**Public Comments**

There were no public comments.

**Commission Discussion**

**Motion** by Commissioner Kindel to recommend approval of Resolution R-2425-107; **Second** by Commissioner McDaniel.

***The motion passed unanimously with a vote of 8-0.***

**\*Break: 8:02-8:12 p.m.\***

## **Zoning Ordinance Amendment, Chapter 36**

14. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-32: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS THROUGHOUT CHAPTER 36 ("ZONING") OF THE CODE, IN ORDER TO UPDATE DEFINITIONS, TO UPDATE AND ADD REFERENCES TO THE CITY'S COMPREHENSIVE PLAN, TO UPDATE LANGUAGE TO ENSURE COMPATABILITY WITH THE AIM NORMAN COMPREHENSIVE PLAN AND ITS VARIOUS INCLUDED MASTER PLANS, AND TO CLARIFY OR CORRECT LANGUAGE, INCLUDING FOR ERRORS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

### **ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Draft Ordinance

### **Staff/Applicant Presentation**

Beth Muckala, Assistant City Attorney III, presented the staff report.

### **Public Comments**

There were no public comments.

**Motion** by Commissioner Kindel recommended approval for Ordinance O-2425-32; **Second** by Commissioner McDaniel.

***The motion passed unanimously with a vote of 8-0.***

## **Licensing & Subdivision Regulations Amendment, Chapter 20 & 30**

15. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-31: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 20 ("LICENSES AND OCCUPATIONS"), SECTION 20-1910 ("PREMISES MAINTAINED"), AND TO SECTIONS THROUGHOUT CHAPTER 30 ("SUBDIVISIONS") OF THE CODE, IN ORDER TO UPDATE DEFINITIONS, TO UPDATE AND ADD REFERENCES TO THE CITY'S COMPREHENSIVE PLAN, TO REQUIRE A 30-ACRE MINIMUM LOT SIZE FOR RURAL CERTIFICATES OF SURVEY WITH AN URBAN RESERVE LAND USE DESIGNATION, TO UPDATE LANGUAGE TO ENSURE COMPATABILITY WITH THE AIM NORMAN COMPREHENSIVE PLAN AND ITS VARIOUS INCLUDED MASTER PLANS, AND TO CLARIFY OR CORRECT LANGUAGE, INCLUDING FOR ERRORS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

### **ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Draft Ordinance

### **Staff/Applicant Presentation**

Beth Muckala, Assistant City Attorney III, presented the staff report.

### **Public Comments**

There were no public comments.

**Motion** by Commissioner Kindel recommended approval for Ordinance O-2425-31; **Second** by Commissioner McDaniel.

***The motion passed unanimously with a vote of 8-0.***

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

There were no miscellaneous comments.

### **ADJOURNMENT**

The meeting was adjourned at 8:30 p.m.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

---

Planning Commission Officer



**File Attachments for Item:**

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP 2425-3: LOTS 1 AND 2, TFCU (LOT 1, BLOCK 2, EAST LINDSEY PLAZA SECTION 5).



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 06/12/2025

**REQUESTER:** Tinker Federal Credit Union

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

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP 2425-3: LOTS 1 AND 2, TFCU (LOT 1, BLOCK 2, EAST LINDSEY PLAZA SECTION 5).

---

**ITEM:** Consideration of **SHORT FORM PLAT NO. SFP-2425-3, LOTS 1 AND 2, TFCU** (Lot 1, Block 2, East Lindsey Plaza Section 5).

**LOCATION:** Located at 1451 12<sup>th</sup> Avenue S.E.

**INFORMATION:**

1. Owner. Tinker Federal Credit Union.
2. Surveyor. CDS Commercial.

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Norman Corporate City Limits without zoning.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District
3. September 4, 1972. City Council adopted Ordinance No. O-7172-71 placing this property in the RM-2, Low Density Apartment District and removing it from A-2, Rural Agricultural District.
4. September 13, 1979. City Council approved the preliminary plat for East Lindsey Plaza Addition.
5. August 11, 1983. Planning Commission recommended approval the final plat for East Lindsey Plaza Section 5.

6. September 18, 1984. City Council approved the final plat for East Lindsey Plaza Section 5.
7. September 20, 1984. The final plat for East Lindsey Plaza Section 5 was filed of record with the Cleveland County Clerk.
8. September 12, 2019. Planning Commission recommended to City Council placing this property in the SPUD, Simple Planned Unit Development and removing it from RM-2, Low Density Apartment District.
9. October 22, 2019. City Council adopted Ordinance No. O-1920-11 placing this property in the SPUD, Simple Planned Unit Development and removing it from RM-2, Low Density Apartment District.
10. February 3, 2025. Planning Commission, on a vote of 8-0 with one recused, recommended to City Council placing this property in the SPUD, Simple Planned Unit Development and removing it from SPUD, Simple Planned Unit Development.
11. May 13, 2025. City Council adopted Ordinance No. O-2425-22 placing this property a SPUD, Simple Planned Unit Development and removing it from SPUD, Simple Planned Unit Development.

#### **IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer is existing.
3. Sidewalks. Sidewalks are existing.
4. Streets. Streets are existing.
5. Water. Water improvements are existing.

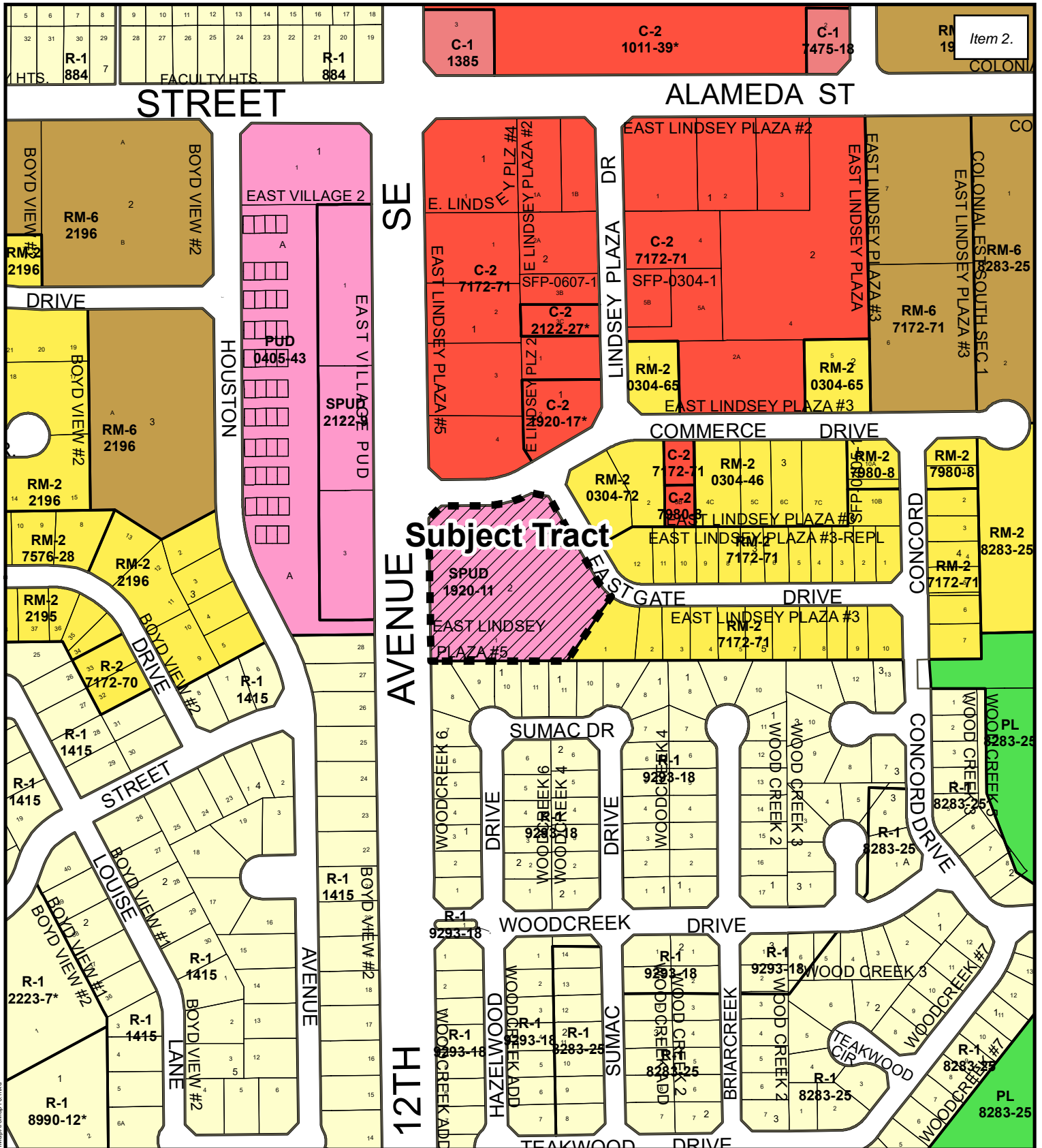
#### **PUBLIC DEDICATIONS:**

1. Easements. All required easements are existing.
2. Right-of-Way. Street rights-of-way are existing.

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

**STAFF COMMENTS AND RECOMMENDATION:** The property is currently one (1) lot. The owners desire to create two lots. A structure is existing on Lot 1. Staff recommends approval of Short Form Plat No. SFP-2425-3 for Lots 1 and 2, TFCU (Lot 1, Block 2, East Lindsey Plaza Section 5).

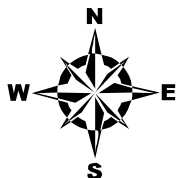
**ACTION NEEDED:** Approve or disapprove Short Form Plat No. SPF-2425-3 for Lots 1 and 2, TFCU (Lot 1, Block 2, East Lindsey Plaza Section 5) and. if approved, direct the filing thereof with the Cleveland County Clerk.



# 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.



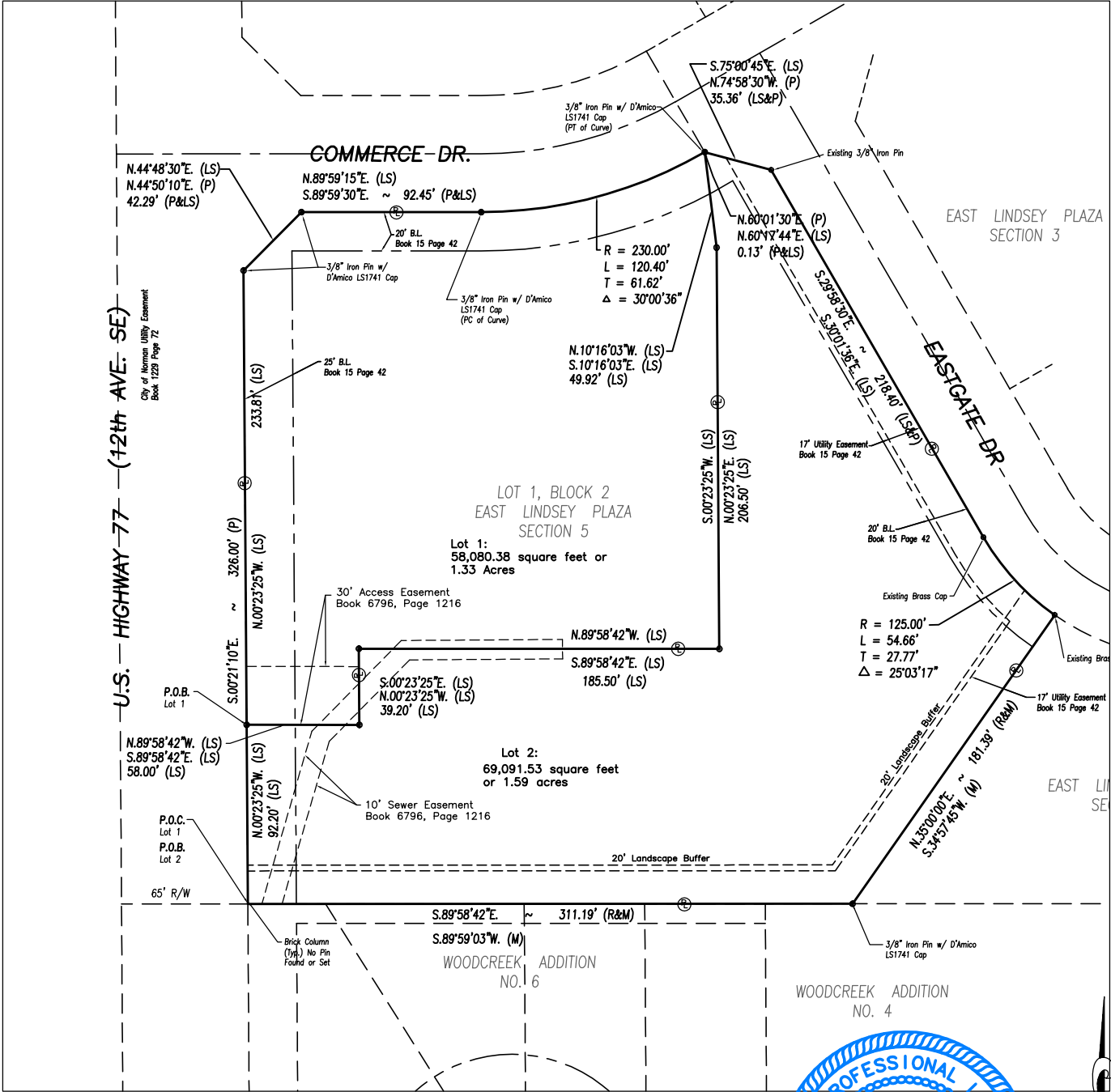
December 5, 2024

0 150 300 Ft.

 Subject Tract  
 Zoning

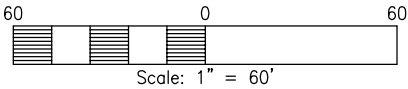
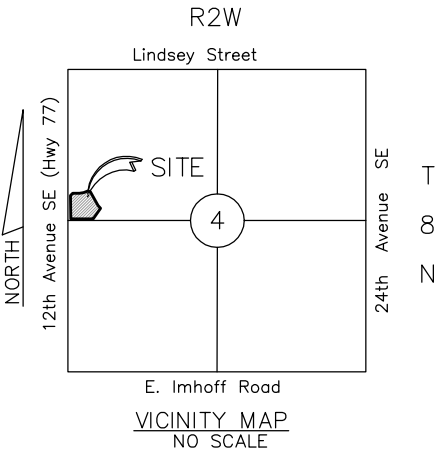
SHORT FORM PLAT - SFP-2425-3  
LOTS 1 & 2 TFCU  
LOT 1, BLOCK 2, EAST LINDSEY PLAZA SECTION 5

Part of the NW/4 of Section 4,  
Township 8 North, Range 2 West of the  
Indian Meridian, Norman, Cleveland County, Oklahoma



LEGEND

- - Set 3/8" Iron Pin w/ D'Amico LS1741 Cap
- - Found 3/8" I.P. (Iron Pin)
- (P) — - Property Boundary Line
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- P - Platted
- (LS) - Lot Split
- - - - - Easement Line



Prepared By:  
FA Commercial Due Diligence Services Co.  
**CDS**  
**COMMERCIAL**  
**DUE DILIGENCE SERVICES**  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Office: 405-253-2444

SHORT FORM PLAT - SFP-2425-3  
LOTS 1 & 2 TFCU  
LOT 1, BLOCK 2, EAST LINDSEY PLAZA SECTION 5

Part of the NW/4 of Section 4,  
Township 8 North, Range 2 West of the  
Indian Meridian, Norman, Cleveland County, Oklahoma

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION (ORIGINAL PROPERTY)

Lot One (1), in Block Two (2), of EAST LINDSEY PLAZA SECTION 5, an Addition to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

LOT 1, BLOCK 2 - LEGAL DESCRIPTION

A tract of land being a part of the Northwest Quarter (NW/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Southwest (SW) Corner of Lot 1, Block 2, EAST LINDSEY PLAZA, SECTION 5, North 00°23'25" West along the West Lot Line, said line also being the East Right of Way line of 12<sup>th</sup> Avenue SE a distance of 92.20 to the POINT OF BEGINNING; thence continuing North 00°23'25" West along the West Lot Line, said line also being the East Right of Way line of 12<sup>th</sup> Avenue SE a distance of 233.81 feet; Thence North 44°48'30" East a distance of 42.29 feet; Thence along the North line of Lot 1, Block 2 North 89°59'15" East a distance of 92.45 feet to a point on a curve to the left; said curve having an arc length of 120.40 and a radius of 230.00; said curve having a chord bearing of North 74°59'03" East and a chord length of 119.03 feet; Thence North 60°17'44" East a distance of 0.13 feet; Thence South 10°16'03" East a distance of 49.92 feet; Thence South 00°23'25" East a distance of 206.50 feet; Thence North 89°58'42" West a distance of 185.50 feet; Thence South 00°23'25" East a distance of 39.20 feet; Thence North 89°58'42" West a distance of 58.00 feet to a point on the West line of Lot 1, Block 2, said point also being on the East Right of Way line of 12<sup>th</sup> Avenue SE, to the POINT OR PLACE OF BEGINNING.

Said tract containing 58,080.38 square feet or 1.33 acres, more or less.

Basis of Bearings for this description:

The basis of bearing for said survey has been established by the West Line of the NW/4, Section 9, Township 26 North, Range 13 East, using a N.00°01'30"W. bearing.

LOT 2, BLOCK 1 - LEGAL DESCRIPTION

A tract of land being a part of the Northwest Quarter (NW/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, and being more particularly described as follows:

BEGINNING at the Southwest (SW) Corner of Lot 1, Block 2, EAST LINDSEY PLAZA, SECTION 5, North 00°23'25" West along the West Lot Line, said line also being the East Right of Way line of 12<sup>th</sup> Avenue SE a distance of 92.00; Thence South 89°58'42" East a distance of 58.00 feet; Thence North 00°23'25" West and parallel to the West line of said Lot 1, Block 2 a distance of 39.20 feet; Thence South 89°58'42" East a distance of 185.50 feet; Thence North 00°23'25" West a distance of 206.50 feet; Thence North 10°16'03" West a distance of 49.92 feet to a point on the North Lot on Lot 1, Block 2, said point also being on the South Right of Way line of Commerce Drive; Thence South 75°00'45" East along the North line of said Lot 1, a distance of 35.36 feet; Thence South 30°01'36" East along the East line of said Lot 1, said line also being the West Right of Way line of Eastgate Drive, a distance of 218.42 feet to a point on a curve to the left with an arc length of 54.66 and a radius of 125.00 feet; said curve having a chord bearing of South 42°26'11" East with a chord length of 54.23 feet; Thence South 34°59'08" West along the West line of EAST LINDSEY PLAZA SECTION 3, said line also being the Southeasterly line of Lot 1, Block 2 EAST LINDSEY PLAZA, SECTION 5 a distance of 181.33 feet; Thence South 89°59'03" West along the South line of Lot 1, Block 2, said line also being the North line of WOODCREEK ADDITION NO. 6, a distance of 311.19 feet to the Southwest corner of said Lot 1, Block 2, said point also being located on the East Right of Way line of 12<sup>th</sup> Avenue SE to the POINT OR PLACE OF BEGINNING.

Said tract containing 69,091.53 square feet or 1.59 acres, more or less.

Basis of Bearings for this description:

The basis of bearing for said survey has been established by the West Line of the NW/4, Section 9, Township 26 North, Range 13 East, using a N.00°01'30"W. bearing.

Prepared By:  
FA Commercial Due Diligence Services Co.

**CDS**  
**COMMERCIAL**  
**DUE DILIGENCE SERVICES**  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Office: 405-253-2444



SHORT FORM PLAT - SFP-2425-3  
LOTS 1 & 2 TFCU  
LOT 1, BLOCK 2, EAST LINDSEY PLAZA SECTION 5  
Part of the NW/4 of Section 4,  
Township 8 North, Range 2 West of the  
Indian Meridian, Norman, Cleveland County, Oklahoma

NORMAN PLANNING COMMISSION

Accepted by the City of Norman, Oklahoma, Planning Commission on this \_\_\_\_\_ Day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chairperson

State of Oklahoma  
SS  
County of Cleveland)

Before me, a Notary Public, in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, personally appeared \_\_\_\_\_ to me known to be the identical person who executed the within and foregoing instrument and acknowledgment to me that he executed the same as his free and voluntary act and deed.

\_\_\_\_\_  
Notary Public

LICENSED LAND SURVEYOR

I, Todd D. D'Amico, Licensed Professional Land Surveyor No. 1741 in the State of Oklahoma, hereby certify that a survey was performed under my supervision of the property described hereon. I furthers certify that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma Board of Licensure for Professional Engineers and Land Surveyors, in accordance with the Oklahoma Minimum Standards 245:15-13-2.

\_\_\_\_\_  
Todd D. D'Amico, PLS No. 1741



State of Oklahoma  
SS  
County of Cleveland)

Before me, a Notary Public, in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, personally appeared \_\_\_\_\_ to me known to be the identical person who executed the within and foregoing instrument and acknowledgment to me that he executed the same as his free and voluntary act and deed.

\_\_\_\_\_  
Notary Public

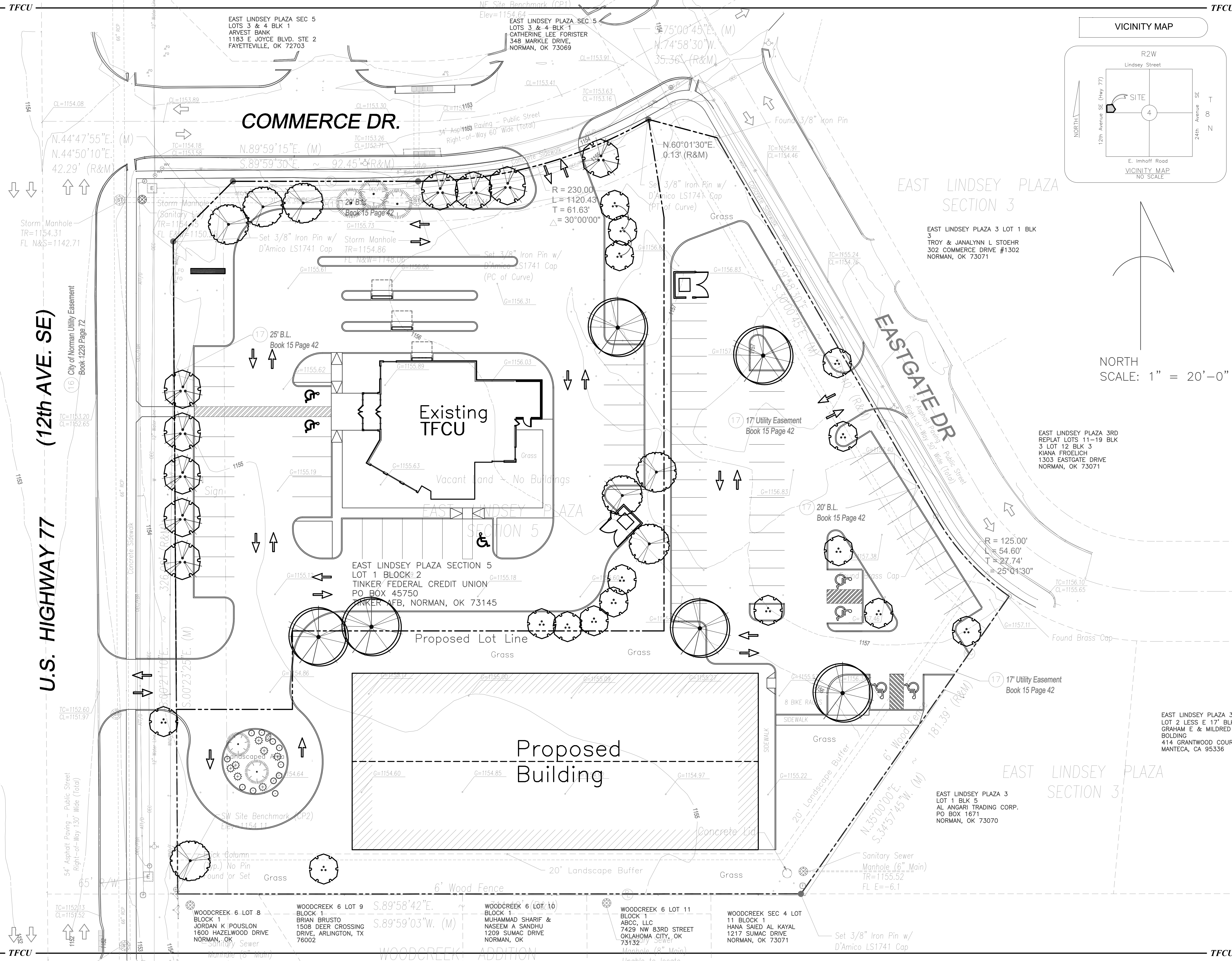
This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Licensure for Licensed Professional Engineers and Land Surveyors for the State of Oklahoma.

Prepared By:  
FA Commercial Due Diligence Services Co.

CDS  
COMMERCIAL  
DUE DILIGENCE SERVICES  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Office: 405-253-2444

Revision 1 – City Comments	12.23.2024
Revision 2–Recorded Easements	05.28.2025
Revision 3 – City Comments	06.04.2025



[illegible]

**TFCU**  
Tinker Federal Credit Union

TINKER FEDERAL CREDIT UNION
BUILDING TYPE:
12TH AVENUE SE & COMMERCE DRIVE NORMAN, OK
<b>SITE DEVELOPMENT PLAN</b>

SHEET  
SDP  
1  
DWG: Norman SDP  
DECEMBER 31 2024

**File Attachments for Item:**

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-11: FOR ROULETTE CREEK ESTATES, FOR PROPERTY GENERALLY LOCATED AT 1,450' SOUTH OF STATE HIGHWAY 9 ON THE WEST SIDE OF 180TH AVENUE S.E.



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 06/12/2025

**REQUESTER:** Rolling Vistas, Ltd.

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

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-11: FOR ROULETTE CREEK ESTATES, FOR PROPERTY GENERALLY LOCATED AT 1,450' SOUTH OF STATE HIGHWAY 9 ON THE WEST SIDE OF 180<sup>TH</sup> AVENUE S.E.

---

**ITEM:** Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2425-11, FOR ROULETTE CREEK ESTATES.**

**LOCATION:** Generally located 1,450' south of State Highway No. 9 on the west side of 180<sup>th</sup> Avenue S.E.

**INFORMATION:**

1. Owners. Rolling Vistas, Ltd.
2. Developer. Rolling Vistas, Ltd.
3. Surveyor. Scissortail Land Survey, LLC.

**HISTORY:**

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

**IMPROVEMENT PROGRAM:**

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.

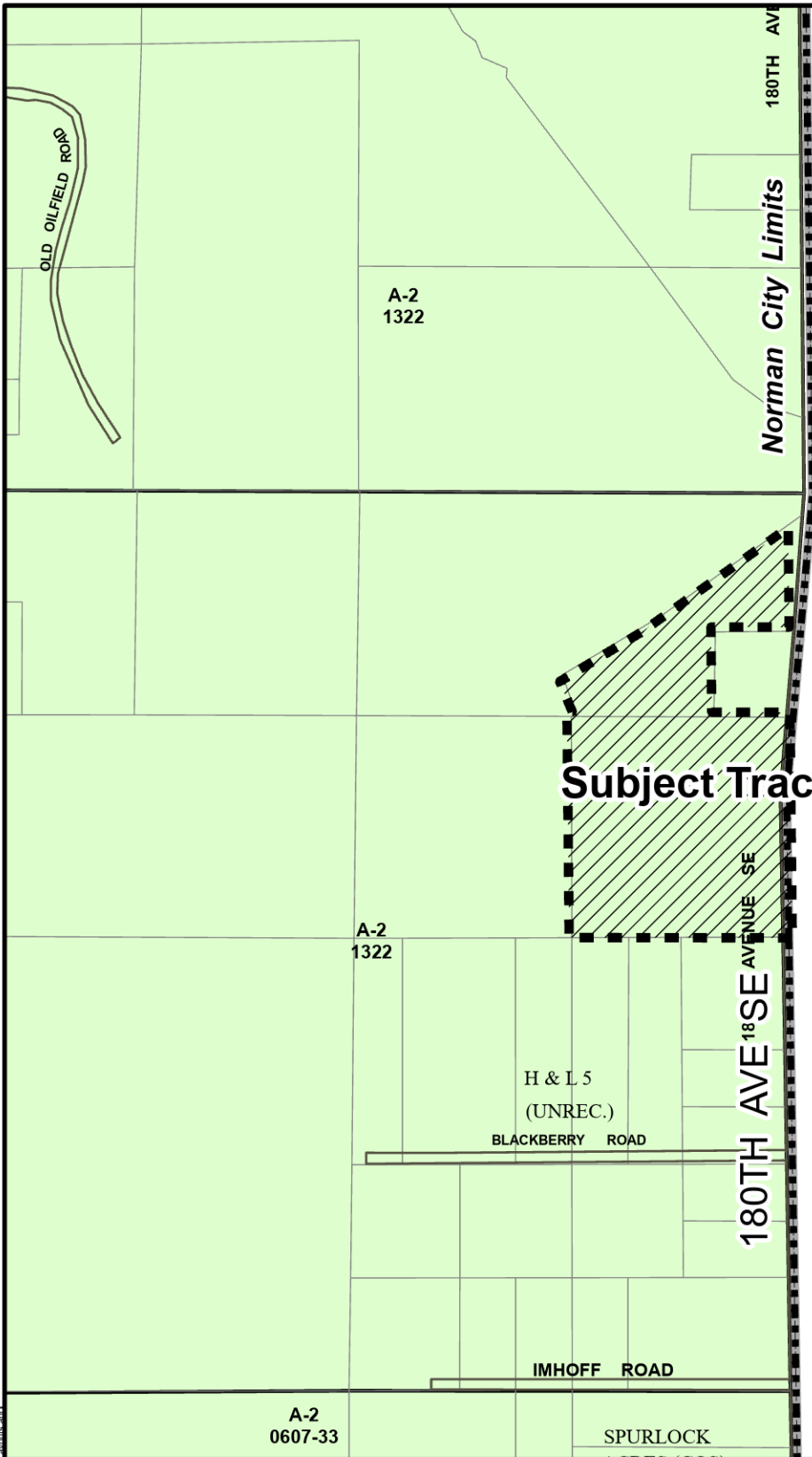
2. Sanitary Sewer. Individual septic systems for each tract will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed for each tract in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Easements. One-Hundred Eighty-Avenue S.E. (180<sup>th</sup> Avenue S.E.) is classified as a local road.
5. Acreage. Tracts 1 consists of 13.14 acres, Tract 2 consists of 10.20 acres, Tract 3 consists of 10.05 acres, Tract 4 consists of 10.05 acres and Tract 5 consists of 10.05 acres. There is a total of 53.49 acres.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and Norman Rural Certificate of Survey No. COS-2425-11 for Roulette Creek Estates are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** Staff recommends approval of Certificate of Survey No. COS-2425-11 for Roulette Creek Estates.

**ACTION NEEDED:** Recommend approval or disapproval of Certificate of Survey No. COS-2425-11 for Roulette Creek Estates to City Council.

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



**Subject Tract**

# 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.



May 6, 2025

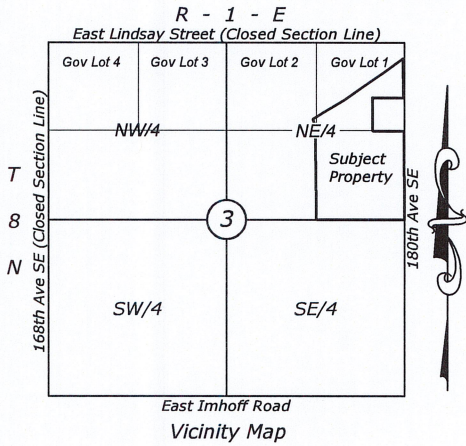
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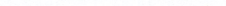

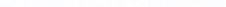


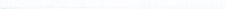
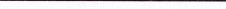
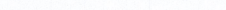



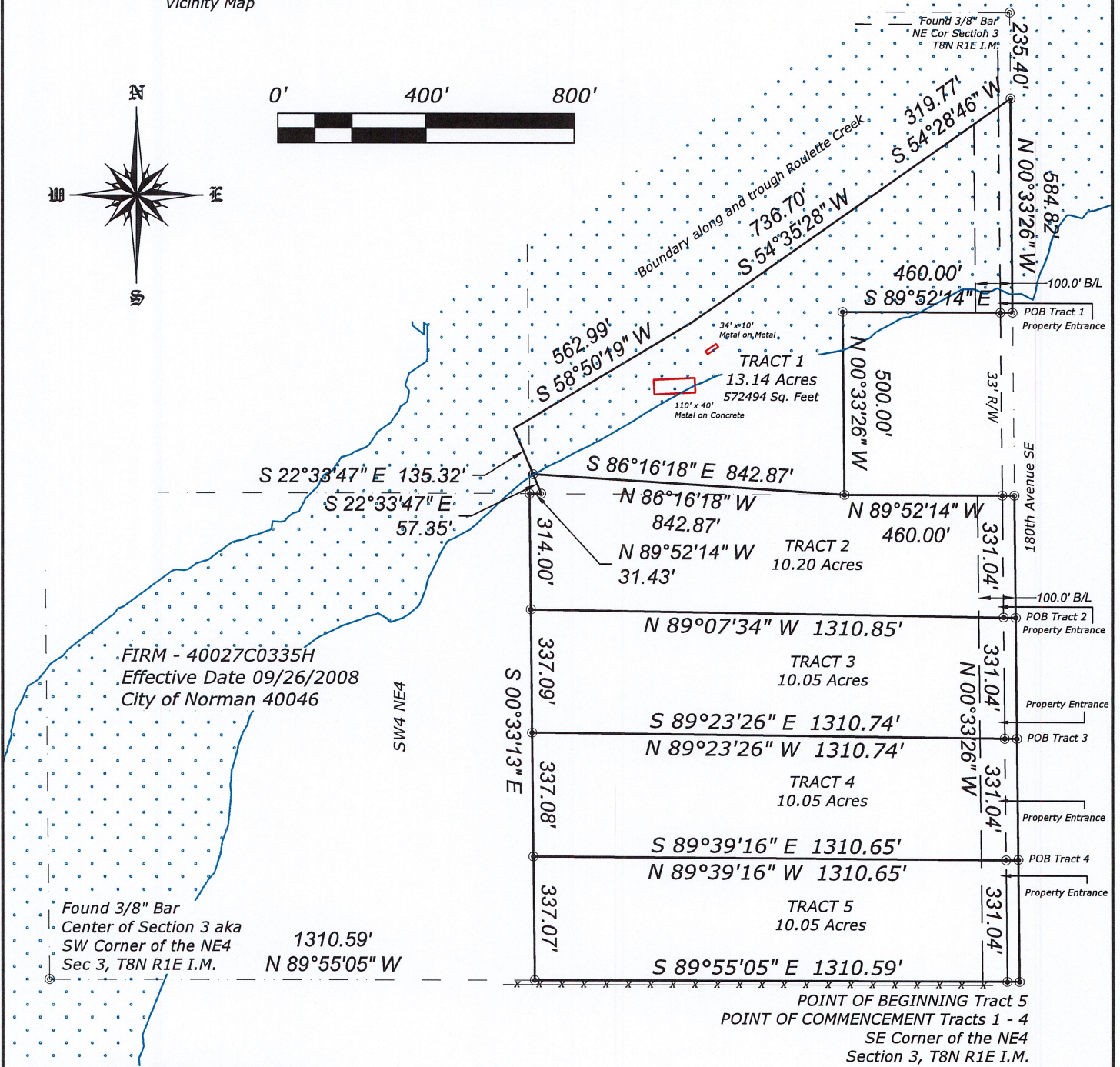
**Subject Tract**



*Norman Rural Certificate of Survey*  
*ROULETTE CREEK ESTATES*



LEGEND	
	Section Line
	Subject Property
	Property Line
	Right of Way
	Easement
	Building Limit Line
	Existing Building
	Concrete
 Point of Commencemnt	Found Survey Monument
POC - Point of Beginning	Set 1/2" Bar CA7471
POB -	



## CLIENT INFORMATION

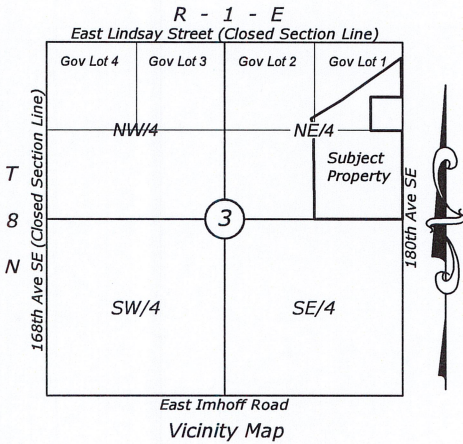
*Jason Dickens*  
*Rolling Vistas Ltd.*  
*3030 West Beauregard Ave*  
*San Angelo Tx 76901*  
*(325) 656-0220*  
*jason.dickens.crg@gmail.com*



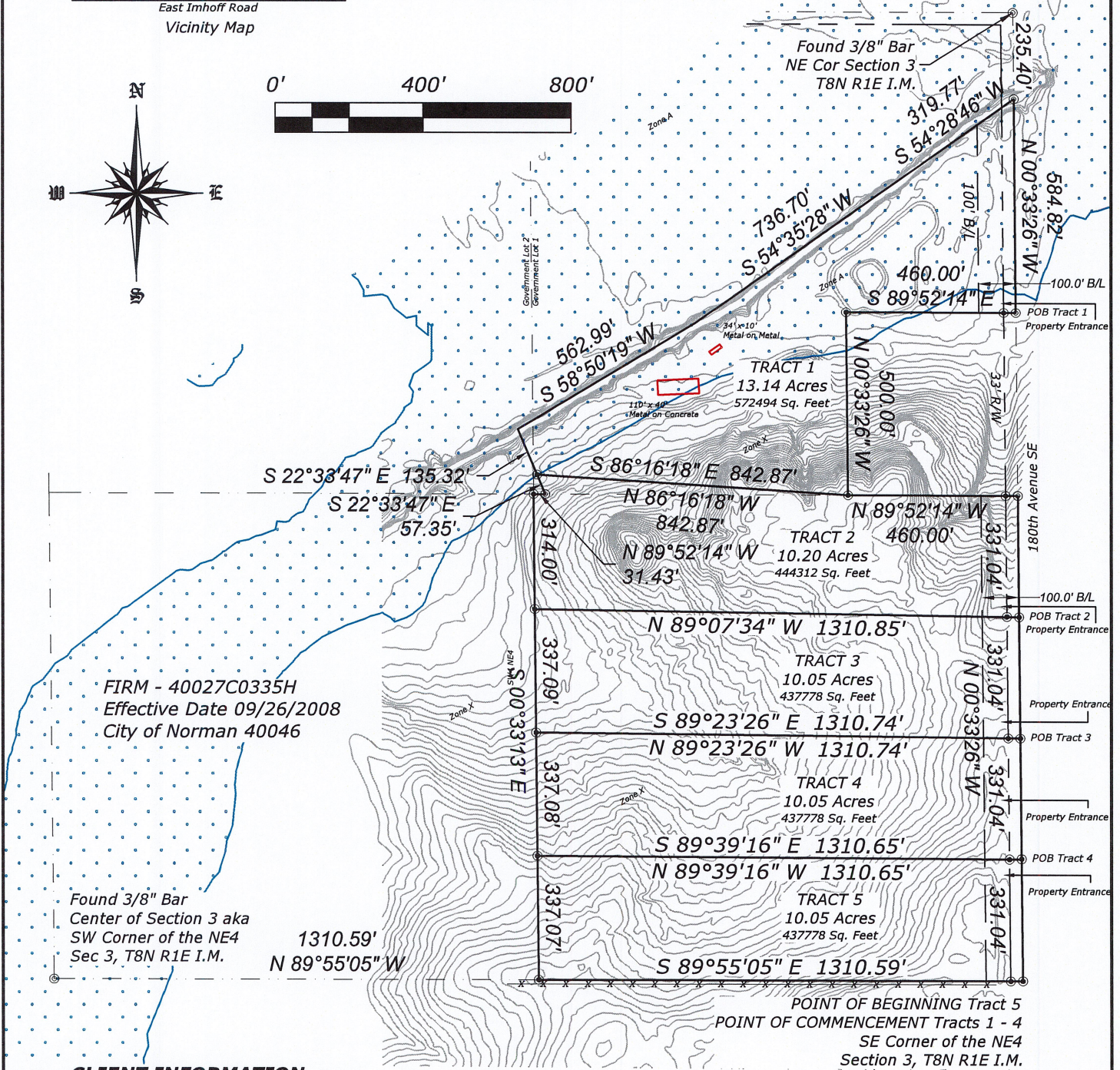
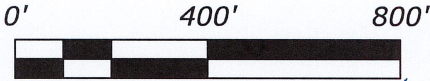
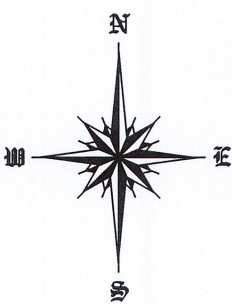
Scissor Tail Land Survey, LLC  
2401 Tee Circle, Suite 205  
(405) 387-3100 C.A. 7471  
Project No. 24102-NormanR2  
04/08/2025 Sheet 1 of 4



Norman Rural Certificate of Survey  
ROULETTE CREEK ESTATES  
CONTOURS



LEGEND	
	Section Line
	Subject Property
	Property Line
	Right of Way
	Easement
	Building Limit Line
	Existing Building
	Concrete
	Point of Commencement
	Found Survey Monument
	Set 1/2 inch Bar CA7471
POC - Point of Beginning	
POB -	



FIRM - 40027C0335H  
Effective Date 09/26/2008  
City of Norman 40046

Found 3/8" Bar  
Center of Section 3 aka  
SW Corner of the NE 1/4  
Sec 3, T8N R1E I.M.

CLIENT INFORMATION

Jason Dickens  
Rolling Vistas Ltd.  
3030 West Beauregard Ave  
San Angelo Tx 76901  
(325) 656-0220  
jason.dickens.crg@gmail.com



Scissor Tail Land Survey, LLC  
2401 Tee Circle, Suite 205  
(405) 387-3100 C.A. 7471  
Project No. 24102-NormanR  
04/08/2025



# Norman Rural Certificate of Survey ROULETTE CREEK ESTATES Descriptions

TRACT 1

A tract of land located in the Northeast Quarter (NE4) of Section Three (3), Township Eight (8) North, Range One (1) East of the Indian Meridian more particularly described with metes and bounds by James L Buckley, PLS 1582 on March 7, 2025 as follows: COMMENCING at the Southeast Corner of the said NE4, Thence N00°33'26"W a distance of 1824.16 feet to the POINT OF BEGINNING;

Thence N00°33'26"W a distance of 584.82 feet;

Thence S54°28'46"W a distance of 319.77 feet;

Thence S54°35'28"W a distance of 736.70 feet;

Thence S58°50'19"W a distance of 562.99 feet;

Thence S22°33'47"E a distance of 135.32 feet;

Thence S86°16'18"E a distance of 842.87 feet;

Thence N00°33'26"W a distance of 500.00 feet;

Thence S89°52'14"E a distance of 460.00 feet back to the POINT OF BEGINNING.

This description contains 572494 Square Feet or 13.14 Acres more or less.

TRACT 2

A tract of land located in the Northeast Quarter (NE4) of Section Three (3), Township Eight (8) North, Range One (1) East of the Indian Meridian more particularly described with metes and bounds by James L Buckley, PLS 1582 on March 7, 2025 as follows: COMMENCING at the Southeast Corner of the said NE4, Thence N00°33'26"W a distance of 993.12 feet to the POINT OF BEGINNING;

Thence N00°33'26"W a distance of 331.04 feet;

Thence N89°52'14"W a distance of 460.00 feet;

Thence N86°16'18"W a distance of 842.87 feet;

Thence S22°33'47"E a distance of 57.35 feet;

Thence N89°52'14"W a distance of 31.43 feet;

Thence S00°33'13"E a distance of 314.00 feet;

Thence S89°07'34"E a distance of 1310.85 feet back to the POINT OF BEGINNING.

This description contains 444312 Square Feet or 10.20 Acres more or less.

TRACT 3

A tract of land located in the Northeast Quarter (NE4) of Section Three (3), Township Eight (8) North, Range One (1) East of the Indian Meridian more particularly described with metes and bounds by James L Buckley, PLS 1582 on March 7, 2025 as follows: COMMENCING at the Southeast Corner of the said NE4, Thence N00°33'26"W a distance of 662.08 feet to the POINT OF BEGINNING;

Thence N00°33'26"W a distance of 331.04 feet;

Thence N89°07'34"W a distance of 1310.85 feet;

Thence S00°33'13"E a distance of 337.09 feet;

Thence S89°23'26"E a distance of 1310.74 feet back to the POINT OF BEGINNING.

This description contains 437778 Square Feet or 10.05 Acres more or less.

**CLIENT INFORMATION**

Jason Dickens  
 Rolling Vistas Ltd.  
 3030 West Beauregard Ave  
 San Angelo Tx 76901  
 (325) 656-0220  
 jason.dickens.crg@gmail.com



Scissor Tail Land Survey, LLC  
 2401 Tee Circle, Suite 205  
 (405) 387-3100 C.A. 7471  
 Project No. 24102-NormanR2  
 04/08/2025



Norman Rural Certificate of Survey  
ROULETTE CREEK ESTATES  
Descriptions

TRACT 4

A tract of land located in the Northeast Quarter (NE4) of Section Three (3), Township Eight (8) North, Range One (1) East of the Indian Meridian more particularly described with metes and bounds by James L Buckley, PLS 1582 on March 7, 2025 as follows: COMMENCING at the Southeast Corner of the said NE4, Thence N00°33'26"W a distance of 331.04 feet to the POINT OF BEGINNING;  
Thence N00°33'26"W a distance of 331.04 feet;  
Thence N89°23'26"W a distance of 1310.74 feet;  
Thence S00°33'13"E a distance of 337.08 feet;  
Thence S89°39'16"E a distance of 1310.65 feet back to the POINT OF BEGINNING.  
This description contains 437778 Square Feet or 10.05 Acres more or less.

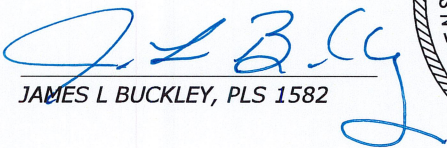
TRACT 5

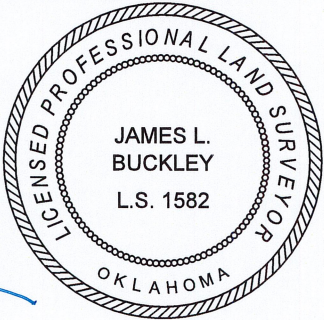
A tract of land located in the Northeast Quarter (NE4) of Section Three (3), Township Eight (8) North, Range One (1) East of the Indian Meridian more particularly described with metes and bounds by James L Buckley, PLS 1582 on March 7, 2025 as follows:  
BEGINNING at the Southeast Corner of the said NE4,  
Thence N00°33'26"W a distance of 331.04 feet;  
Thence N89°39'16"W a distance of 1310.65 feet;  
Thence S00°33'13"E a distance of 337.07 feet;  
Thence S89°55'05"E a distance of 1310.59 feet back to the POINT OF BEGINNING.  
This description contains 437778 Square Feet or 10.05 Acres more or less.

SURVEYOR'S CERTIFICATE

I, James L Buckley, a registered Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated in the City of Newcastle, Oklahoma on this 4th day of June, 2025.

SCISSORTAIL LAND SURVEY, LLC

  
JAMES L BUCKLEY, PLS 1582



CLIENT INFORMATION

Jason Dickens  
Rolling Vistas Ltd.  
3030 West Beauregard Ave  
San Angelo Tx 76901  
(325) 656-0220  
jason.dickens.crg@gmail.com



Scissor Tail Land Survey, LLC  
2401 Tee Circle, Suite 205  
(405) 387-3100 C.A. 7471  
Project No. 24102-NormanR2  
04/08/2025



Norman Planning Commission

Accepted by the City of Norman, Oklahoma, Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ .

\_\_\_\_\_  
Chairman

Notary\_\_\_\_\_

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA §:

Before me, a Notary Public, in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ , personally appeared \_\_\_\_\_, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his fee and voluntary act and deed.

\_\_\_\_\_  
My Commission  
Expires

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public

SEAL

Norman City Council

Accepted by the City of Norman, Oklahoma, City Council on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ .

ATTEST: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

Notary\_\_\_\_\_

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA §:

Before me, a Notary Public, in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ , personally appeared \_\_\_\_\_, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his fee and voluntary act and deed.

SEAL

\_\_\_\_\_  
My Commission Expires

\_\_\_\_\_  
Notary Public

**File Attachments for Item:**

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS 2425-12: FOR VILLEMARETTE ESTATES, FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 84TH AVENUE S.E. AND NORTH OF CEDAR LANE ROAD.



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 06/12/2025

**REQUESTER:** Jason Villemarette

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

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS 2425-12: FOR VILLEMARETTE ESTATES, FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 84<sup>TH</sup> AVENUE S.E. AND NORTH OF CEDAR LANE ROAD.

**ITEM:** Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2425-12 FOR VILLEMARETTE ESTATES.**

**LOCATION:** Generally located on the east side of 84<sup>th</sup> Avenue S.E. and north of Cedar Lane Road.

### INFORMATION:

1. Owners. Jaron Villemarette.
2. Developer. Jaron Villemarette.
3. Surveyor. Pollard and Whited Surveying, Inc.

### HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City Limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

### IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.

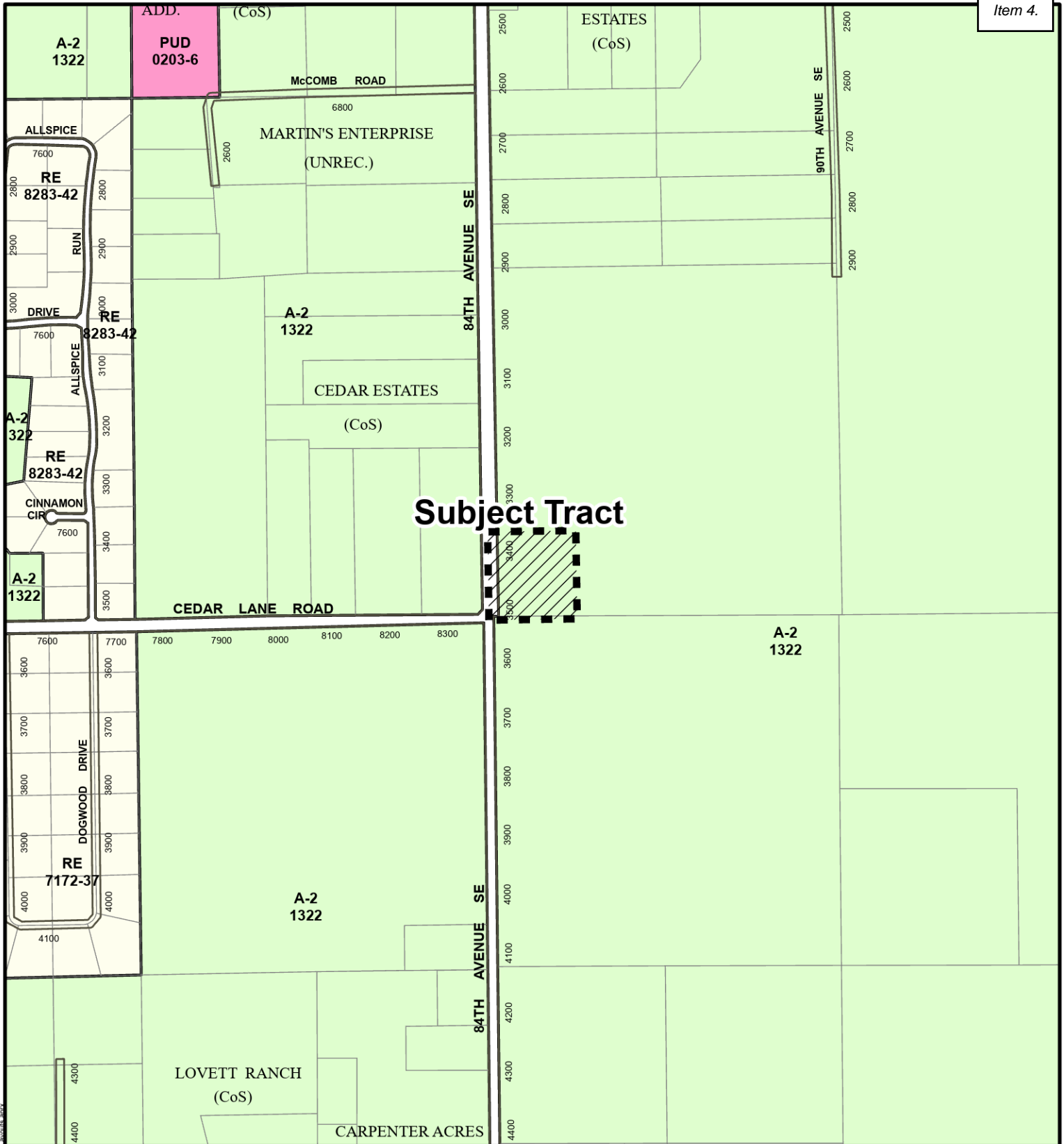
2. Sanitary Sewer. Individual sanitary sewer system will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water well will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Acreage. This property consists of 10 acres.
5. Easements. The owners will submit easements for roadway, drainage and utilities including trail easement in connection with 84<sup>th</sup> Avenue S.E. Cedar Lane Road is a closed section.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and Norman Rural Certificate of Survey No. COS-2425-12 for Villemarette Estates are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** Staff supports Norman Rural Certificate of Survey No. COS-2425-12 for Villemarette Estates.

**ACTION NEEDED:** Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2425-12 for Villemarette Estates to City Council.

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



# 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.



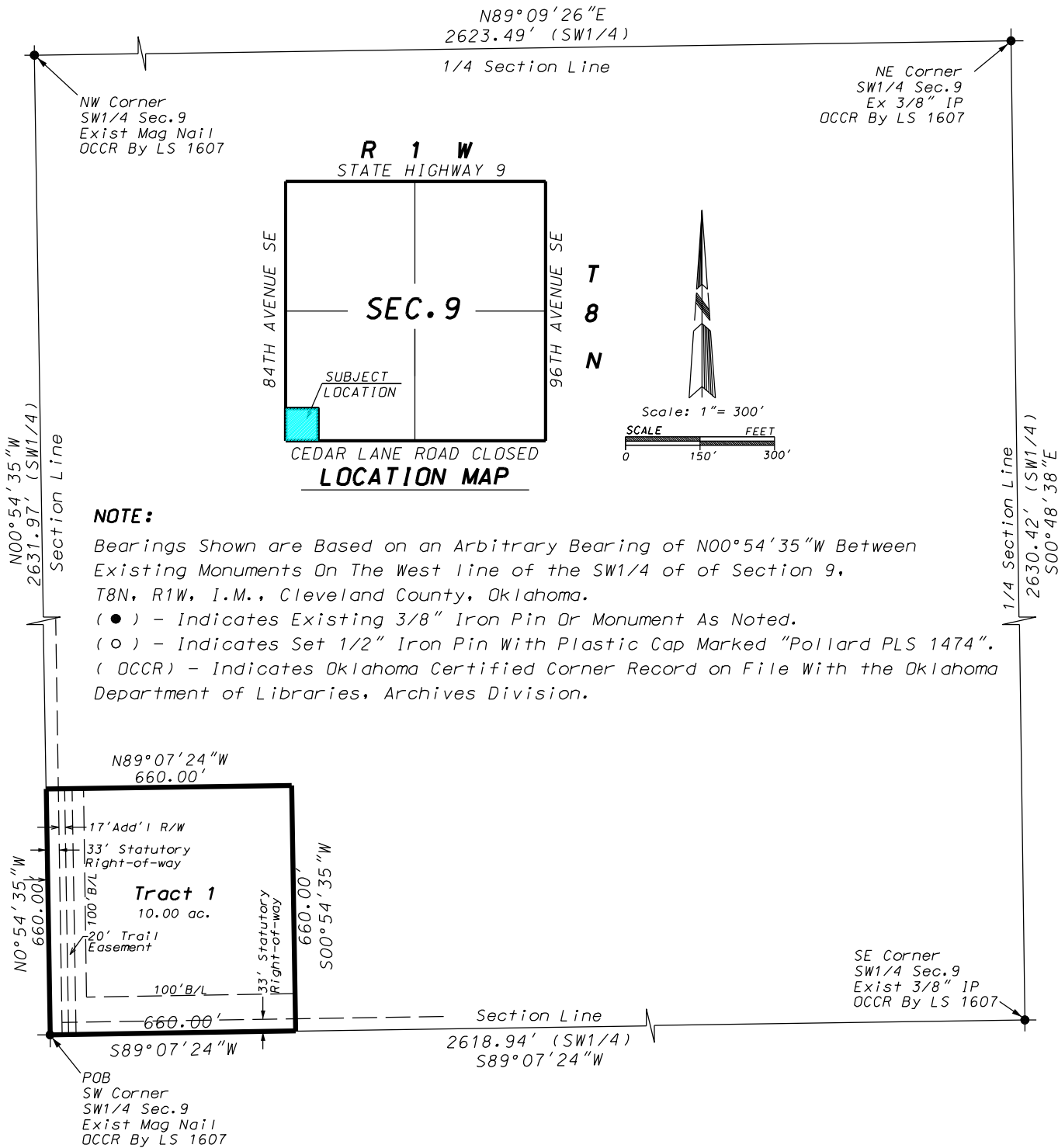
May 6, 2025

0 500 1,000 Ft.



Subject Tract

VILLEMARETTE ESTATES  
A NORMAN RURAL CERTIFICATE  
OF SURVEY SUBDIVISION  
PART OF THE SW1/4 OF SECTION 9, T8N, R1W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA  
COS -2425-12



According to the Federal Emergency Management (FEMA) Federal Insurance Rate Map (FIRM) Map/Panel Number 40027C0315H with an effective date of September 26, 2008, The subject property lies in a Zone "X".  
Zone "X" is defined as "Areas of Minimal Flood Hazards".

<b>POLLARD &amp; WHITED SURVEYING, INC.</b>		Villemarette Estates, Norman Rural	
2514 Tee Drive		Certificate Of Survey Subdivision	
Norman, OK 73069		Part of the SW1/4 Sec.9, T8N, R1W, IM	
405-366-0001		Norman, Cleveland County, Oklahoma	
CA 2380 exp.6-30-25		April 28, 2025	Drawn By: T. Pollard
tpollard@pwsurveying.com		9-8n1w.dgn	GPS
		Sheet 2 of 5	



CERTIFICATE OF SURVEY

I, Timothy G. Pollard, a Professional Land Surveyor, hereby certify that the attached drawing is a true and accurate representation of a survey of the described property.

I further certify that this survey meets or exceeds the current "Oklahoma Minimum Standards For The Practice Of Land Surveying" as adopted by the Oklahoma State Board Of Licensure For Professional Engineers and Land Surveyors.

LEGAL DESCRIPTION

TRACT 1

A tract of land located in the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Nine (9), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

**BEGINNING** at the Southwest corner (SWc) of the Southwest Quarter (SW/4) of said Section Nine (9); Thence N00°54'35"W along the West line of the Southwest Quarter (SW/4) and the Basis of Bearing for this survey, a distance of 660.00 feet;

Thence N89°07'24"E and parallel to the South line of the Southwest Quarter a distance of 660.00 feet;

Thence S00°54'35"E and parallel to the West line of the Southwest Quarter a distance of 660.00 feet;

Thence S89°07'24"W along the South line of the Southwest Quarter a distance of 660.00 feet to the **POINT OF BEGINNING** and containing 10.0 acres more or less and subject to easements and rights-of-way that may or may not be of record.

(aka: **Tract One (1) of Villemarette Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

SURVEYOR'S REPORT AND NOTES

(1) This Survey has been prepared to create a "Norman Rural Certificate Of Survey Subdivision" to be known as "Villemarette Estates". This is an unplatted but filed subdivision as specified in the Norman Subdivision Regulations Sec.30-606.

(2) The Boundary of Section 9, T8N, R1W is based on the General Land Office (GLO) original government Survey approved January 8, 1874. It is further based on a perpetuation of the GLO Survey as shown on "Oklahoma Certified Corner Records" (OCCR) on file with the Oklahoma Department Of Libraries, Archives & Records Division in Oklahoma City. Additionally, this boundary survey is based on a survey and description by LS 1607 dated 9/16/2022 of the subject property.

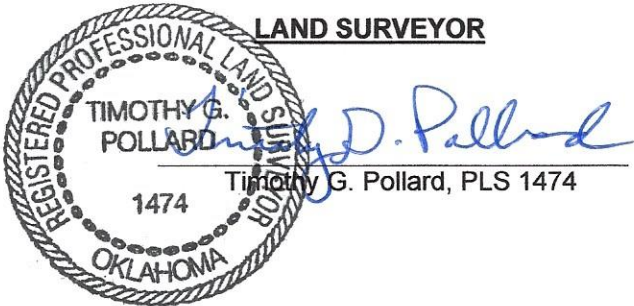
(3) The Legal Description, shown herein, are subject to easements and rights-of-way of record. This does not represent a search of the County Clerk's records, by the undersigned, to determine if any easements or rights-of-way affect the property except as noted. Except as specifically stated or shown this Survey does not reflect any easements, rights-of-way, building lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations. All homes, improvements and uses shall be subject to restrictive covenants, conditions and requirements as shown on the attachments hereto.

(4) No excavations were made, as a part of this Survey, to physically locate underground utilities and facilities. Call 1-800-522-6543 to have all underground utilities and facilities marked before any excavation.

(5) This "Norman Rural Certificate Of Survey Subdivision" will be filed with the Cleveland County Clerk after it is approved by all parties. This documentation, as recorded in its entirety, shall be attached to OR referred to on any deed, conveyance of title, contract or other instruments prepared in connection with any of the subject property.

(6) It is advised, by the undersigned, that all adjoining property owners should be contacted prior to building any fences or other structures along or on the property lines. Certain legal rights may exist with existing fences that have been used for particular periods of time for lines of possession. If any difference of opinion is indicated a resolution should be reached, preferably in writing, between the owners on the location of any improvements along or on the property lines.

LAND SURVEYOR



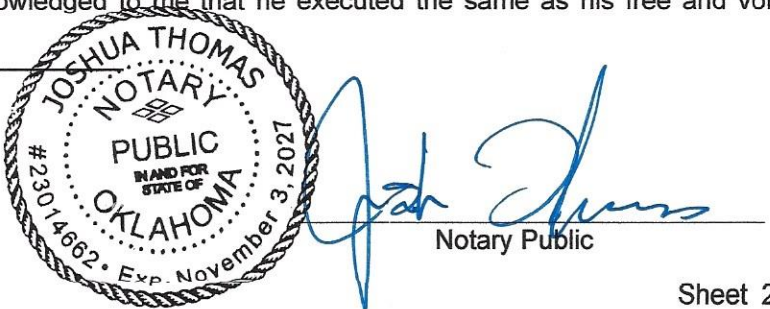
NOTARY

State Of Oklahoma )

County Of Cleveland) SS

Before me, a Notary Public, in and for said County and State, on this 20th day of April, 2025, personally appeared, Timothy G. Pollard, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

My commission expires: \_\_\_\_\_





**NORMAN PLANNING COMMISSION**

Accepted by the City of Norman, Oklahoma, Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
Chairperson

**NOTARY**

State Of Oklahoma )  
County Of Cleveland) SS  
Before me, a Notary Public, in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared, \_\_\_\_\_, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed.  
My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**NORMAN CITY COUNCIL**

Accepted by the City of Norman, Oklahoma, City Council on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

**NOTARY**

State Of Oklahoma )  
County Of Cleveland) SS  
Before me, a Notary Public, in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared, \_\_\_\_\_, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed.  
My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and for and upon other good and valuable considerations, that Jay & Kimberly D Villemarette, do hereby grant, bargain, sell and convey unto the City Of Norman, a municipal corporation, a 20' Trail Easement, over, across and under the following described real estate and premises situated in Cleveland County, Oklahoma, to wit:

(20' Trail Easement)

An easement being part of the Southwest Quarter (SW1/4) of Section Nine (9), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated April 28, 2025 using a Deed Bearing of N00°54'35"W between existing monuments on the West line of said SW1/4 as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest Corner of said SW1/4;

Thence N89°07'24"E, on the South line of said SW1/4, for a distance of 50.00 feet to the POINT OF BEGINNING;

Thence N00°54'34"W for a distance of 660.00 feet;

Thence N89°07'24"E for a distance of 20.00 feet;

Thence S00°54'34"E for a distance of 660.00 feet to the South line of said SW1/4;

Thence S89°07'24"W, on said South line, for a distance of 20.00 feet to the POINT OF BEGINNING, containing 0.303 acres more or less.

With the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining and operating the facilities indicated below:

20' Trail Easement

To have and to hold the same unto said City, it's successors and assigns forever.

Signed and delivered this 29th day of April, 2025.

Jay Villemarette

Kimberly D. Villemarette

STATE OF OKLAHOMA )  
COUNTY OF CLEVELAND) SS:

Before me, the undersigned, a Notary Public in and for said County and State on this 29th day of April, 2025, personally appeared, Jay & Kimberly D Villemarette, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes herein set forth. Given under my hand and seal the day and year last above written.



Notary Public

CITY ATTORNEY

Approved as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Attorney

NORMAN CITY COUNCIL

Accepted by the City of Norman, Oklahoma, City Council on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST: \_\_\_\_\_  
City Clerk

Mayor



GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and for and upon other good and valuable considerations, that **Jay & Kimberly D Villemarette**, do hereby grant, bargain, sell and convey unto the **City Of Norman**, a municipal corporation, a **public roadway, drainage and utility easement**, over, across and under the following described real estate and premises situated in Cleveland County, Oklahoma, to wit:

(17' Additional R/W)

An easement being part of the Southwest Quarter (SW1/4) of Section Nine (9), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated April 28, 2025 using a Deed Bearing of N00°54'35"W between existing monuments on the West line of said SW1/4 as a Basis of Bearing, said tract further described as:

**COMMENCING** at the Southwest Corner of said SW1/4;

Thence N89°07'24"E, on the South line of said SW1/4, for a distance of 33.00 feet to the **POINT OF BEGINNING**;

Thence N00°54'34"W for a distance of 660.00 feet;

Thence N89°07'24"E for a distance of 17.00 feet;

Thence S00°54'34"E for a distance of 660.00 feet to the South line of said SW1/4;

Thence S89°07'24"W, on said South line, for a distance of 17.00 feet to the **POINT OF BEGINNING**, containing 0.257 acres more or less.

With the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining and operating the facilities indicated below:

Public Roadway, Drainage and Utility Easement

To have and to hold the same unto said City, it's successors and assigns forever.

Signed and delivered this 29<sup>th</sup> day of April, 2025.

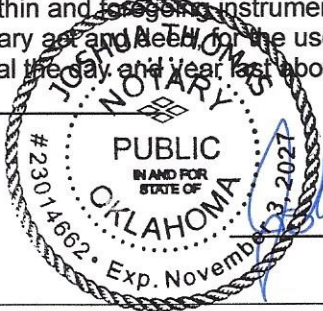
  
Jay Villemarette

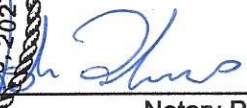
  
Kimberly D Villemarette

STATE OF OKLAHOMA )  
COUNTY OF CLEVELAND) SS:

Before me, the undersigned, a Notary Public in and for said County and State on this 29<sup>th</sup> day of April, 2025, personally appeared, **Jay & Kimberly D Villemarette**, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes herein set forth.

Given under my hand and seal the day and year last above written.  
My Commission Expires: \_\_\_\_\_



  
Notary Public

CITY ATTORNEY

Approved as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Attorney

NORMAN CITY COUNCIL

Accepted by the City of Norman, Oklahoma, City Council on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

**File Attachments for Item:**

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-120: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE VERY LOW DENSITY RESIDENTIAL DESIGNATION AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE LOW DENSITY RESIDENTIAL DESIGNATION AND FUTURE URBAN SERVICE AREA AND SUBURBAN RESIDENTIAL AREA AND PLACE THE SAME IN CURRENT URBAN SERVICE AREA. (SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE.)

***The applicant has requested postponement to the July 10, 2025 Planning Commission meeting.***



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 06/12/2025

**REQUESTER:** Premium Land, LLC

**PRESENTER:** Destiny Andrews, Planner II

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-120: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE VERY LOW DENSITY RESIDENTIAL DESIGNATION AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE LOW DENSITY RESIDENTIAL DESIGNATION AND FUTURE URBAN SERVICE AREA AND SUBURBAN RESIDENTIAL AREA AND PLACE THE SAME IN CURRENT URBAN SERVICE AREA. (SOUTH OF E. LINDSEY ST. BETWEEN 36<sup>TH</sup> AVENUE SE. AND 48<sup>TH</sup> AVENUE SE.)

***The applicant has requested postponement to the July 10, 2025 Planning Commission meeting.***

---

**File Attachments for Item:**

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-38: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE)

***The applicant has requested postponement to the July 10, 2025 Planning Commission meeting.***



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 06/12/2025

**REQUESTER:** Premium Land, LLC

**PRESENTER:** Destiny Andrews, Planner II

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-38: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH OF E. LINDSEY ST. BETWEEN 36<sup>TH</sup> AVENUE SE. AND 48<sup>TH</sup> AVENUE SE)

*The applicant has requested postponement to the July 10, 2025 Planning Commission meeting.*

---

**File Attachments for Item:**

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY PREMIUM LAND, LLC FOR IRONWOOD HILLS, A PLANNED UNIT DEVELOPMENT, FOR 77.97 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE.

***The applicant has requested postponement to the July 10, 2025 Planning Commission meeting.***





## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 06/12/2025

**REQUESTER:** Premium Land, LLC

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

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY PREMIUM LAND, LLC FOR IRONWOOD HILLS, A PLANNED UNIT DEVELOPMENT, FOR 77.97 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF E. LINDSEY ST. BETWEEN 36<sup>TH</sup> AVENUE SE. AND 48<sup>TH</sup> AVENUE SE.

*The applicant has requested postponement to the July 10, 2025 Planning Commission meeting.*

---

**File Attachments for Item:**

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-39: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHWEST CORNER OF STONEY BROOK DR. AND N. INTERSTATE DR.)

***The applicant requested postponement to the July 10, 2025 Planning Commission meeting.***



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 06/12/2025

**REQUESTER:** Hudimax Norman Holdings, LLC

**PRESENTER:** Destiny Andrews, Planner II

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-39:  
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHWEST CORNER OF STONEY BROOK DR. AND N. INTERSTATE DR.)

*The applicant requested postponement to the July 10, 2025 Planning Commission meeting.*

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