



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, April 14, 2022 at 6:30 PM

AGENDA

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

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

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

ROLL CALL

CONSENT ITEMS

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

Minutes

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the March 10, 2022 Regular Planning Commission Meeting.

Short Form Plats

- [2.](#) Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2122-6, a Short Form Plat submitted by JF Holdings (Smith Roberts Baldischwiler, LLC) for STARBUCKS for approximately 0.9182 acres of property located at 1200 W. Lindsey Street.

NON-CONSENT ITEMS

2025, Rezoning and Preliminary Plat

- [3.](#) Consideration of Adoption, Rejection, Amendment, and/or Postponement of Resolution No. R-2122-105, Fred Thomas IV and Hampton Homes, L.L.C. request amendment of the NORMAN 2025 Land Use & Transportation Plan from Institutional Designation to Medium Density Residential Designation for property generally located north of 1700 N. Porter Avenue.
- [4.](#) Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-41, Fred Thomas IV and Hampton Homes, L.L.C. request rezoning from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, for 4.05 acres of property generally located north of 1700 N. Porter Avenue.
- [5.](#) Consideration of Adoption, Rejection, Amendment, and/or Postponement of PP-2122-11, Consideration of a Preliminary Plat submitted by Fred Thomas IV, Hampton Homes, L.L.C. and Norman Lodge 38 AF&AM (Landes Engineering) for AVADON TERRACE ADDITION, a Simple Planned Unit Development for 7.48 acres of property generally located north of 1700 N. Porter Avenue.

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 March 10, 2022 Regular Planning Commission Meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/14/2022

REQUESTER: Roné Tromble

PRESENTER: Roné Tromble

ITEM TITLE: Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the March 10, 2022 Regular Planning Commission Meeting.

ACTION NEEDED: Approve, reject, amend or postpone the minutes of the March 10, 2022 Regular Planning Commission meeting.

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

MARCH 10, 2022

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room D, Building A of the Norman Municipal Building, 201 West Gray Street, on the 10th day of March, 2022.

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

Chair Erica Bird called the meeting to order at 6:34 p.m.

* * *

Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Erin Williford
Kevan Parker
Steven McDaniel
Erica Bird
Shaun Axton

MEMBERS ABSENT

Dave Boeck
Michael Jablonski

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &
Community Development
Lora Hoggatt, Planning Services Manager
Logan Hubble, Planner I
Colton Wayman, Planner I
Roné Tromble, Recording Secretary
Bryce Holland, Multimedia Specialist
Beth Muckala, Asst. City Attorney
Heather Poole, Asst. City Attorney
Jack Burdett, Subdivision Development
Coordinator
Todd McLellan, Development Engineer
Jami Short, Traffic Engineer
Chris Mattingly, Director of Utilities
Nathan Madenwald, Utilities Engineer

* * *

CONSENT DOCKET

Item No. 1, being:

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

Item No. 2, being:

COS-2122-11 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY TROY HENDERSON, JR. (POLLARD & WHITED SURVEYING, INC.) FOR HENDERSON ESTATES FOR 20.008 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF 84TH AVENUE N.E. APPROXIMATELY ½ MILE NORTH OF TECUMSEH ROAD.

Item No. 3, being:

COS-2122-12 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY KEVIN & JULIE HALEY (PARKHILL) FOR HALEY ESTATES II, A REPLAT OF TRACTS B AND C OF HALEY ESTATES FOR 35.06 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF E. LINDSEY STREET AND 60TH AVENUE S.E.

Item No. 4, being:

SFP-2122-5 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A SHORT FORM PLAT SUBMITTED BY WP LAND, L.L.C. (DODSON-THOMPSON-MANSFIELD, P.L.L.C.) FOR MEDWISE CLASSEN FOR 1.0029 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF CLASSEN BOULEVARD AND 610' SOUTH OF EAST CEDAR LANE ROAD.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chair Bird asked if any member of the Commission wished to remove any item from the Consent Docket. There being none, she asked if any member of the public wished to remove any item. There being none, she asked for a motion.

Kevan Parker moved to approve the Consent Docket as presented. Erin Williford seconded the motion.

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

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

Ms. Tromble announced that the motion, to adopt the Consent Docket as presented, passed by a vote of 5-0.

* * *

Item No. 1, being:

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

The minutes of the February 10, 2022 Planning Commission Regular Session were approved as presented on the Consent Docket by a vote of 5-0.

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Item No. 2, being:

COS-2122-11 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY TROY HENDERSON, JR. (POLLARD & WHITED SURVEYING, INC.) FOR HENDERSON ESTATES FOR 20.008 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF 84TH AVENUE N.E. APPROXIMATELY ½ MILE NORTH OF TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Certificate of Survey
3. Staff Report
4. Greenbelt Commission Comments

This item was recommended to City Council for approval on the Consent Docket by a vote of 5-0.

* * *

Item No. 3, being:

COS-2122-12 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY KEVIN & JULIE HALEY (PARKHILL) FOR HALEY ESTATES II, A REPLAT OF TRACTS B AND C OF HALEY ESTATES FOR 35.06 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF E. LINDSEY STREET AND 60TH AVENUE S.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Certificate of Survey
3. Staff Report
4. Greenbelt Commission Comments

This item was recommended to City Council for approval on the Consent Docket by a vote of 5-0.

* * *

Item No. 4, being:

SFP-2122-5 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A SHORT FORM PLAT SUBMITTED BY WP LAND, L.L.C. (DODSON-THOMPSON-MANSFIELD, P.L.L.C.) FOR MEDWISE CLASSEN FOR 1.0029 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF CLASSEN BOULEVARD AND 610' SOUTH OF EAST CEDAR LANE ROAD.

ITEMS SUBMITTED FOR THE RECORD:

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

This item was approved on the Consent Docket by a vote of 5-0.

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NON-CONSENT ITEMS

Item No. 5, being:

R-2122-94 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2122-94, FOR RENTAL RANCH II, L.L.C. AND D.L. HAYES CO. REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR THE EAST 20 FEET OF LOT 50 AND ALL OF LOT 51, BLOCK 2, WOODSLAWN ADDITION, LOCATED AT 621 HIGHLAND PARKWAY.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Pre-Development Summary
4. Greenbelt Commission Comments

and

Item No. 6, being:

O-2122-37 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2122-37, FOR RENTAL RANCH II, L.L.C. AND D.L. HAYES CO. REQUEST REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT, FOR THE EAST 20 FEET OF LOT 50 AND ALL OF LOT 51, BLOCK 2, WOODSLAWN ADDITION, LOCATED AT 621 HIGHLAND PARKWAY.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan
4. Plat of Survey
5. Pre-Development Summary
6. Greenbelt Commission Comments

PRESENTATION BY STAFF:

1. Logan Hubble reviewed the staff report, a copy of which is filed with the minutes. There was a 6.0% protest within the notification area.

PRESENTATION BY THE APPLICANT:

1. Bill Hayes, D.L. Hayes Company, the applicant, outlined the proposal.
2. Mr. McDaniel asked about height of the building and fencing. Mr. Hayes responded.
3. Ms. Bird asked if there are renderings of the structure. Mr. Hayes responded.
4. Mr. Axton asked about use of the building, and the opportunity for use as commercial in the future. Mr. Hayes responded.
5. Ms. Bird asked if there is a reason buildings the owner has to the east couldn't be used for this. Mr. Hayes responded.
6. Ms. Williford asked if the adjacent building is currently rented. Mr. Hayes responded.
7. Mr. Axton asked why locate the building here versus somewhere else. Mr. Hayes responded.
8. Mr. Parker asked when the owner purchased the property. Mr. Hayes responded.
9. Andy Darks, the property owner, talked about his properties and the proposed project.
10. Mr. Parker asked when the adjacent homes were constructed. Mr. Hayes responded.

AUDIENCE PARTICIPATION:

1. Melissa Hearn, 704 Highland Parkway – spoke in opposition to the proposal.
2. Clifton Stone, 600 Denison & 418 Keith – spoke in opposition to the proposal.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Steven McDaniel moved to recommend adoption of Resolution No. R-2122-94 and Ordinance No. O-2122-37 to City Council. Kevan Parker seconded the motion.

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

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

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2122-94 and Ordinance No. O-2122-36 to City Council, passed by a vote of 4-1.

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Item No. 7, being:

O-2122-23 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2122-23, BWB2, L.P. REQUESTS SPECIAL USE FOR A BAR, LOUNGE OR TAVERN FOR 1/6 ACRE OF PROPERTY LOCATED AT 796 ASP AVENUE (LOGIE’S ON THE CORNER).

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Aerial Photo
4. Pre-Development Summary

PRESENTATION BY STAFF:

1. Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes. There was a 49.6% protest within the notification area.
2. Ms. Bird asked for clarification about the law changes. Ms. Hoggatt responded.

PRESENTATION BY THE APPLICANT:

1. Joe Bendetti, 796 Asp Avenue, the owner of Logie’s on the Corner and the property – spoke regarding the request.
2. Mr. McDaniel asked clarifying questions. Mr. Bendetti responded.
3. Ms. Bird asked about percentage of sales from low-point beer. Mr. Bendetti responded. Ms. Bird suggested that he have that information available for City Council.
4. Mr. Axton asked about other locations. Mr. Bendetti responded.
5. Mr. McDaniel asked about a location that was closed. Mr. Bendetti responded.
6. Ms. Bird asked about proximity to churches and schools. Ms. Hoggatt responded.
7. Robert McCampbell, attorney for the applicant, addressed the proximity to OU and churches.
8. Ms. Williford asked about other special uses for Campus Corner. Ms. Hudson responded.

AUDIENCE PARTICIPATION:

1. Rainey Powell, 1926 Pin Oak – spoke in opposition to the proposal.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Parker asked about audits. Ms. Hudson responded.
2. Mr. McDaniel asked about the change in the required percentage for food. Ms. Bird responded.
3. Ms. Williford spoke regarding approving applications for other applicants.
4. Mr. Parker spoke about trying to run a business with law changes, or other changes.
5. Mr. McDaniel expressed concern about the need for a special use and how many times the food percentage has not been met.
6. Ms. Bird asked when the audit results will be complete. Ms. Hudson responded.
7. Mr. Axton asked about Crossed Cannons. Ms. Hudson responded. Ms. Bird also responded.

Kevan Parker moved to recommend adoption of Ordinance No. O-2122-23 to City Council. Erin Williford seconded the motion.

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

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

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2122-23 to City Council, passed by a vote of 4-1.

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Item No. 8, being:

R-2122-94 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2122-95, DR. GARY EMMERT REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM HIGH DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR 0.34 ACRES OF PROPERTY LOCATED AT 1134 MCGEE DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Pre-Development Summary
4. Greenbelt Commission Comments

and

Item No. 9, being:

O-2122-38 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2122-38, DR. GARY EMMERT REQUESTS REZONING FROM RM-6, MEDIUM DENSITY APARTMENT DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT, FOR 0.34 ACRES OF PROPERTY LOCATED AT 1134 MCGEE DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan
4. Pre-Development Summary
5. Greenbelt Commission Comments

PRESENTATION BY STAFF:

1. Colton Wayman reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT:

None

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Erin Williford moved to recommend adoption of Resolution No. R-2122-95 and Ordinance No. O-2122-38 to City Council. Steven McDaniel seconded the motion.

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

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

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2122-95 and Ordinance No. O-2122-38 to City Council, passed by a vote of 5-0.

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Item No. 10, being:

O-2122-39 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE No. O-2122-39, JM CIVIL ENGINEERING REQUESTS REZONING FROM C-1, LOCAL COMMERCIAL DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT, FOR 1.38 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST CEDAR LANE ROAD AND CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Development Plan
4. Floor Plan Exhibit
5. Exterior Elevations Exhibit
6. Color Elevations Exhibit
7. Pre-Development Summary
8. Greenbelt Commission Comments

and

Item No. 11, being:

PP-2122-10 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2122-10, FOR CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY JM CIVIL ENGINEERING FOR TAKE 5 FOR 1.38 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST CEDAR LANE ROAD AND CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Site Development Plan
6. Pre-Development Summary
7. Greenbelt Commission Comments

PRESENTATION BY STAFF:

1. Colton Wayman reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Axton asked about the need for a utility easement on the south side of the site plan. Mr. McLellan responded.

PRESENTATION BY THE APPLICANT:

1. Chris Strickland, JM Civil, the applicant – was available to answer questions. He did not know the answer to the utility easement question.
2. Ms. Bird asked about zoning setbacks to allow for utilities. Ms. Hudson responded.
3. Mr. Axton commented that the scale on the site plan is wrong.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Erin Williford moved to recommend adoption of Ordinance No. O-2122-39 and PP-2122-10, the Preliminary Plat for TAKE 5, with a revised site plan with the proper scale and a clarification on the necessity of a utility easement, to City Council. Shaun Axton seconded the motion.

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

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

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2122-36 and PP-2122-10 to City Council, passed by a vote of 5-0.

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Item No. 12, being:

O-2122-40 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE No. O-2122-40: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 21-107(B) OF CHAPTER 21 OF THE CODE OF THE CITY OF NORMAN INCREASING WATER LINE CONNECTION CHARGES; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Annotated Ordinance No. O-2122-40

PRESENTATION BY STAFF:

1. Nathan Madenwald reviewed a presentation about the proposed changes.
2. Mr. McDaniel asked about wastewater connection fees compared to other communities. Mr. Madenwald responded.
3. Ms. Bird asked whether any of the other communities in the chart are required to have utility increases voted on. Mr. Madenwald responded.
4. Ms. Williford asked for clarification on when connection fees are applied. Mr. Madenwald responded.
5. Mr. Parker asked about impact on commercial businesses. Mr. Madenwald responded.
6. Mr. McDaniel expressed concern about remaining competitive with other communities.
7. Ms. Bird made comments, and asked about the revenue increase. Mr. Madenwald responded.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Kevan Parker moved to recommend adoption of Ordinance No. O-2122-40 to City Council. Shaun Axton seconded the motion.

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

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

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2122-40 to City Council, passed by a vote of 5-0.

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MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

1. Ms. Bird commented on a Norman Chamber presentation where it was brought up that our NORMAN 2025 Plan is about to expire, and the update has been shelved since 2018, as well as the need to update the plan.

* * *

ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 8:11 p.m.

Norman Planning Commission

File Attachments for Item:

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2122-6, a Short Form Plat submitted by JF Holdings (Smith Roberts Baldischwiler, LLC) for STARBUCKS for approximately 0.9182 acres of property located at 1200 W. Lindsey Street.



CITY OF NORMAN, OK STAFF REPORT

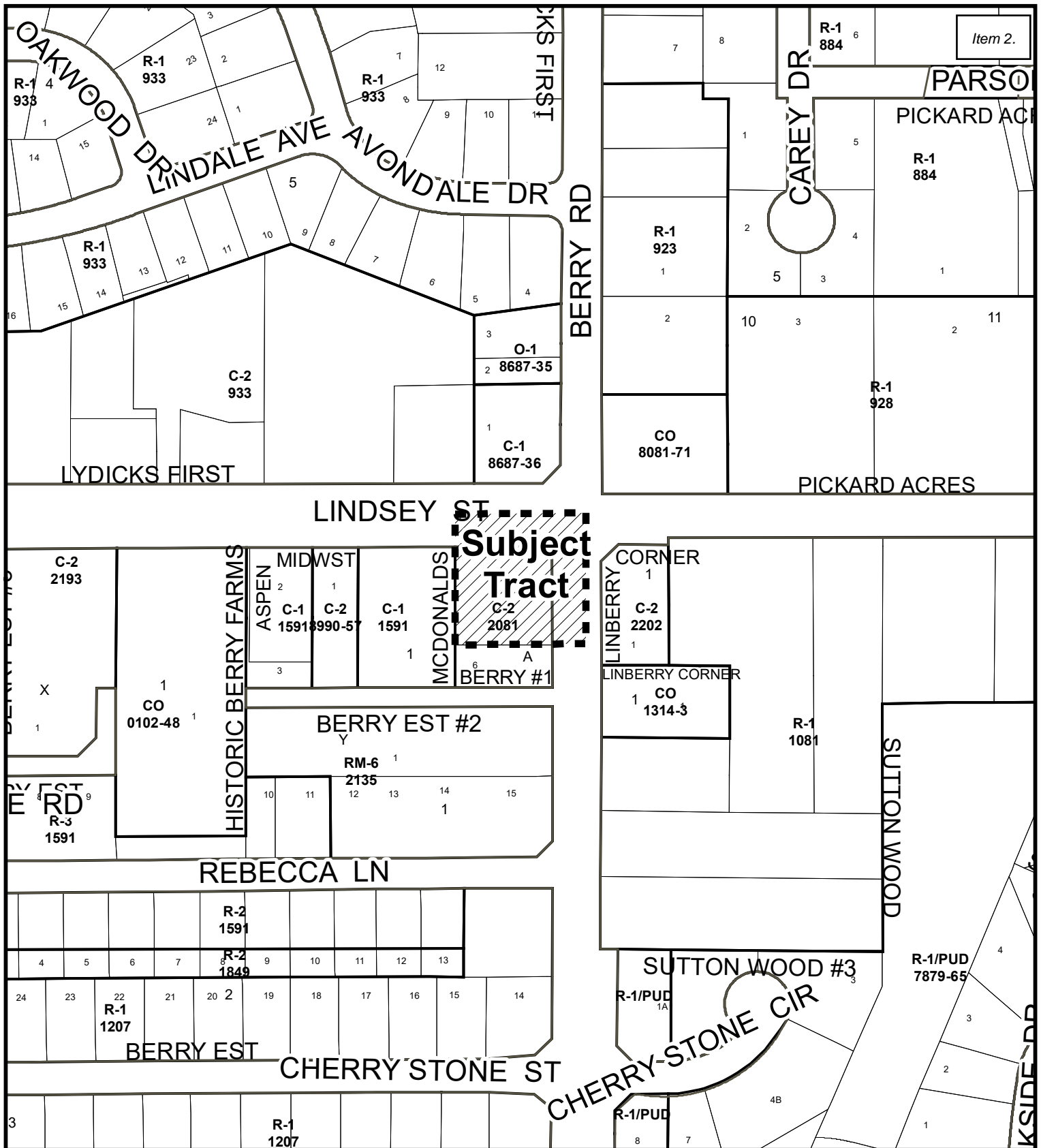
MEETING DATE: 04/14/2022

REQUESTER: JF Holdings (Smith Roberts Baldischwiler, LLC)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2122-6, a Short Form Plat submitted by JF Holdings (Smith Roberts Baldischwiler, LLC) for STARBUCKS for approximately 0.9182 acres of property located at 1200 W. Lindsey Street.

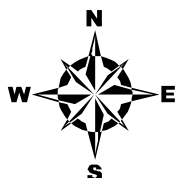
ACTION NEEDED: Approve, or disapprove, SFP-2122-6, the Short Form Plat for STARBUCKS.



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.



March 14, 2022

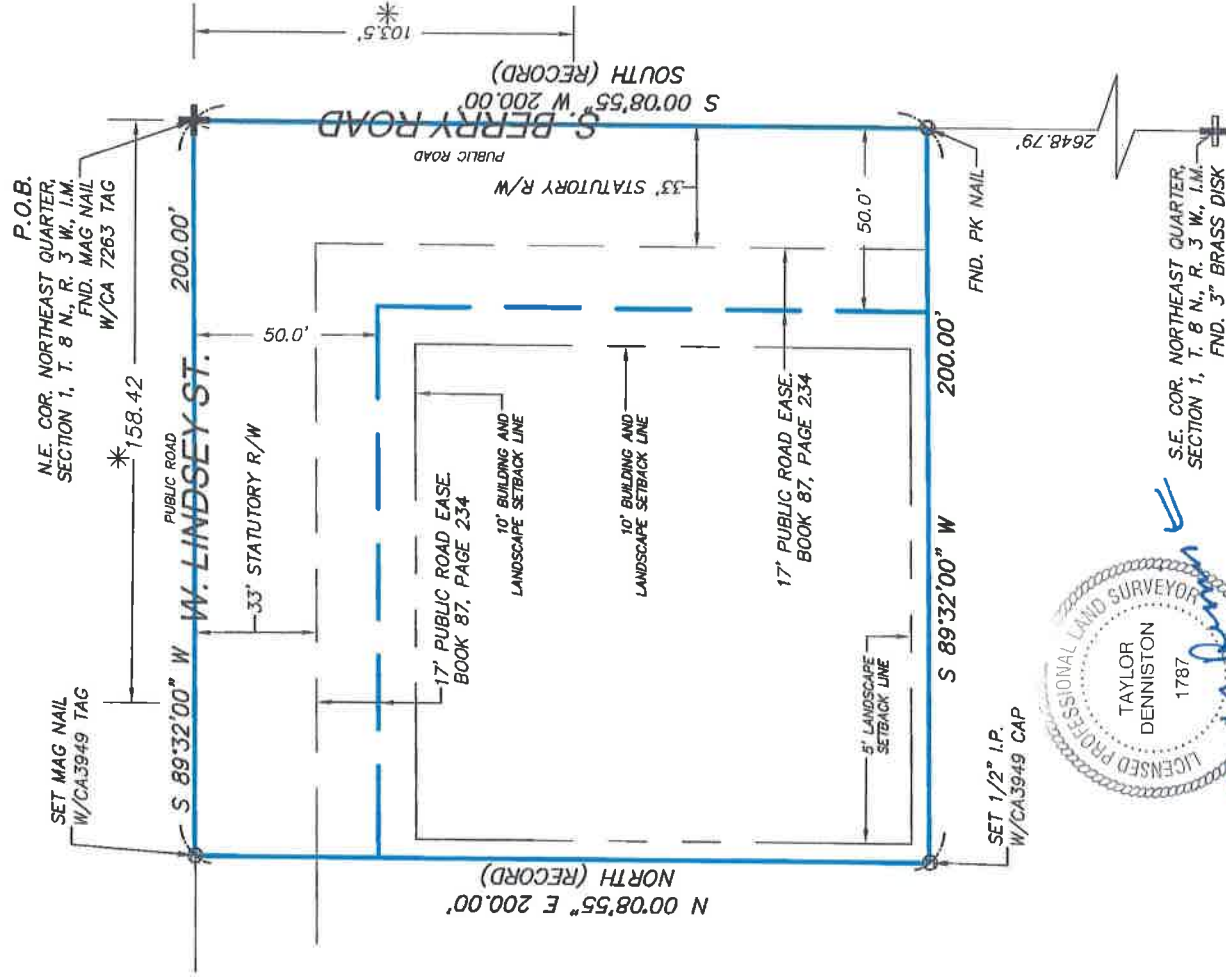
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 Subject Tract
 Zoning

STARBUCKS

SHORT FORM PLAT

PART OF THE NORTHEAST QUARTER, SECTION ONE (1), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGEND

- * VARIANCE (SECTION 6 CORNER CLEARANCE)
- + FOUND/SET MONUMENT AS NOTED
- SECTION CORNER MONUMENT
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- STATUTORY RIGHT-OF-WAY



LOCATION MAP
NOT TO SCALE

SHORT FORM PLAT
STARBUCKS
1200 W. LINDSEY STREET
NORMAN, CLEVELAND COUNTY
STATE OF OKLAHOMA

Date: 2/15/2022	Scale: 1"=40'
Project Number: 116,659	Drawn by: CJP
	Page 1 of 2



Planning Commission Agenda
April 14, 2022

SHORT FORM PLAT
SFP-2122-6

ITEM NO. 2

STAFF REPORT

ITEM: Consideration of **SHORT FORM PLAT NO. SFP-2122-6, STARBUCKS ADDITION.**

LOCATION: Located at the southwest corner of the intersection of Lindsey Street and Berry Road.

INFORMATION:

1. Owner. JF Holdings.
2. Developer. JF Holdings.
3. Surveyor. Smith Roberts Baldischwiler LLC.

HISTORY:

1. February 23, 1960. City Council adopted Ordinance No. 1207 annexing this property into the Norman Corporate City Limits and placing it into the R-1, Single-Family Dwelling District.
2. November 24, 1964. City Council adopted Ordinance No. 1591 placing a portion of this property in C-1, Local Commercial District and removing it from R-1, Single-Family Dwelling District.
2. June 4, 1968. Planning Commission, on a vote of 6-1, recommended to City Council that this property should not be placed in C-2, General Commercial District and removed from R-1 Single-Family Dwelling District and C-1, Local Commercial District.
3. July 23, 1968. City Council adopted Ordinance No. 2081 placing this property in the C-2, General Commercial District and removing it from R-1, Single-Family Dwelling District and C-1, Local Commercial District.
4. August 27, 1968. City Council adopted Ordinance No. 2096 amending Ordinance No. 2081.

IMPROVEMENT PROGRAM:

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

PUBLIC DEDICATIONS:

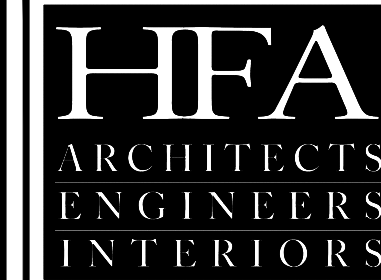
1. Easements. All required easements are existing.
2. Right-of-Way. Street rights-of-way are existing.

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 consists of .91 acres and one lot. The developer intends to construct a Starbucks facility on the property. The Transportation Engineer has reviewed the site plan. The developer has agreed to remove two drive approaches and change one drive approach into a right turn out onto Berry Road. Staff recommends approval of Short Form Plat No. SFP-2122-6 for Starbucks Addition.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SPF-2122-6 for Starbucks Addition, and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____



HARRISON FRENCH
 & ASSOCIATES, L.T.D.

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ae.com

STIPULATION FOR REUSE
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[illegible]

STARBUCKS COFFEE
1200 W LINDSEY ST

PRELIMINARY - NOT FOR
CONSTRUCTION OR IMPLEMENTATION

06-21-20

Drawn _____

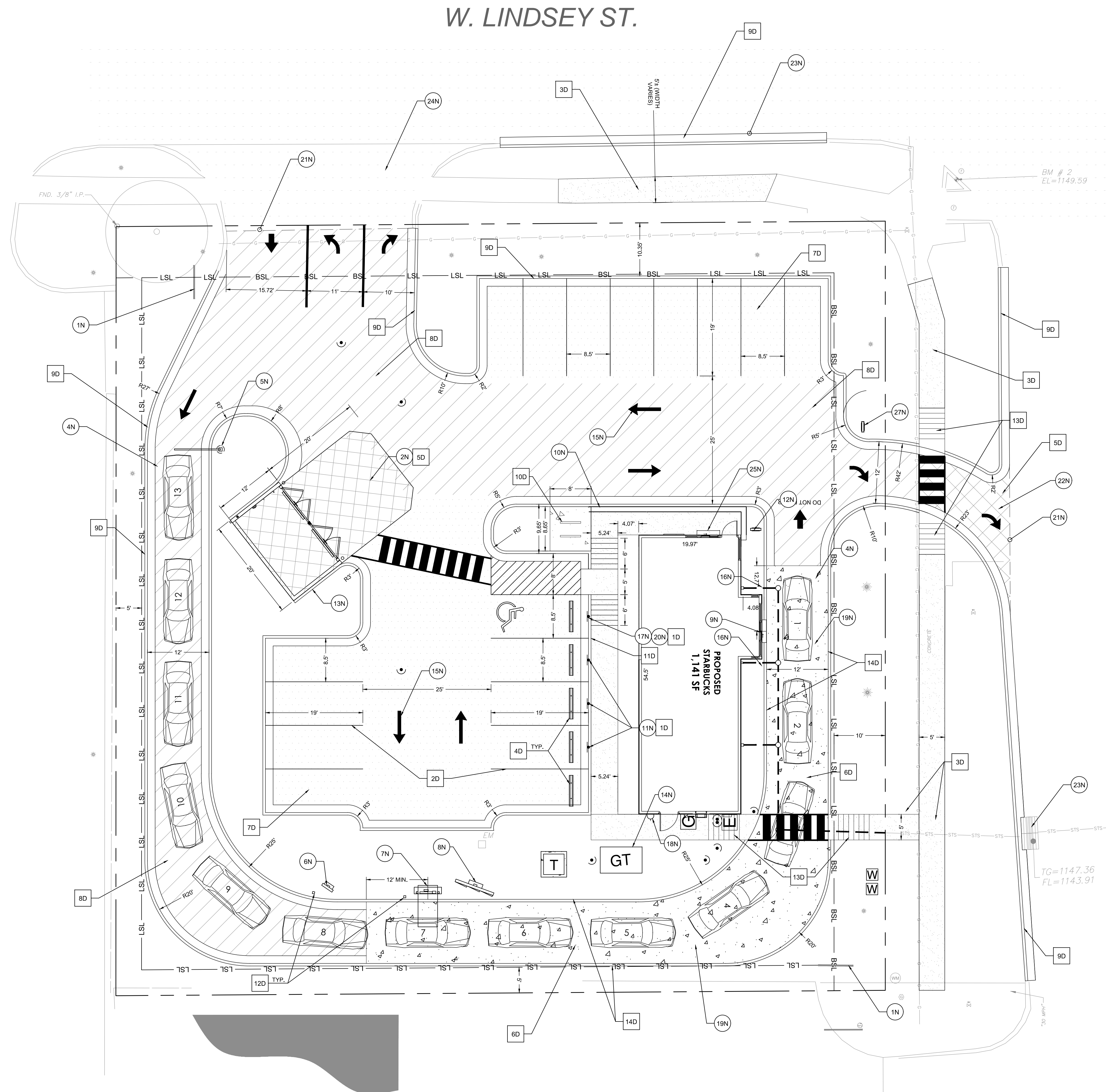
Date	2/24/20
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Drawing title

SITE PLAN

Drawing No. C20

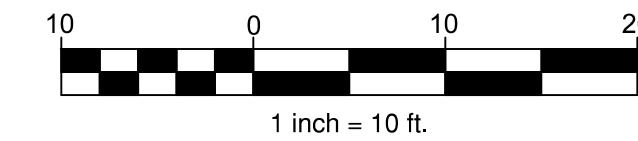
C2.0



S. BERRY RD.



SCALE



1 inch = 10 f

LEGEND

	PROPERTY LINE
	BUILDING SETBACK LINE
	LANDSCAPE SETBACK LINE
	SAWCUT LINE
	PROPOSED FIRE LANE MARKING
	CURB & GUTTER
	CURB INLET
	BEEHIVE AREA INLET
	JUNCTION BOX
	ELECTRIC METER
	GAS METER
	PARKING COURT
	TRANSFORMER
	WATER METER
	BACKFLOW PREVENTER
	TRAFFIC FLOW ARROW
	INVERTED "U" BIKE RACK
	AREA LIGHTS

ZONING
C-2

LOT SIZE
0.92 ACRES

BUILDABLE AREA (NOT INCLUDING ROW)
0.52 ACRES

BUILDING SIZE
1,000 SF

MINIMUM BUILDING SETBACKS

FRONT 10'
SIDE 0' (5' WHEN ABUTTING RESIDENTIAL)
REAR 0' (30' WHEN ABUTTING RESIDENTIAL)

PARKING
REQUIRED:
10 SPACES
RESTAURANT ± 1 / 100 SF
PROVIDED





13 SPACES
6 CAR STACKING
3 CAR TAIL

LANDSCAPING
REQUIRED:
10' MIN. FRONT BUFFER
5' PERIMETER BUFFER

○ NOTES

- 1N. EXISTING PYLON SIGN TO BE REUSED, COORDINATE SIZE WITH VENDOR, SIGN TO BE PAINTED BLACK PER STARBUCKS STANDARD. LANDLORD TO ENSURE SIGN IS IN WORKING CONDITION.
- 2N. DUMPSTER PAD. 20' WIDE X 12' DEEP DEDICATED TRASH ENCLOSURE WITH 20" CONCRETE PAD EXTENDING FROM FRONT OF DUMPSTER DOORS AND (1) HOSE BIB.
- 3N. TRANSFORMER.
- 4N. DRIVE-THRU LANE
- 5N. CLEARANCE BAR FOOTING AND CONDUIT WITH BOLLARD (LL) SIGN (SB)
- 6N. PRE-MENU BOARD FOOTING AND CONDUIT WITH BOLLARD (LL) SIGN (SB)
- 7N. ORDER POINT CANOPY WITH DIGITAL ORDER SCREEN AND CONDUIT WITH BOLLARD (LL) SIGN (SB) 120" FROM CENTER POINT OF DRIVE THRU WINDOW TO ORDER POINT FOOTING.
- 8N. 5 PANEL PRE-MENU BOARD FOOTING AND CONDUIT (LL) SIGN (SB), LOCATED AT CAR 7 STACK
- 9N. DRIVE-THRU WINDOW, DT SHELF, TIMER LOOP & AIR CURTAIN (LL)
- 10N. 24" X 12" CONCRETE WALL AROUND PATIO. SECURE WOOD SEATING ON TOP OF CONCRETE WALL AND 6" DOWN AROUND CONCRETE WALL. WOOD TO MATCH BUILDING SIDING.
- 11N. "MOBILE ORDER PARKING ONLY" SIGN
- 12N. FRI AND SATS ILLUMINATED DRIVE-THRU "EXIT ONLY / THANK YOU" LL TO PROVIDE AND INSTALL FOOTINGS AND CONDUIT LOCATION ADJACENT TO PATIO TO BE COORDINATED
- 13N. DUMPSTER ENCLOSURE. SEE ARCH. SHEET A.x.x FOR DETAILS.
- 14N. SCHIER GB-75 GREASE INTERCEPTOR PER VENDOR RECOMMENDATION. TO BE COORDINATED.
- 15N. DIRECTIONAL ARROWS
- 16N. BOLLARD (LL)
- 17N. HANDICAP SPACE, VAN ACCESSIBLE SIGN.
- 18N. INSTALL HOSE BIB
- 19N. INTEGRAL CONCRETE IN DT LANE FROM MIN. 12'-0" IN FRONT OF ORDER POINT TO MIN. 12'-0" AFTER DRIVE THRU WINDOW
- 20N. HANDICAP SPACE SIGN
- 21N. SAW CUT CLEAN EDGE. MATCH EXISTING GRADE.
- 22N. POUR NEW DRIVEWAY APPROACH PER CITY OF NORMAN COMMERCIAL DRIVEWAY DETAILS AND STANDARDS.
- 23N. POUR FLUSH AROUND EXISTING GRATED INLETS.
- 24N. PRESERVE RECENTLY INSTALLED CONCRETE DRIVEWAY ENTRANCE.
- 25N. WALK UP WINDOW
- 26N. TRANSFORMER. LANDLORD TO CONFIRM LOCATION WITH UTILITY PROVIDER.
- 27N. "RIGHT TURN ONLY" SIGN (LL)

DETAILS

	1D. SITE SIGN BASE DETAIL, SEE DETAIL 1/C10.1
	2D. PARKING LOT STRIPING, SEE DETAIL 2/C10.1
	3D. CONCRETE SIDEWALK, SEE DETAIL 3/C10.1
	4D. PRECAST CONCRETE WHEEL STOP, SEE DETAIL 4/C10.1
	5D. HEAVY DUTY CONCRETE, SEE DETAIL 5/C10.1
	6D. MEDIUM DUTY CONCRETE, SEE DETAIL 5/C10.1
	7D. MEDIUM DUTY ASPHALT PAVEMENT, SEE DETAIL 6/ C10.1
	8D. HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL 17/ C10.
	9D. TYPE "A" CURB AND GUTTER, SEE DETAIL 7/ C10.1
	10D. OLYMPIA BIKE RACK DETAIL, SEE DETAIL 6/ A005, STARBURCK
	11D. CONCRETE SIDEWALK ABUTTING PARKING, SEE DETAIL 10/ C10.1
	12D. PROVIDE AND INSTALL 5" SQUARE STEEL PIPE BOLLARDS- P/ REFLECTIVE TAPE PER LLWL, STEEL FILLED WITH CONCRETE COORDINATED. SEE A000, ARCH SITE PLAN.
	13D. ADA RAMP IN SIDEWALK, SEE DETAIL 12/ C10.1
	14D. TYPE "B" INTEGRAL CURB AND GUTTER, SEE DETAIL 13/ C10.

File Attachments for Item:

3. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Resolution No. R-2122-105, Fred Thomas IV and Hampton Homes, L.L.C. request amendment of the NORMAN 2025 Land Use & Transportation Plan from Institutional Designation to Medium Density Residential Designation for property generally located north of 1700 N. Porter Avenue.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/14/2022

REQUESTER: Fred Thomas IV and Hampton Homes, LLC

PRESENTER: Logan Hubble, Planner I

ITEM TITLE: Consideration of Adoption, Rejection, Amendment, and/or Postponement of Resolution No. R-2122-105, Fred Thomas IV and Hampton Homes, L.L.C. request amendment of the NORMAN 2025 Land Use & Transportation Plan from Institutional Designation to Medium Density Residential Designation for property generally located north of 1700 N. Porter Avenue.

ACTION NEEDED: Recommend adoption, rejection, amendment or postponement of Resolution No. R-2122-105 to City Council.

0 150 300 Ft.

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RESOLUTION NO. R-2122-105

ITEM NO. 3

STAFF REPORT

ITEM: Fred Thomas, IV and Hampton Homes, L.L.C. request amendment of the NORMAN 2025 Land Use and Transportation Plan from Institutional Designation to Medium Density Residential Designation for property generally located north of 1700 N. Porter Avenue.

SUMMARY OF REQUEST: The applicant is proposing development of a single-family residential SPUD, Simple Planned Unit Development on a 4.05-acre parcel. This development proposal requires rezoning from R-1, Single Family Dwelling District with Permissive Use for Masonic Lodge, to SPUD, Simple Planned Unit Development, and a NORMAN 2025 Land Use and Transportation Plan amendment from Institutional to Medium Density Residential Designation.

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

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

1. ***Has there been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest?*** In recent years there have been several new developments in this general area. Across Porter Avenue, to the south there were two medical office facilities/complexes constructed, one in 2002 and one in 2007. South and across Porter Avenue the Cleveland County Fairgrounds expanded their RV camping site in 2022 to allow for approximately 37 pad sites to rent. South and east, on the north side of Robinson Street, there has been demolition of an old nursing home and reconstruction of a new senior housing development with 88-units on the site, constructed in 2018. South and west, on the north side of Robinson Street, two new restaurant facilities are and have been constructed, one in 2005 and one in 2022 and a sign company/office building constructed in 2011. The properties abutting and across Porter Avenue are single and two-family developments. There is an existing church to the north and east across Porter Avenue, constructed around 2001.
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?*** Porter Avenue is classified as Minor Urban Arterial according to the Comprehensive Transportation Plan. Sandpiper Lane is not a classified roadway. The area is already platted as Masonic Addition, so a traffic impact study is not required as part of this development. The application is for rezoning from R-1, Single Family Dwelling District, with Permissive Use for Masonic Lodge to SPUD, Planned Unit Development. The applicant stated on the

application the use will be single-family residential. Any future use on the site will be limited to the uses allowed in the SPUD Narrative.

The design for this proposal includes a connection/access to Porter Avenue. This connection is placed to include access to the existing signalized intersection. The existing intersection is a three-point intersection, with the addition of this access point the intersection will be four-point access and all will be signalized/controlled access. The use of the signalized intersection creates safe and controlled access to both north and southbound Porter Avenue for this development.

ADDITIONAL DISCUSSION: After additional research on this request, staff suggests the Planning Commission recommend this Land Use and Transportation Plan amendment to City Council as Low Density Residential Designation not as Medium Density Residential Designation.

After the application was advertised, additional evaluation indicated that the requested amendment would more properly be categorized as Low Density Residential Designation, not Medium Density. Applicant's plans, as described to City Staff, are consistent with a Low Density Residential Designation.

Per the NORMAN 20205 Land use and Transportation Plan the following guidelines should be followed for new development and this proposal fits the suggested as such;

- Goal 1: Managed Growth
 - Promote a compact urban area by directing development into areas within or in proximity to the existing infrastructure-serviced areas.
 - Guide development into locations where the land use is most cost-effectively served by urban level services (i.e., accessible to water, sewer, and the urban road network).
 - Support infill development on properties that have been skipped over within the urban areas.
- Goal 2: Infrastructure-Supported Growth
 - Support growth that minimizes operational costs by encouraging development in areas where adequate public water, sewer and roads are currently available or can inexpensively be extended.
 - Require urban development densities in areas where substantial investment in urban level infrastructure has been made, thereby encouraging greater utilization of the infrastructure investment.

The proposed development follows the above 2025 Goals and Policies; therefore, making it an appropriate use of infill development. The 24 lots on this 4.05 acres is considered low-impact, low-density development at six dwelling units per acre.

CONCLUSION: Staff forwards this request, Resolution No. R-2122-105 - as advertised - for a NORMAN 2025 Land Use & Transportation Plan amendment from Institutional Designation to Medium Density Residential Designation with staff's suggestion that the Planning Commission recommend to City Council that this Land Use and Transportation Plan amendment move forward as Low Density Residential Designation not as Medium Density Residential Designation.

Applicant: Fred Thomas, IV; Hampton Homes, LLC

Project Location: Generally north of 1700 N. Porter Avenue

Case Number: PD22-05

Time: 5:30 p.m.

Applicant/Representative

Stephen Landes (Project Engineer)

Attendees

Edgar O'Rear

Kasey Davis

Jill David

Leanna Boyd

J Lang

Kevin Boyd

P Rucker

A Hrebec

City Staff

Ken Danner, Subdivision Development Manager

Heather Poole, Assistant City Attorney II

Colton Wayman, Planner I

Application Summary

The applicant requests to rezone from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, to allow for a single-family subdivision with smaller lots and setbacks than what is traditionally allowed.

Neighbor's Comments/Concerns/Responses

Neighbors were interested in reviewing the site plan with the applicant in addition to understanding when it was anticipated to be built. The applicant did not know a specific timeline. Neighbors were interested in understanding the anticipated square footage of the homes. The applicant explained he believes they will be between 1,800-2,000 square feet. The neighbors also expressed concerns over the potential height of the homes. Neighbors explained that it is preferred that the homes are one-story and not two-story for privacy reasons. Finally, neighbors were concerned with the implications relating to drainage. The applicant explained that the site flows to the northwest – where the proposed detention pond will be. The applicant explained that he believes the improvements to the site will improve drainage in the overall area.

File Attachments for Item:

4. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-41, Fred Thomas IV and Hampton Homes, L.L.C. request rezoning from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, for 4.05 acres of property generally located north of 1700 N. Porter Avenue.



CITY OF NORMAN, OK STAFF REPORT

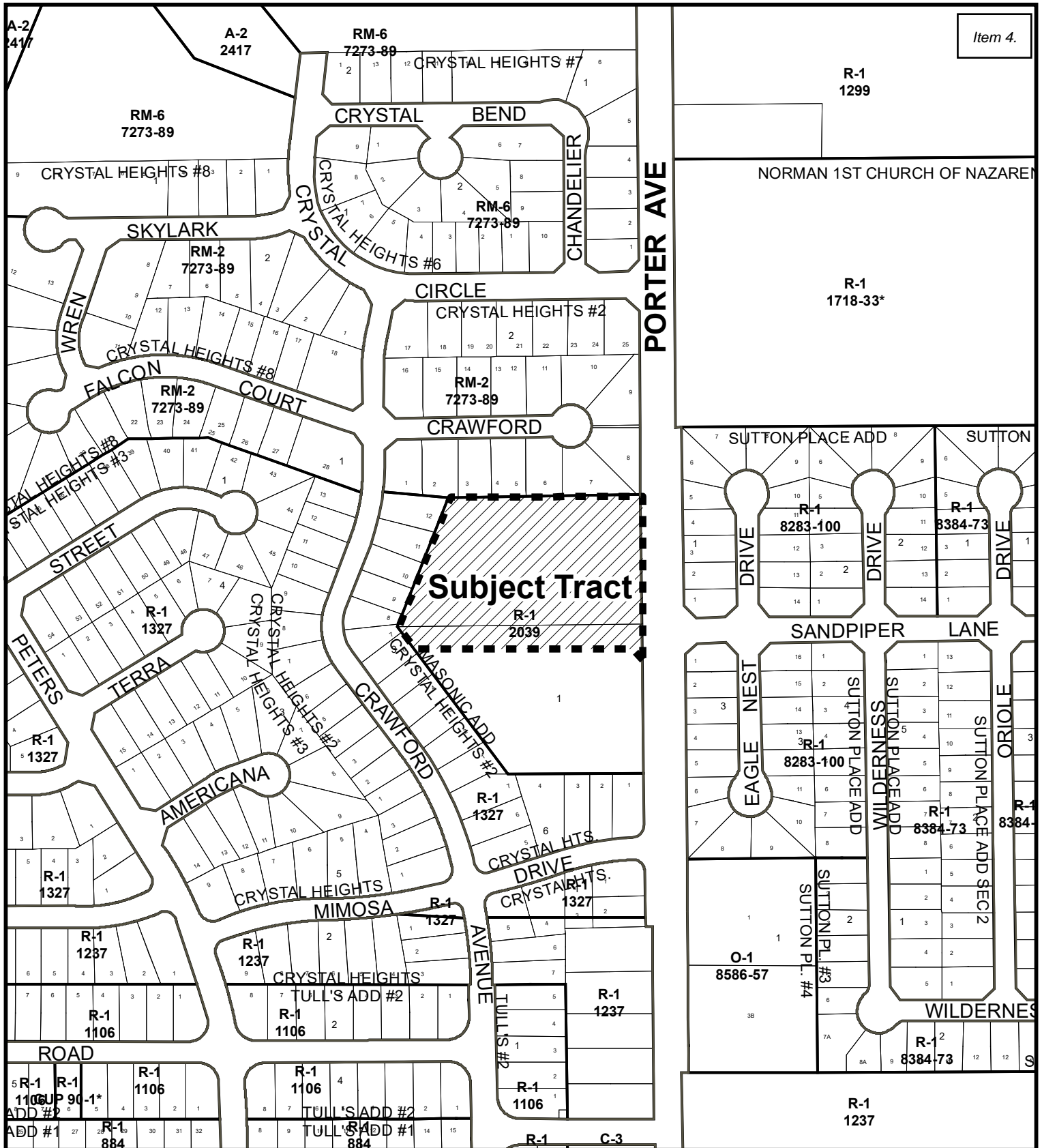
MEETING DATE: 04/14/2022

REQUESTER: Fred Thomas IV and Hampton Homes, LLC

PRESENTER: Logan Hubble, Planner I

ITEM TITLE: Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-41, Fred Thomas IV and Hampton Homes, L.L.C. request rezoning from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, for 4.05 acres of property generally located north of 1700 N. Porter Avenue.

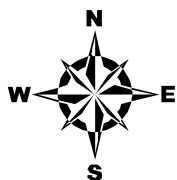
ACTION NEEDED: Recommend adoption, rejection, amendment or postponement of Ordinance No. O-2122-41 to City Council.



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.



March 8, 2022

0 150 300 Ft.



Subject Tract



Zoning

ORDINANCE NO. O-2122-41

ITEM NO. 4

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	Fred Thomas, IV and Hampton Homes, LLC
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development
EXISTING ZONING	R-1, Single Family Dwelling District with Permissive Use for Masonic Lodge
SURROUNDING ZONING	North: RM-2, Low Density Apartment District East: R-1, Single Family Dwelling District South: R-1, Single Family Dwelling District West: R-1, Single Family Dwelling District
LOCATION	NW Corner of N. Porter Avenue and Sandpiper Lane
SIZE	4.05 acres, more or less
PURPOSE	Single-family residential neighborhood
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Two Family Residential East: Single Family Residential South: Masonic Lodge West: Single Family Residential

SYNOPSIS: The applicant is requesting to rezone property containing approximately 4.05 acres from R-1, Single Family Dwelling District with Permissive use for Masonic Lodge to SPUD, Simple Planned Unit Development, to allow for a single-family residential development. This SPUD is requested to allow for setbacks, lot coverage, and lot sizes that differ from the R-1, Single Family Dwelling District requirements.

HISTORY: This property was zoned R-1, Single Family Dwelling District, shortly after being annexed into the City of Norman in 1961. In 1968, it was rezoned to R-1 with Permissive Use for Masonic Lodge.

ZONING ORDINANCE CITATION:**SEC 420.05 – 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.

EXISTING ZONING: The existing zoning for the subject property is R-1, Single Family Dwelling District with Permissive use for Masonic Lodge. The R-1 District allows for single-family homes and home uses such as gardens or family day cares.

ANALYSIS: The particulars of this SPUD include:

USE: The SPUD Narrative includes the following uses:

- Detached single family dwellings;
- Family day care home;
- General purpose farm or garden;
- Home occupations;
- Accessory buildings;
- Model homes and/or Sales Office, subject to the applicable permits;
- Clubhouse/pool; and
- Short-term Rentals.

OPEN SPACE: The proposed open space and green space areas are shown on Exhibit B, the Site Development Plan, in the SPUD Narrative. There are two common areas that will be platted as Common Area A and B.

PHASES: Homes will be built as the market allows.

SITE PLAN/ACCESS: The Site Development Plan is shown in Exhibit B. This development has one access point on Porter Avenue. The Site Development Plan shows 24 single family residential lots and 0.44 acres of green space.

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

- Front yard setback: 15' from front property line, garages shall observe a 20' setback from front property line;
- Side yard setback: 5' from side property line, roof overhangs shall be allowed to encroach upon the side yard setback by 2' 6";
- Rear yard setback: 19' from rear property line, with the allowance for covered, unenclosed patio structures to be 10' to the rear property line;
- Coverage: maximum lot coverage for all structures and impervious area shall be not more than 75%; and
- Height: maximum building height shall be two stories.
- Accessory buildings: Accessory buildings will have a five-foot setback from side property lines, unless the entirety of the structure is within 50 feet of the rear lot line or rear utility easement, in which case the building will have a three-foot setback from side property lines. Accessory buildings will have a one-foot setback from any rear utility easement. The side and rear setbacks for an accessory building with a wall height above ten feet will increase by one foot for each additional foot of wall height above ten feet. No accessory building will exceed the height of the principal building to which it is accessory.

LANDSCAPING: All residential lots will have at least one tree. Existing trees between the Masonic Lodge to the south and the proposed development will be preserved by every means possible. The public services will be installed on the opposite side of the street to avoid the root system.

SIGNAGE: All entryway signage will have a maximum combined area of 490 sq. ft. This may be divided between three areas of signage.

ALTERNATIVES/ISSUES:

IMPACTS: The location of this SPUD is currently zoned R-1, Single-Family Dwelling District. This SPUD, while changing the setback, coverage, and lot size requirements, will still allow for uses consistent with the existing zoning.

OTHER AGENCY COMMENTS:

PUBLIC WORKS: Sanitary sewer and water improvements are available to the site. The proposed street will be constructed to City standards. Sidewalks will be installed adjacent to the street. Stormwater runoff will be conveyed to a proposed detention facility. The intersection of Sandpiper Lane and Porter Avenue is controlled by an existing traffic signal.

PREDEVELOPMENT: PD 22-05, March 24, 2022

Neighbors were interested in reviewing the site plan with the applicant in addition to understanding when it was anticipated to be built. The applicant did not know a specific timeline. Neighbors were interested in understanding the anticipated square footage of the homes. The applicant explained he believes they will be between 1,800-2,000 square feet. The neighbors also expressed concerns over the potential height of the homes. Neighbors explained that it is preferred that the homes are one-story and not two-story for privacy reasons. Finally, neighbors were concerned with the implications relating to drainage. The applicant explained that the site flows to the northwest – where the proposed detention pond will be. The applicant explained that he believes the improvements to the site will improve drainage in the overall area.

GREENBELT COMMISSION: GB 22-07, March 15, 2022

Greenbelt forwards this item with no additional comments.

CONCLUSION: Staff forwards this request for rezoning from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, as Ordinance No. 2122-41 for consideration by the Planning Commission and a recommendation to City Council.

AVADON TERRACE ADDITION

A SIMPLE PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA

APPLICANT:
HAMPTON HOMES / FRED THOMAS IV

APPLICATION FOR:
SIMPLE PLANNED UNIT DEVELOPMENT

Submitted February 21, 2022
Revisions April 7, 2022

PREPARED BY:
Landes Engineering
903 E. 35th Street
Shawnee, OK 74804
405-275-5388
slandes@landesengineering.net

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- II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS
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 - B. Existing Land Use and Zoning
 - C. Elevation and Topography
 - D. Drainage
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 - G. Traffic Circulation and Access
- III. DEVELOPMENT PLAN AND DESIGN CONCEPT
 - A. Uses Permitted
 - B. Area Regulations
 - C. Miscellaneous Development Criteria

EXHIBITS

- A. Legal Description of the Property
- B. Site Development Plan
- C. Allowable Uses

I. INTRODUCTION

This Simple Planned Unit Development seeks to rezone a tract of property, containing approximately 4.05 acres, located in Ward 8 of the City of Norman. The site will be a higher density single family home development with private internal amenities developed for the residents of the development. The property is located on the west side of Porter Avenue just under a half mile north of Robinson Street. It is surrounded on the north and west sides by Crystal Heights No. 2 Addition which was developed in the mid-1970's. The south side of the parcel is Lot 1, of the Masonic Addition. To allow for proper street alignment, the north 50 feet of Lot 1, Masonic Addition was purchased to be included in this development and utilized for the expansion of the Public Street, Sand Piper Lane. The property is more particularly described on the attached **Exhibit A** (the "**Property**"). The Property is currently zoned R-1, Single Family Residential, however the lots proposed for final platting do not meet the Property's existing single family lot size requirements, therefore, the Applicant seeks to rezone the Property to allow the increased density.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The property is located on the west side of Porter Avenue just under ½ mile north of Robinson Street.

B. Existing Land Use and Zoning

The Property is currently zoned R-1, Single Family Dwelling District and the Property's NORMAN 2025 Land Use Plan Designation is Institutional. The properties to the North are designated RM-2, Low Density Apartment District with all additional urban developed properties surrounding the property being R-1, Single-Family Dwelling District.

C. Elevation and Topography

The Property has a 12" water main located along North Porter Avenue and 8" sanitary sewer lines around the perimeter of the Crystal Heights No. 2 Addition. The Property slopes from the Southeast to the Northwest corner currently defined as Block A, Detention & Common Area.

D. Drainage

As defined above, the topography falls at an average 1.0% slope to the Northwest corner. During development of Crystal Heights No.2 Addition, a storm sewer system was developed to collect storm sewer from this parcel to an underground system serving Crystal Heights Addition. The end of the pipe will be modified with a control box that will regulate the pre & post development flow conditions not to

exceed the capacity of the existing system by meeting or exceeding the reduction in pre-development flow conditions.

E. Utility Services

The necessary utility services for this development are existing or will be capable of being extended to provide full service.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by applicable City codes, ordinances, and/or regulations. Required fire hydrants are existing or will be installed to meet City of Norman code requirements.

G. Traffic Circulation and Access

An additional 50' was obtained from Lot 1 of the Masonic Addition to allow alignment with Sandpiper Lane and the existing traffic light located at the intersection. The public road for this development will terminate with a cul-de-sac.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate a single-family residential development. The Property shall be developed in compliance with the Site Development Plan, attached hereto as Exhibit B. 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. Twenty-Four (24) single family residential lots are proposed in this development combined with two (2) community areas. Amenities developed on the two community lots may include community building and playgrounds established for the residents of Avadon Terrace Addition.

A. Uses Permitted:

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

B. Area Regulations:

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

Front Yard: The minimum depth of the front yard setback shall be fifteen (15') feet provided that all garages shall have a minimum twenty (20') foot front yard setback. The lot width at the front setback line will have a minimum fifty (50') feet, except at Cul-de-sacs which may be reduced to thirty-eight feet (38').

Side Yard: The minimum depth of the side yard setback shall be five (5') feet provided that roof and gutter overhangs shall be allowed to encroach upon the side yard setback, up to a maximum of 2 feet six inches (2' 6").

Rear Yard: The minimum depth of the rear yard setback shall be (19') feet, with the allowance for covered unenclosed patio structures to be ten (10) feet from the rear property line. Porches may be located anywhere along the rear of the structure but may not exceed sixteen (16') feet in width.

Lot Coverage & Height: The maximum lot coverage for all structures, as well as impervious area, shall be no more than seventy-five percent (75%) of the total lot area. It is anticipated that 24 single family dwelling units will be developed within the Property, as approximately shown on the Site Development Plan. Houses will not exceed two (2) stories in height.

Accessory Buildings: Unattached, one-story buildings of accessory use shall be set back five (5) feet from any side lot line, provided, however, that accessory buildings shall not be required to set back more than three (3) feet from the interior side lot line when all parts of said building are located not more than fifty (50) feet from the rear property line or rear utility easement line. Unattached one-story buildings of accessory use shall set back one (1) foot from the utility easement or alley line in the rear of the lot. Any accessory building shall not exceed a wall height of ten (10) feet unless the required side and rear yard setbacks are increased by one (1) foot for each additional foot of wall height above ten (10) feet. Provided, however, that no accessory building shall exceed the height of the principal building to which it is accessory.

C. Miscellaneous Development Criteria

1. Site Plan

The Site Development Plan for the Property is concurrently submitted with this SPUD and shall be incorporated herein as an integral part of the SPUD and the development of the property shall be constructed as presented thereon, subject to final design development and the changes allowed by Section 22.420(7) of the City of Norman's SPUD Ordinance.

2. Open Space/Common Area

10.86% (0.44 Acres) of the property, excluding residential yards and right of way is dedicated to open space and green space areas defined as Block A and Block B as shown on the Site Development Plan.

3. Signage

The entrance to the Property from Porter Avenue may contain entryway signage on the fence. The signage may be lighted and landscaped with appropriate vegetation as not to interfere with traffic sight lines. All signage will have a maximum area of 490 sq. ft.

4. Traffic Access/Circulation and Sidewalks

Access to the property is at Porter Avenue at the existing light for Sandpiper Lane. Sidewalks will be installed in compliance with the City's standards.

5. Landscaping/Parkland

Landscaping shall consist of no less than one (1) tree per residential lots. Large trees between the existing Masonic Lodge and the proposed entrance and development will be preserved if at all possible. Utilities will all be constructed on the north side of the road to not impact the root system of the existing tree line. Trees must be selected from the list provided in Appendix F of the City of Norman Zoning Ordinance and be at least 2" caliper (diameter measured 6" above ground level).

6. Roll Off Dumpsters

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

EXHIBIT A

Legal Description of the Property

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, AND MORE PARTICULARLY DESCRIBED AS:

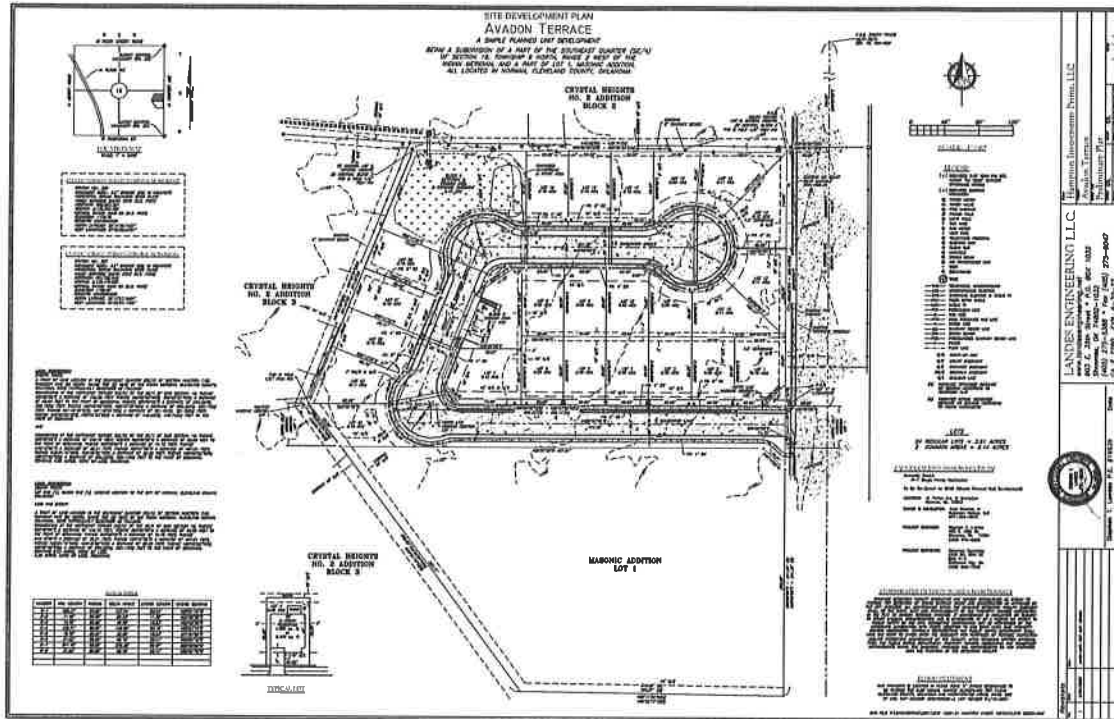
BEGINNING AT THE NORTHEAST CORNER (NE/C) OF LOT ONE (1), BLOCK ONE (1) OF MASONIC ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH ALONG THE WEST 100 FOOT RIGHT OF WAY LINE OF NORTH PORTER AVENUE A DISTANCE OF 298.52 FEET TO THE SOUTH CORNER OF LOT 8, CRYSTAL HEIGHTS #2 ADDITION, BLOCK 2, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID CRYSTAL HEIGHTS #2 ADDITION A DISTANCE OF 440.00 FEET TO THE SOUTHEAST CORNER (SE/C) OF LOT 2 OF SAID CRYSTAL HEIGHTS #2 ADDITION, BLOCK 2; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF CRYSTAL HEIGHTS #2 ADDITION, BLOCK 3, ACCORDING TO THE RECORDED PLAT THEREOF, A DISTANCE OF 321.46 FEET TO THE NORTHWEST CORNER (NW/C) OF SAID MASONIC ADDITION, LOT 1; THENCE EAST ALONG THE NORTH LINE OF SAID MASONIC ADDITION, LOT 1, A DISTANCE OF 559.25 FEET TO THE POINT OF BEGINNING,

AND

THE NORTH 50.00 FEET OF SAID MASONIC ADDITION, LOT 1.

SAID DESCRIBED TRACT CONTAINS A TOTAL OF 4.04 ACRES, MORE OR LESS.

EXHIBIT B
Site Development Plan
Full Size Documents Submitted to City Staff



COMING SOON

AVADON TERRACE

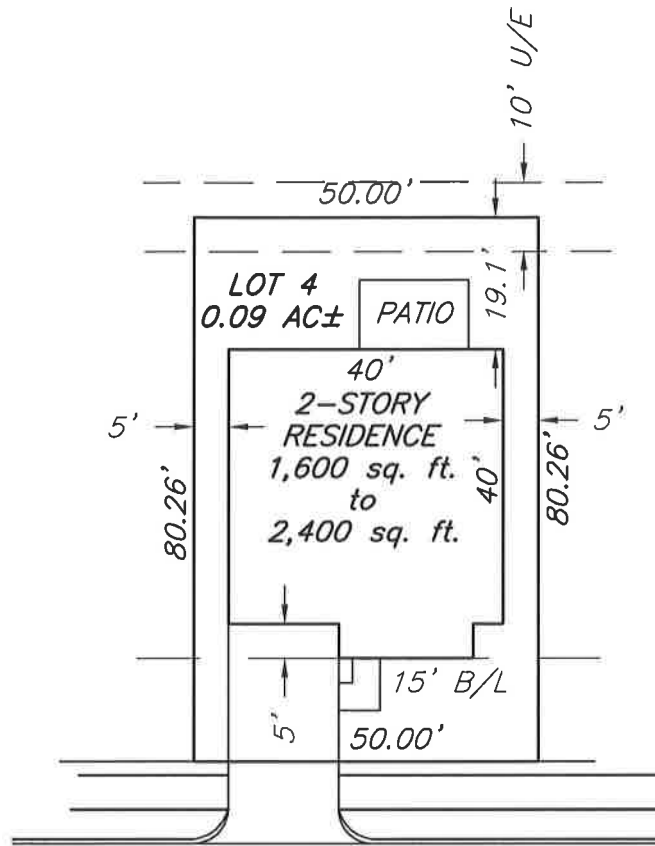


MODERN LIVING

CONTACT FRED THOMAS IV
 405-409-5430
 FRED@HAMPTONHOMESOK.COM

Hampton Homes
 "Trust Your Family With Ours"

EXHIBIT B
Site Development Plan
Enlargement of Typical Lot Diagram



TYPICAL LOT

EXHIBIT C
Allowable Uses

- Detached single family dwellings;
- Family day care home;
- General purpose farm or garden;
- Home occupations;
- Accessory buildings;
- Model homes and/or Sales Office, subject to the applicable permits;
- Clubhouse and associated amenities; and
- Short-term Rentals

Applicant: Fred Thomas, IV; Hampton Homes, LLC

Project Location: Generally north of 1700 N. Porter Avenue

Case Number: PD22-05

Time: 5:30 p.m.

Applicant/Representative

Stephen Landes (Project Engineer)

Attendees

Edgar O'Rear

Kasey Davis

Jill David

Leanna Boyd

J Lang

Kevin Boyd

P Rucker

A Hrebec

City Staff

Ken Danner, Subdivision Development Manager

Heather Poole, Assistant City Attorney II

Colton Wayman, Planner I

Application Summary

The applicant requests to rezone from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, to allow for a single-family subdivision with smaller lots and setbacks than what is traditionally allowed.

Neighbor's Comments/Concerns/Responses

Neighbors were interested in reviewing the site plan with the applicant in addition to understanding when it was anticipated to be built. The applicant did not know a specific timeline. Neighbors were interested in understanding the anticipated square footage of the homes. The applicant explained he believes they will be between 1,800-2,000 square feet. The neighbors also expressed concerns over the potential height of the homes. Neighbors explained that it is preferred that the homes are one-story and not two-story for privacy reasons. Finally, neighbors were concerned with the implications relating to drainage. The applicant explained that the site flows to the northwest – where the proposed detention pond will be. The applicant explained that he believes the improvements to the site will improve drainage in the overall area.

File Attachments for Item:

5. Consideration of Adoption, Rejection, Amendment, and/or Postponement of PP-2122-11, Consideration of a Preliminary Plat submitted by Fred Thomas IV, Hampton Homes, L.L.C. and Norman Lodge 38 AF&AM (Landes Engineering) for AVADON TERRACE ADDITION, a Simple Planned Unit Development for 7.48 acres of property generally located north of 1700 N. Porter Avenue.



CITY OF NORMAN, OK STAFF REPORT

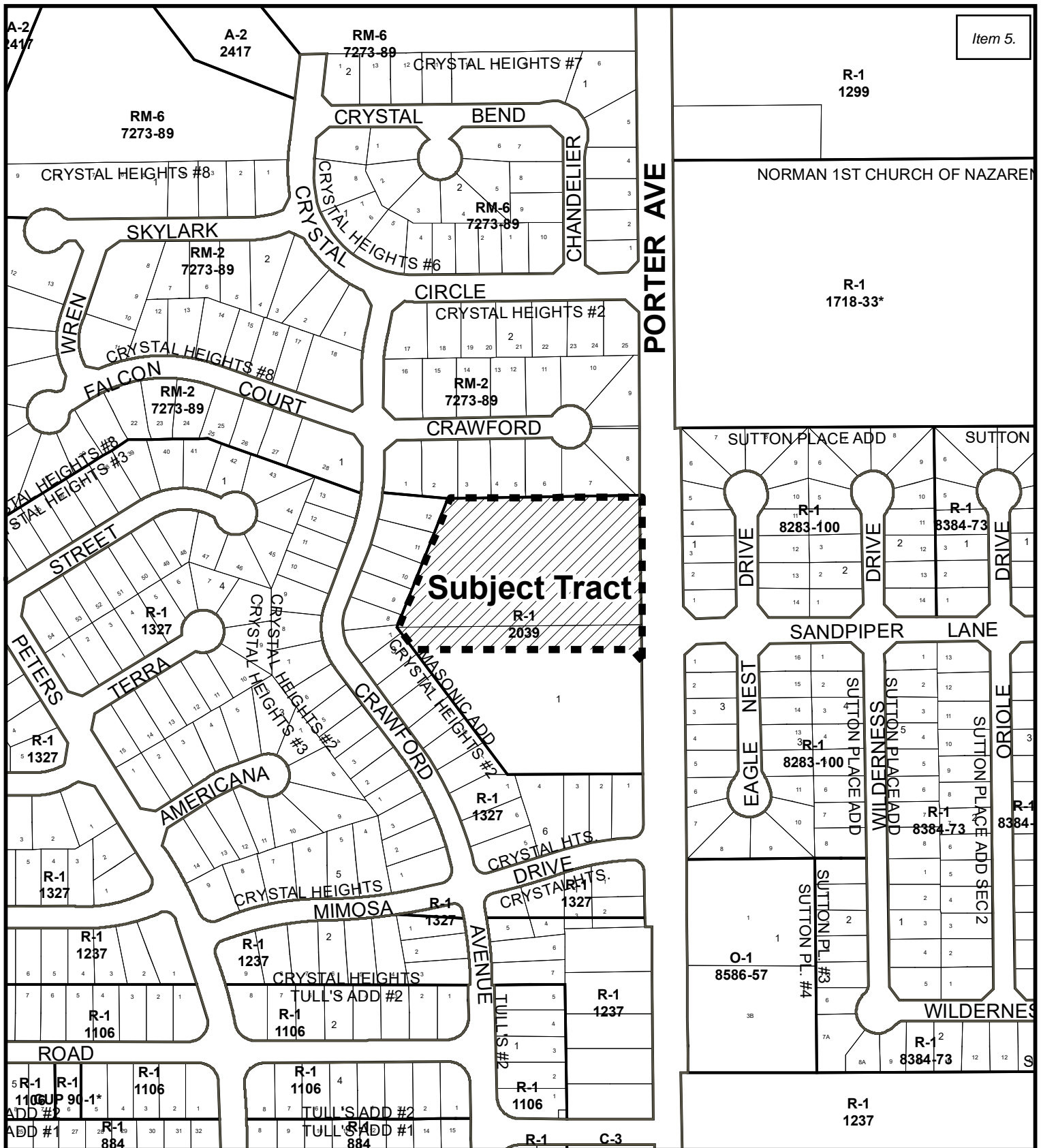
MEETING DATE: 04/14/2022

REQUESTER: Fred Thomas IV and Hampton Homes, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Adoption, Rejection, Amendment, and/or Postponement of PP-2122-11, Consideration of a Preliminary Plat submitted by Fred Thomas IV, Hampton Homes, L.L.C. and Norman Lodge 38 AF&AM (Landes Engineering) for AVADON TERRACE ADDITION, a Simple Planned Unit Development for 7.48 acres of property generally located north of 1700 N. Porter Avenue.

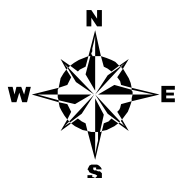
ACTION NEEDED: Recommend adoption, rejection, amendment or postponement of PP-2122-11 to City Council.



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.



March 8, 2022

0 150 300 Ft.



Subject Tract



Zoning

Planning Commission Agenda
April 14, 2022

PRELIMINARY PLAT

ITEM NO. 5

PP-2122-11

STAFF REPORT

ITEM: Consideration of a preliminary plat for **AVADON TERRACE ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located approximately one-half mile north of Robinson Street on the west side of Porter Avenue.

INFORMATION:

1. Owners. Fred Thomas IV, Hampton Homes, L.L.C. and Norman Lodge 38 AF & AM
2. Developer. Fred Thomas IV, Hampton Homes, L.L.C.
3. Engineer. Landes Engineering.

HISTORY:

1. August 7, 1961. City Council adopted Ordinance No. 1299 annexing this property into the Norman Corporate City Limits.
2. November 21, 1961. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District.
3. December 26, 1961. City Council adopted Ordinance No. 1327 placing this property in the R-1, Single-Family Dwelling District.
4. February 6, 1968. Planning Commission, on a vote of 6-0-3, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District with Permissive Use for Masonic Lodge and removing it from R-1, Single-Family Dwelling District.
5. March 12, 1968. City Council adopted Ordinance No. 2039 placing this property in R-1, Single-Family District with Permissive Use for Masonic Lodge and removing it from R-1, Single-Family Dwelling District.
6. June 10, 1971. Planning Commission, on a vote of 7-0, approved the preliminary plat for Crystal Heights Addition including this property.

7. October 14, 1971. Planning Commission approved the final plat for Masonic Addition.
8. November 23, 1971. City Council approved the final plat for Masonic Addition.
9. December 3, 1971. The final plat for Masonic Addition was filed of record with the Cleveland County Clerk.
10. April 7, 2022. The Norman Board of Parks Commissioners was scheduled to consider park requirements for Avadon Addition, a Simple Planned Unit Development. Results of that review will be presented separately.
11. April 14, 2022. The applicant has submitted a request amending the NORMAN 2025 Land Use and Transportation Plan from Institutional Designation for a portion of this property to Medium Density Residential Designation.
12. April 14, 2022. The applicant has submitted a request to place a portion of this property in the SPUD, Simple Planned Unit Development and remove it from R-1, with Permissive Use for Masonic Lodge.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing will be required for the residential lots backing or siding Porter Avenue.
2. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer mains will be installed to serve the development. These improvements will be constructed in accordance with approved plans and City and State Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be constructed adjacent to the interior residential streets. There is an existing sidewalk adjacent to Porter Avenue.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. A privately maintained detention facility will be constructed for the conveyance of storm water runoff.
7. Streets. Interior streets will be constructed in accordance with approved plans and City paving standards. Porter Avenue paving is existing
8. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 12-inch water main located within the Porter Avenue right-of-way.

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: The preliminary plat consists of 4.05 acres with 24 residential and two (2) common areas and 3.38 acres serving the Masonic Lodge. With the subdividing of the Masonic Lodge platted lot, a Replat will need to go through the process at a later date. Staff recommends approval of the preliminary plat for Avadon Terrace Addition, a Simple Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Avadon Terrace Addition, a Simple Planned Unit Development to the City Council.

ACTION TAKEN: _____