



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, December 14, 2023 at 6:30 PM

AGENDA

AMENDED AGENDA

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

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

Planning Commissioners: Cameron Brewer, Steven McDaniel, Liz McKown, Kevan Parker, Erica Bird, Doug McClure, Jim Griffith, Maria Kindel and Michael Jablonski

ROLL CALL

CONSENT ITEMS

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

Minutes

1. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of the Minutes of November 9, 2023 Regular Planning Commission Meeting.

Short Form Plats

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-8: Consideration of a Short Form Plat submitted by Moonlight Ownership Company, L.L.C. and Alexander Pharmacy Enterprises, L.L.C. (Golden Land Surveying) for HTeaO Norman for approximately 0.66 acres of property located at 1807 and 1811 W. Lindsey Street.

NON-CONSENT ITEMS

Presentation

3. Presentation by City Attorney regarding Planning Commission's Role in a Tax Increment Financing District created under the Local Development Act.

Nomination and Appointment

4. Consideration of approval, rejection, amendment or postponement of Planning Commission's nomination and appointment of a Representative for the University North Park Statutory Tax Increment Financing District Committee.

NORMAN 2025, SPUD & Alley Closure

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-63: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Commercial Designation to High Density Residential Designation for 1.48 acres of property located at 2281 36th Avenue N.W.
6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-20: Hampton Homes, L.L.C. requests rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, for 1.48 acres of property located at 2281 36th Avenue N.W.
7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-25: Campbell Investments, L.L.C. requests closure of a portion of a platted alley in Lots 4 and 5, Block 1, Prairie Creek Addition, located at 2281 36th Avenue N.W.

Special Use

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-32: Cruise In Auto Spa, L.L.C. requests Special Use for a Bar, Lounge or Tavern (serving beer and wine in conjunction with the existing car wash) for property located at 1235 W. Main Street.

NORMAN 2025, C-2 and RM-6 Zoning, & Preliminary Plat

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-75: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation (25.12 acres) and High Density Residential

Designation (14.82 acres) for property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting

10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-27: Shaz Investment Group, L.L.C. requests rezoning from PUD, Planned Unit Development (O-1011-43), to C-2, General Commercial District (25.12 acres) and RM-6, Medium Density Apartment District (14.82 acres), for property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-9: Consideration of a Preliminary Plat submitted by Shaz Development Group, L.L.C. (SMC Consulting Engineers, P.C.) for WHISPERING TRAILS ADDITION for 39.94 acres of property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting

NORMAN 2025, PUD, ROW Closure, & Preliminary Plat

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-83: Wiggin Properties, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation and Low Density Residential Designation to Mixed Use Designation, change from Future Urban Service Area to Current Urban Service Area, and removal from Special Planning Area 7 (SPA-7), for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.
13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-33: Wiggin Properties, L.L.C. requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.
14. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-34: Wiggin Properties, L.L.C. requests closure of a portion of the statutory right-of-way of 24th Avenue S.E. lying between E. Cedar Lane Road and E. Post Oak Road.
15. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-11: Consideration of a Preliminary Plat submitted by D. Alan Haws, Inc. and Arkenco Development, L.L.C. (Grubbs Consulting, L.L.C.) for LIBERTY POINT, A Planned Unit Development for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.

PUD & Preliminary Plat

16. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-35: University North Park, L.L.C. requests rezoning from PUD, Planned Unit Development, to PUD, Planned Unit Development, for approximately 90 acres of property generally located East of I-35, between Corporate Center Drive and Rock Creek Road.

The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting

17. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-12: Consideration of a Preliminary Plat submitted by University North Park, L.L.C. for UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A Planned Unit Development, for approximately 90 acres of property generally located East of I-35, between Corporate Center Drive and Rock Creek Road.

The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting

NORMAN 2025, PUD, and Preliminary Plat

18. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-76: Highway 9 Jenkins M&J Investments, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service area for 11.7286 acres of property, and from Industrial Designation to Mixed Use Designation for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting

19. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-28: Highway 9 Jenkins M&J Investments, L.L.C. requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting

20. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-10: Consideration of a Preliminary Plat submitted by Highway 9 Jenkins M&J Investments, L.L.C. (Crafton Tull) for SOONER VILLAGE, A Planned Unit Development for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

The applicant has requested postponement to the January 11, 2024 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 of November 9, 2023 Regular Planning Commission Meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/14/2023

REQUESTER: Rone' Tromble, Admin. Tech. IV

PRESENTER: Rone' Tromble, Admin. Tech. IV

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of the Minutes of November 9, 2023 Regular Planning Commission Meeting.

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of the November 9, 2023 Regular Planning Commission Minutes.



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, November 09, 2023 at 6:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 9th day of November, 2023.

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

Chair Erica Bird called the meeting to order at 6:36 p.m.

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Kevan Parker
Erica Bird
Doug McClure
Maria Kindel
Michael Jablonski

ABSENT

Jim Griffith

A quorum was present.

STAFF PRESENT

Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager
Melissa Navarro, Planner II
Anaïs Starr, Planner II
Roné Tromble, Admin. Tech. IV
Beth Muckala, Assistant City Attorney
Todd McLellan, Development Engineer
Awet Frezgi, Traffic Engineer
Bryce Holland, Multimedia Specialist

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CONSENT ITEMS

Chair Bird asked if any Commissioners wished to remove any items from the Consent Docket. Mr. Jablonski asked to remove Item 3, SFP-2324-7. Chair Bird asked if any members of the audience wished to remove any items; there were no requests.

Motion made by Jablonski, seconded by McDaniel, to remove Item 3, SFP-2324-7 from the Consent Docket, and approve Item 1, October 12, 2023 Minutes, and Item 2, SFP-2324-6.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

The motion to remove Item 3 from the Consent Docket, and approve Items 1 and 2 passed by a vote of 8-0.

Minutes

1. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of the Minutes of October 12, 2023 Regular Planning Commission Meeting.

ITEMS SUBMITTED FOR THE RECORD:

1. October 12, 2023 Planning Commission Minutes

This item was adopted on the Consent Docket by a vote of 8-0.

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Short Form Plats

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-6: Consideration of a Short Form Plat submitted by Hunter Miller Family, L.L.C. (Arc Engineering Consultants, L.L.C.) for Eshelman Place, for approximately 1.575 acres of property located on the south side of West Lindsey Street approximately 133' east of South Berry Road.

ITEMS SUBMITTED FOR THE RECORD:

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

This item was adopted on the Consent Docket by a vote of 8-0.

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3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-7: Consideration of a Short Form Plat submitted by Abigail and Gregory Wampler (Bobby Skaggs) for Wampler Estates, A Replat of Tract 2, Wildwood Estates Third Addition, for approximately 1.66 acres of property generally located on the north side of East Rock Creek Road east of Wildwood Drive.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF: None

PRESENTATION BY THE APPLICANT: None

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Jablonski felt that granting this would change the character of the area. Ms. Bird felt this was an appropriate request.

Motion made by McDaniel, seconded by Jablonski, to approve SFP-2324-6, the Short Form Plat for Wampler Estates, a Replat of Tract 2, Wildwood Estates Third Addition.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

The motion to approve SFP-2324-6 passed by a vote of 8-0.

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SPUD Zoning

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-29: 463 Elm, L.L.C. requests rezoning from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, for 13,430 sq. ft. of property located at 463 Elm Avenue.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF: Anais Starr reviewed the staff report, a copy of which is filed with the minutes. One protest was received which represented 1.3% of the notification area.

PRESENTATION BY THE APPLICANT: Mark Krittenbrink, 428 W. Eufaula, representing the applicant, presented the project.

AUDIENCE PARTICIPATION:

Marty Sullivan, 457 Elm, spoke regarding a meeting Mr. Krittenbrink held with the neighborhood and concessions that were made. He was concerned the property would have an absentee owner. He was concerned that the property would be occupied by students. He was also concerned about the hours of construction.

Jayne Crumpley, 423 Elm, thought it is a good project. She also spoke about the neighborhood meeting and the concessions made. She requested that Habitat be allowed to salvage anything in the existing house before it is removed. She was also concerned about construction hours.

Patricia Duncan, 468 Elm, was concerned with the absentee owner, the four bedrooms, and property values.

Joseph Walters, 468 Elm, thanked Mr. Krittenbrink for holding the neighborhood meeting. He expressed concern with the density of the proposal, and whether this would result in other similar developments in the neighborhood.

Rick Pendergraft, 458 Elm, on behalf of Kathy Chanes, spoke regarding the downzoning of this neighborhood.

Adam Ross, 3308 Winchester Circle, said he would like to live in the Core, but it is the most expensive area. This proposal would provide more supply without changing the neighborhood. He supports the project.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Jablonski spoke regarding the importance of infill projects. He thinks this proposal respects the neighbors and is a great project.

Mr. Brewer agreed with Mr. Jablonski, and added that it would be out of character with the neighborhood to develop one house to the maximum that would fit on the property. He also likes the project.

Ms. Bird noted the shared driveway with parking in the rear, which will be partially blocked from the street view. She thinks this is a thoughtful design.

Motion made by Jablonski, seconded by Kindel, to recommend adoption of Ordinance No. O-2324-29 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-29 to City Council passed by a vote of 8-0.

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5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-30: Tom S. & Marye Kate Aldridge Charitable & Educational Trust requests rezoning from CCFBC, Detached Frontage, to CCPUD, Center City Planned Unit Development, for 7,000 sq. ft. of property located at 321 W. Comanche Street.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF: Anais Starr reviewed the staff report, a copy of which is filed with the minutes. The applicant has amended their submittal to show 65% impervious coverage so a variance to the coverage is no longer required. There were no protests filed.

Mr. Jablonski asked if the existing trees will remain.

Ms. Bird asked about the required build line (RBL). Ms. Starr explained that in the Detached Frontage, the RBL is not a specific number, but is based on the nearby properties.

PRESENTATION BY THE APPLICANT: Jake Aldridge, representing the applicant, indicated they plan to leave the existing trees. He has a law office at 324 W. Main Street. He plans to lease one side to his business partner, and the other side will be used when his family needs to come to Norman for meetings regarding the trust. More density allows more opportunities. We don't have enough housing opportunities in the Core.

AUDIENCE PARTICIPATION:

Jayne Crumpley, 423 Elm, expressed concern with the project. She noted that the existing trees in the front are incredible.

Rick Pendergraft, 458 Elm, noted that the project increases density, and we don't have the infrastructure to support increased density.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Bird spoke in support of the project, citing the decrease in impervious coverage from 65.5% to 65%, retention of existing trees, the parking in the back, and accessibility. She wishes they had held a Pre-Development meeting. She noted it is important to protect single family neighborhoods.

Mr. Jablonski spoke in support. He likes the greenspace, and noted it is locked in by the PUD.

Mr. Brewer spoke regarding the process surrounding the Center City Form-Based Code and the ad hoc committees that have met to recommend amendments to the code. He is concerned with the precedent this will set and cannot support it.

Mr. Jablonski asked about a duplex versus single family. Ms. Starr explained that the area allows single family, or single family with an ADU, but a duplex does not meet that definition. Ms. Bird noted that an ADU is limited to 650 sq. ft.

Ms. Kindel said she likes the design.

Mr. Jablonski suggested making one front door, with two doors inside, so it looks like a single house.

Motion made by Kindel, seconded by McClure, to recommend approval of Ordinance No. O-2324-30, with the total impervious coverage amended to 65%, to City Council.

Voting Yea: McDaniel, Parker, Bird, McClure, Kindel, Jablonski

Voting Nay: Brewer, McKown

The motion to recommend adoption of Ordinance No. O-2324-30, with total impervious coverage amended to 65%, to City Council was adopted by a vote of 6-2.

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6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-31: Doyle's Electric requests rezoning from CCFBC, Urban General Frontage, to CCPUD, Center City Planned Unit Development, for property located at 122 W. Comanche Street.

ITEMS SUBMITTED FOR THE RECORD:

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

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

PRESENTATION BY THE APPLICANT: Matt Peacock, representing the applicant, explained the project.

Ms. Bird asked about egress from the gated area and safety of pedestrians. Mr. Peacock explained that the gates will swing into the site. It might be possible to paint stripes on the sidewalk to alert pedestrians.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Bird commented that this is a low traffic area. She likes the continuous frontage. This project will protect the applicant's vehicles.

Mr. Jablonski sees this as an upgrade to the area which could stimulate additional development.

Mr. Brewer commented it is a beautiful project and within the intent of the Form-Based Code.

Motion made by McDaniel, seconded by Kindel, to recommend adoption of Ordinance No. O-2324-31 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-31 to City Council passed by a vote of 8-0.

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The meeting recessed from 8:34 to 8:46 p.m.

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7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-63: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Office Designation to High Density Residential Designation for 1.48 acres of property located at 2281 36th Avenue N.W.
8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-20: Hampton Homes, L.L.C. requests rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, for 1.48 acres of property located at 2281 36th Avenue N.W.
9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-25: Campbell Investments, L.L.C. requests closure of a portion of a platted alley in Lots 4 and 5, Block 1, Prairie Creek Addition, located at 2281 36th Avenue N.W.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Bird reported that staff has requested postponement of these items to the December 14, 2023 meeting.

Motion made by Jablonski, seconded by Kindel, to postpone Resolution No. R-2324-63, Ordinance No. O-2323-20, and Ordinance No. O-2324-25 to the December 14, 2023 Planning Commission meeting.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

The motion to postpone Resolution No. R-2324-63, Ordinance No. O-2324-20, and Ordinance No. O-2324-25 to the December 14, 2023 Planning Commission meeting passed by a vote of 8-0.

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10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-25: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6)(Community Separator) for 35.56 acres of property generally located at the Southeast corner of Indian Hills Road and 12th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD:

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

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-9: Shaz Investment Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, for 35.56 acres of property generally located at the Southeast corner of Indian Hills Road and 12th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD:

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

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-1: Consideration of a Preliminary Plat submitted by Shaz Investment Group, L.L.C. (Crafton Tull) for SHOPPES AT INDIAN HILLS for 156.91 acres of property generally located at the Southeast corner of Indian Hills Road and 12th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat – The Shoppes at Indian Hills
3. Staff Report
4. Conceptual Site Plan
5. Transportation Impacts

NORMAN 2025, CR Zoning & Preliminary Plat

13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-26: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6) (Community Separator) for 22.51 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD:

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

14. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-10: Shaz Investment Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, for 22.51 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Conceptual Site Plan
4. Pre-Development Summary

15. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-2: Consideration of a Preliminary Plat submitted by Shaz Investment Group, L.L.C. (Crafton Tull) for INDIAN HILLS MARKET for 93.94 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF: Lora Hoggatt reviewed the staff reports for the companion projects at the southeast and southwest corners of Indian Hills Road and 12th Avenue N.E., a copy of which is filed with the minutes.

Mr. Jablonski asked about the zoning overlay district. Ms. Hudson explained SPA-6, which requires a 400' setback from the center of Indian Hills Road.

Ms. Bird asked about the WQPZ. Todd McLellan noted that the applicants are not proposing to develop in the WQPZ.

PRESENTATION BY THE APPLICANT: Sean Rieger, Rieger Law Group, representing the applicant, explained the projects.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Jablonski expressed concern that these projects could spur more development. He was concerned that we need more infill versus more sprawl.

Ms. Kindel noted that these projects are in Ward 6. She felt the area was appropriate for more development.

Motion made by McKown, seconded by Kindel, to recommend adoption of Resolution No. R-2324-25, Ordinance No. O-2324-9, and PP-2324-1 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

Item 1.

The motion to recommend adoption of Resolution No. R-2324-25, Ordinance No. O-2324-9, and PP-2324-1, the preliminary plat for SHOPPES AT INDIAN HILLS, to City Council passed by a vote of 8-0.

Motion made by McKown, seconded by Parker, to recommend adoption of Resolution No. R-2324-26, Ordinance No. O-2324-10, and PP-2324-2 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

The motion to recommend adoption of Resolution No. R-2324-26, Ordinance No. O-2324-10, and PP-2324-2, the preliminary plat for INDIAN HILLS MARKET, to City Council passed by a vote of 8-0.

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16. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-64: Alliance Development Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation, and from Future Urban Service Area to Current Urban Service Area, for approximately 10.02 acres of property generally located at the Northwest corner of 36th Avenue N.W. and Franklin Road.

ITEMS SUBMITTED FOR THE RECORD:

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

17. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-23: Alliance Development Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, and PUD, Planned Unit Development (O-0910-14), to PUD, Planned Unit Development, for approximately 369.74 acres of property generally located East of 48th Avenue N.W., South of Indian Hills Road, North of Franklin Road, and West of 36th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

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

18. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-8: Consideration of a Preliminary Plat submitted by Raven Investments, L.L.C. (SMC Consulting Engineers, P.C.) for BRIDGEVIEW AT CARRINGTON, A Planned Unit Development, for approximately 369.74 acres of property generally located East of 48th Avenue N.W., South of Indian Hills Road, North of Franklin Road, and West of 36th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

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

Motion made by Jablonski, seconded by Parker, to allow Ms. McKown to recuse on these items.

Voting Yea: Brewer, McDaniel, Parker, Bird, McClure, Kindel, Jablonski
Abstaining: McKown

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

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

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

Richard McKown, 4409 Cannon Drive, provided additional information on the project, including some of their plans for the open space/detention areas.

Ms. Bird asked about maintenance of the green alleys. Mr. Joyce explained they will be maintained by a Property Owners Association.

AUDIENCE PARTICIPATION:

Adam Ross, 3308 Winchester Circle, spoke regarding the outward development following the highway. He also spoke about development he has seen in England, and regarding supporting transportation options for residents.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Kindel spoke in support of the project, especially the green space and using the floodplain/drainage areas as an opportunity for activity.

Mr. McClure commented that he would love to live in the development.

Mr. Jablonski thinks it is a great project. He likes the ADUs, and leaving untouched areas for existing wildlife.

Ms. Bird likes the community feel of the backyards. She also spoke about the proximity of this development to Franklin Woods. She likes the ADUs. Although there is no public park, the development still has amenities.

Motion made by Parker, seconded by Kindel, to recommend adoption of Resolution No. R-2324-64, Ordinance No. O-2324-23, and PP-2324-8 to City Council.

Voting Yea: Brewer, McDaniel, Parker, Bird, McClure, Kindel, Jablonski

The motion to recommend adoption of Resolution No. R-2324-64, Ordinance No. O-2324-23, and PP-2324-8, the preliminary plat for BRIDGEVIEW AT CARRINGTON, a Planned Unit Development, passed by a vote of 7-0.

*

Ms. McKown resumed her seat.

19. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-26: Kappa Alpha Theta requests rezoning from R-2, Two-Family Dwelling District (845 Chautauqua), R-2, Two-Family Dwelling District with Special Use for Off-Street Parking (823 Chautauqua), and RM-2, Low Density Apartment District with Special Use for Off-Street Parking (748 College), to SPUD, Simple Planned Unit Development, for 1.20 acres of property located at the Northeast corner of Chautauqua Avenue and Parsons Street (823 & 845 Chautauqua, and 748 College).

ITEMS SUBMITTED FOR THE RECORD:

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

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

PRESENTATION BY THE APPLICANT: Gunner Joyce, representing the applicant, presented the project. Shannon Polley spoke regarding the plan for the exterior appearance. Nick Hudacko, GH2 Architects, provided additional information.

Mr. Brewer asked about lighting. Mr. Hudacko said they intend to have no spillover. Mr. Joyce added that they will meet the commercial outdoor lighting requirements.

Mr. Brewer asked about signage. Mr. Joyce responded that they will have identification signs.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Jablonski appreciated that they intend to work with the existing features on the site.

Motion made by Kindel, seconded by McClure, to recommend adoption of Ordinance No. O-2324-26 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-26 to City Council passed by a vote of 8-0.

*

20. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-9: Consideration of a Preliminary Plat submitted by Shaz Development Group, L.L.C. (SMC Consulting Engineers, P.C.) for WHISPERING TRAILS ADDITION for 39.94 acres of property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

The applicant has requested postponement to the December 14, 2023 Planning Commission Meeting

21. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-27: Shaz Investment Group, L.L.C. requests rezoning from PUD, Planned Unit Development (O-1011-43), to C-2, General Commercial District (25.12 acres) and RM-6, Medium Density Apartment District (14.82 acres), for property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

The applicant has requested postponement to the December 14, 2023 Planning Commission Meeting

22. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-9: Consideration of a Preliminary Plat submitted by Shaz Development Group, L.L.C. (SMC Consulting Engineers, P.C.) for WHISPERING TRAILS ADDITION for 39.94 acres of property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

The applicant has requested postponement to the December 14, 2023 Planning Commission Meeting

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Jablonski, seconded by McKown, to recommend postpone Resolution No. R-2324-75, Ordinance No. O-2324-27, and PP-2324-9 to the December 14, 2023 Planning Commission meeting.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-26 to City Council passed by a vote of 8-0.

*

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Item 1.

None

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 10:10 p.m.

Planning Commission

File Attachments for Item:

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-8: Consideration of a Short Form Plat submitted by Moonlight Ownership Company, L.L.C. and Alexander Pharmacy Enterprises, L.L.C. (Golden Land Surveying) for HTeaO Norman for approximately 0.66 acres of property located at 1807 and 1811 W. Lindsey Street.



CITY OF NORMAN, OK STAFF REPORT

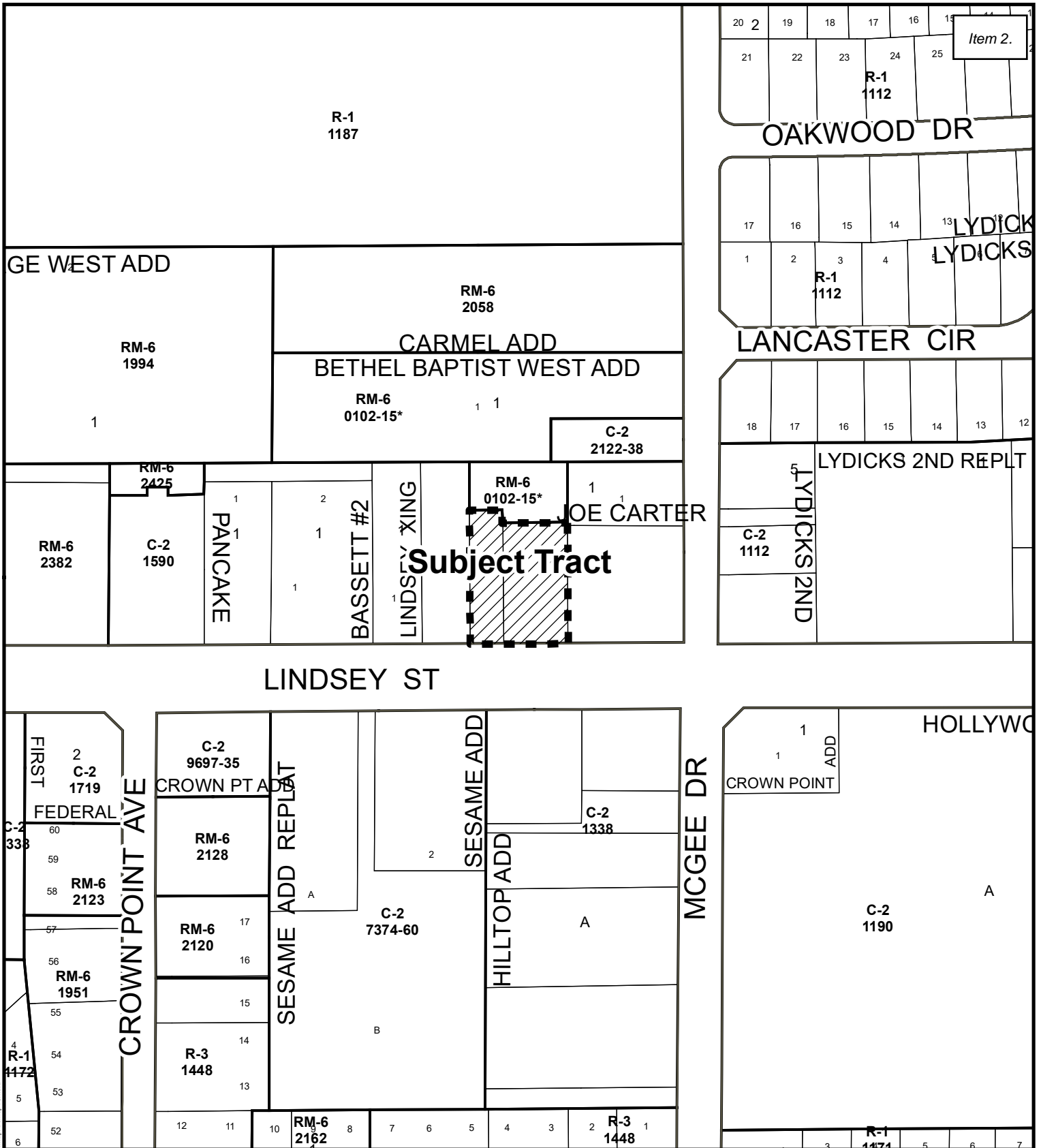
MEETING DATE: 12/14/2023

REQUESTER: Moonlight Ownership Company, L.L.C. and Alexander Pharmacy Enterprises, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-8: Consideration of a Short Form Plat submitted by Moonlight Ownership Company, L.L.C. and Alexander Pharmacy Enterprises, L.L.C. (Golden Land Surveying) for HTeaO Norman for approximately 0.66 acres of property located at 1807 and 1811 W. Lindsey Street.

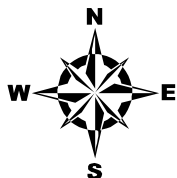
ACTION NEEDED: Approve, accept, reject, amend, or postpone SFP-2324-8, the Short Form Plat for HTeaO Norman.



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.



November 2, 2023

0 100 200 Ft.



Subject Tract



Zoning

DETHEL BAPTIST CHURCH
OF WORMAN
Book 5788 Page 1426

5' Easement
Book 3270 Page 858

Point of Beginning
(Overall & Lot 1)

Point of Beginning
(Lot 2) N 89°44'27" E 100.00'

N 89°44'27" E 50.00'

10' U/E
20' B/L

10' U/E
20' B/L

10' U/E
20' B/L

N 89°44'28" E 172.00'

F.I.P. #3 W/Cap
Stamped "RPS CA 3948"

Found MAG Nail W/Washer
Stamped "RPS CA 3948"

N 89°44'27" W 205.00'

Point of Commencement
Northwest Corner of the S/2 of the
SE/4 of the SE/4 of the SW/4,
Sec. 36, T9N, R3W, I.M.

Lot 1
Block 1
JOE CARTER ADDITION

10' Utility Easement
(For Plat)

N 00°17'09" E 95.00'

N 00°17'09" E 185.00'

S 00°17'09" E 185.00'

N 00°17'09" W 205.00'

185.00'

Lot 2
10,250 S.F.
0.235 Acres

Lot 1
18,500 S.F.
0.425 Acres

10' B/L & L/E
100.00'

50.00'

N 00°17'09" W 205.00'

100.00'

N 00°17'09" W 205.00'

100.00'

10' B/L & L/E
100.00'

50.00'

S 89°44'25" W 150.00'

Found MAG Nail W/Washer
Stamped "RPS CA 3948"

F.I.P. #3 W/Cap
Stamped "RPS CA 3948"

50' Right-of-Way
As-Shown on a Survey Performed by
Don G. Clark LS#414 on June 11, 1976
Recorded in Book 610 on Page 68
& in Book 14 of Plats on Page 179
in the Office of the Cleveland County Clerk

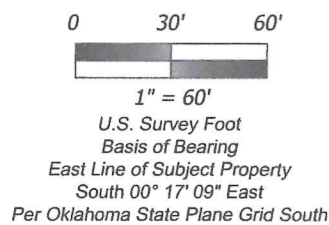
W. Lindsey Street

McCabe Drive

KFC U.S. PROPERTIES INC
Book 3514 Page 134

ALEXANDER PHARMACY
ENTERPRISES, LLC
Book 5789 Page 310
N 00°17'09" E 185.00'

1. *Easements shown hereon by specific recording information are shown hereon for reference purposes only and are not dedicated pursuant to this short form plat.*
2. *Basis of Bearings: The bearing of South 00° 17' 09" East along the East line of Subject Property.*



Sheet 1 Of 3

Planning Commission Agenda
December 14, 2023

SHORT FORM PLAT
SFP-2324-8

ITEM NO. 2

STAFF REPORT

ITEM: Consideration of **SHORT FORM PLAT NO. SFP-2324-8, HTEAO NORMAN.**

LOCATION: Located at 1807 and 1811 West Lindsey.

INFORMATION:

1. Owner. Moonlight Ownership Company, L.L.C. and Alexander Pharmacy Enterprises, L.L.C.
2. Developer. Moonlight Ownership Company, L.L.C.
3. Surveyor. Golden Land Surveying.

HISTORY:

1. November 24, 1959. City Council adopted Ordinance No. 1187 annexing this property into the Norman Corporate City Limits and placing these properties in the R-1, Single-Family Dwelling District.
2. September 18, 1964. City Council adopted Ordinance No. 1590 placing this property in the C-2, General Commercial District and removing it from R-1, Single-Family Dwelling District.
3. July 8, 1976. Planning Commission approved Short Form Plat No. SFP-7576-8.
4. July 23, 1976. Short Form Plat No. SFP-7576-8 was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. Public Improvements. All public improvements are existing.

PUBLIC DEDICATIONS:

1. Easements and Right-of-Way. All required easements and right-of-way are existing.

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

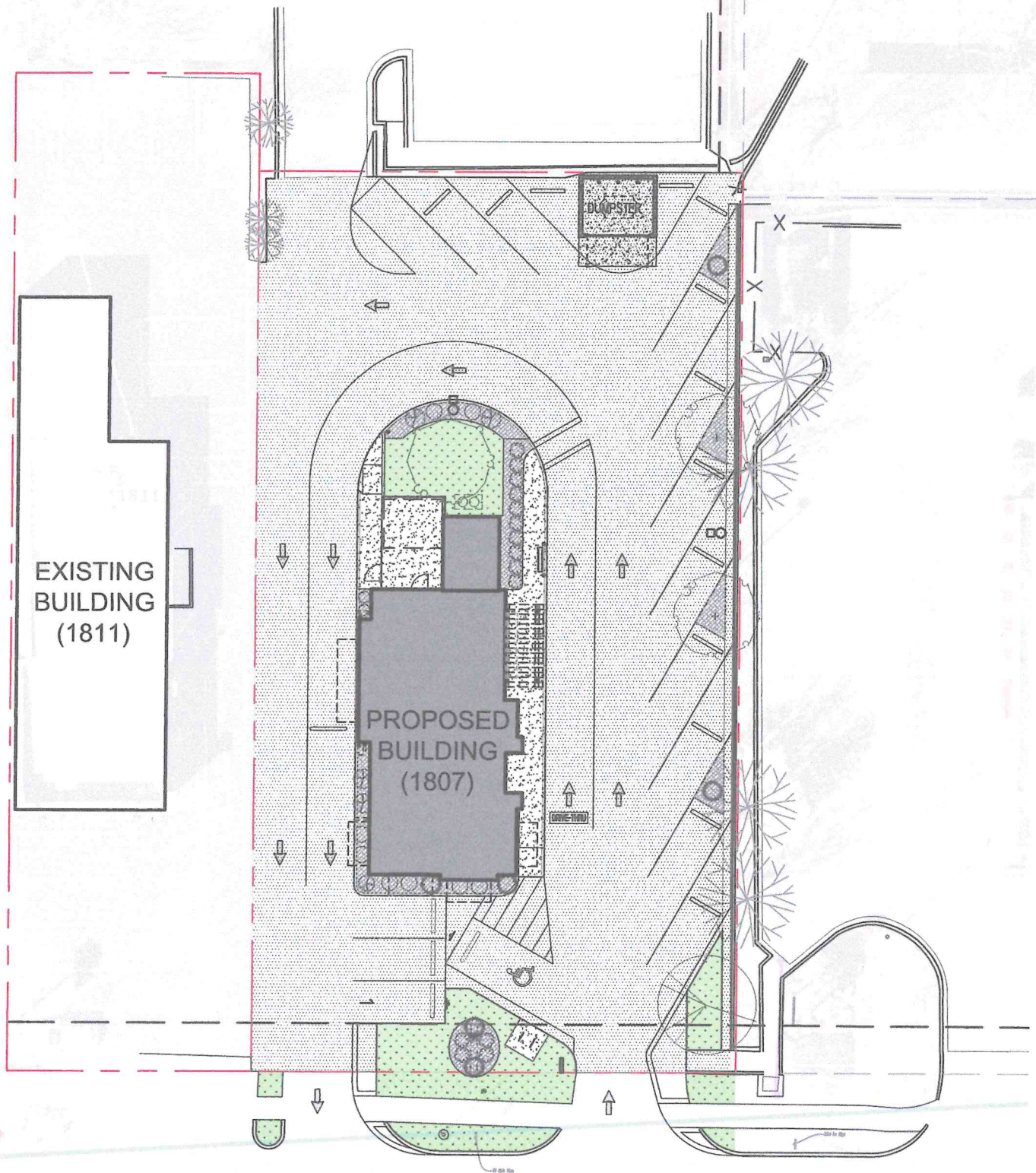
STAFF COMMENTS AND RECOMMENDATION: The property consists of two lots on .66 acres. There is an existing pharmacy on Lot 2 and a proposed HTeaO on Lot 1. The properties were originally short form platted as one lot. Since that time, previous owners subdivided the property without the benefit of City approval. With this short form plat, the two lots will become legal lots allowing building permits. Staff recommends approval of Short Form Plat No. SFP-2324-8 for HTeaO Norman.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SPF-2324-8 for HTeaO Norman, and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____

ALLEY

Item 2.



A

SITE PLAN

SCALE: 1" = 30'-0"

W. LINDSEY STREET

File Attachments for Item:

3. Presentation by City Attorney regarding Planning Commission's Role in a Tax Increment Financing District created under the Local Development Act.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/14/2023

REQUESTER: Kathryn Walker, City Attorney

PRESENTER: Kathryn Walker, City Attorney

ITEM TITLE: Presentation by City Attorney regarding Planning Commission's Role in a Tax Increment Financing District created under the Local Development Act.

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of

File Attachments for Item:

4. Consideration of approval, rejection, amendment or postponement of Planning Commission's nomination and appointment of a Representative for the University North Park Statutory Tax Increment Financing District Committee.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/14/2023

REQUESTER: Kathryn Walker, City Attorney

PRESENTER: Kathryn Walker, City Attorney

ITEM TITLE: Consideration of approval, rejection, amendment or postponement of Planning Commission's nomination and appointment of a Representative for the University North Park Statutory Tax Increment Financing District Committee.

ACTION NEEDED: Approval, rejection, amendment or postponement of Nomination and Appointment of a Representative for the University North Park Statutory Tax Increment Financing District Committee.

File Attachments for Item:

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-63: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Commercial Designation to High Density Residential Designation for 1.48 acres of property located at 2281 36th Avenue N.W.



CITY OF NORMAN, OK STAFF REPORT

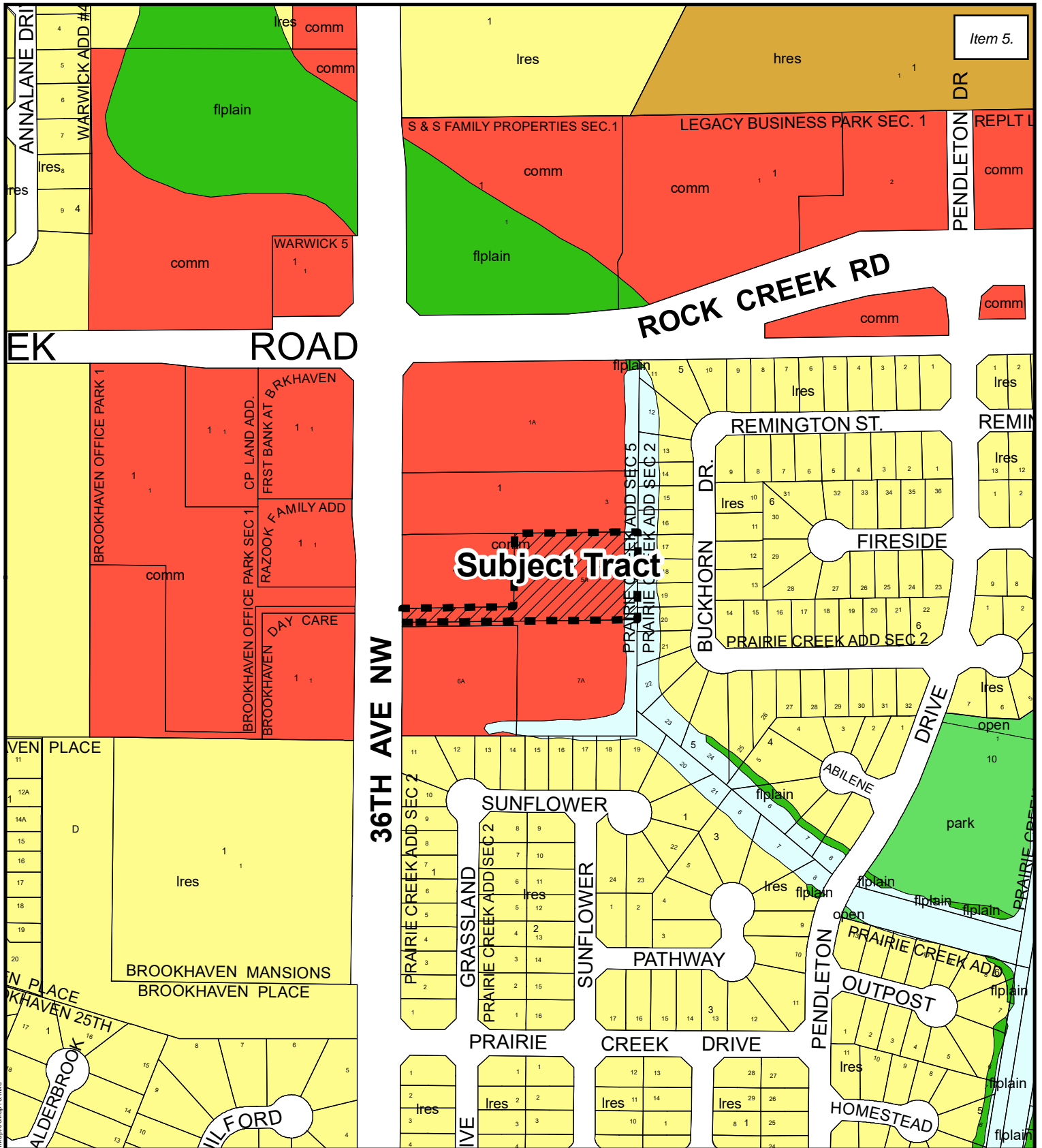
MEETING DATE: 12/14/2023

REQUESTER: Hampton Homes, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-63: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Commercial Designation to High Density Residential Designation for 1.48 acres of property located at 2281 36th Avenue N.W.

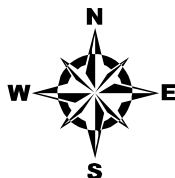
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Resolution No. R-2324-63 to City Council.



Norman 2025 Land Use Plan



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



September 6, 2023

0 150 300 Ft.



Subject Tract

RESOLUTION NO. R-2324-63

ITEM NO. 3

STAFF REPORT

ITEM: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to High Density Residential Designation for 1.48 acres of property located at 2281 36th Avenue N.W.

SUMMARY OF REQUEST: Hampton Homes, L.L.C. is proposing three multi-family structures consisting of twelve units each with associated parking on approximately 1.5 acres. This development proposal requires rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development. This proposal also requires a NORMAN 2025 Land Use Plan Amendment from Commercial Designation to High 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?***

Since the adoption of the NORMAN 2025 Land Use Plan in 2004, this area has seen changes in circumstance regarding development. The property directly west of the subject property was developed as The Health Club, a commercial gym. The property directly north of the subject property was developed as a commercial car wash. Silver Elm Estates, a senior independent living facility, was developed on the west side of 36th Ave. N.W. The Falls at Brookhaven is an apartment complex south of W. Rock Creek Rd. The Brookhaven Office Park southwest of the intersection of W. Rock Creek Rd. and 36th Ave. N.W. is about half built-out. Brookhaven Sections 40, 41, and 44 have also been mostly built south of W. Rock Creek Rd. There is a new Walmart at the NE corner of W. Rock Creek Rd. and 36th Ave. N.W. Legacy Business Park and Legacy Trails Apartments have been developed on the north side of W. Rock Creek Rd.

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?***

The proposed use of multi-family units would not cause an adverse land use or traffic impact to the surrounding properties as the proposed use is not more intense than the currently allowed uses. A traffic impact analysis was not required for this project.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan from Commercial Designation to High Density Residential Designation as Resolution No. R-2324-63 for consideration by Planning Commission and recommendation to City Council.

Applicant: Hampton Homes

Project Location: 2281 36th Ave NW

Case Number: PD 23-30

Time: 5:30 p.m.

Applicant: Hampton Homes, LLC.

Applicant Representative: Chris Colijn, Grubbs Consulting, LLC

Attendees:

Gregory Stover, 2312 Buckhorn Drive, Norman

City Staff:

Anais Starr, Planner II

Amanda Stevens, Dev. Center Coordinator

Application Summary:

Request to rezone from C-1, Local Commercial District to a SPUD (Simplified Planned Unit Development) in order to construct three structures, 12 units in each structure, for a total of 36 units. This rezoning requires a Norman 2025 Amendment and preliminary plat as well.

Neighbor's Comments/Concerns/Responses:

The neighbor in attendance inquired as to how many units and bedrooms were proposed. The applicant representative, Chris Colijn, with Grubbs Consulting, indicated that the neighbor had the incorrect site plan. He indicated there would be more than 6 units. The neighbor inquired into how much parking would be provided and as to whether there was an expectation that tenants would be using/sharing Norman Regional Health Club parking. Applicant representative indicated parking provided met the City of Norman requirements and he was unaware of intention to use the Health Club parking. Neighbor was very concerned that the parking was inadequate.

Neighbor also wanted to know if there would be screening provided between the apartment and the single family residential neighborhood to the east. He indicated that he lived directly to the east of the proposed apartment. Neighbor also wanted to know if there would be any barrier provided to protect the Brookhaven Creek, which ran along the east side the proposed development. The applicant representative indicated he would get the neighbor answers to these questions and a correct site plan.

File Attachments for Item:

6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-20: Hampton Homes, L.L.C. requests rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, for 1.48 acres of property located at 2281 36th Avenue N.W.



CITY OF NORMAN, OK STAFF REPORT

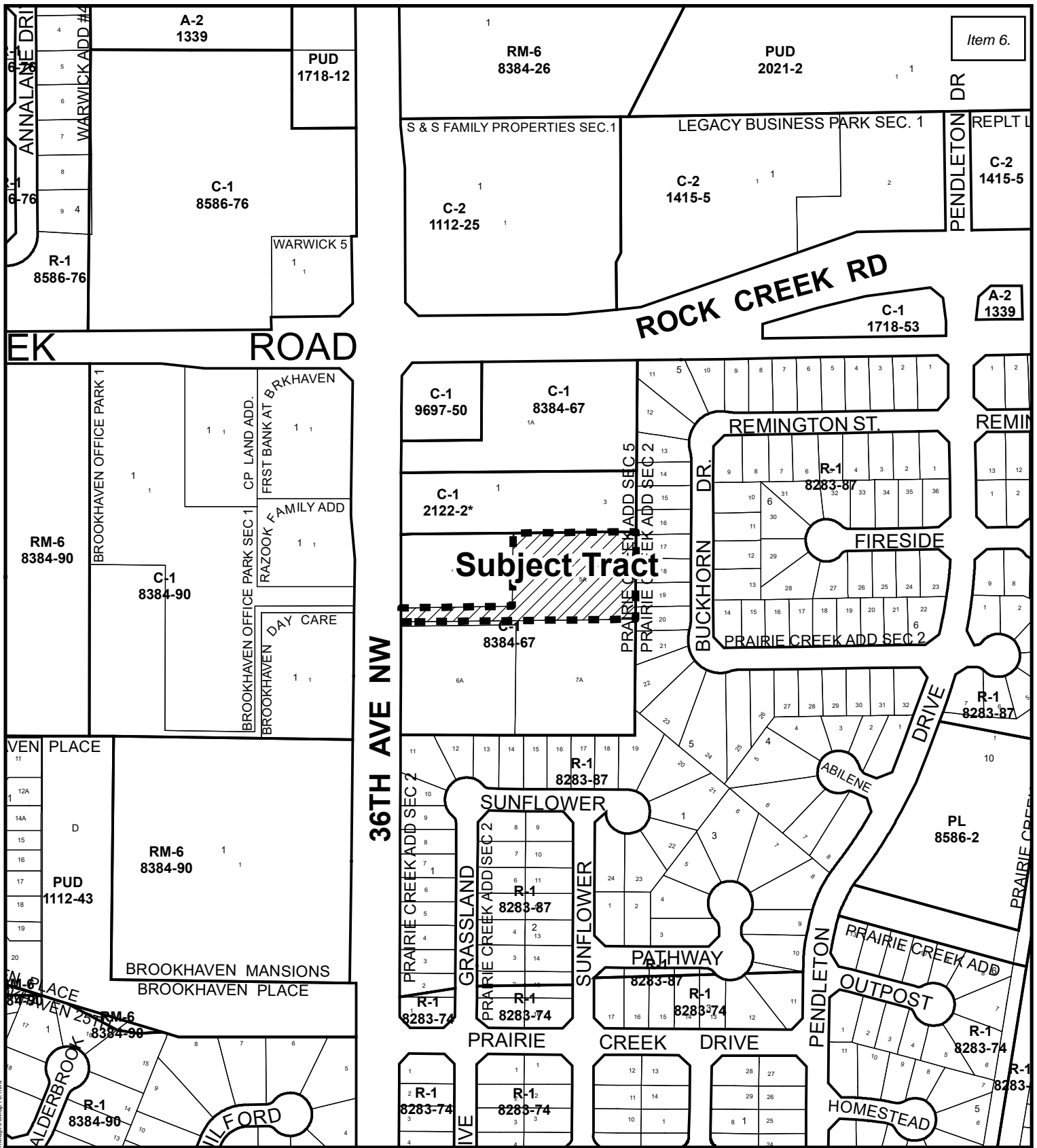
MEETING DATE: 12/14/2023

REQUESTER: Hampton Homes, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-20: Hampton Homes, L.L.C. requests rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, for 1.48 acres of property located at 2281 36th Avenue N.W.

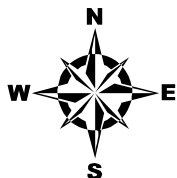
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-20 to City Council.



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.

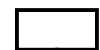


September 6, 2023

0 150 300 Ft.



Subject Tract



Zoning

ORDINANCE NO. O-2324-20

ITEM NO. 4

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	Hampton Homes, L.L.C.
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development District
EXISTING ZONING	C-1, Local Commercial District
SURROUNDING ZONING	North: C-1, Local Commercial District East: R-1, Single Family Dwelling District South: C-1, Local Commercial District West: C-1, Local Commercial District
LOCATION	2281 36 th Ave. N.W.
WARD	3
CORE AREA	No
AREA/SF	1.48 acres, more or less
PURPOSE	Multi-family buildings
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Car wash East: Single-family residential South: Vacant West: Commercial/Office
LAND USE PLAN DESIGNATION	Commercial Designation
PROPOSED LAND USE DESIGNATION	High Density Residential Designation
GROWTH AREA DESIGNATION	Current Urban Service Area

PROJECT OVERVIEW: The applicant, Hampton Homes, L.L.C., is requesting rezoning to a Simple Planned Unit Development, SPUD, for approximately 1.5 acres on the east side of 36th Ave. N.W. south of W. Rock Creek Rd. The subject property is currently zoned C-1, Local

Commercial District. The applicant requests this rezoning to allow for the development of three multi-family structures consisting of twelve units each with associated parking.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION MEETING: GBC23-24, September 19, 2023

The Commission forwards this request with no further comments or recommendations.

PRE-DEVELOPMENT MEETING: PD23-30, September 28, 2023

The neighbor in attendance inquired as to how many units and bedrooms were proposed. The applicant representative, Chris Colijn, with Grubbs Consulting, indicated that the neighbor had the incorrect site plan. He indicated there would be more than 6 units. The neighbor inquired into how much parking would be provided and as to whether there was an expectation that tenants would be using/sharing Norman Regional Health Club parking. Applicant representative indicated parking provided met the City of Norman requirements and he was unaware of intention to use the Health Club parking. Neighbor was very concerned that the parking was inadequate.

Neighbor also wanted to know if there would be screening provided between the apartment and the single-family residential neighborhood to the east. He indicated that he lived directly to the east of the proposed apartment. Neighbor also wanted to know if there would be any barrier provided to protect the Brookhaven Creek, which ran along the east side the proposed development. The applicant representative indicated he would get the neighbor answers to these questions and a correct site plan.

BOARD OF PARKS COMMISSIONERS:

A meeting with the Board of Parks Commissioners was not required for this application because the property is already platted.

ZONING ORDINANCE CITATION:

SEC 36-510 – SIMPLE PLANNED UNIT DEVELOPMENTS

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

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

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

2. Statement of Purpose. It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of comprehensive plan of record. In addition the SPUD provides for the following:

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

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

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

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

STAFF ANALYSIS: The particulars of this SPUD include:

USE: The SPUD Narrative allows for one use:

- Apartment House (multi-family dwelling) with related amenities and accessory uses such as pool, playground, spray ground, basketball court, volleyball court, horseshoe pit, etc.

OPEN SPACE/PARKLAND: The property will be allowed up to 75% impervious area. This leaves 25% of the property as open/green space.

SITE PLAN/ACCESS: The development has two access points, one is a shared drive off 36th Ave. N.W. and one is an alley on the northeast of the development. The applicant is proposing an alley realignment, which will accompany this request to City Council. There is a pool proposed as an amenity to the residents.

LANDSCAPING: Landscaping will be provided in accordance with Section 36-551, Landscaping Requirements for Off-Street Parking Facilities.

SIGNAGE: All signage will meet Section 28-507, Medium Density Residential Sign Regulations, of Chapter 28, as amended from time to time.

LIGHTING: All lighting will meet Section 36-549, Commercial Outdoor Lighting Standards, of Chapter 36, as amended from time to time. This will require full cut-off fixtures.

SANITATION/UTILITIES: The development will have a dumpster for sanitation service. City water and sewer are accessible to this site.

PARKING: Parking for the multi-family units will be a minimum of 1.2 spaces per unit.

EXTERIOR BUILDING MATERIALS: The SPUD Narrative proposes exterior facades of a minimum of 70% brick, rock, stone, stucco, or other masonry or siding material, exclusive of doors and windows. Elevations are included as Exhibit C.

PHASING: The Narrative states the phasing will be determined by market demand.

EXISTING ZONING: The existing zoning for the subject property is C-1, Local Commercial District. This district does not allow for residential uses.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed use of multi-family units would not cause an adverse land use or traffic impact to the surrounding properties as the proposed use is not more intense than the currently allowed uses. The residential uses to the east are separated from this proposal by a combination of utility/alley easement of approximately sixty-feet.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: Additional fire hydrants may be required based on existing hydrant location and proposed buildings per IFC 507 and Appendix B,C.

PUBLIC WORKS/ENGINEERING: The applicant has submitted a request to close and vacate a 30-foot alley easement. The physical alley paving has deteriorated over the years. The developer is proposing a residential project and as part of the project, parking is needed. In order for the parking to function, the alley will be relocated and parking be located in place of the existing alley. The developer will be responsible for constructing the new alley and connect to the existing alley to the north. The utility companies were not notified since the utility easement is not part of the request for closure.

Any work in the floodplain on the east of the property will be required to go to the Floodplain Permit Committee.

TRAFFIC ENGINEER: The property is already platted. This application is accompanied by a right-of-way closure request.

UTILITIES: Facilities are present to provide services to this site.

CONCLUSION: Staff forwards this request for rezoning from C-1, Local Commercial District, to a SPUD, Simple Planned Unit Development, and Ordinance No. O-2324-20 to the Planning Commission for consideration and recommendation to City Council.

2281 36TH AVENUE NW
NORMAN, OKLAHOMA

A PROJECT BY HAMPTON HOMES, LLC
Fred Thomas IV
Builder- Developer

SIMPLE PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING FOR SPUD

8/31/2023

9/12/2023

10/12/2023

PREPARED BY:

GRUBBS CONSULTING, LLC
MARK GRUBBS
1800 S. SARA ROAD
YUKON, OK.
73099

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I. INTRODUCTION

This project is proposed as a Simple Planned Unit Development (SPUD) located at 2281 36th Avenue NW, approximately one to two blocks south of Rock Creek Road, lying along the east side of 36th Avenue NW. The property consists of 1.48 acres and proposes three multi-family structures consisting of twelve units each with related parking.

II. PROPERTY DESCRIPTION - EXISTING SITE CONDITIONS

A. Location and Legal Description

The address of the property is 2281 36th Avenue NW.

The property is part of two lots originally platted as Lots 4 and 5 in Block 1, Prairie Creek Addition Section 5, an addition to the City of Norman, Cleveland County, Oklahoma. A lot line adjustment was approved in 2009 which replatted the subject property as Lot 5A with the more specific metes and bounds description described in Exhibit A, attached hereto.

B. Existing Land Use and Zoning

The property is currently vacant and zoned C1, Local Commercial District.

C. Elevation and Topography

The site consists of relatively flat terrain. The lot drains from the west to the east. The east approximately thirty feet of the site lies within the 100-year FEMA flood plain.

D. Drainage

Storm water sheet flows across the site from west to east, towards the existing creek where “in channel” detention will be provided.

E. Utility Services

Required utility systems for the project (including water, sewer, gas, telephone and electric) are currently located adjacent to the boundaries of the property and are available for connection.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by Owner provided NFRA 13R building sprinkler systems in applicable structures, where required, if required.

G. Traffic Circulation and Access

Primary vehicular access to the site will be from the existing shared access driveway extending east from 36th Avenue NW. The driveway is constructed with a divided median, allowing right- and left-hand turns from the property.

The parking lot drive aisle on the east side of the site will tie into the car wash access drive to the north, providing access through the site from 36th Avenue NW to Rock Creek Road. The existing alley easement along the east side of the site will be closed and vacated.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Multi-Family Development

The SPUD consists of one lot that will contain three multi-family structures, containing twelve units in each structure.

1. Site Development Regulations:

The purpose for the SPUD is to develop the property as a multi-family use.

- a. Building setback for structures shall be five feet along the west boundary (excluding the flag lot portion of the site), 15 feet along the north and south boundaries and 30 feet along the east boundary.
- b. Lot coverage, to include buildings and paved areas, shall not cover more than 75% of the subject property.
- c. Building height is maximum of 3 stories and fifty feet.
- d. Minimum lot size shall be 64,560 square feet.
- e. Density is limited to 1790 square feet per unit.

2. Building Construction and Architecture

Exterior façade shall consist of a minimum of 70% brick, rock, stone, stucco or other masonry or siding material, exclusive of doors and windows (see Exhibit C).

B. Open space and green space

The property shall be permitted up to 75% impervious area as demonstrated on the Site Plan. There will be approximately 25% open/green space within the property.

C. Traffic access/circulation/parking and sidewalks

Primary vehicular access to the site will be from the existing shared access driveway extending east from 36th Avenue NW. The driveway is constructed with a divided median, allowing right- and left-hand turns from the property.

The parking lot drive aisle on the east side of the site will tie into the car wash access drive to the north, providing access through the site from 36th Avenue NW to Rock Creek Road. The existing alley easement along the east side of the site will be released as necessary.

Parking for multi-family units shall be a minimum of 1.2 spaces per unit.

D. Development Phasing

The project may be developed in phases. Market demand will be the determining factor of when units are constructed.

E. Site Plan

The site plan shows three multi-family buildings with twelve units in each building. Additionally, a swimming pool shall be provided as an amenity for the development. (See Exhibit B)

F. Uses Permitted

The allowed uses in the SPUD are:

- (a) Apartment House (multi-family dwelling) with related amenities and accessory uses such as playground, spray ground, basketball court, volleyball court, horseshoe pit, etc.

G. Trash Service

Trash service will be provided by way of a front load container located within the southeast portion of the subject site, as shown on the Site Plan.

H. Lighting

Exterior lighting shall be provided in accordance with Section 36-549 of the City of Norman Municipal Code, as amended from time to time.

I. Signs

All signage shall be in accordance with Section 28-507 Medium Density Residential Sign Regulations of Chapter 28 of the City of Norman Municipal Code, as amended from time to time.

J. Fencing

Sight proof screening, consisting of minimum six feet wood stockade, shall be provided along the east boundary.

The following exhibits are hereby attached and incorporated into this SPUD.

Exhibit A

Legal Description of Property

Exhibit B

Site Plan

Exhibit C

Building Elevations

Exhibit D

Typical Floor Plan

EXHIBIT A
LEGAL DESCRIPTION
2281 36TH AVENUE NW

A tract of land being a part of Lots 4 and 5, Block 1 of the Prairie Creek Addition Section 5 to the City of Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest Corner of said Lot 4;

Thence S 89°28'35" E along the North line of said Lot 4, a distance of 258.00 feet to a POINT OF BEGINNING;

Thence continuing S 89°28'35" E along the North line of said Lot 4, a distance of 282.00 feet to the Northeast Corner of said Lot 4;

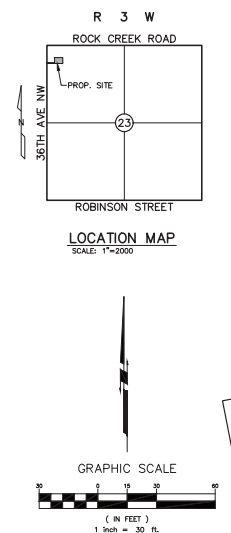
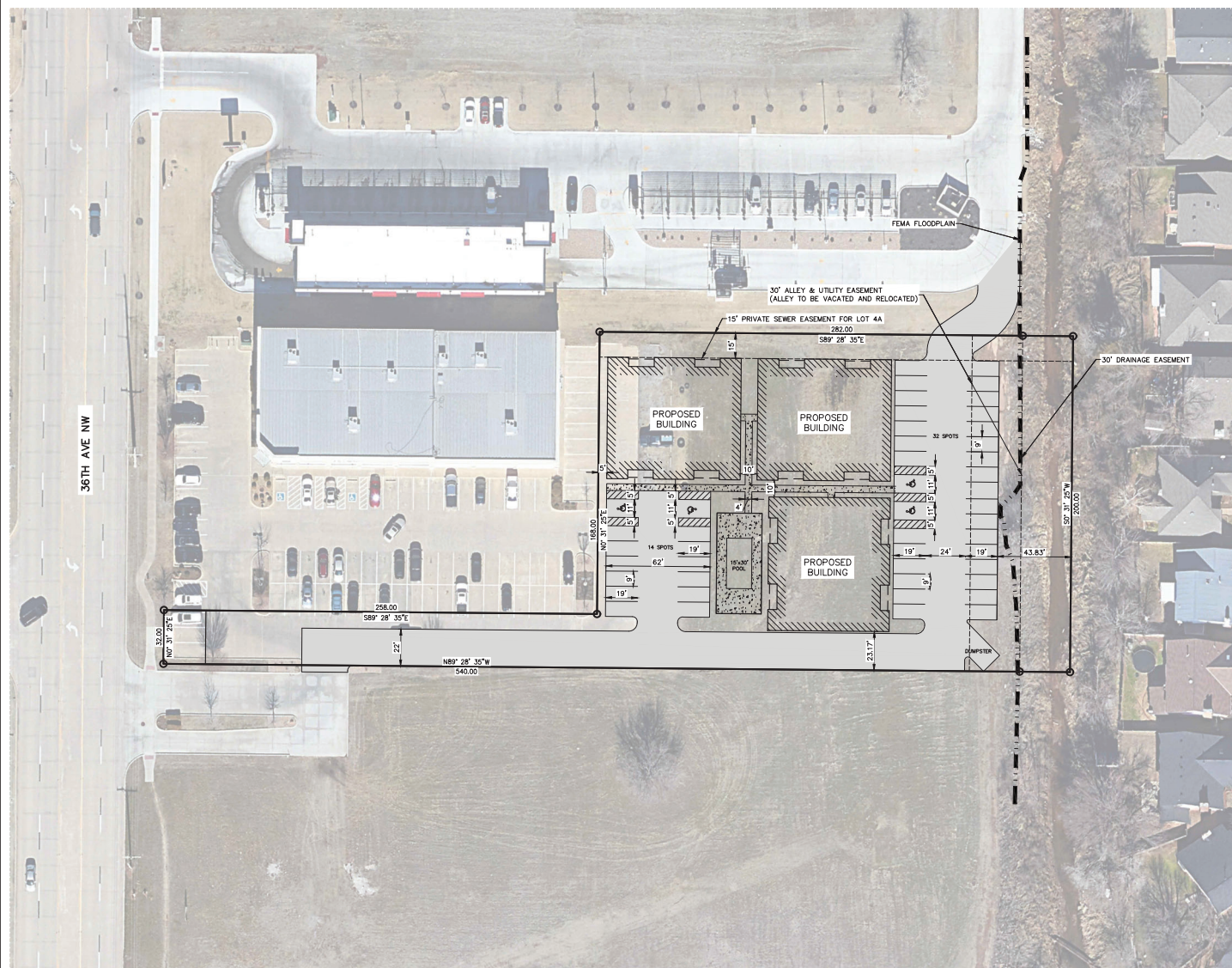
Thence S 00°31'25" W, along the East line of said Block 1, a distance of 200.00 feet to the Southeast Corner of said Lot 5;

Thence N 89°28'35" W, along the South line of said Lot 5, a distance of 540.00 feet to the Southwest Corner of said Lot 5;

Thence N 00°31'25" E, along the West line of said Block 1, a distance of 32.00 feet;

Thence S 89°28'35" E, being parallel to and 32.00 feet North of the South line of said Lot 5, a distance of 258.00 feet;

Thence N 00°31'25" E, being parallel to the West line of said Block 1, a distance of 168.00 feet to the POINT OF BEGINNING, containing 1.48 acres, more or less.



SITE SUMMARY TABLE	
NUMBER OF UNITS =	36
PROPERTY AREA =	64565 SQ FT
DENSITY =	1 UNIT/1793 SQ FT
IMPERVIOUS AREA =	48,423 SQ FT
COVERAGE =	75%
OPEN SPACE =	25%
PARKING =	46 SPOTS

Proj. No.: 23-042		
Doc. No.: 1072/2963		
Scale: (sheet 1) = 30'		
Sheet: (vert.) N/A		
Drawn By: CSC		
Checked By: CSC		
Approved By: MWS		

SHEET NUMBER
EX B

2281 36TH AVE NW
2281 36TH AVE NW
NORMAN, OK
SITE PLAN

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649
RUBBS CONSULTING, LLC, CERTIFICATE OF AUTHORIZATION NO. CA 5115 (P. 03/05/04)



THESE PLANS WERE
PREPARED BY THE
CUSTOMER AND ARE
NOT TO BE USED FOR
CONSTRUCTION

Item 6.

DATE:
9/15/2023

SCALE:
AS SHOWN

HAMPTON HOMES
2281 36TH AVE

THESE PLANS WERE PREPARED BY THE CUSTOMER AND ARE NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE PLANS MUST BE MADE BY THE CUSTOMER. THE CUSTOMER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CUSTOMER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CUSTOMER. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

UNIT #1
TOTAL FRAM: 215 sq. ft.
TOTAL VENEER: 215 sq. ft.
BALCONY: 156 sq. ft.

UNIT #2
TOTAL FRAM: 2296 sq. ft.
TOTAL VENEER: 2296 sq. ft.
BALCONY: 156 sq. ft.

2600 VAN BUREN, STE. 2602
NORMAN, OK 73072
TEL: 405-241-7999
www.ameforplans.net

PREFERRED PLANS LLC

ELEV

56

Exhibit C1



THESE PLANS WERE
PREPARED BY THE
CUSTOMER AND ARE
NOT TO BE USED FOR
CONSTRUCTION

Item 6.

DATE:
9/15/2023

SCALE:
AS SHOWN

HAMPTON HOMES
2281 36TH AVE

THESE PLANS WERE
PREPARED BY THE
CUSTOMER AND ARE
NOT TO BE USED FOR
CONSTRUCTION

UNIT #1
TOTAL FRAM: 218 sq. ft.
TOTAL VENEER: 211 sq. ft.
BALCONY: 156 sq. ft.

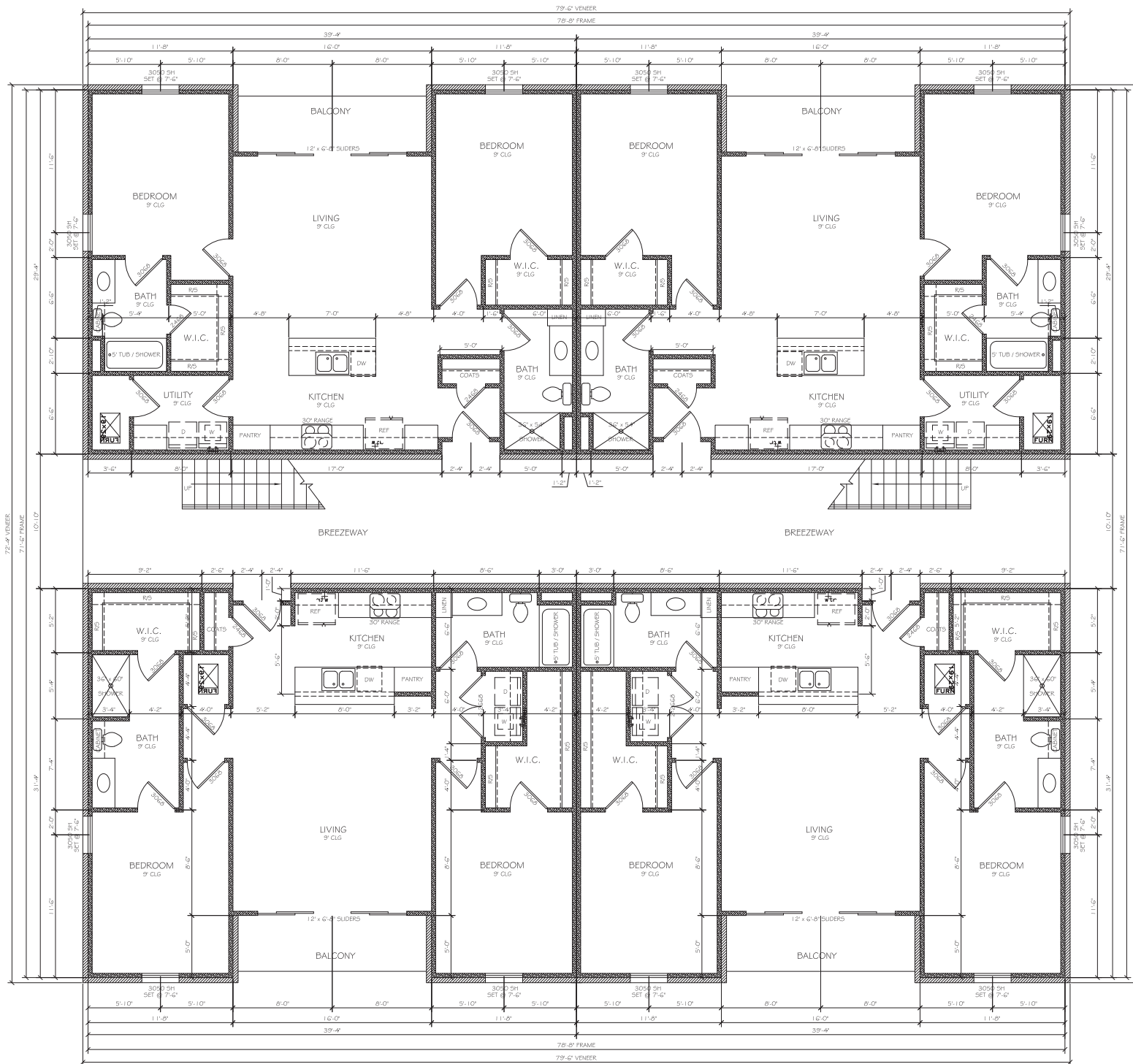
UNIT #2
TOTAL FRAM: 2296 sq. ft.
TOTAL VENEER: 2250 sq. ft.
BALCONY: 156 sq. ft.

2600 VAN BUREN, STE. 2602
NORMAN, OK 73072
TEL: 405-241-7499
www.danforplans.net

PREFERRED PLANS LLC

ELEVATION 57

Exhibit C2



Item 6.

DATE:
9/5/2025

SCALE:
1/8" = 1'-0"

HAMPTON HOMES
2281 36TH AVE

UNIT #1
TOTAL FRAM: 216 sq. ft.
TOTAL VENEER: 218 sq. ft.
BALCONY: 156 sq. ft.

UNIT #2
TOTAL FRAM: 2296 sq. ft.
TOTAL VENEER: 2350 sq. ft.
BALCONY: 156 sq. ft.

2600 VAN DUSEN, STE. 2602
NORMAN, OK 73072
TEL: (405) 447-6999
www.hamptonplans.net

PREFERRED PLANS INC.

FIRST 58

File Attachments for Item:

7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-25: Campbell Investments, L.L.C. requests closure of a portion of a platted alley in Lots 4 and 5, Block 1, Prairie Creek Addition, located at 2281 36th Avenue N.W.



CITY OF NORMAN, OK STAFF REPORT

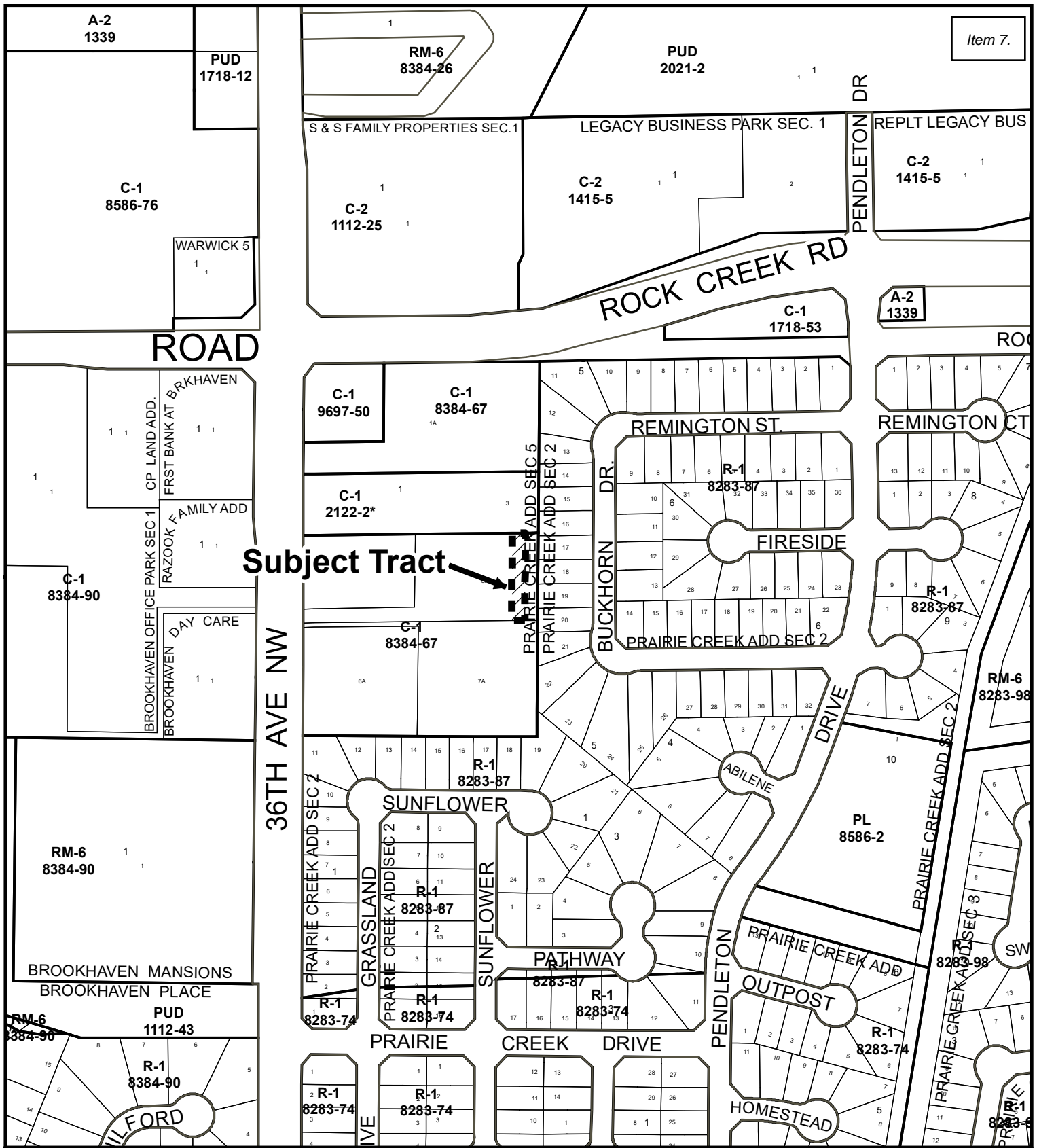
MEETING DATE: 12/14/2023

REQUESTER: Hampton Homes, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-25: Campbell Investments, L.L.C. requests closure of a portion of a platted alley in Lots 4 and 5, Block 1, Prairie Creek Addition, located at 2281 36th Avenue N.W.

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-25 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.



October 10, 2023

0 150 300 Ft.



Subject Tract



Zoning

ORDINANCE NO.
O-2324-25

ITEM NO. 5

STAFF REPORT**GENERAL INFORMATION:**

APPLICANT: Campbell Investments, L.L.C.

REQUESTED ACTION: Closure of certain 30-foot alley easement within
Lots 4 and 5, Block 1, Prairie Creek Addition,
Section 5.

BACKGROUND: This is a request for closing a certain 30-foot alley easement located on the eastern side of Lots 4 and 5, Block 1, Prairie Creek Addition, Section 5. The final plat for Prairie Creek Addition, Section 5 was filed of record with the Cleveland County Clerk on August 24, 1984.

DISCUSSION: Planning Commission, on November 9, 2023, at the request of the applicant postponed a request to close and vacate a 30-foot alley easement serving Lots 4 and 5, Block 1, Prairie Creek Addition, Section 5. The physical alley paving has deteriorated over the years. The developer is proposing a residential project and as part of the project, parking is needed. In order for the parking to function, the alley will be relocated and parking be located in place of the existing alley. The developer will be responsible for constructing the new alley and connect to the existing alley to the north. The utility companies were not notified since an existing utility easement is not part of the request for closure.

STAFF COMMENTS: Staff is submitting the request to the Planning Commission for consideration.

ACTION NEEDED: Recommend approval or disapproval to City Council of the request to close the 30-foot alley easement located within Lots 4 and 5, Block 1, Prairie Creek Addition, Section 5.

ACTION TAKEN: _____



office memorandum

DATE: September 29, 2023

TO: Kathryn Walker, City Attorney
 Rone Tromble, Administrative Technician IV
 Ken Danner, Subdivision Manager
 Chris Mattingly, Director of Utilities
 Jane Hudson, Director of Planning and Community Development

FROM: Brenda Hall, City Clerk *BH*

SUBJECT: Request to Close a Portion of a Public Alley

I am in receipt of a request to close a portion of a public alley located along the eastern portion of Lots 4 and 5 in Block 1 in the Prairie Creek Addition. The alley is question in question is 30-feet wide and is located thirty feet west of the west boundary of Lots 4 and 5. The public utility easement designation will remain the same. The application fee has been paid.

In accordance with Resolution No. R-8182-66, I am forwarding the request, location map, and radius map with ownership list to be submitted as soon as possible by applicant per the Planning Department. Once the ownership list has been submitted to your office we request that your office send notice to the furnished list of property owners and has the necessary ordinance prepared. If further action is needed from my office, please notify me.

BH:jsm
 attachments



September 28, 2023

To: Brenda Hall, City Clerk
City of Norman
201 West Gray
Norman, OK 73070
(405) 366-5406

From: Mark Grubbs
mark.grubbs@gc-okc.com
 405-265-0641 x 109

TRANSMITTAL LETTER

Via: Hand Deliver

Re: Alley Closing Application for Campbell Investments, LLC on property located at 2281 36th Avenue NW

Attachments:

- 1 Petition Requesting Alley Closing
- 1 Copy of Legal Description of Alley Area to be Closed
- 1 Copy of Certified Ownership List with map depicting owners names
- 3 Copies of Exhibit 1 Depicting Alley Area to be Closed (Prairie Creek Sec 5)
- 3 Copies of Exhibit 2 Depicting Alley Area to be Closed (Lot Line Adjustment, Campbell Square)
- 1 Check in the amount of \$400 for filing fee

Comments: Please accept the enclosed documents for consideration by the Planning Commission at their November 9, 2023, meeting. Feel free to contact me if you have any questions or if additional information is needed.

Thank you,

**FILED IN THE OFFICE
 OF THE CITY CLERK
 ON 9-29-23**

September 28, 2023

Brenda Hall, City Clerk
City of Norman
201 West Gray
Norman, OK 73070

RE: Request to close a portion of a platted alley in the Prairie Creek Addition, located at 2281
36th Avenue NW

Dear Ms. Hall,

As owner of the property located at 2281 36th Avenue NW, I would like to submit this letter as petition to close that part of the 30 foot alley located along the eastern portion of Lots 4 and 5 in Block 1 in the Prairie Creek Addition. This property is also known as Lot 5A via Lot Line Adjustment No. 1383 approved by the City of Norman on July 20, 2009 and recorded in Record Book 4647 Pages 14-17 in the office of the Cleveland County Clerk.

The alley in question is 30 feet wide and is located thirty feet west of the east boundary of Lots 4 and 5. A multi-family development is planned for the eastern portion of Lots 4 and 5 (aka Lot 5A) and the parking lot drive aisle on the east side of the site will tie into the car wash access drive to the north, providing access through the site from 36th Avenue NW to Rock Creek Road. Due to this unique design of the project, it is necessary to modify the north/south layout of the existing alley and provide a more curvilinear design.

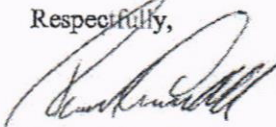
The public utility easement designation will remain. It is only the alley designation that needs to be removed. If closing of alley described on the attached exhibit is approved by the City Council, an application to vacate said portion via District Court will be pursued.

Attached are the documents required to be submitted with this petition:

Legal Description of Portion of Alley Easement to be Closed
Certified List of Property Owners within 300 feet (3 copies)
Check in the amount of \$400 for filing fee
Exhibit depicting that portion of the alley to be closed (3 copies)

Please do not hesitate to contact me if you need additional information or if I can answer any questions.

Respectfully,



Robert Campbell
Campbell Investments LLC

cc: Fred Thomas IV
Mark Grubbs

FILED IN THE OFFICE
OF THE CITY CLERK
ON 9-29-23

LEGAL DESCRIPTION

ALLEY CLOSING

2281 36TH AVENUE NW

THE WEST THIRTY FEET (30') OF THE EAST SIXTY FEET (60') of a tract of land being a part of Lots 4 and 5, Block 1 of the Prairie Creek Addition Section 5 to the City of Norman, Cleveland County, Oklahoma.

EXHIBIT 2

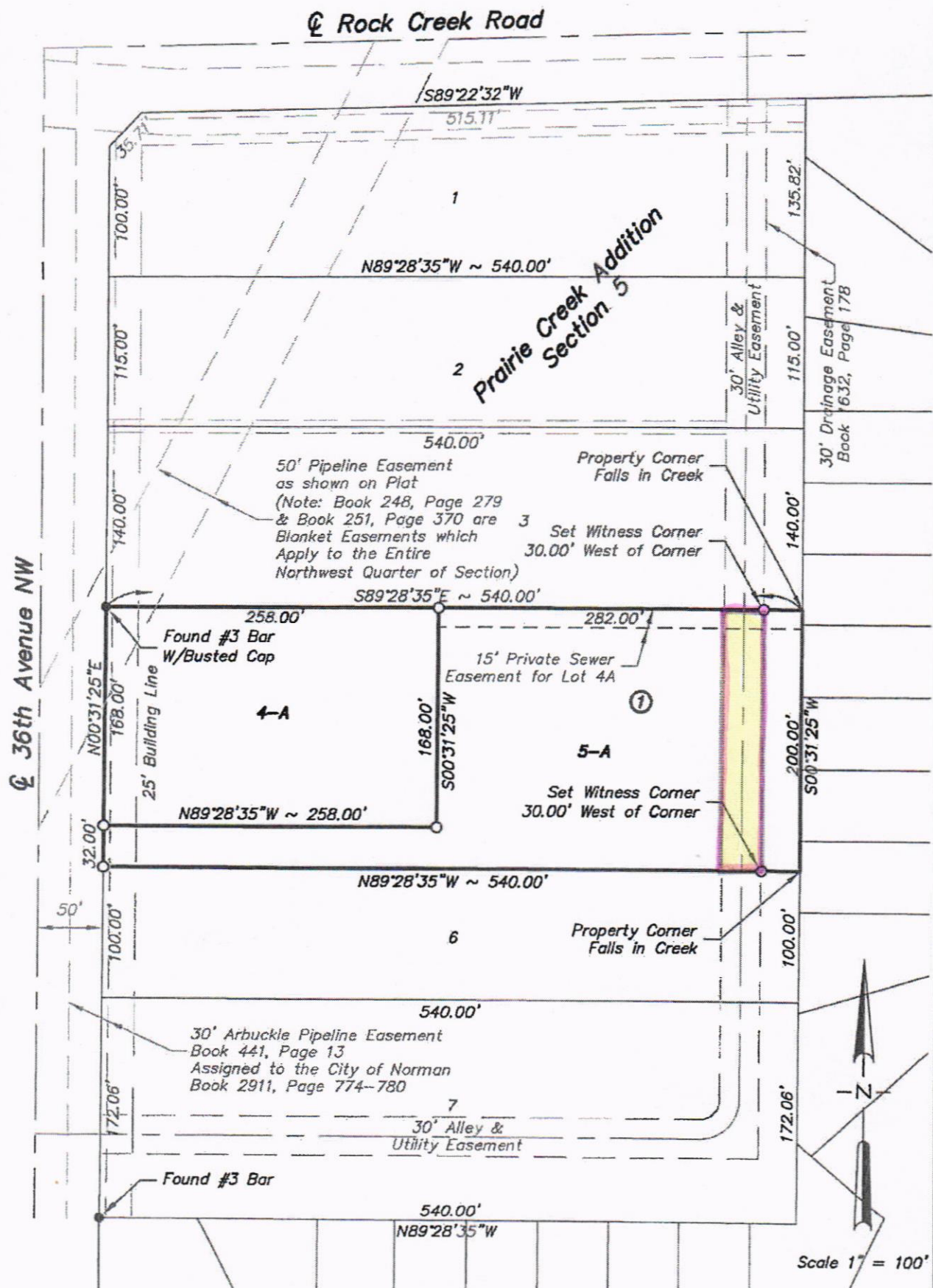


EXHIBIT I

Item 7.

Note: The unit of measurement shown for all dimensions on the final plot is feet.



A TRACT OF LAND IN THE NW 1/4 OF SECTION 23,
T 8 N., R 3 W., T.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA

BEGINNING AT THE NW CORNER OF THE NW 1/4;

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THENCE N 89° 30' 35" W A DISTANCE OF 559.00 F

IN A POINT ON THE WEST LINE OF SAID HWY 1/4 THENCE N 00° 31' 23" E AND ALONG SAID WEST LI

DISTANCE OF 201.07 FEET TO THE POINT ON PLAIN BEGINNING

SAID TRACT CONTAINING 12.28 ACRES MORE OR LESS

68

Date: May 18, 1944

SEATTLE & SPEAR ENGINEERS
1010 N. W. 43rd Street
Seattle, Wash. 98107

FINAL PLAT

Author's address: Department of Mathematics, University of California, San Diego, La Jolla, CA 92037, U.S.A.
E-mail: shashank@ucsd.edu

File Attachments for Item:

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-32: Cruise In Auto Spa, L.L.C. requests Special Use for a Bar, Lounge or Tavern (serving beer and wine in conjunction with the existing car wash) for property located at 1235 W. Main Street.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/14/2023

REQUESTER: Cruise In Auto Spa, L.L.C.

PRESENTER: Melissa Navarro, Planner II

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-32: Cruise In Auto Spa, L.L.C. requests Special Use for a Bar, Lounge or Tavern (serving beer and wine in conjunction with the existing car wash) for property located at 1235 W. Main Street.

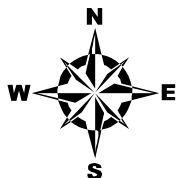
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-32 to City Council.



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.



November 2, 2023

0 125 250 Ft.



Subject Tract



Zoning

ORDINANCE NO. O-2324-32

ITEM NO. 6

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	Cruise In Auto Spa
REQUESTED ACTION	Special Use for a Bar, Lounge or Tavern
EXISTING ZONING	C-2, General Commercial District
SURROUNDING ZONING	North: R-1 Single-Family Dwelling District East: C-2, General Commercial District South: R-1 Single-Family Dwelling District West: C-2, General Commercial District
LOCATION	1235 W. Main Street
SIZE	1.23 acres, more or less
PURPOSE	Car wash and bar
EXISTING LAND USE	Car wash
SURROUNDING LAND USE	North: Residential East: Commercial South: Commercial West: Residential
LAND USE PLAN DESIGNATION	Commercial
GROWTH AREA DESIGNATION	Current Urban Service Area

PROJECT OVERVIEW: The property currently provides automobile services such as car washing, car detailing, and oil changes. There are three buildings: a main building with a waiting area and administrative spaces and two additional secondary structures for the operation's activities. The applicant proposes to serve beer and wine in the lobby, waiting area and area shown as future tenant area of the main building only. There will be a divider around the bar area with a sign limiting the area to 21 and over.

PROCEDURAL REQUIREMENTS:**PREDEVELOPMENT MEETING: PD 23-38, November 30, 2023**

The applicant explained to the attendees that they want to offer additional amenities to waiting customers, in this case serving beer and wine. Attendees asked if other people beyond the car wash customers could be served the beer and wine. The applicant indicated he did not see this occurring. The attendees said they objected to a bar being so close to two schools. Additionally, there were concerns regarding the increase in noise and lights if the bar section of the building was located at the rear of the property. The applicant showed the attendees his submitted site plan for the Special Use which indicated the location of the "bar area" would be in the waiting area of the main building and would not be near the rear of the property. Attendees expressed concern that a Special Use for a bar or tavern "goes with" the property even with a change of ownership. While they believe it is the intent of the applicant to serve only his customers and to be in business for many years, they had concerns about a turn-over in ownership and what would happen with new owners.

Councilmember Schueler asked the applicant if he would be amenable to setting conditions, such as hours for the bar area, to address the concerns of the neighbors. The applicant indicated that he was willing to set conditions and would be in touch with staff.

STAFF ANALYSIS: The applicant plans to keep the existing uses and add the Special Use zoning to serve beer and wine to customers while they wait for their vehicles. No additional structures are proposed. Banks, offices, a coffee shop, a youth family organization, and housing surround the property. Although the new use will allow the applicant to operate a bar, the main use of the property will remain the existing automobile services. This Special Use for the bar goes with the entire property.

After the predevelopment meeting, the applicant submitted a letter listing the following conditions for the Special Use to address neighbors' concerns:

1. Our primary income will always be carwash and oil change related.
2. Our hours of operation will never exceed 11 pm.
3. Customer parking will remain on our lot.
4. We will allow alcohol into our leased space, but not sold from it.

ALTERNATIVES/ISSUES:

IMPACTS: The area has mixed commercial and residential uses. The new use may slightly increase the traffic in the area due to more customer traffic.

SITE PLAN: The site plan is included in the application package. The applicant will utilize the current buildings.

OTHER AGENCY COMMENTS:

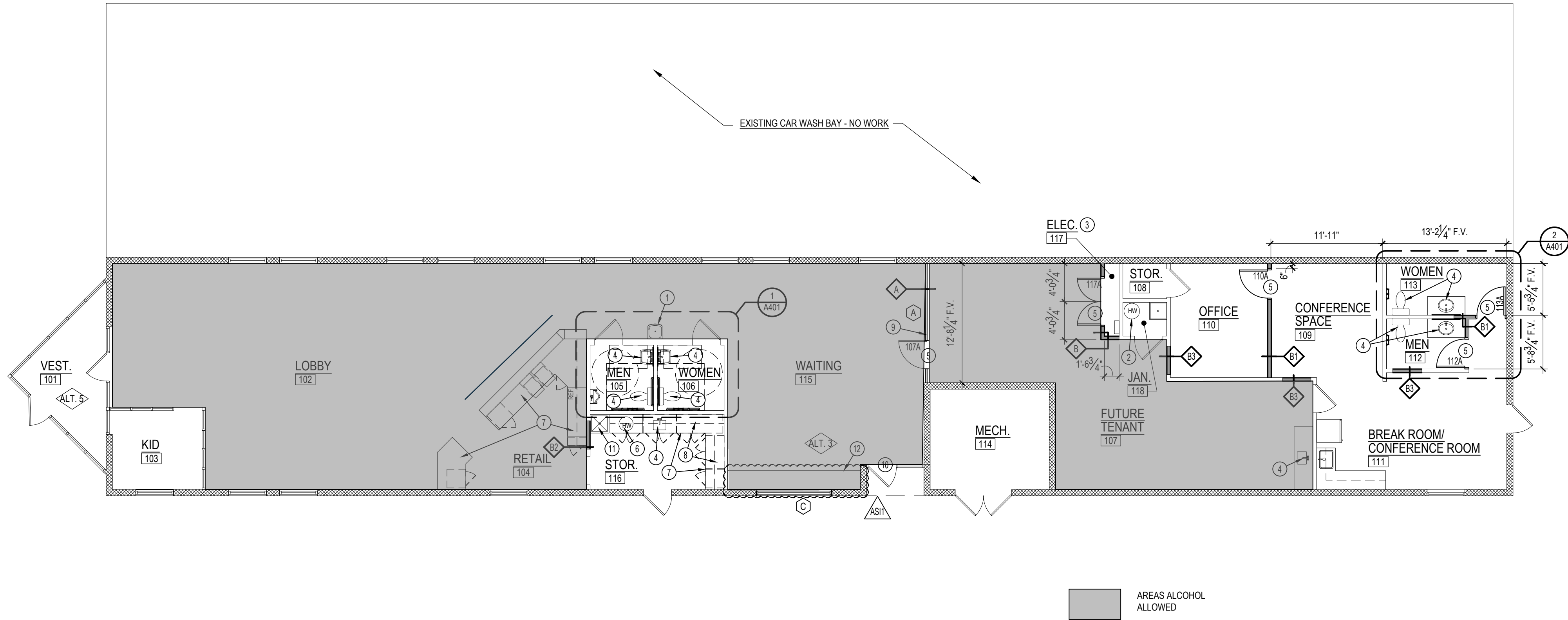
FIRE DEPARTMENT: Any building review/code items will be reviewed with the building permit.

PUBLIC WORKS/ENGINEERING: Property is already platted.

TRAFFIC ENGINEER: Additional traffic reports are not required; the property is already platted.

UTILITIES: Public utility services are already in place and accessible.

CONCLUSION: Staff forwards this request for Special Use for a Bar, Lounge or Tavern Special Conditions as Ordinance No. O-2324-32 to the Planning Commission for consideration and recommendation to the City Council.



1

FLOOR PLAN

SCALE: 1/8" = 1'-0"

ACCEPTED ALTERNATES

- ALT 3:** CUT OUT LARGER WINDOW TO THE SOUTH OF ENTRY DOORS 115A TO ALLOW FOR A SEATING AREA AT THAT LOCATION. INCLUDES THE WALL MASONRY CUT, REMOVAL AND REFRAME, REMOVAL OF EXISTING WINDOW AND INSTALLATION OF NEW 48"x96" STOREFRONT WINDOW UNIT.
- ALT 5:** VESTIBULE - UPDATE FINISHES TO MATCH THE INTERIOR SPACE INCLUDING PAINTING THE STOREFRONT, REPLACING THE FLOOR WITH NEW LVT AND BASE, REPAIR THE CEILING AND PAINT, AND REPLACE THE HVAC GRILL.

GENERAL NOTES

- REPAIR ALL EXIST. CONSTRUCTION DAMAGED BY DEMOLITION TO LIKE NEW APPEARANCE.
- PROTECT ALL EXISTING FLOORING FROM DAMAGE & REPAIR ANY DAMAGE TO LIKE NEW APPEARANCE UNLESS NOTED W/ NEW FLOORING.
- COORDINATE ALL HVAC DUCTWORK, RETURNS, & SYSTEM SPECS W/ HVAC SUB-CONTRACTOR & ARCHITECT.
- SECURE & LEVEL ALL FLOOR & SUB-FLOOR, TYP.
- INSTALL ALL APPLIANCES (SELECTED & SUPPLIED BY OWNER) & PRODUCTS AS PER MANUFACTURER'S SPECIFICATIONS, REWORK PLUMBING & ELECTRICAL, COORD W/ OWNER & ARCHITECT, RE: POWER PLAN.
- ALL EXTERIOR WALLS & SOFFITS WILL HAVE A MIN. OF R-19 INSULATION TO COMPLY W/ CITY IN WHICH CONSTRUCTION IS BEING DONE, COORD W/ ARCHITECT & OWNER - WHERE NECESSARY.
- ALL GLASS IN WINDOWS & DOORS TO BE COMPLIANT W/ IRC 2006, E.G. U-FACTOR, SOLAR HEAT GAIN COEFFICIENT, ETC., COORD ALL SELECTIONS W/ ARCHITECT.
- ALL NEW DOORS ARE INDICATED WITH A 90 DEGREE SWING.
- ALL WET WALLS, JANITOR CLOSETS & FIRE RISER ROOMS TO RECEIVE CONCRETE BACKER BOARD - MATCH GYPSUM BOARD THICKNESS.

WALL TYPE LEGEND

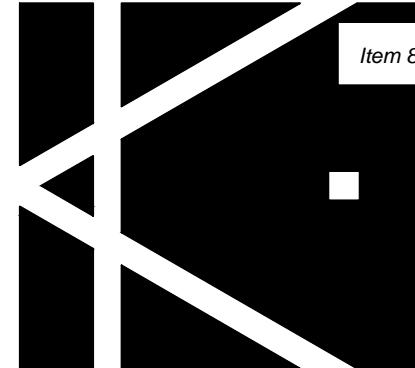
- INDICATES EXISTING WALL
- INDICATES NEW 2X4(6) METAL STUD WALL
- INDICATES EXISTING CMU WALL

KEY NOTE SYMBOL LEGEND

- INDICATES SPECIFIC CONSTRUCTION NOTES. BUBBLE NOTE WITHOUT ARROWS APPLIES TO ENTIRE ROOM IN WHICH IT IS LOCATED UNLESS SHOWN OTHERWISE.
- INDICATES SPECIFIC CONSTRUCTION NOTES. BUBBLE NOTE WITH ARROW APPLIES TO OBJECT.

KEY NOTES

- NEW WATER COOLER WITH BOTTLE FILLER TO REPLACE EXISTING.
- NEW 50 GALLON HOT WATER HEATER TO REPLACE EXISTING.
- NEW CLOSET TO ENCLOSE EXISTING ELECTRIC PANELS.
- NEW PLUMBING FIXTURE.
- NEW DOOR.
- NEW 20 GALLON UIC HOT WATER HEATER.
- NEW BASE CABINETS.
- NEW UPPER CABINETS.
- NEW GLASS WALL.
- PAINT EXISTING DOOR AND FRAME.
- NEW 2'-0 x 2'-0 MOP SINK.
- NEW 42"H QUARTS COUNTERTOP W/ PERMANENT SEATING & KNEE SPACE BELOW.



KRITTENBRINK
Architecture LLC
ARCHITECTURE
PLANNING
INTERIORS

119 W. MAIN STREET
NORMAN, OK 73069
405.579.7883

STRUCTURAL CONSULTANT:
Structural Engineer

PHONE: -
FAX: -

MECHANICAL CONSULTANT:
Mechanical Engineer

PHONE: -
FAX: -

ELECTRICAL CONSULTANT:
Electrical Engineer

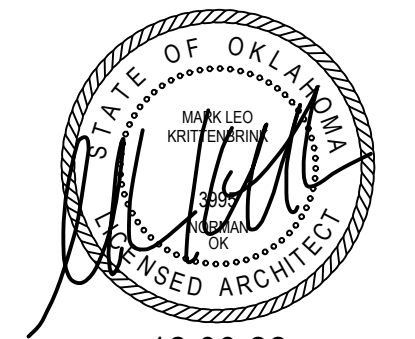
PHONE: -
FAX: -

CRUISE-IN AUTO SPA
1235 W. MAIN ST.
NORMAN, OK 73069

PERMIT SET
12.09.2022

MARK	DATE	DESCRIPTION
AS1	2023.03.06	ADJ. FINISHES
2	2023.02.01	REV. 2
1	2023.01.12	CITY REV. 1
MARK	DATE	DESCRIPTION
REVISIONS		

PRIMARY ISSUE		
MARK	DATE	DESCRIPTION
1	12/9/22	PERMIT ISSUE
-	-	BID ISSUE
-	-	CONST. ISSUE



JOB NO.: K2221

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DRAWN BY	CHECKED BY
KDT	MLK

SHEET TITLE:
FLOOR PLAN

SHEET NO.:

A201

12/7/2023

Cruise In Auto Spa

1235 W Main St.

Norman, Ok 73069

Letter of Conditions for Special Use Zoning

1. Our primary income will always be carwash and oil change related.
2. Our hours of operation will never exceed 11pm.
3. Customer parking will remain on our lot.
4. We will allow alcohol into our leased space, but not sold from it.

Luke Greenfield

Director of Operations

Cruise In Auto Spa

(405) 321-5260

Applicant: Cruise In Auto Spa, LLC

Project Location: 1235 W Main Street

Case Number: PD 23-38

Time: 5:30 p.m.

Applicant Representative:

Luke Greenfield, Owner

Michael Scrubb, Cruise In Auto Spa

Attendees:

Council Member Lauren Schueler

Juliet Butler, 1311 Barbour St., Norman OK

Dorothy Coker, 1306 Sunset Dr., Norman OK

City Staff:

Anais Starr, Planner II

Amanda Stevens, Development Center Coordinator

Application Summary:

A request for a Bar, Lounge or Tavern (serving beer and wine) in conjunction with the existing car wash.

Neighbor's Comments/Concerns/Responses:

The applicant explained to attendees they wanted to offer additional amenities to waiting customers, in this case beer and wine. Attendees wanted to know if other people beyond the carwash customers could access the beer and wine. The applicant indicated he did not see this occurring. The attendees said they objected to a bar being so close to two schools. Additionally, there were concerns regarding the increase noise and lights if the bar section of the building was located at the rear of the property. The applicant showed the attendees his submitted site plan for the Special Use which indicated the location of the "bar area" would be in the waiting area of the building and would not be near the rear of the property. Attendees expressed concern that a Special Use for a bar or tavern "goes with" the property even with a change of ownership. While the believe it is the intent of the applicant to serve only his customers and to be in business for a many years, they had concerns about a turn-over in ownership and what would happen with new owners.

Council Member Schuler asked the applicant if he would be amenable to setting conditions, such as hours for the bar area, to address the concerns of the neighbors. The applicant indicated that he was willing to set conditions and would be in touch with staff.

File Attachments for Item:

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-75: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation (25.12 acres) and High Density Residential Designation (14.82 acres) for property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/14/2023

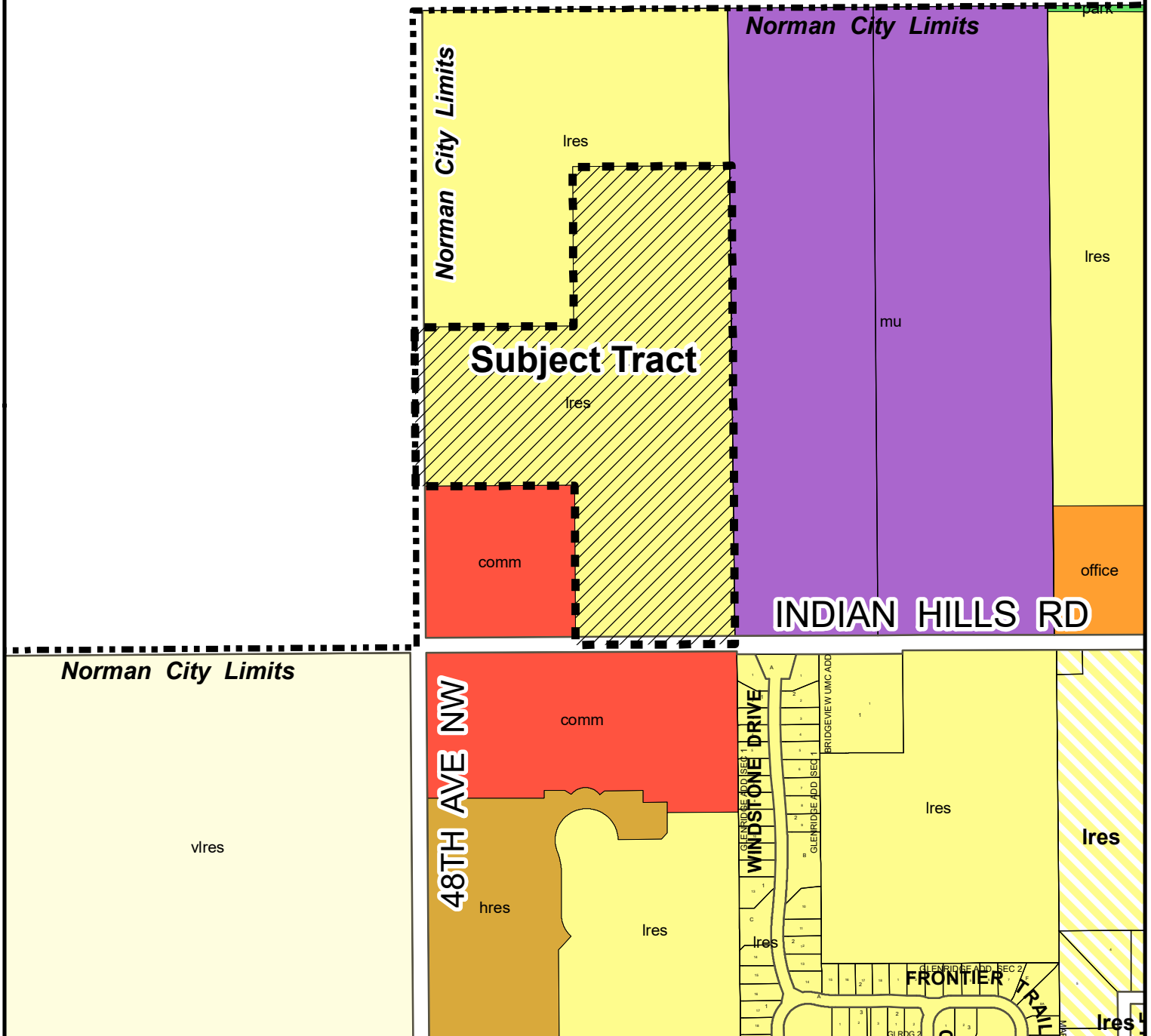
REQUESTER: Shaz Investment Group, L.L.C.

PRESENTER: Melissa Navarro, Planner II

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-75: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation (25.12 acres) and High Density Residential Designation (14.82 acres) for property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

**The applicant has requested postponement to the January 11, 2024
Planning Commission Meeting**

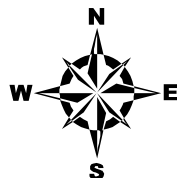
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Resolution No. R-2324-75 to City Council.



Norman 2025 Land Use Plan




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



October 10, 2023

0 300 600 Ft.

 Subject Tract



office memorandum

Date: December 6, 2023

To: Chairperson and Members
Norman Planning Commission

From: Melissa Navarro, Planner II

Subject: Planning Commission, December 14, 2023
Regarding Agenda Items 7-9, Shaz Investment Group, L.L.C., Resolution R-2324-75, Ordinance O-2324-27, and Preliminary Plat PP-2324-9
NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation and High Density Residential Designation; Rezoning from PUD, Planned Unit Development (O-0910-14), to RM-6, Medium Density Apartment District, and C-2, General Commercial District, and Preliminary Plat for Whispering Trails Addition

The applicant, Shaz Investment Group, L.L.C., is requesting a postponement to the January 11, 2024, Planning Commission meeting to allow additional review of the proposal.

cc: Jane Hudson, Planning Director

Rone Tromble

From: Gunner Joyce <gjoyce@riegerlawgroup.com>
Sent: Tuesday, December 05, 2023 1:22 PM
To: Ken Danner; Jane Hudson
Cc: Rone Tromble; Lora Hoggatt; Todd McLellan; David Riesland; Jack Burdett; 'Chris Anderson'; Danny Griffith; Sean Rieger; Libby Smith
Subject: EXTERNAL EMAIL : Whispering Trails - Request for Continuance

Ken and Jane,

The applicant requests to continue the Whispering Trails applications to the January Planning Commission meeting.

Thanks,

Gunner



Gunner Joyce

Director of Transactional | Attorney | Rieger Law Group

A: 136 Thompson Dr., Norman, OK 73069

O: [405.310.5274](tel:405.310.5274) M: [405.990.1447](tel:405.990.1447)

E: gjoyce@riegerlawgroup.com

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File Attachments for Item:

10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-27: Shaz Investment Group, L.L.C. requests rezoning from PUD, Planned Unit Development (O-1011-43), to C-2, General Commercial District (25.12 acres) and RM-6, Medium Density Apartment District (14.82 acres), for property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/14/2023

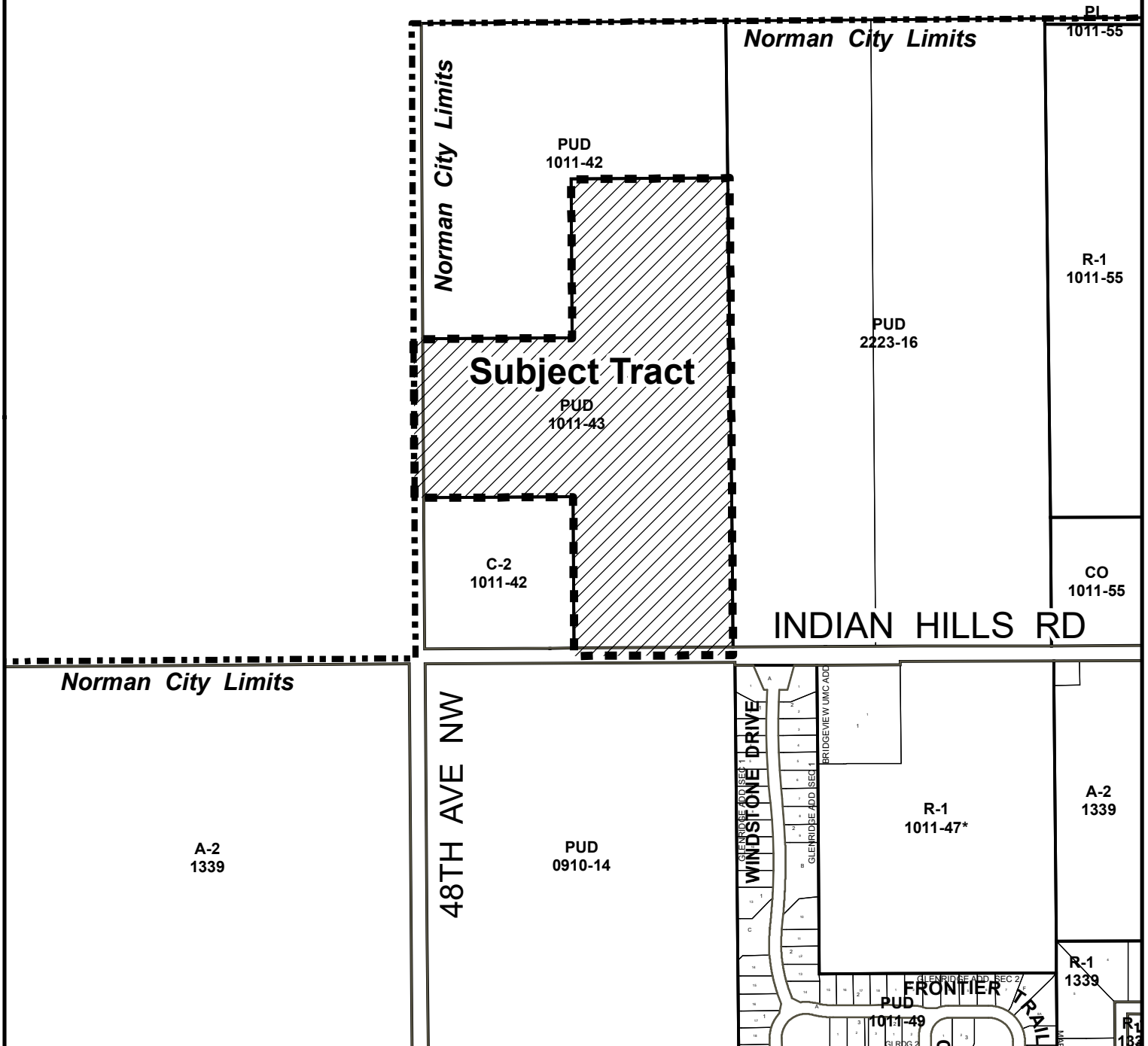
REQUESTER: Shaz Investment Group, L.L.C.

PRESENTER: Melissa Navarro, Planner II

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-27: Shaz Investment Group, L.L.C. requests rezoning from PUD, Planned Unit Development (O-1011-43), to C-2, General Commercial District (25.12 acres) and RM-6, Medium Density Apartment District (14.82 acres), for property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

**The applicant has requested postponement to the January 11, 2024
Planning Commission Meeting**

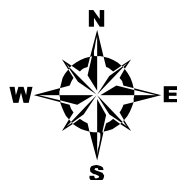
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-27 to City Council.



Location Map



Map Produced by the City of Norman
Geographic Information System.
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October 10, 2023

0 300 600 Ft.



Subject Tract



Zoning



office memorandum

Date: December 6, 2023

To: Chairperson and Members
Norman Planning Commission

From: Melissa Navarro, Planner II

Subject: Planning Commission, December 14, 2023
Regarding Agenda Items 7-9, Shaz Investment Group, L.L.C., Resolution R-2324-75, Ordinance O-2324-27, and Preliminary Plat PP-2324-9
NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation and High Density Residential Designation; Rezoning from PUD, Planned Unit Development (O-0910-14), to RM-6, Medium Density Apartment District, and C-2, General Commercial District, and Preliminary Plat for Whispering Trails Addition

The applicant, Shaz Investment Group, L.L.C., is requesting a postponement to the January 11, 2024, Planning Commission meeting to allow additional review of the proposal.

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Rone Tromble

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Sent: Tuesday, December 05, 2023 1:22 PM
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Ken and Jane,

The applicant requests to continue the Whispering Trails applications to the January Planning Commission meeting.

Thanks,

Gunner



Gunner Joyce

Director of Transactional | Attorney | Rieger Law Group

A: 136 Thompson Dr., Norman, OK 73069

O: [405.310.5274](tel:405.310.5274) M: [405.990.1447](tel:405.990.1447)

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File Attachments for Item:

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-9: Consideration of a Preliminary Plat submitted by Shaz Development Group, L.L.C. (SMC Consulting Engineers, P.C.) for WHISPERING TRAILS ADDITION for 39.94 acres of property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/14/2023

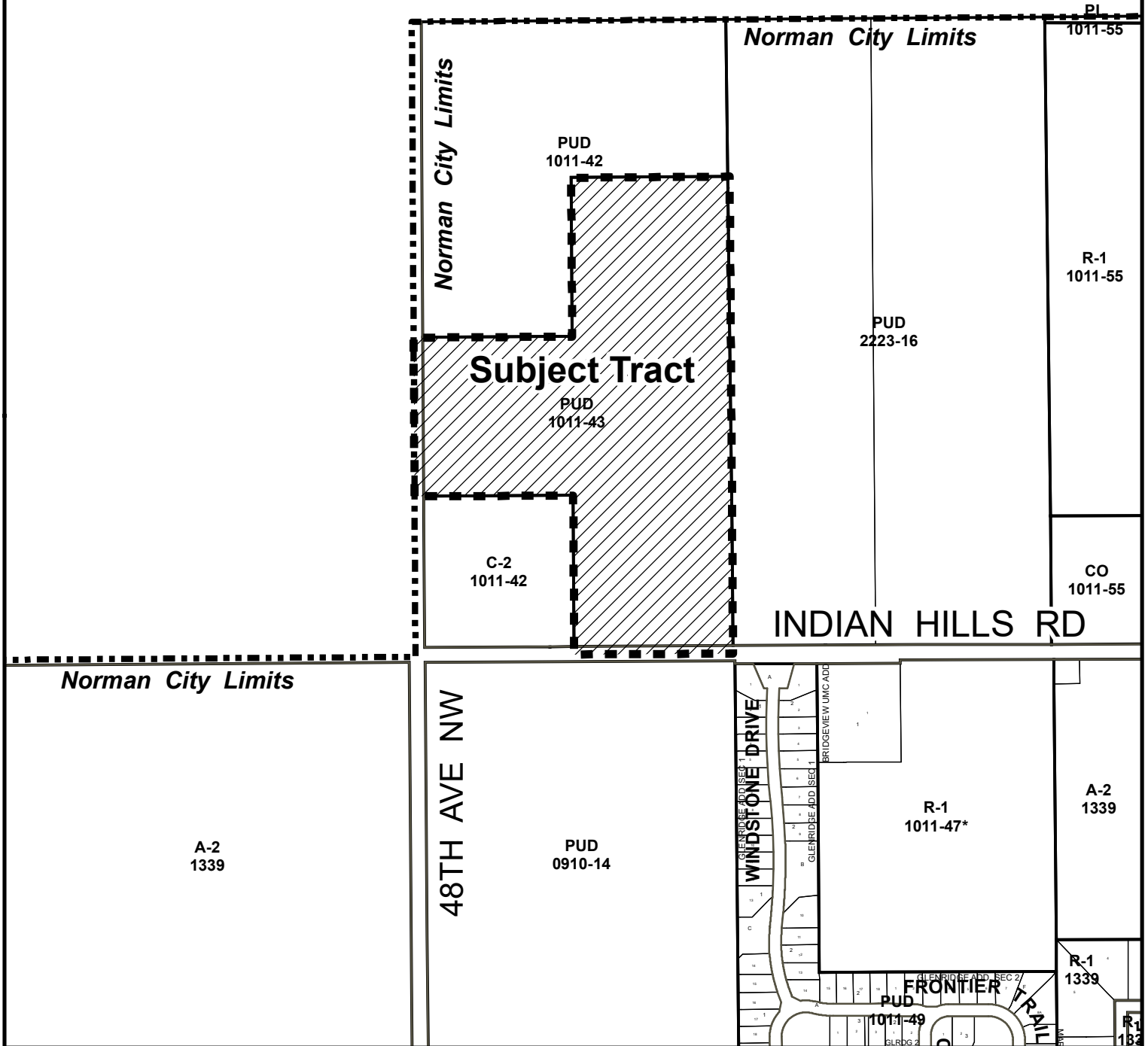
REQUESTER: Shaz Investment Group, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-9: Consideration of a Preliminary Plat submitted by Shaz Development Group, L.L.C. (SMC Consulting Engineers, P.C.) for WHISPERING TRAILS ADDITION for 39.94 acres of property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

**The applicant has requested postponement to the January 11, 2024
Planning Commission Meeting**

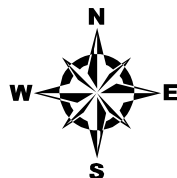
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of PP-2324-9, the Preliminary Plat for WHISPERING TRAILS ADDITION, to City Council.



Location Map



Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
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in the information presented.



October 10, 2023

0 300 600 Ft.



Subject Tract



Zoning



office memorandum

Date: December 6, 2023

To: Chairperson and Members
Norman Planning Commission

From: Melissa Navarro, Planner II

Subject: Planning Commission, December 14, 2023
Regarding Agenda Items 7-9, Shaz Investment Group, L.L.C., Resolution R-2324-75, Ordinance O-2324-27, and Preliminary Plat PP-2324-9
NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation and High Density Residential Designation; Rezoning from PUD, Planned Unit Development (O-0910-14), to RM-6, Medium Density Apartment District, and C-2, General Commercial District, and Preliminary Plat for Whispering Trails Addition

The applicant, Shaz Investment Group, L.L.C., is requesting a postponement to the January 11, 2024, Planning Commission meeting to allow additional review of the proposal.

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The applicant requests to continue the Whispering Trails applications to the January Planning Commission meeting.

Thanks,

Gunner



Gunner Joyce

Director of Transactional | Attorney | Rieger Law Group

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File Attachments for Item:

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-83: Wiggin Properties, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation and Low Density Residential Designation to Mixed Use Designation, change from Future Urban Service Area to Current Urban Service Area, and removal from Special Planning Area 7 (SPA-7), for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.



CITY OF NORMAN, OK STAFF REPORT

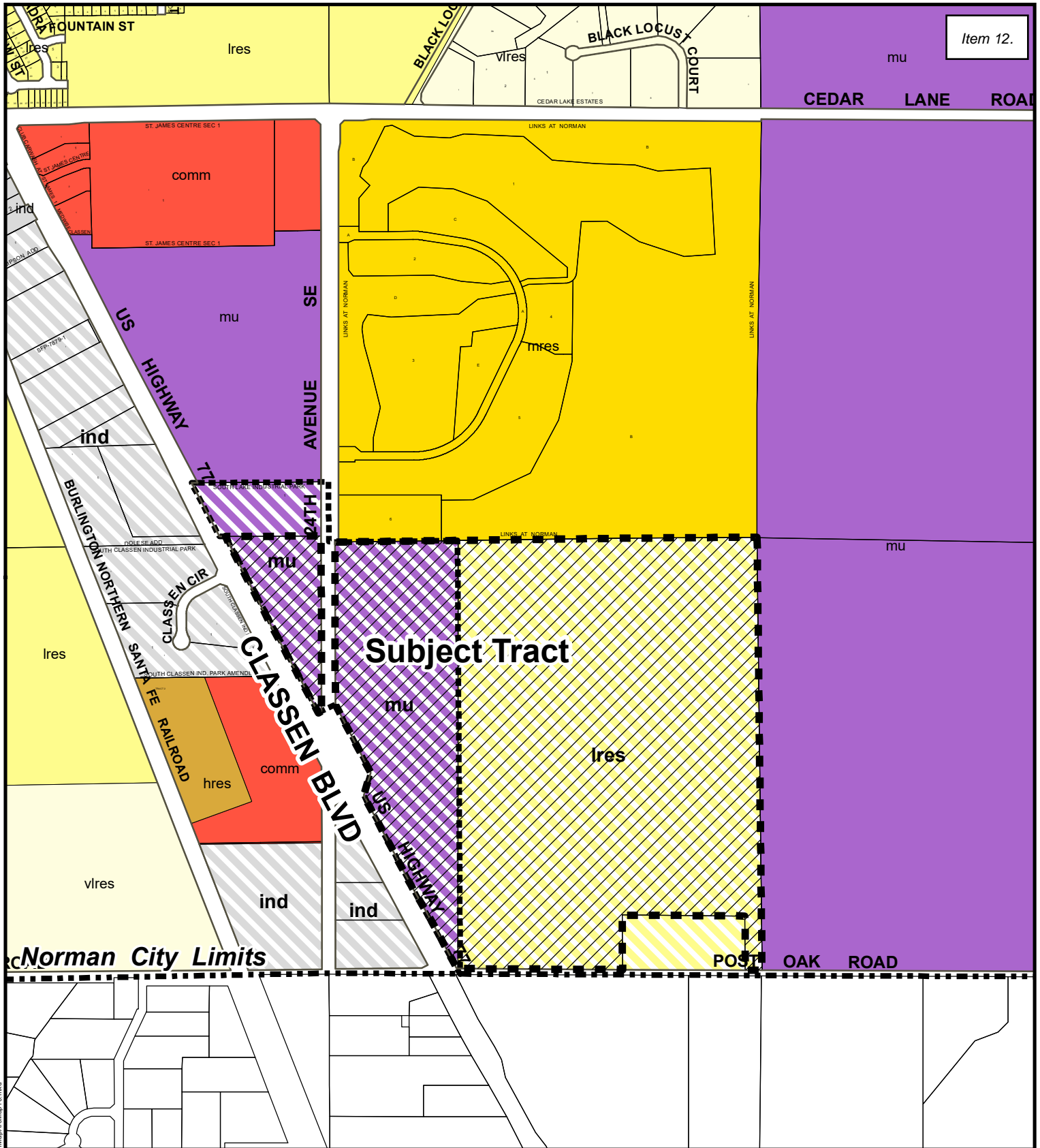
MEETING DATE: 12/14/2023

REQUESTER: Wiggin Properties, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-83: Wiggin Properties, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation and Low Density Residential Designation to Mixed Use Designation, change from Future Urban Service Area to Current Urban Service Area, and removal from Special Planning Area 7 (SPA-7), for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.

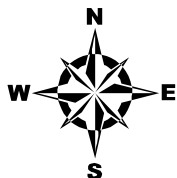
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Resolution No. R-2324-83 to City Council.



Norman 2025 Land Use Plan



Map Produced by the City of Norman
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in the information presented.



November 2, 2023

0 400 800 Ft.



Subject Tract

RESOLUTION NO. R-2324-83

ITEM NO. 10

STAFF REPORT

ITEM: Wiggin Properties, L.L.C. request amendment of the NORMAN 2025 Land Use & Transportation Plan from Mixed Use Designation and Low Density Residential Designation to Mixed Use Designation, change from Future Urban Service Area to Current Urban Service Area, and removal from Special Planning Area 7 (SPA-7), for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.

SUMMARY OF REQUEST: Wiggin Properties, L.L.C. is proposing a PUD, Planned Unit Development, on a 151 acre property. The proposed development will include commercial/retail and office spaces and a resort destination with camping/glamping and RV spaces. This proposal requires rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development. This proposal also requires a NORMAN 2025 Land Use Plan Amendment to remove Special Planning Area 7 (SPA-7) and an amendment from Future Urban Service Area to Current Urban Service Area.

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?*** Since the adoption of the NORMAN 2025 Land Use Plan, this area has seen many changes in development. Destin Landing, an approximately 762 acre development directly east of the subject property, was approved as a mixed use development. Platting of Destin Landing is moving forward but construction has not started to date. Armstrong Bank recently received approval for a mixed use development north and west of the subject tract along Hwy 77 and 24th Avenue SE. The intersection of Classen Blvd. and E. Cedar Lane Road has seen development recently. The SW corner has been developed as a Take 5 oil change location. The SE corner has been developed as a car wash and a WalMart Supercenter. The property directly north of the subject tract has been developed into the Links Apartments and Golf Course.

2. ***Is there a determination that the proposed change would not result in adverse impacts or adverse traffic impacts to surrounding properties or the vicinity?*** The proposed development warrants a traffic signalization of the US-77/Classen Blvd. with the realigned 24th Avenue SE. This signal is crucial to accommodate the traffic to be generated by the site. The City Traffic Engineer does not anticipate negative traffic impacts.

Remove Special Planning Area 7:

A portion of the subject property is designated as Mixed Use, within SPA-7, as shown on the NORMAN 2025.

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

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

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

The proposed development on the subject tract for this application has a design that is unique to the surroundings. The applicant is utilizing the landscape as an amenity, including an aerial adventure park and trails around the pond. Much of the proposed development will be a low impact use on land left in its natural state. This will also help create a buffer between the residential uses to the east.

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

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

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

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

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan from Mixed Use Designation and Low Density Residential Designation to Mixed Use Designation, to remove Special Planning Area 7 (SPA-7) and amendment of the Future Urban Service Area to Current Urban Service Area as Resolution No. R-2324-83 for consideration by Planning Commission and recommendation to City Council.

Applicant: Wiggin Properties, L.L.C.

Project Location: NE corner of Classen Blvd. and Post Oak Road

Case Number: PD 23-33

Time: 5:30 p.m.

Applicant Representative: Libby Smith, Gunner Joyce, & Sean Rieger, with Rieger Law Group

Attendees:

Ron and Mary Musgrave
Kale Streeter
Mark Cox
Rita Cox
Erica Bird
John Nelly

City Staff:

Melissa Navarro, Planner II
Whitney Kline, Admin Tech III
Beth Muckala, Assistant City Attorney

Application Summary:

A request to amend the NORMAN 2025 Land Use and Transportation Plan, replatting, and rezone from I-1, Light Industrial District to PUD, Planned Unit Development to allow mixed use for a resort with camping, natural amenities and adventure park.

Neighbor's Comments/Concerns/Responses:

The applicant presented the project layout and details. Neighbors were concerned about access, traffic, drainage, and transportation. The applicant addressed the concerns and explained how they need to meet all the City requirements. Some neighbors showed their support for the project, as they pointed out the lack of entertainment options in the area.

File Attachments for Item:

13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-33: Wiggin Properties, L.L.C. requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/14/2023

REQUESTER: Wiggin Properties, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-33: Wiggin Properties, L.L.C. requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-33 to City Council.

ORDINANCE NO. O-2324-33

ITEM NO. 11

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	Wiggin Properties, L.L.C.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	I-1, Light Industrial District
SURROUNDING ZONING	North: PUD (O-0809-24) East: PUD (O-1415-33) South: Outside Norman West: I-1, Light Industrial District, C-2, General Commercial District, A-2, Rural Agricultural District, R-1, Single-Family Dwelling District and RM-6, Medium-Density Apartment District
LOCATION	East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road
WARD	5
CORE AREA	No
AREA/SF	151 acres more or less
PURPOSE	Commercial/office development and camping/recreation resort
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Links Apartments/Commercial East: Vacant (Proposed Destin Landing PUD) South: Single-Family Residential, Vacant/Church West: Industrial/Single-Family Residential (across Classen Blvd./Hwy 77)

LAND USE PLAN DESIGNATION	Low Density Residential and Mixed Use Designations, Special Planning Area 7
PROPOSED LAND USE DESIGNATION	Mixed Use
GROWTH AREA DESIGNATION	Future Urban Service Area
PROPOSED GROWTH AREA DESIGNATION	Current Urban Service Area

PROJECT OVERVIEW: The applicant, Wiggin Properties, L.L.C., is requesting rezoning to a Planned Unit Development, PUD, for approximately 151 acres on the northeast corner of the intersection of Classen Blvd. and Post Oak Rd. The subject property is currently zoned I-1, Light Industrial District. The applicant requests this rezoning to provide a location for a new recreation resort destination consisting of camping/glamping, outdoor activities, recreational vehicle reservation spaces with associated amenities and commercial/office development.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC23-29, November 21, 2023

Greenbelt forwards this item with the recommendation to save as many trees as possible.

PRE-DEVELOPMENT MEETING: PD23-33, September 28, 2023

The applicant presented the project layout and details. Neighbors were concerned about access, traffic, drainage, and transportation. The applicant addressed the concerns and explained how they need to meet all the City requirements. Some neighbors showed their support for the project, as they pointed out the lack of entertainment options in the area.

BOARD OF PARKS COMMISSIONERS MEETING:

This application was not required to go to the Board of Parks Commissioners. However, if the development does choose to move forward with a residential component, as outlined as a possible use in the PUD Narrative, they will be required to meet any required parkland/fee-in-lieu requirements.

ZONING ORDINANCE CITATION:

SEC. 36-509 – PLANNED UNIT DEVELOPMENT

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

Specifically, the purposes of this section are to encourage:

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

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

STAFF ANALYSIS: The particulars of this PUD include:

USE: The PUD Narrative includes the allowable uses in Exhibit D. It includes retail/commercial, office, live outdoor entertainment, an adventure park, an outdoor amphitheater, and an RV, cabin, glamping, and camping resort.

OPEN SPACE/PARKLAND: The PUD Narrative and the Open Space Exhibit show a total of 54.45 acres, or 36% of the development, of open space. This is comprised of 13.95 acres of water space and 40.50 acres of green space.

SITE PLAN/ACCESS: There are two proposed access points for the development off Classen Blvd. The northern proposed access point is the new proposed alignment of 24th Avenue SE. The second proposed access point is the existing connection of 24th Avenue SE to Classen Blvd. There are two proposed access points off Post Oak Rd. The proposed site plan shows commercial and office buildings on the east side of the development along Classen Blvd. The RV resort destination is a majority of the development. The RV spots are on the north end. The adventure park is on the south end. There are three proposed clubhouses. A great lawn/amphitheater is proposed at the southwest portion of the green space, near the commercial portion of the development. Glamping, camping, and cabins are provided in various locations. Parking is located throughout the development.

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

SIGNAGE: Signage for all lots with an office or commercial use shall comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time.

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

SANITATION/UTILITIES: The proposed development will have dumpsters located throughout. Dumpster enclosures will be required and reviewed with the building permit(s).

PARKING: Parking will meet or exceed the requirements in the Zoning Ordinance. The City currently does not have minimum parking requirements for the proposed uses in this PUD. If they move forward with a residential component, parking will be reviewed.

SIDEWALKS: Sidewalks are proposed and required along all public street frontages. The applicant is proposing walking trails in the resort area.

EXTERIOR BUILDING MATERIALS: The PUD Narrative includes the following for exterior materials: brick, wood, glass, stone, synthetic stone, stucco, EFIS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof. The applicant may file restrictive covenants against the property to more narrowly tailor architectural review within the development.

PHASING: The PUD Narrative states it is anticipated the eastern portion with the resort will be developed first. The commercial development will be dependent on market demand and absorption rates.

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

ALTERNATIVES/ISSUES:

IMPACTS: The subject property is currently and has historically been vacant. This development will be more intense than the current use, which will bring more traffic to the area. In the attached Development Review Form Transportation Impacts, the City Traffic Engineer explains a signal will be required at the intersection of Hwy 77/Classen Blvd. and 24th Avenue SE.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: All building code/fire code requirements will be reviewed with platting and/or building permits.

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

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

UTILITIES: Service of dumpster locations for Block 1, Lots 1 and 2 of the development will require modification to the orientation of the dumpsters and private drive sizing and construction sufficient to accommodate City sanitation vehicles. Dumpster locations to be determined for other lots during the building permit process.

CONCLUSION: Staff forwards this request for rezoning from I-1, Light Industrial District, to a PUD, Planned Unit Development, and Ordinance No. O-2324-33 to the Planning Commission for consideration and recommendation to City Council.

LIBERTY POINT

A PLANNED UNIT DEVELOPMENT

NORMAN, OKLAHOMA

APPLICANT:

WIGGIN PROPERTIES, LLC

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT

Submitted November 1, 2023
Revised December 8, 2023

PREPARED BY:

RIEGER LAW GROUP PLLC
136 Thompson Drive
Norman, Oklahoma 73069

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EXHIBITS

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

I. **INTRODUCTION**

Wiggin Properties, LLC (the “**Applicant**”) seeks to rezone a property currently located in Ward 5 of the City of Norman. More particularly, the site is located East of US Highway 77, South of East Cedar Lane, and North of Post Oak Road, as more particularly described on the attached **Exhibit A** (collectively referred to herein as the “**Property**”).

The Applicant intends to put forth the parameters for which the Property may develop over time. Through the use of this Planned Unit Development (“**PUD**”), the Property may be developed as a mixed-use development including a resort destination and office/commercial uses. The resort will include RV camp sites, glamping tents, and cabins, as well as expansive open space and traditional amenities, as further laid out within this PUD.

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

A. **Location**

The Property lies East of US Highway 77, South of East Cedar Lane, and North of Post Oak Road. A location map is included on the attached Preliminary Site Development Plan and Preliminary Plat.

B. **Existing Land Use and Zoning**

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

The Property is located North of Post Oak Road which is the southern border of the City of Norman. The Links development is to the North of the Property and is zoned PUD, with a 2025 designation of Medium Residential. The property to the East is zoned PUD, with Mixed-Use 2025 designations. The properties to the West of the Property are zoned I-1, Light Industrial, A-2, Rural Agricultural, R-1, Single Family Dwelling, and C-2, General Commercial; and these properties have a 2025 designation of Industrial and Commercial.

C. **Elevation and Topography**

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

D. **Drainage**

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

E. Utility Services

The necessary utility services for this project are already located in relative proximity to the Property or shall be extended to the Property, as necessary.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by adopted City codes.

G. Traffic Circulation and Access

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

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate a mixed-use development including a resort destination and office/commercial uses. The resort will include RV camp sites, glamping tents, and cabins, as well as expansive open space amenities and natural buffers. The resort will also include traditional amenities, such as a swimming pool, clubhouse, restaurant, and bar, as further laid out within this PUD. To the extent possible, the Property shall be developed in substantial compliance with the preliminary site development plan, attached to this PUD, subject to final design development and the changes allowed by Section 36-509(g) of the City of Norman's PUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

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

B. Area Regulations:

1. Setback off of US Highway 77:

All Lots within the Property that front Classen Blvd. shall have a minimum twenty-five (25') foot building setback from the property line fronting Classen Blvd.

2. Setback off of North Property Line:

All Lots within the Property that abut the neighboring property located to the North of the Property shall have a minimum ten (10') foot building setback from the North property line. Additionally, there shall be a minimum ten (10') foot building setback from the private drive running along the North property line

3. Setback off of South Property Line:

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

4. Setback off of Interior Streets:

All Lots within the Property that abut any interior platted public streets, which are 24th Avenue SE, Liberty Point Drive, and Liberty Circle, shall have a minimum twenty-five (25') foot building setback from the property line fronting said interior street.

5. Setback off of Utility Easements:

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

6. No Other Setbacks:

Except for the building setbacks enumerated above, there shall be no other required setbacks for the Lots located within the Property to allow for a flexible development of the Property over time.

7. Height:

There shall be no height restriction for the commercial uses within the Property.

8. Minimum Lot Frontage:

The minimum lot frontage along a public road shall be thirty-four (34') feet.

C. Parking:

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

D. Dumpster and Trash Enclosures

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

E. Miscellaneous Development Criteria

1. Site Plan

The Preliminary Site Development Plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD and the development of the Property shall be substantially constructed as presented thereon, subject to final design development and the changes allowed Section 36-509(g) of the City of Norman's PUD Ordinance, as amended from time to time.

2. Open Space/Landscaping

Open space and landscaping shall be located throughout the Property as shown on the attached Green Space Exhibit, attached as Exhibit E. The Property shall contain drainage and detention solutions that adequately control, contain, and channel stormwater runoff from the Property in accordance with all applicable City ordinances and regulations. Landscape buffers within the Property may be located within and/or may contain utility easements, waterline easements, and drainage easements. Landscaping shall be provided in conformity with the City of Norman ordinances, as amended from time to time. Final landscaping types, quantities, and locations may change during final design and construction. The expected percentage of Open Space within the Property is approximately 54.45 acres or 36% of the Property.

3. Signage

Signage for all Lots shall comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time.

4. Traffic access/circulation/parking and sidewalks

Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan. The Property shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time. The Property shall be allowed to utilize the maximum number of curb cuts along Classen Blvd that are permissible in accordance with ODOT approval.

5. Lighting

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

6. Fencing

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

7. Phasing

It is anticipated that the Property will be developed in multiple phases. The initial phase is anticipated to be the resort along the eastern portion of the Property. The timing and number of future phases will be determined by market demand and absorption rates.

8. Exterior Materials

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

EXHIBIT A

Legal Description of the Property

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, LYING EAST OF THE US HIGHWAY NO. 77 EAST RIGHT OF WAY AND SOUTH OF A LINE DESCRIBED AS BEING PARALLEL TO AND 2599.24 FEET SOUTH OF THE NORTH SECTION LINE OF SAID NE/4; ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE S 00°00'24" W, ON THE EAST LINE OF THE NE/4 OF SAID SECTION 16 FOR A DISTANCE OF 2599.24 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF SOUTH LAKE INDUSTRIAL PARK ADDITION; THENCE S 00°00'24" W ON THE EAST LINE OF SAID NE/4 FOR A DISTANCE OF 41.65 FEET TO THE SOUTHEAST CORNER OF SAID NE/4; THENCE S 89°18'32" W ON THE SOUTH LINE OF SAID NE/4 FOR A DISTANCE OF 614.49 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 77; THENCE N 27°35'11" W ON SAID RIGHT OF WAY LINE FOR A DISTANCE OF 44.60 FEET TO A POINT ON THE SOUTH LINE OF SOUTH LAKE INDUSTRIAL PARK ADDITION; THENCE N 89°08'24" E ON SAID SOUTH LINE FOR A DISTANCE OF 635.17 FEET TO THE POINT OF BEGINNING;

AND,

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, LYING EAST AND NORTH OF THE US HIGHWAY NO. 77 RIGHT OF WAY; ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE/4; THENCE S 00°00'24" W ON THE EAST LINE OF THE SE/4 FOR A DISTANCE OF 1004.18 FEET; THENCE S 62°24'49" W FOR A DISTANCE OF 77.90 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 77; THENCE N 27°35'11" W, ON SAID RIGHT OF WAY LINE FOR A DISTANCE OF 300.00 FEET; THENCE N 28°32'28" W ON SAID RIGHT OF WAY LINE FOR A DISTANCE OF 300.04 FEET; THENCE N 27°35'11" W ON SAID RIGHT OF WAY LINE FOR A DISTANCE OF 567.94 FEET TO A POINT ON THE NORTH LINE OF SAID SE/4; THENCE N 89°18'32" E ON SAID NORTH LINE FOR A DISTANCE OF 614.49 FEET TO THE POINT OF BEGINNING;

AND,

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE N 89°53'33" W ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 100.00 FEET; THENCE N

00'00'07 E AND PARALLEL WITH THE EAST LINE OF SAID SW/4 A DISTANCE OF 363.00 FEET; THENCE N 89°53'33 W AND PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 750.00 FEET; THENCE S 00'00'07 W AND PARALLEL WITH SAID EAST LINE A DISTANCE OF 363.00 FEET TO A POINT ON SAID SOUTH LINE; THENCE N 89°53'33 W ALONG SAID SOUTH LINE A DISTANCE OF 1076.44 FEET; THENCE N 27°30'23 W A DISTANCE OF 1538.58 FEET TO A POINT ON THE WEST LINE OF SAID SW/4; THENCE N 00°01'19 W ALONG SAID WEST LINE A DISTANCE OF 1278.03 FEET TO THE NORTHWEST CORNER OF SAID SW/4; THENCE S 89°44'29 E ALONG THE NORTH LINE OF SAID SW/4 A DISTANCE OF 2637.64 FEET TO THE NORTHEAST CORNER OF SAID SW/4; THENCE S 00'00'07 W ALONG THE EAST LINE OF SAID SW/4 A DISTANCE OF 2634.38 FEET TO THE POINT OF BEGINNING.

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

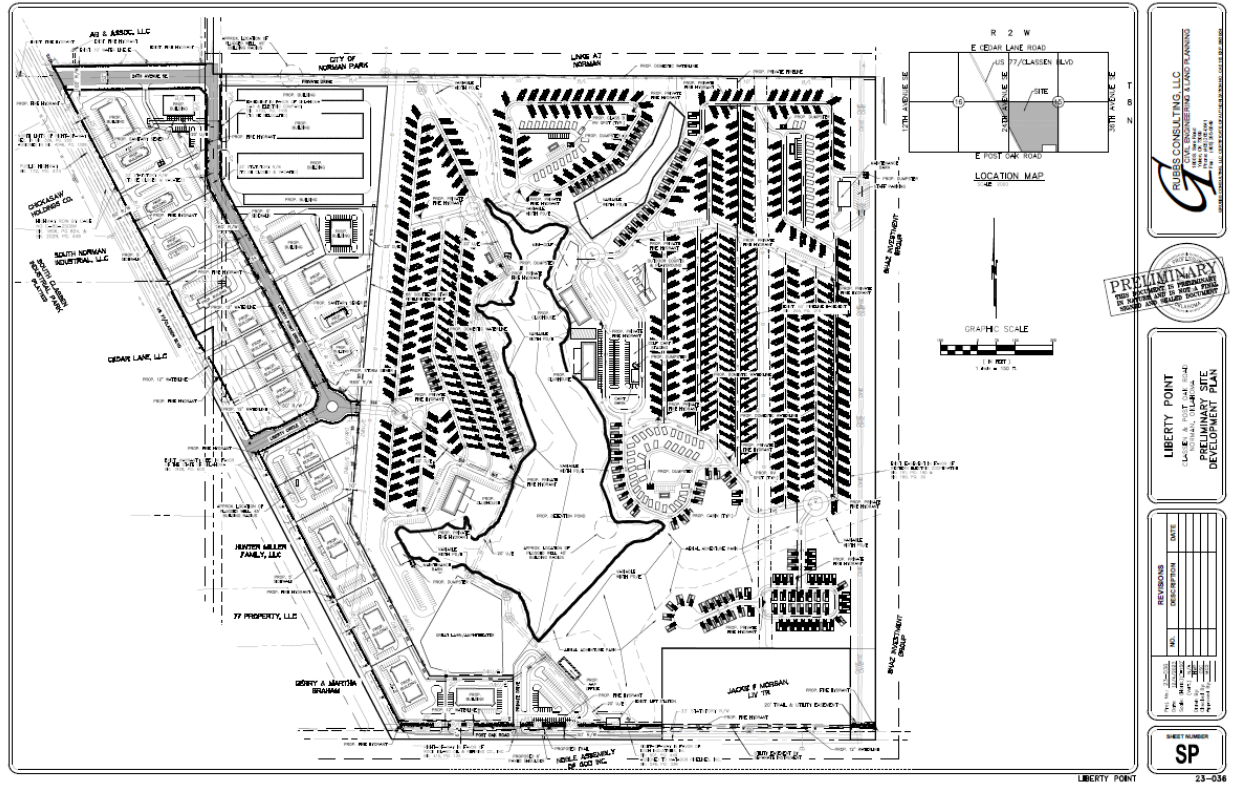


EXHIBIT C
Preliminary Plat
Full Size Documents Submitted to City Staff

Image 1 of 3

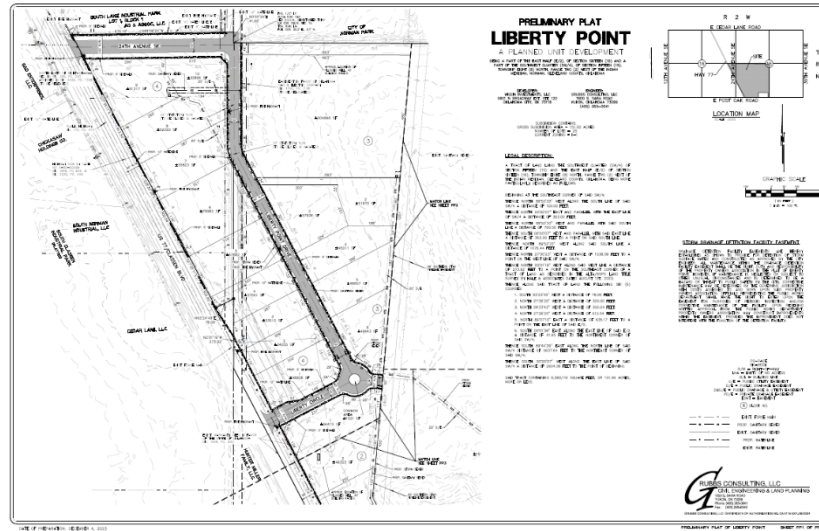


Image 2 of 3

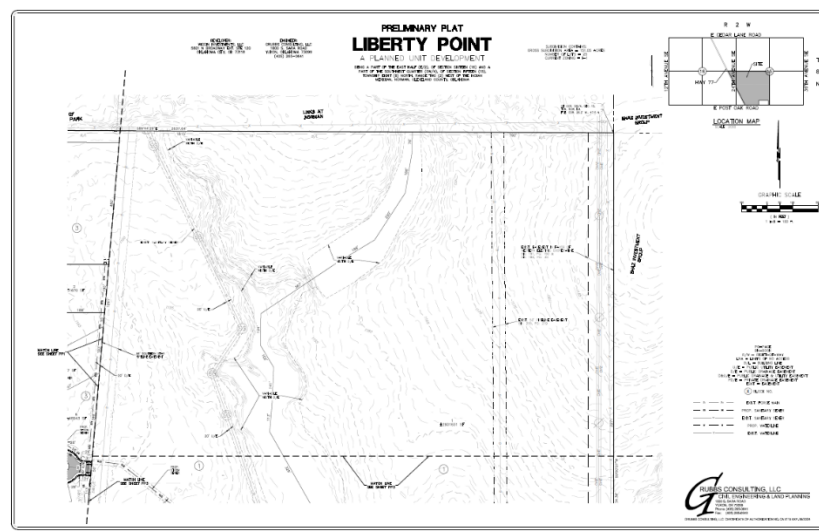


EXHIBIT C

Preliminary Plat

Full Size Documents Submitted to City Staff

Image 3 of 3

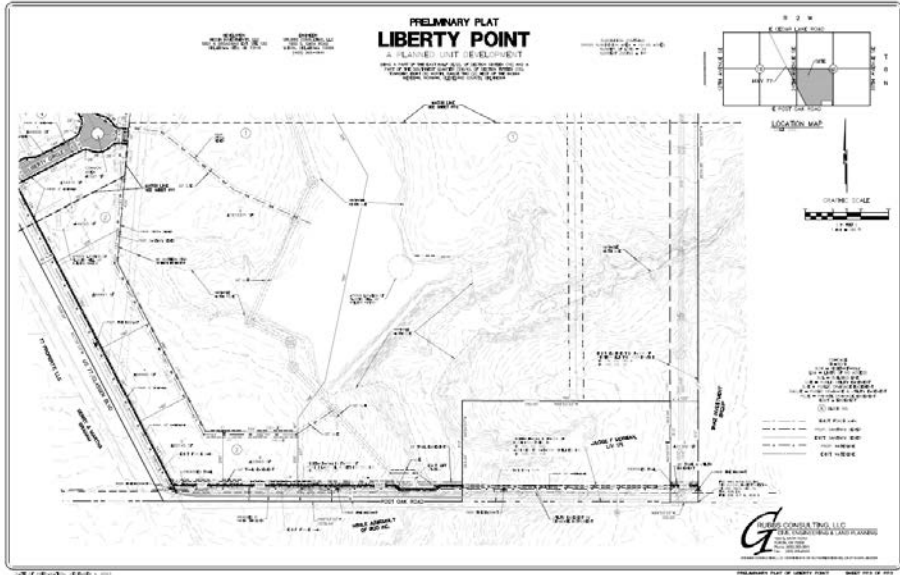


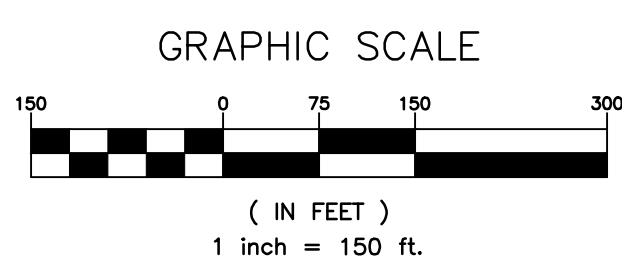
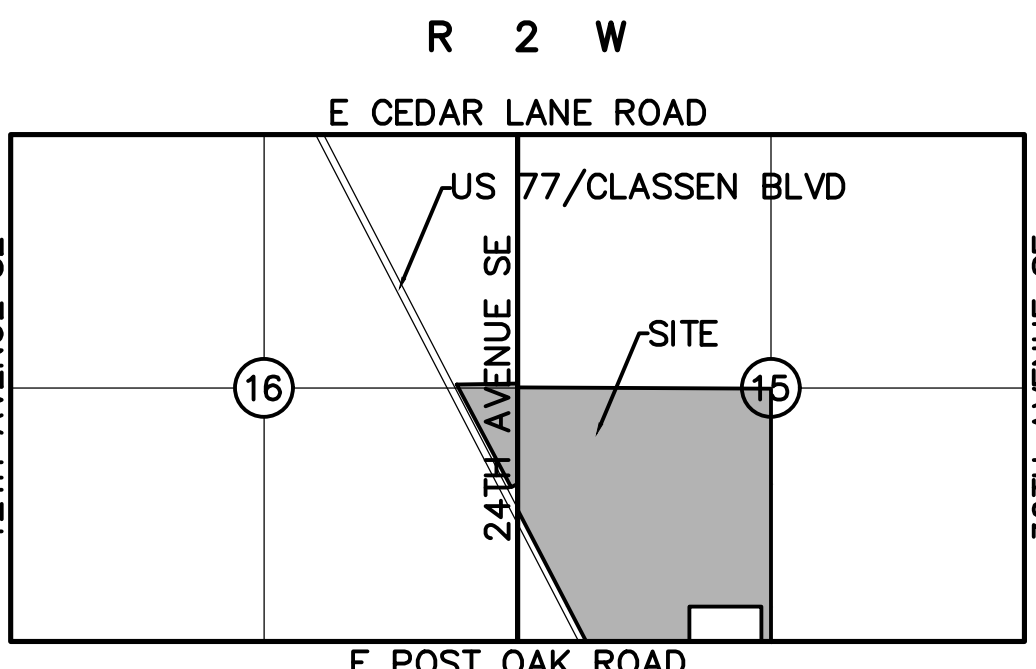
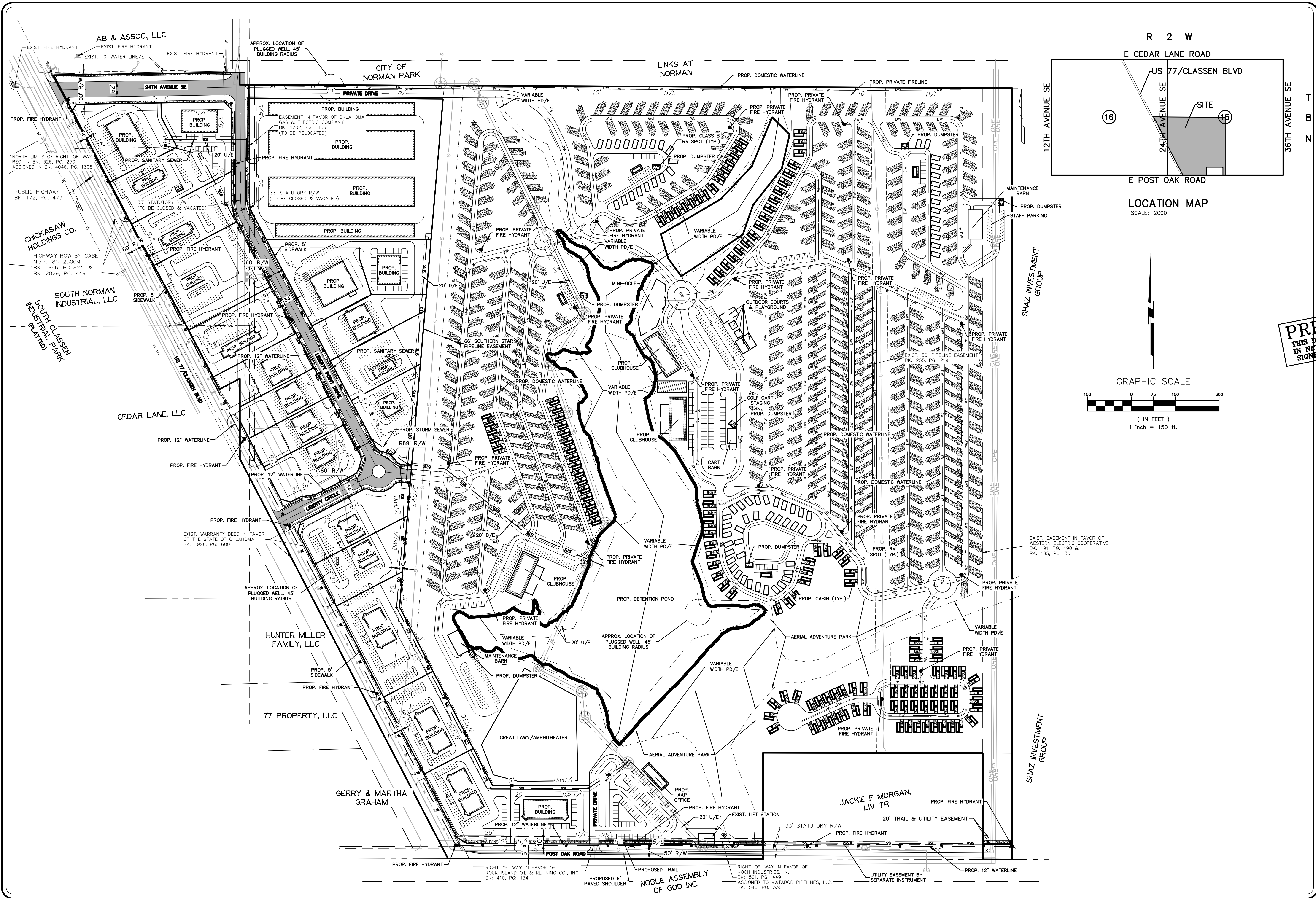
EXHIBIT D
Allowable Uses

- RV, Cabin, Glamping, and Camping Resort
- Clubhouse with restaurant, bar, swimming pool, and similar amenities commonly associated with resort destinations, such as, but not limited to, business center, marketplace, walking trails, dog park, and fitness center.
- Adventure Park.
- Live Outdoor Entertainment.
- Outdoor Amphitheater
- Dog Park
- Mini-Golf
- Meeting Rooms
- Fitness Center
- Pickleball Courts and Similar Athletic Facilities/Courts
- Art Gallery/Studio.
- Assembly Halls of non-profit corporations.
- Libraries.
- Museums.
- Music Conservatories.
- Office buildings and office uses.
- Trade schools and schools for vocational training.
- Churches and other places of worship.
- Short-term rentals.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Baby shop.
- Bakery/Baked Goods store.
- Bank.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Child Care / Day Care establishment.
- Clothing or apparel store.
- Coffee house or coffee shop.
- Commercial uses/shops/or services.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Establishment.

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

EXHIBIT E **GREEN SPACE EXHIBIT** *Full Size Documents Submitted to City Staff*





PRELIMINARY
THIS DOCUMENT IS PRELIMINARY
IN NATURE AND IS NOT A FINAL
SIGNED AND SEALED DOCUMENT

LIBERTY POINT
CLASSEN & POST OAK ROAD
NORMAN, OKLAHOMA
**PRELIMINARY SITE
DEVELOPMENT PLAN**

REVISIONS		DATE
NO.	DESCRIPTION	

Proj. No.: 23-036
Date: 12/24/2023
Scale: (Horizontal) 1"=150'
(Vertical) N/A
Drawn By: JWG
Checked By: JWG
Approved By: MGS

SHEET NUMBER
SP

File Attachments for Item:

14. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-34: Wiggin Properties, L.L.C. requests closure of a portion of the statutory right-of-way of 24th Avenue S.E. lying between E. Cedar Lane Road and E. Post Oak Road.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/14/2023

REQUESTER: Wiggin Properties, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-34: Wiggin Properties, L.L.C. requests closure of a portion of the statutory right-of-way of 24th Avenue S.E. lying between E. Cedar Lane Road and E. Post Oak Road.

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-34 to City Council.

ORDINANCE NO. O-2324-34

ITEM NO. 12

STAFF REPORT

GENERAL INFORMATION

APPLICANTS

Wiggins Properties., L.L.C.
(Sean Rieger Attorney)

REQUESTED ACTION

Closure of the East 66-foot of statutory right-of-way for 24th Avenue S.E. as described in the closure request.

BACKGROUND: Statutory rights-of-way were established in Oklahoma with section line as a grid system. Within Cleveland County a total of sixty-six feet (66') of total statutory rights-of-way were assigned for section line roads with thirty-three feet (33') on each side of the Section.

DISCUSSION: The right-of-way being requested for closure is 66' of 24th Avenue S.E. right-of-way beginning south of South Lake Industrial Park, Lot 1, Block 1 to its connection with Classen Boulevard.

There are no City owned utilities located within the proposed closed right-of-way. However, City staff has received objections from several utility companies.

RECOMMENDATION: Staff recommends disapproval or postponement of the request to close the statutory right-of-way as requested until agreements can be worked out with the utility companies.

ACTION NEEDED: Recommend approval or disapproval of the request to close the specific right-of-way as described in Ordinance No. O-2324-34 to City Council.

ACTION TAKEN: _____

Sean Paul Rieger
Daniel L. Sadler
Gunner B. Joyce



Keith A. Barrett
Libby A. Smith
Joe P. Krodel

November 1, 2023

Ms. Brenda Hall
City Clerk
City of Norman
201 West Gray
Norman, OK 73069

RE: Request to close a portion of the statutory right-of-way of 24th Avenue SE lying between E. Cedar Lane and E. Post Oak Road, being part of the SW/4 of Section 15 and Part of the SE/4 of Section 16, T8N, R2W of the Indian Meridian in Cleveland County

Dear Ms. Hall,

On behalf of the property owners lying on both sides of the statutory right-of-way of 24th Avenue SE, we would like to submit this letter as petition to close that part of the statutory right-of-way lying between said properties as described and depicted in the attached Exhibits A and B, Legal Description and Layout of Statutory Right-of-way to Be Closed.

The closing of the right-of-way will not impede the function of 24th Avenue SE in this area. Rather, a new, improved section of 24th Avenue SE is planned in order to allow for the proposed development of our property into a mixed use development that would include commercial uses and a recreational vehicle campground. Appropriate public street and utility easements will be provided in the proposed preliminary and final plats of Liberty Point, the proposed project. If closing of the statutory right-of-way described and shown on the attached exhibits is approved by the City Council, an application to vacate said portion via District Court will be pursued.

We've attached the (i) Legal Description and Layout of Portion of Statutory Right-of-Way to be Closed, (ii) Certified List of Property Owners within 300 feet (3 copies), and (iii) Check in the amount of \$400 for filing fee. Please do not hesitate to contact us if you need additional information or if we can answer any questions.

Very Truly Yours,
RIEGER LAW GROUP PLLC

A handwritten signature in dark ink, appearing to read 'G-B Joyce', written over a horizontal line.

GUNNER B. JOYCE
Attorney at Law

City of Norman
Planning and Community Development
201-A West Gray
Norman, OK 73070

Attn: Ms. Jane Hudson, Planning and Community Development Director

RE: Letter of Authorization for Submittals to the City

Dear Ms. Hudson,

As Manager of Arkenco Development, LLC, I hereby authorize Wiggin Properties, LLC, Rieger Law Group, PLLC, and Grubbs Consulting, LLC to act as agents on our behalf in the submittal and processing of the Preliminary Plat, Rezoning, and any other subsequent applications submitted to the City of Norman.

Signature:



9/5/23

Print Name:

Mark Cox

Title:

Manager

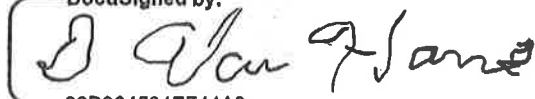
September 1, 2023

Ms. Jane Hudson
Director Planning and Community Development City of Norman
201-A West Gray
Norman, OK 73070

RE: Letter of Authorization for Submittals to the City for D. Alan Haws, Inc.

Ms. Hudson,

As President of D. Alan Haws, Inc., I hereby authorize Wiggin Properties, LLC, Rieger Law Group, PLLC, and Grubbs Consulting, LLC to act as agents on my behalf in the submittal and processing of the Preliminary Plat, Rezoning, and any other subsequent applications submitted to the City of Norman on the property identified in the attached survey. Thank you for your assistance during this planning and rezoning process.

DocuSigned by:

92B064534EF44A9...

D. Alan Haws
President, D. Alan Haws, Inc.



EXHIBIT A
CLOSING OF A PORTION OF STATUTORY RIGHT OF WAY
ALONG 24TH AVENUE SOUTHEAST

The **WEST 33 FEET** of the following described property:

Part of the Southwest Quarter (SW/4) of Section 15, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, described as follows:

Beginning at the Southeast Corner of said SW/4;

Thence N 89°53'33" W along the South line of said SW/4 a distance of 100.00 feet;

Thence N 00°00'07" E and parallel with the East line of said SW/4 a distance of 363.00 feet;

Thence N 89°53'33" W and parallel with said South line a distance of 750.00 feet;

Thence S 00°00'07" W and parallel with said East line a distance of 363.00 feet to a point on said South line;

Thence N 89°53'33" W along said South line a distance of 1076.44 feet;

Thence N 27°30'23" W a distance of 1538.58 feet to a point on the West line of said SW/4;

Thence N 00°01'19" W along said West line a distance of 1278.03 feet to the Northwest Corner of said SW/4;

Thence S 89°44'29" E along the North line of said SW/4 a distance of 2637.64 feet to the Northeast Corner of said SW/4;

Thence S 00°00'07" W along the East line of said SW/4 a distance of 2634.38 feet to the point of beginning.

AND

The **EAST 33 FEET** of the following described two tracts of land:

Part of the Northeast Quarter (NE/4) of Section 16, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, lying East of the US Highway No. 77 East Right of Way and South of a line described as being parallel to and 2599.24 feet South of the North Section line of said NE/4; also described by Metes and Bounds as follows:

COMMENCING at the Northeast Corner of said Section 16;

Thence S 00°00'24" W, on the East line of the NE/4 of said Section 16 for a distance of 2599.24 feet to the point of beginning, said point being the Southeast Corner of SOUTH LAKE INDUSTRIAL PARK ADDITION;

Thence S 00°00'24" W on the East line of said NE/4 for a distance of 41.65 feet to the Southeast Corner of said NE/4;

Thence S 89°18'32" W on the South line of said NE/4 for a distance of 614.49 feet to a point on the East Right of Way line of US Highway No. 77;

Thence N 27°35'11" W on said right of way line for a distance of 44.60 feet to a point on the South line of SOUTH LAKE INDUSTRIAL PARK ADDITION;

Thence N 89°08'24" E on said South line for a distance of 635.17 feet to the point of beginning;

AND,

Part of the Southeast Quarter (SE/4) of Section 16, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, lying East and North of the US Highway No. 77 Right of Way; also described by Metes and Bounds as follows:

Commencing at the Northeast Corner of said SE/4;

Thence S 00°00'24" W on the East line of the SE/4 for a distance of 1004.18 feet;

Thence S 62°24'49" W for a distance of 77.90 feet to a point on the East right of way line of US Highway No. 77;

Thence N 27°35'11" W, on said right of way line for a distance of 300.00 feet;

Thence N 28°32'28" W on said right of way line for a distance of 300.04 feet;

Thence N 27°35'11" W on said right of way line for a distance of 567.94 feet to a point on the North line of said SE/4;

Thence N 89°18'32" E on said North line for a distance of 614.49 feet to the point of beginning;



November 21, 2023

Ken Danner
Subdivision Development Manager
City of Norman
225 North Webster Avenue
Norman, OK 73069

Re: 24th Ave SE Road Closure Request

Mr. Danner,

Oklahoma Electric Cooperative (OEC) respectfully objects to the proposed road and right-of-way closure at 24th Ave SE adjacent to US Highway 77/Classen Blvd. OEC has facilities within the right-of-way which are currently being used for the provision of electric and communications services to the public, as authorized and provided for by law. The proposed closure would represent a disruption in service for both OEC and OEC Fiber.

Please reach out with any questions or concerns.

Respectfully,

Wes White
Manager of Field Design
Oklahoma Electric Cooperative
PO Box 1208
Norman, OK 73070
(405) 217-6617
wwhite@okcoop.org



NOVEMBER 14, 2023

KEN DANNER, DEVELOPMENT COORDINATOR
NORMAN PLANNING COMMISSION
P. O. BOX 370
NORMAN, OK. 73070

RE: Applicant: D. Alan Haws, Inc.
Request to close a portion of the statutory ROW on 24th Avenue SE
Location: Between East Cedar Lane and East Post Oak Road
Legal: Part of the SW/4 of Section 15 and the SE/4 of Section 16-T8N-R2W

Mr. Danner;

Oklahoma Gas and Electric Company (OG&E) has reviewed the request by the developer and has determined the following:

- 1.) OG&E has overhead facilities running along the east side of 24th Avenue SE., in the area of the proposed closure.
- 2.) OG&E also has underground facilities along the east side of 24th Avenue SE in the area of closure, that cross underneath 24th Avenue SE and continue west across US Highway 77/Classen Blvd.

OG&E needs to retain all rights in the statutory right-of-way on 24th Avenue SE, as it pertains to the area of closure.

If you have any questions, or if I can provide you with any other information, please contact me at (405) 553-5174.

Sincerely,

A handwritten signature in dark ink, appearing to read "Timothy J. Bailey", is written over a horizontal line.

Timothy J. Bailey
Right-Of-Way Agent

File Attachments for Item:

15. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-11: Consideration of a Preliminary Plat submitted by D. Alan Haws, Inc. and Arkenco Development, L.L.C. (Grubbs Consulting, L.L.C.) for LIBERTY POINT, A Planned Unit Development for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.



CITY OF NORMAN, OK STAFF REPORT

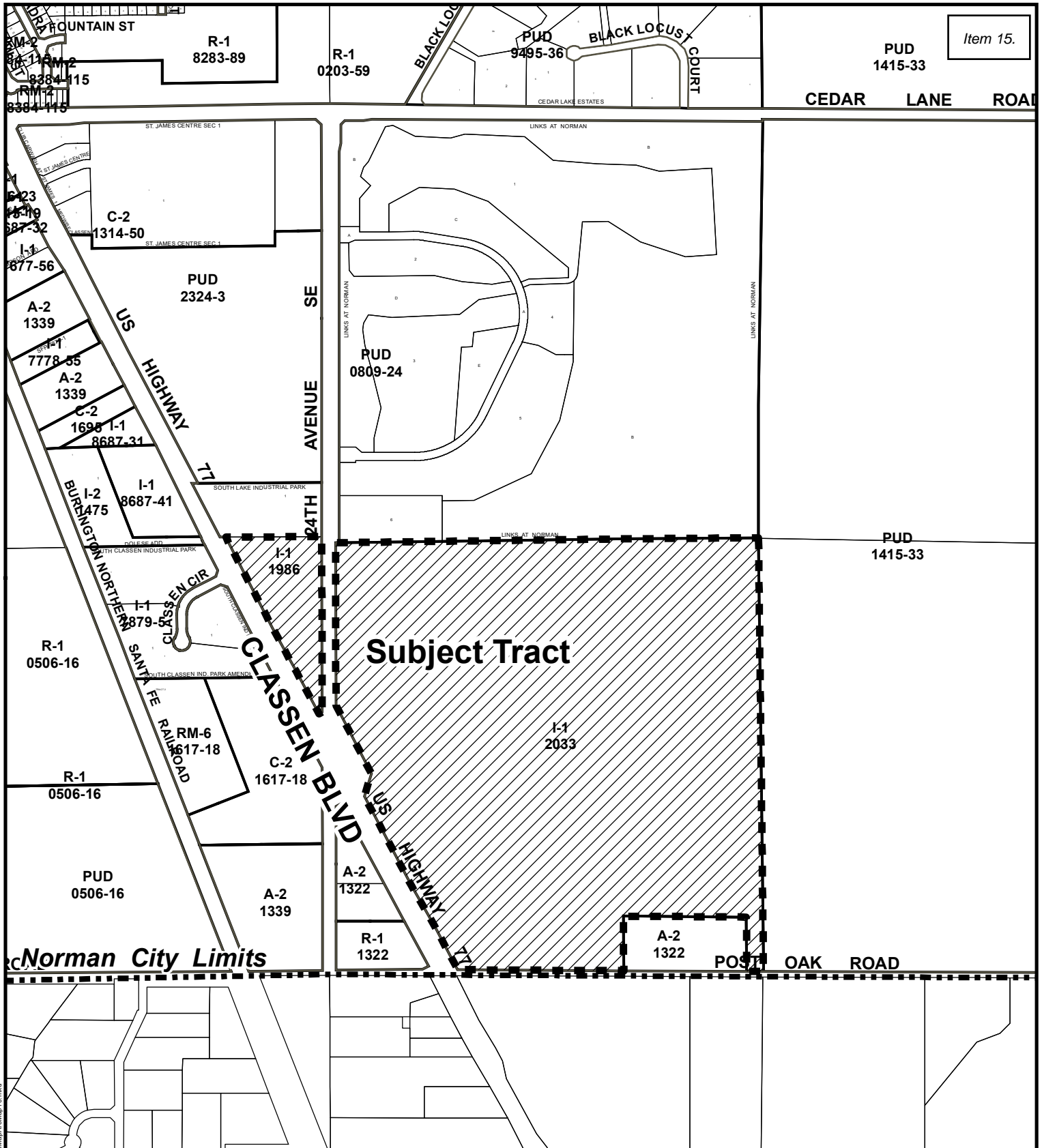
MEETING DATE: 12/14/2023

REQUESTER: Wiggin Properties, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-11: Consideration of a Preliminary Plat submitted by D. Alan Haws, Inc. and Arkenco Development, L.L.C. (Grubbs Consulting, L.L.C.) for LIBERTY POINT, A Planned Unit Development for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.

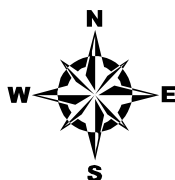
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of PP-2324-11, the Preliminary Plat for LIBERTY POINT, A Planned Unit Development to City Council.



Location Map



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



November 2, 2023

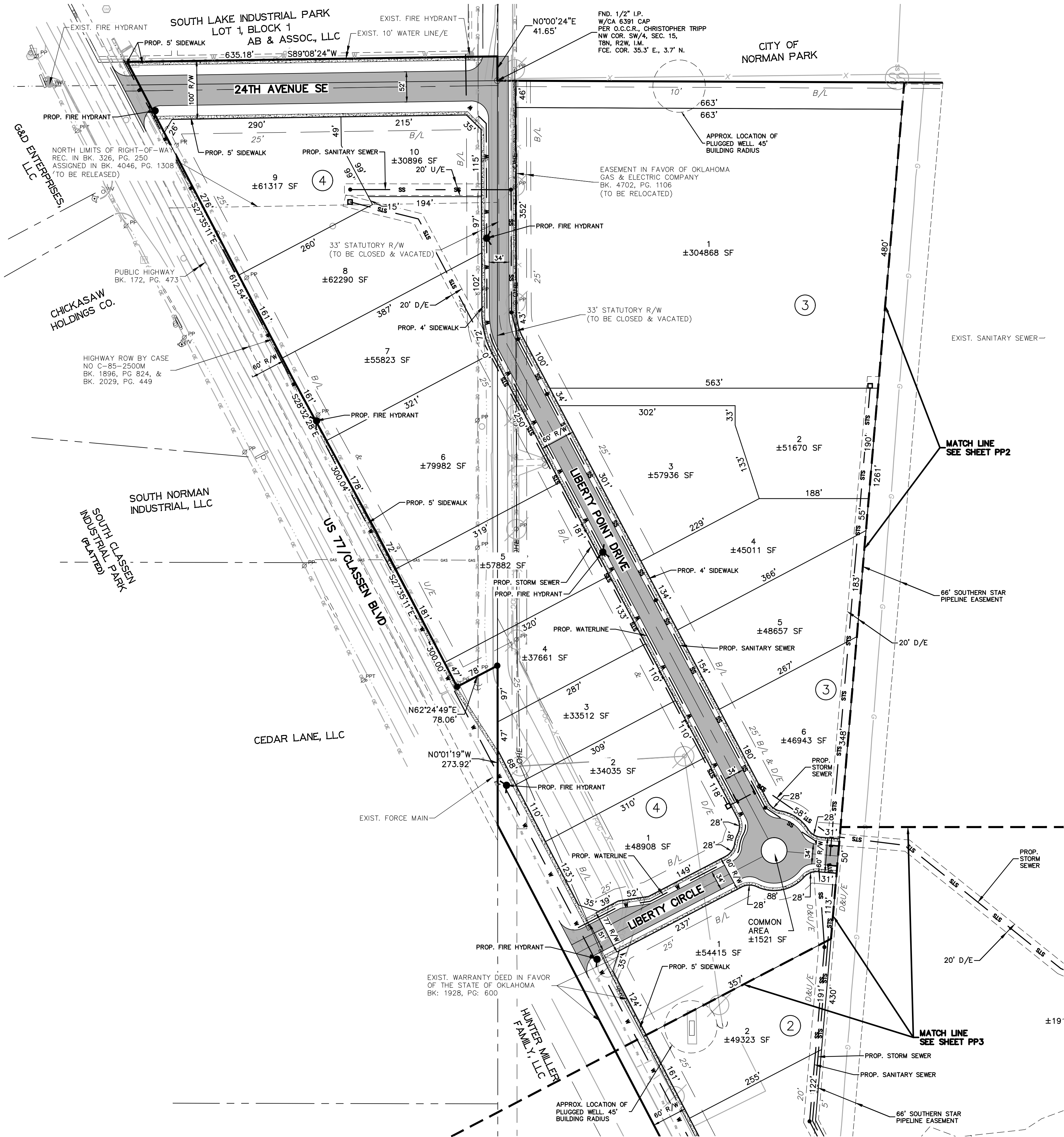
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Subject Tract



Zoning



PRELIMINARY PLAT
LIBERTY POINT
A PLANNED UNIT DEVELOPMENT

BEING A PART OF THE EAST HALF (E/2), OF SECTION SIXTEEN (16) AND A PART OF THE SOUTHWEST QUARTER (SW/4), OF SECTION FIFTEEN (15), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA

DEVELOPER:
WIGGIN INVESTMENTS, LLC
5801 N BROADWAY EXT. STE 120
OKLAHOMA CITY, OK 73118

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641

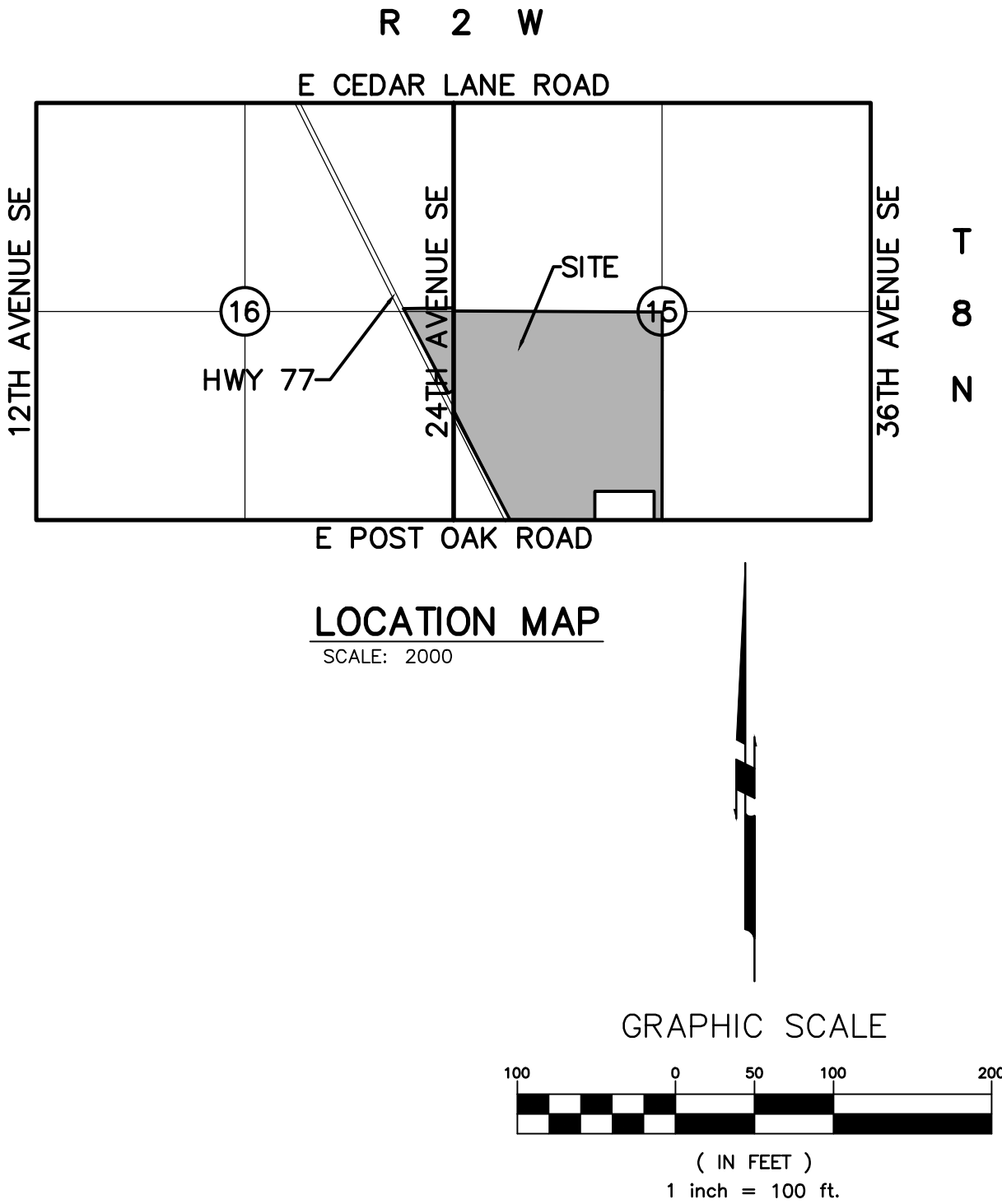
SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA = 151.05 ACRES
NUMBER OF LOTS = 25
CURRENT ZONING = I-1

LEGAL DESCRIPTION:

A TRACT OF LAND LYING THE SOUTHWEST QUARTER (SW/4) OF SECTION FIFTEEN (15) AND THE EAST HALF (E/2) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4;
THENCE NORTH 89°53'33" WEST ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 100.00 FEET;
THENCE NORTH 00°00'07" EAST AND PARALLEL WITH THE EAST LINE OF SW/4 A DISTANCE OF 363.00 FEET;
THENCE NORTH 89°53'33" WEST AND PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 750.00 FEET;
THENCE SOUTH 00°00'07" WEST AND PARALLEL WITH SAID EAST LINE A DISTANCE OF 363.00 FEET TO A POINT ON SAID SOUTH LINE;
THENCE NORTH 89°53'33" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1076.44 FEET;
THENCE NORTH 27°30'23" WEST A DISTANCE OF 1538.58 FEET TO A POINT ON THE WEST LINE OF SAID SW/4;
THENCE NORTH 00°01'19" WEST ALONG SAID WEST LINE A DISTANCE OF 273.92 FEET TO A POINT ON THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN THE ALTA/NSPS LAND TITLE SURVEY BY HALE & ASSOCIATES DATED AUGUST 1ST, 2023;
THENCE ALONG SAID TRACT OF LAND THE FOLLOWING SIX (6) COURSES:
1. SOUTH 62°23'35" WEST A DISTANCE OF 78.06 FEET;
2. NORTH 27°36'25" WEST A DISTANCE OF 300.00 FEET;
3. NORTH 28°33'42" WEST A DISTANCE OF 300.04 FEET;
4. NORTH 27°36'25" WEST A DISTANCE OF 612.54 FEET;
5. NORTH 89°07'10" EAST A DISTANCE OF 635.17 FEET TO A POINT ON THE EAST LINE OF SAID E/2;
6. SOUTH 00°01'38" EAST ALONG THE EAST LINE OF SAID E/2 A DISTANCE OF 41.65 FEET TO THE NORTHWEST CORNER OF SAID SW/4;
THENCE SOUTH 89°44'29" EAST ALONG THE NORTH LINE OF SAID SW/4 DISTANCE OF 2637.64 FEET TO THE NORTHEAST CORNER OF SAID SW/4;
THENCE SOUTH 00°00'07" WEST ALONG THE EAST LINE OF SAID SW/4 A DISTANCE OF 2634.38 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 6,580,116 SQUARE FEET, OR 151.06 ACRES, MORE OR LESS.



STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF LIBERTY POINT; HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY, UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT. PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

PG=PAGE
BK=BOOK
R/W = RIGHT-OF-WAY
LNA = LIMITS OF NO ACCESS
B/L = BUILDING LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
D&U/E = PUBLIC DRAINAGE & UTILITY EASEMENT
PD/E = PRIVATE DRAINAGE EASEMENT
ESMT = EASEMENT
(X) BLOCK NO.

— FM — FM — EXIST. FORCE MAIN
— SS — SS — PROP. SANITARY SEWER
— SS — SS — EXIST. SANITARY SEWER
— W — W — PROP. WATERLINE
— W — W — EXIST. WATERLINE

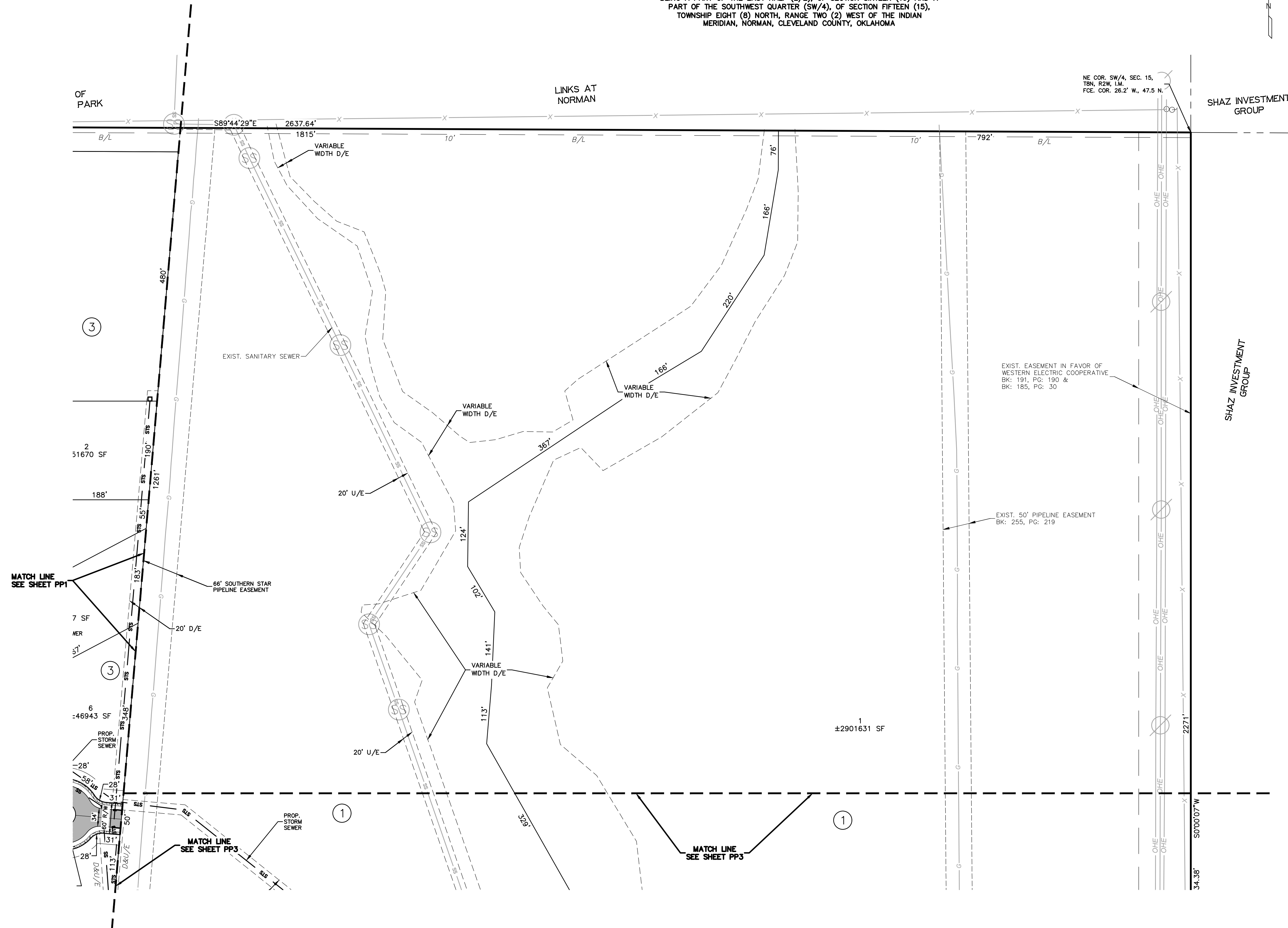
GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. SARA ROAD
YUKON, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649

GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24

A PLANNED UNIT DEVELOPMENT



SCALE: 2000



GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24

A PLANNED UNIT DEVELOPMENT

MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA

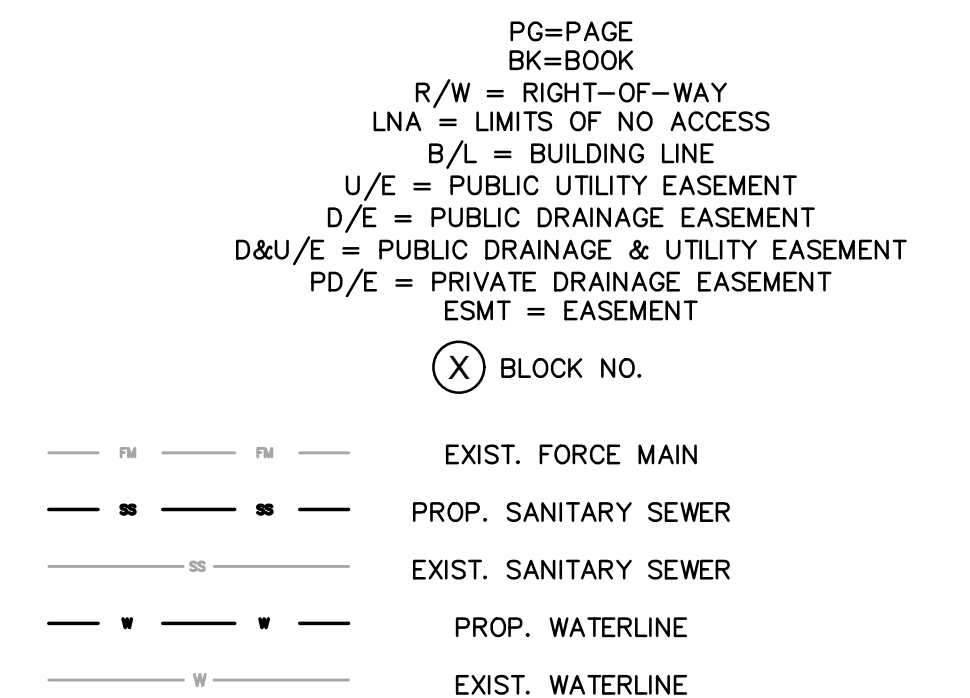
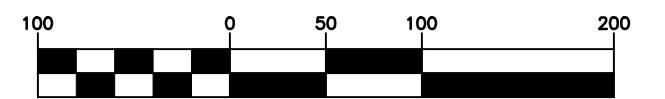
DEVELOPER:
WIGGIN INVESTMENTS, LLC
5801 N BROADWAY EXT. STE 120
OKLAHOMA CITY, OK 73118

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641

SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA = 151.05 ACRES
NUMBER OF LOTS = 25
CURRENT ZONING = I-1



SCALE: 2000



SHAZ INVESTMENT GROUP

FND. MAG W/CA 973 TAG
PER O.C.C.R., HURERT USELTON
SE COR. SW/4, SEC. 15,
T8N, R2W, I.M.
FCE. COR. 0.7' W., 40.6 N.



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. SARA ROAD
YUKON, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649

GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24

Planning Commission Agenda
December 14, 2023

PRELIMINARY PLAT

ITEM NO. 13

PP-2324-11

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **LIBERTY POINT ADDITION, A PLANNED UNIT DEVELOPMENT**.

LOCATION: Generally located east of Classen Boulevard (US Highway 77) one-half mile south of Cedar Lane Road and north of Post Oak Road.

INFORMATION:

1. Owners. D. Alan Haws, Inc. and Arkenco Development, L.L.C.
2. Developer. Wiggins Properties, L.L.C.
3. Engineer. Grubbs Consulting, L.L.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1315 annexing a portion of this property into the Norman Corporate City limits without zoning.
2. October 21, 1961. City Council adopted Ordinance No. 1318 annexing the remainder of this property into the Corporate City limits without zoning.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
4. June 20, 1967. Planning Commission, on a vote of 8-0, recommended to City Council placing the property west of 24th Avenue S.E. into the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
5. September 12, 1967. City Council adopted Ordinance No. 1986 placing the property west of 24th Avenue S.E. in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
6. July 8, 1968. Planning Commission, on a vote of 8-0, recommended to City Council that this property located east of 24th Avenue S.E. be placed in the I-1, Light Industrial District and removed from A-2, Rural Agricultural District.

HISTORY, (con't):

7. February 27, 1968. City Council adopted Ordinance No. 2033 placing this property east of 24th Avenue S.E. in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
8. December 13, 1984. Planning Commission, on a vote of 9-0, approved the preliminary plat for South Lake Industrial Park Addition (located on the west side of 24th Avenue S.E.).
9. December 13, 1989. Approval of the preliminary plat became null and void.
10. December 7, 2023. The Norman Board of Parks Commissioners is scheduled to consider park land requirements for the residential component with Liberty Point, a Planned Unit Development. Results of that consideration will be presented separately.
11. December 14, 2023. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation and Low Density Residential Designation to Mixed Use Designation, change from Future Urban Service Area to Current Service Area, and removal from Special Planning Area 7 (SPA-7) for approximately 151 acres.
12. December 14, 2023. The applicant has made a request to rezone these properties from I-1, Light Industrial District to PUD, Planned Unit Development.
13. December 14, 2023. The applicant has made a request to close and vacate a portion of 24th Avenue right-of-way (full width).

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been reviewed by the Fire Department. Additional fire hydrants will be required for the large tracts when a final site development plan is submitted with a final plat.
2. Permanent Markers. Permanent markers will be installed prior to filing of any final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed to serve this property in accordance with approved plans and City and State Department of Environmental Quality standards. This area will be served by an existing lift station. Utilities Department supports the sanitary sewer solution as long as the developer and City Council approve a Lift Station Agreement and Fee to be included on future utility bills for this development.

4. Sidewalks. Sidewalks will be constructed adjacent to Classen Boulevard, 24th Avenue S.E., Liberty Point Drive and Liberty Circle. A 10' trail within a 20' trail easement will be installed adjacent to Post Oak Road.
5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately-maintained detention facility located on the east property. A property owner association will be responsible for maintenance of the detention pond, common open area and public rights-of-way.
6. Streets. Classen Boulevard is existing as a Principal Urban Arterial street and part of the State Highway System (US Highway 77). Twenty-fourth Avenue S.E. is proposed to be relocated to the northern portion of the property and connect to Classen Boulevard and constructed as a Minor Urban Arterial street. Liberty Point Drive and Liberty Circle will be constructed as collector streets. Post Oak Road will be constructed as a Minor Rural Arterial street.
7. Water Main. Twelve-inch water mains will be installed adjacent to Classen Boulevard, Post Oak Road and Liberty Point Drive/Liberty Circle. Water lines will serve the RV facility.

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: The developer has proposed mixed uses for the property. The property consists of 151 acres. There are several commercial/office lots, storage facility and a large RV facility.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Liberty Point Addition, a Planned Unit Development to City Council subject to approvals of R-2324-83, O-2324-33 and O-2324-34.

ACTION TAKEN: _____



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: November 28, 2023

STAFF REVIEW BY: Awet Frezgi, P.E.
City Traffic EngineerPROJECT NAME: Liberty Point

PROJECT TYPE: PUD

Owner: Wiggin Investments, LLC
 Developer's Engineer: Grubbs Consulting, LLC
 Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Very low density residential surrounds the proposed site.

ALLOWABLE ACCESS:

The site proposes three access points one located along US-77/Classen Boulevard, second located at 24th Avenue SE, and third located along Post Oak Road. All Driveway meet minimum driveway requirement in the Engineering Design Criteria.

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

US 77/Classen Boulevard: 5 lanes (existing). Speed Limit - 50 mph. No sight distance problems. Median center turn lane.

24th Avenue SE: 2 lanes (existing). Speed Limit - 40 mph. No sight distance problems. No median.

Post Oak Road: 2 lanes (existing). Speed Limit - 50 mph. No sight distance problems. No median.

Cedar Lane Road: 4 lanes (existing). Speed Limit - 40 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE:

YES ☒ NO ☐

Proposed number of access points for the development is in compliance with what is allowed in the subdivision regulations.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	11,725	5,862	5,863
A.M. Peak Hour	371	200	171
P.M. Peak Hour	1,182	593	589

TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☒ NO ☐

Being well above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact analysis in October, 2023, documenting the trip generation characteristics of the site as well as the proposed access locations with respect to existing driveways and/or streets on the US-77/Classen Boulevard, 24th Avenue SE, and Post Oak Road. The development will feature three access points—one located along US-77/Classen Boulevard, one on 24th Avenue SE, and one along Post Oak Road. All proposed connections to the public roadways will afford full access.

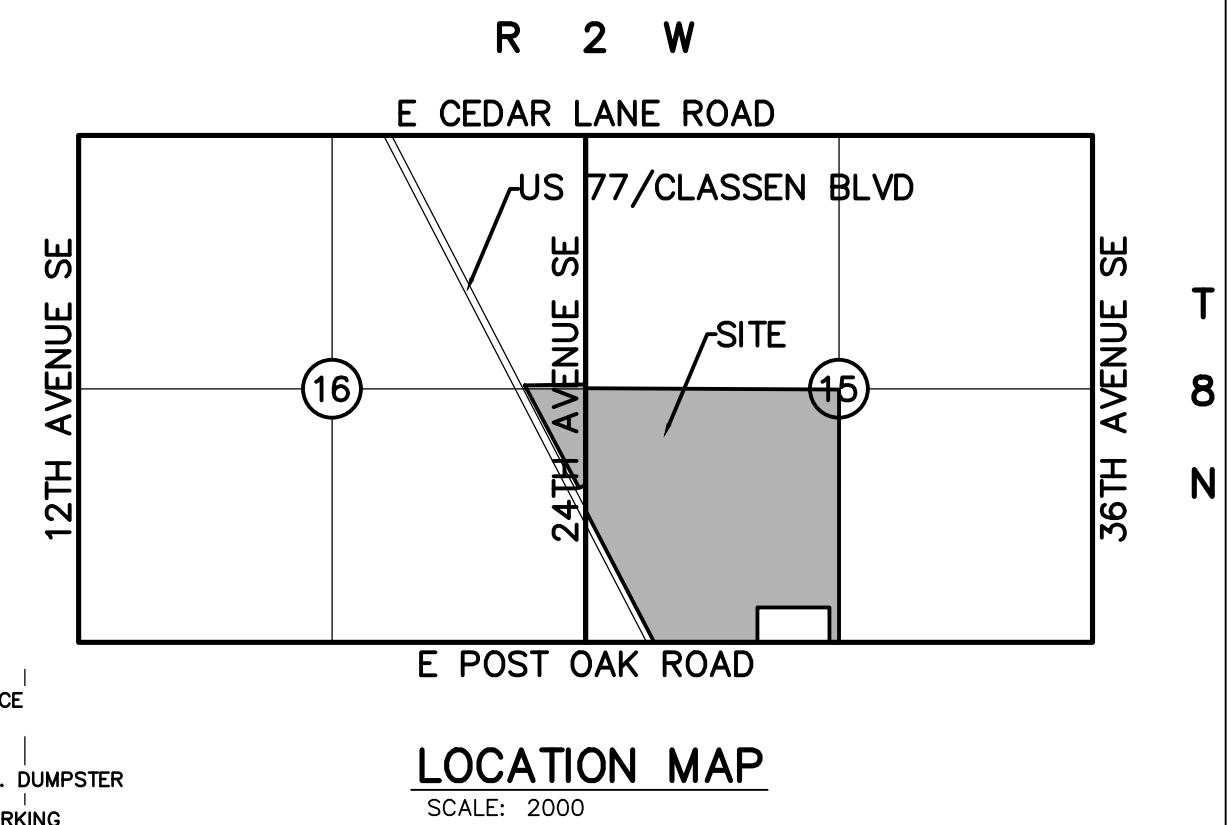
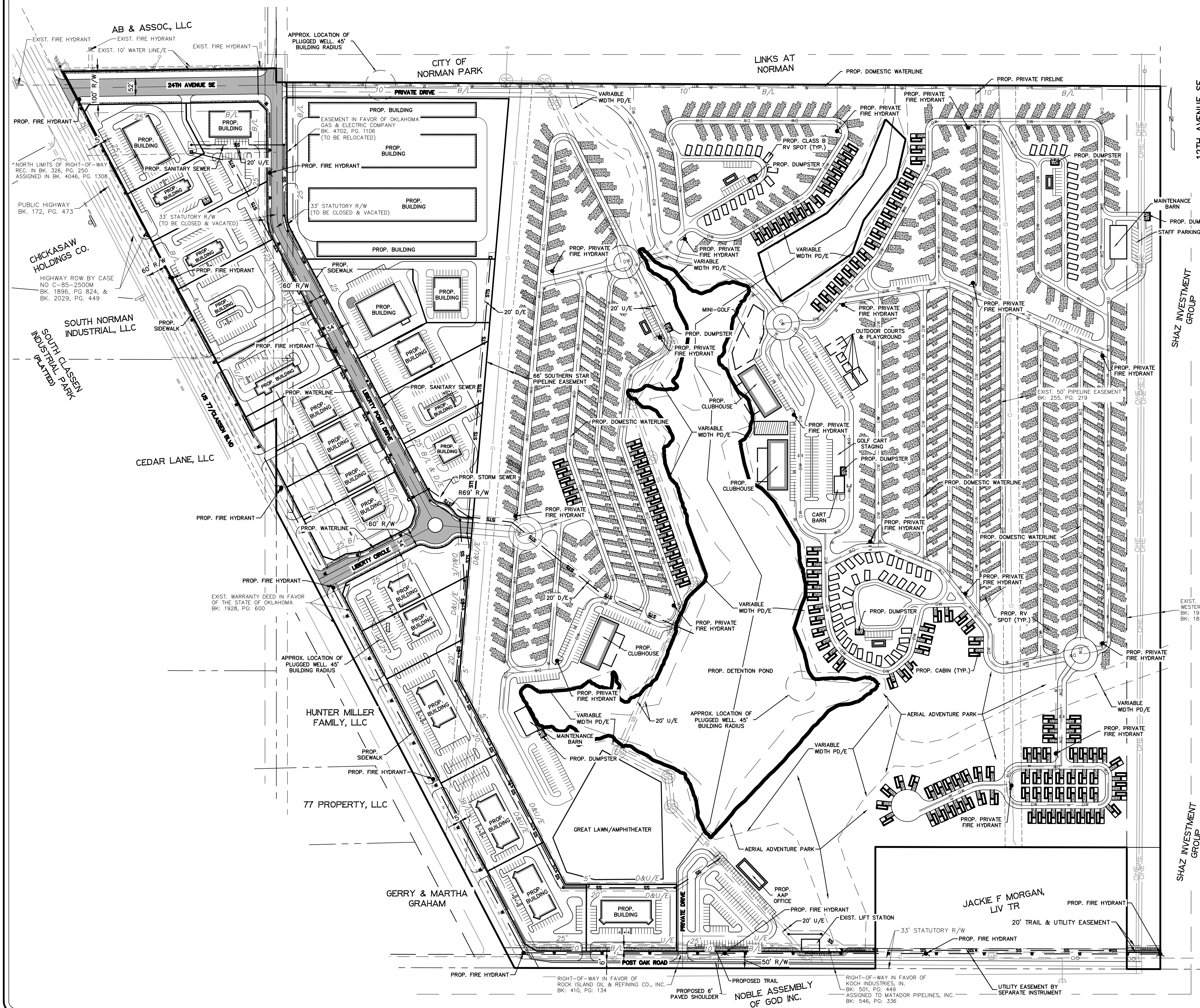
Signalization of the US-77/Classen Boulevard intersection with the realigned 24th Avenue SE/Home Street is warranted in the traffic impact analysis. The traffic impact analysis has been submitted to the Oklahoma Department of Transportation (ODOT) for review. Assuming approval of this new traffic signal is granted by ODOT, the developer would be expected to fund the design and construction of the new traffic signal. This traffic signal is crucial to accommodate the traffic to be generated by the site.

While no negative traffic impacts anticipated, an assessment of impact fees was previously established in an earlier traffic study at \$43.48 and \$113.46 per PM peak hour trip in the Destin Landing traffic impact study for improvements at the Cedar Lane Road and Post Oak Road intersections with US-77/Classen Boulevard. The Liberty Point TIA identified 543 PM peak hour trips through the US-77/Classen Boulevard at Cedar Lane Road intersection, and 218 PM peak hour trips through the US-77/Classen Boulevard at Post Oak Road intersection. The fees for the intersections are \$23,609.64 (Cedar Lane Road) and \$24,734.28 (Post Oak Road). In total, \$48,343.92 in traffic impact fees for Cedar Lane Road and Post Oak Road intersections along US-77/Classen Boulevard will be collected with the filing of the Final Plat.

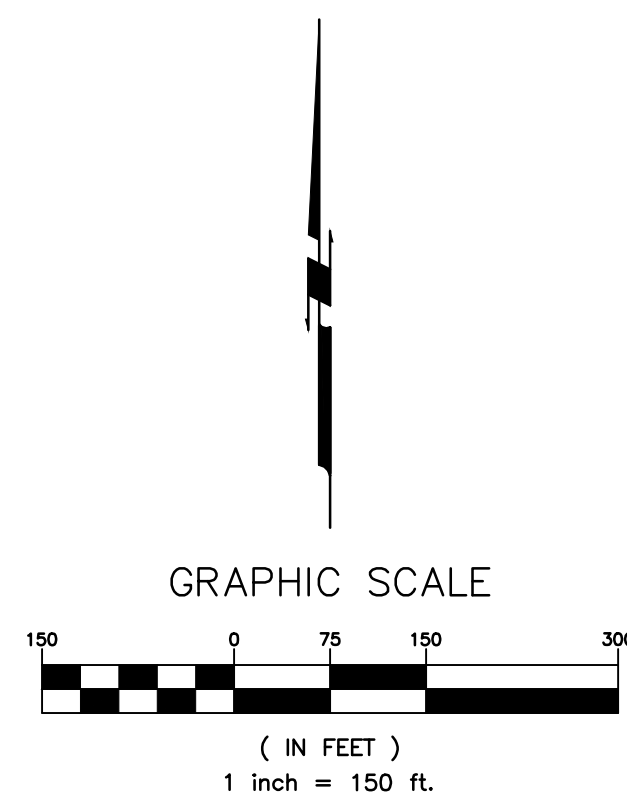
RECOMMENDATION: APPROVAL ☒ DENIAL ☐ N/A ☐ STIPULATIONS ☐

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

The proposed development is expected to generate approximately 11,725 trips per day, 371 AM peak hour trips, and 1,182 PM peak hour trips. Future traffic capacities on US-77/Classen Boulevard and Post Oak Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. Regardless, \$48,343.92 in traffic impact fees will need to be collected with the filing of the Final Plat for future improvements at the Cedar Lane Road and Post Oak Road intersections along US-77/Classen Boulevard. Signalization of the new intersection at Classen Boulevard/24th Avenue SE/Home Street will need to be addressed.



LOCATION MAP
SCALE: 2000



LIBERTY POINT
CLASSEN & POST OAK ROAD
NORMAN, OKLAHOMA
**PRELIMINARY SITE
DEVELOPMENT PLAN**

Proj. No.: 23-036 Date: 12/4/2023 Scale: (Horiz.) 1"=150' (Vert.) N/A Drawn By: HWP Check By: GSC Approved By: MGS		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	DATE															
NO.	DESCRIPTION	DATE																		

SHEET NUMBER
SP

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649

File Attachments for Item:

16. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-35: University North Park, L.L.C. requests rezoning from PUD, Planned Unit Development, to PUD, Planned Unit Development, for approximately 90 acres of property generally located East of I-35, between Corporate Center Drive and Rock Creek Road.

The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/14/2023

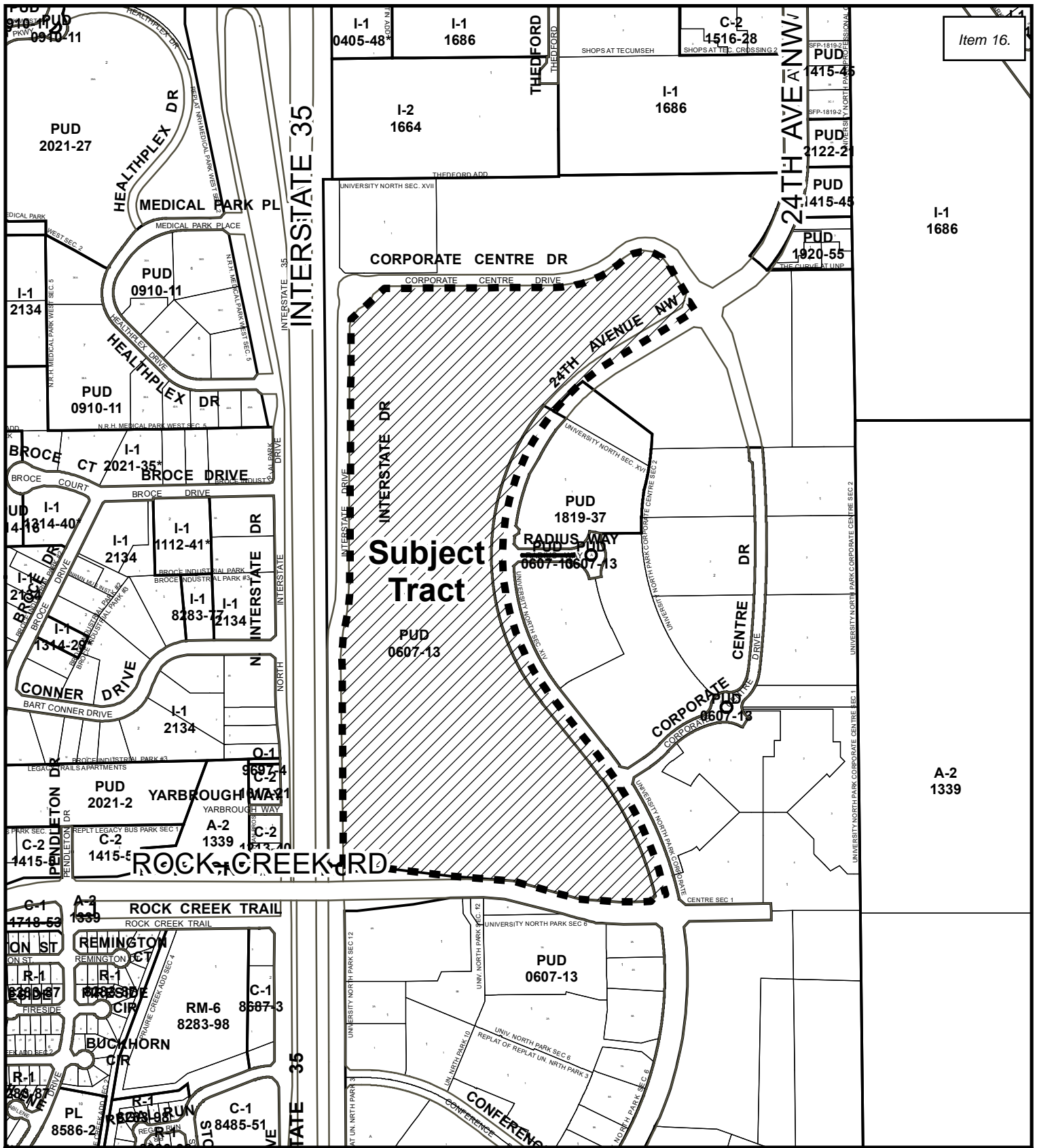
REQUESTER: University North Park, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-35: University North Park, L.L.C. requests rezoning from PUD, Planned Unit Development, to PUD, Planned Unit Development, for approximately 90 acres of property generally located East of I-35, between Corporate Center Drive and Rock Creek Road.

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Planning Commission Meeting**

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-35 to City Council.

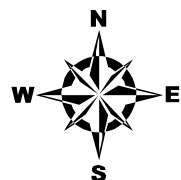


Item 16.

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.



November 16, 2023

0 350 700 Ft.



Subject Tract



Zoning



office memorandum

Date: December 7, 2023

To: Chairperson and Members
Norman Planning Commission

From: Lora Hoggatt, Planning Manager

Subject: Planning Commission, December 14, 2023
Regarding Agenda Items 14 and 15
Applicants - University North Park LLC
Ordinance O-2324-35, and
Preliminary Plat PP-2324-12

On behalf of the Applicant, University North Park LLC, the applicant representative, Rieger Law Group, has requested continuance of the proposed zoning and platting items for consideration to the January 11, 2024 Planning Commission meeting.

Please see attached email request.

cc: Jane Hudson, Planning Director

Rone Tromble

From: Sean Rieger <sp@riegerllc.com>
Sent: Wednesday, December 06, 2023 1:28 PM
To: Jane Hudson; Lora Hoggatt; Rone Tromble; Shawn O'Leary; Ken Danner; Scott Sturtz; David Riesland
Cc: Gunner Joyce; Terry Haynes (terry.haynes@smcokc.com); 'BJ Hawkins'
Subject: EXTERNAL EMAIL : RE: UNP

City Staff,

On behalf of the Applicant, University North Park LLC, please continue the proposed zoning and platting items for consideration to the January 2024 Planning Commission meeting.

We greatly appreciate the City's work with us as we continue to work through the various details involved with the important project for our community.

Thank you,



Sean Paul Rieger

Attorney | Architect | Broker
Rieger Law Group

A: 136 Thompson Dr., Norman, OK 73069

P: [405.310.5274](tel:405.310.5274) E: sp@riegerllc.com

W: www.RiegerLawGroup.com



File Attachments for Item:

17. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-12: Consideration of a Preliminary Plat submitted by University North Park, L.L.C. for UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A Planned Unit Development, for approximately 90 acres of property generally located East of I-35, between Corporate Center Drive and Rock Creek Road.

The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/14/2023

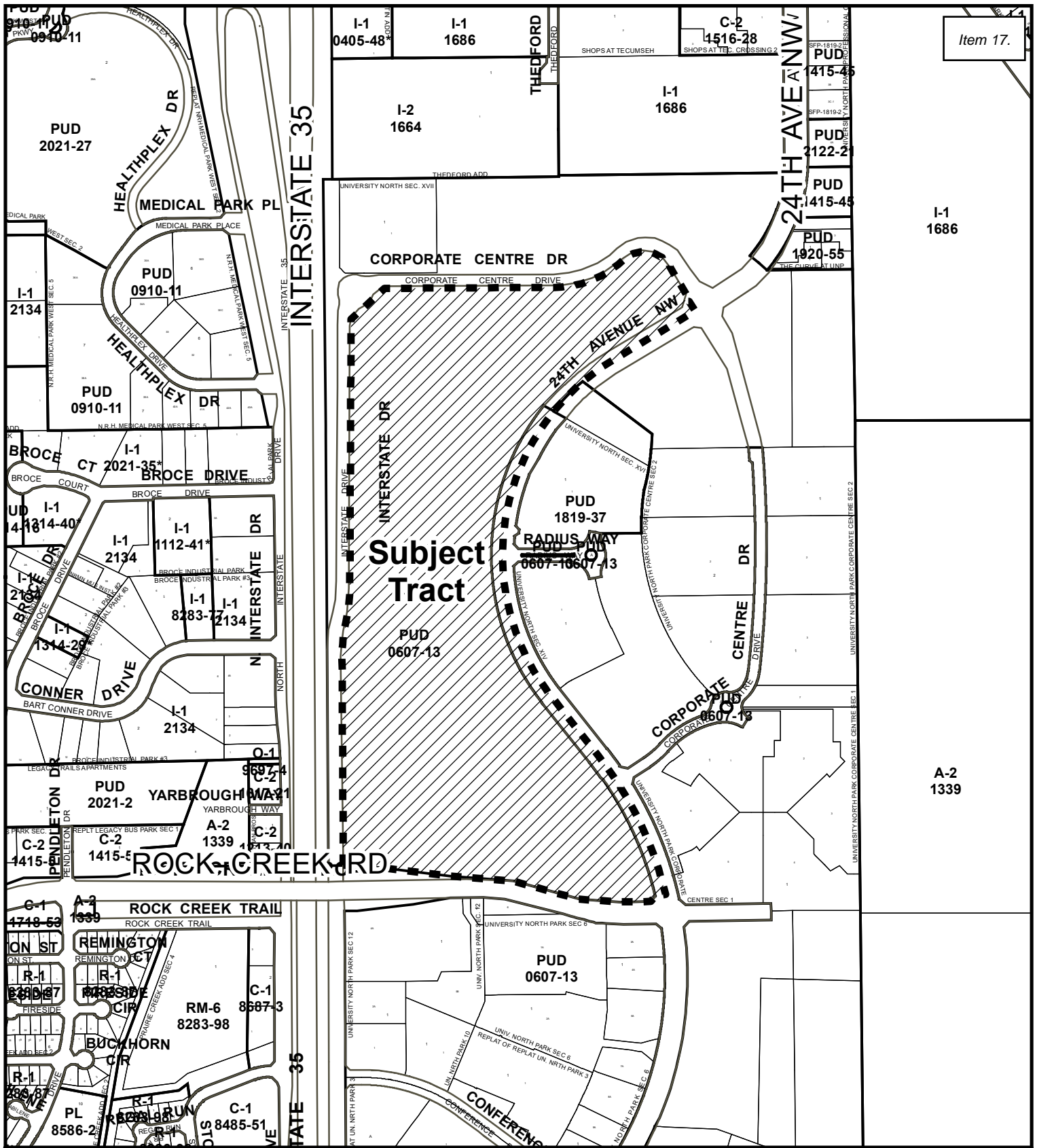
REQUESTER: University North Park, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-12: Consideration of a Preliminary Plat submitted by University North Park, L.L.C. for UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A Planned Unit Development, for approximately 90 acres of property generally located East of I-35, between Corporate Center Drive and Rock Creek Road.

**The applicant has requested postponement to the January 11, 2024
Planning Commission Meeting**

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of PP-2324-12, the Preliminary Plat for UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A Planned Unit Development, to City Council.

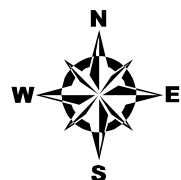


Item 17.

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.



November 16, 2023

0 350 700 Ft.



Subject Tract



Zoning



office memorandum

Date: December 7, 2023

To: Chairperson and Members
Norman Planning Commission

From: Lora Hoggatt, Planning Manager

Subject: Planning Commission, December 14, 2023
Regarding Agenda Items 14 and 15
Applicants - University North Park LLC
Ordinance O-2324-35, and
Preliminary Plat PP-2324-12

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Subject: EXTERNAL EMAIL : RE: UNP

City Staff,

On behalf of the Applicant, University North Park LLC, please continue the proposed zoning and platting items for consideration to the January 2024 Planning Commission meeting.

We greatly appreciate the City's work with us as we continue to work through the various details involved with the important project for our community.

Thank you,



Sean Paul Rieger

Attorney | Architect | Broker
Rieger Law Group

A: 136 Thompson Dr., Norman, OK 73069

P: [405.310.5274](tel:405.310.5274) E: sp@riegerllc.com

W: www.RiegerLawGroup.com



File Attachments for Item:

18. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-76: Highway 9 Jenkins M&J Investments, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service area for 11.7286 acres of property, and from Industrial Designation to Mixed Use Designation for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/14/2023

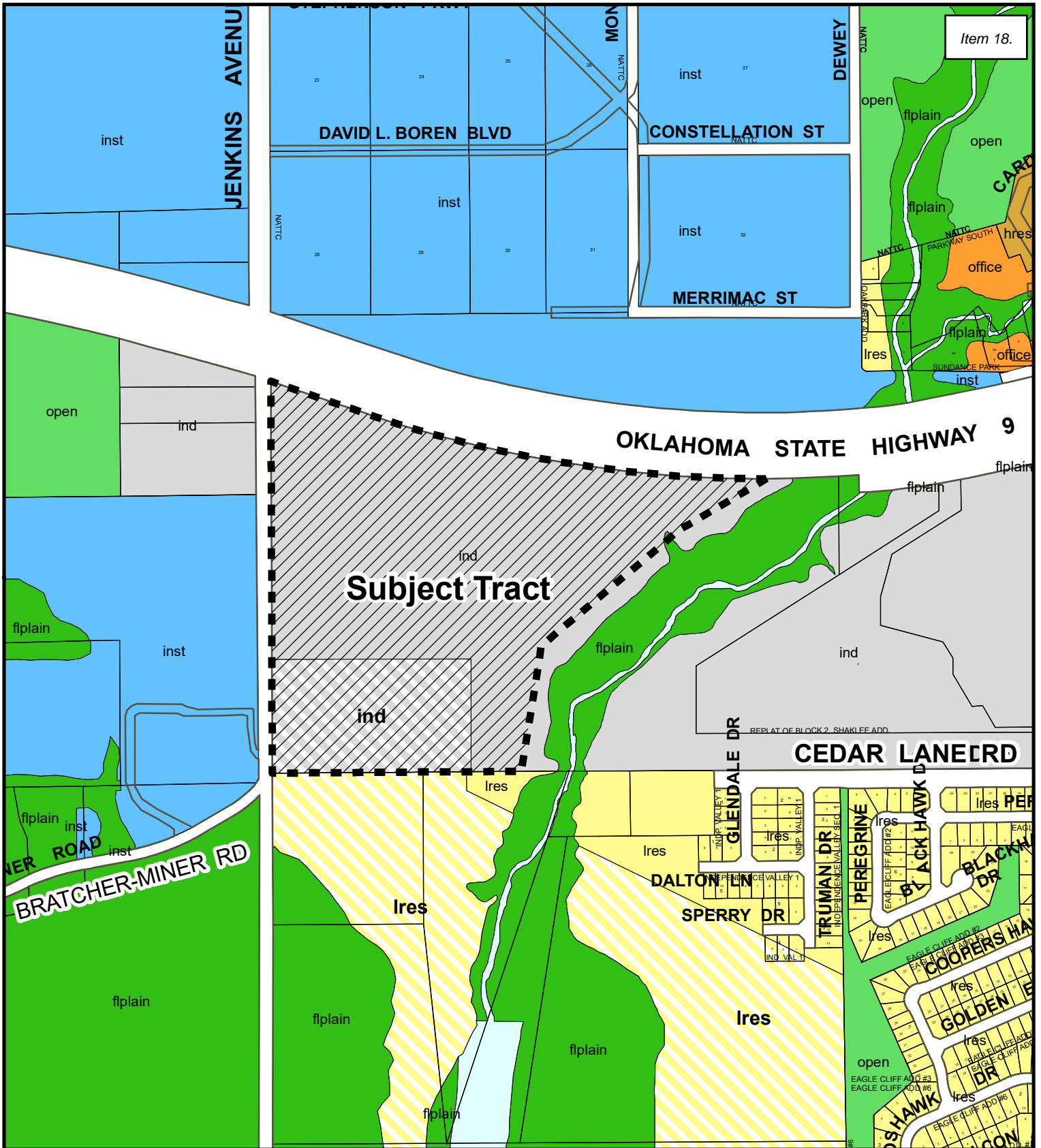
REQUESTER: Highway 9 Jenkins M&J Investments, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-76: Highway 9 Jenkins M&J Investments, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service area for 11.7286 acres of property, and from Industrial Designation to Mixed Use Designation for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

**The applicant has requested postponement to the January 11, 2024
Planning Commission Meeting**

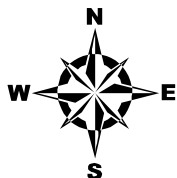
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Resolution No. R-2324-76 to City Council.



Norman 2025 Land Use Plan



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



October 10, 2023

0 300 600 Ft.



Subject Tract



office memorandum

Date: December 6, 2023

To: Chairperson and Members
Norman Planning Commission

From: Lora Hoggatt, Planning Services Manager

Subject: Planning Commission, December 14, 2023
Regarding Agenda Items 16-18, Highway 9 Jenkins M&J Investments, L.L.C.
Resolution R-2324-76, Ordinance O-2324-28, and Preliminary Plat PP-2324-10
NORMAN 2025 Land Use & Transportation Plan from Industrial Designation to Mixed Use Designation and Future Urban Service Area to Current Urban Service Area; Rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, and Preliminary Plat for Sooner Village, a Planned Unit Development

The applicant, Highway 9 Jenkins M&J Investments, L.L.C., is requesting a postponement to the January 11, 2024, Planning Commission meeting to allow for advertisement of the NORMAN 2025 Service Area change request.

cc: Jane Hudson, Planning Director

Rone Tromble

From: Gunner Joyce <gjoyce@riegerlawgroup.com>
Sent: Tuesday, December 05, 2023 1:29 PM
To: Rone Tromble
Subject: EXTERNAL EMAIL : RE: Sooner Village

Rone,

The applicant requests to continue the Sooner Village applications to the January Planning Commission meeting.

Working on get the legal description. It looks to me like this is the parcel:

<https://property.spatalest.com/ok/cleveland/#/property/189950>

This is 11.7286 acres

File Attachments for Item:

19. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-28: Highway 9 Jenkins M&J Investments, L.L.C. requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/14/2023

REQUESTER: Highway 9 Jenkins M&J Investments, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-28: Highway 9 Jenkins M&J Investments, L.L.C. requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

**The applicant has requested postponement to the January 11, 2024
Planning Commission Meeting**

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-28 to City Council.



office memorandum

Date: December 6, 2023

To: Chairperson and Members
Norman Planning Commission

From: Lora Hoggatt, Planning Services Manager

Subject: Planning Commission, December 14, 2023
Regarding Agenda Items 16-18, Highway 9 Jenkins M&J Investments, L.L.C.
Resolution R-2324-76, Ordinance O-2324-28, and Preliminary Plat PP-2324-10
NORMAN 2025 Land Use & Transportation Plan from Industrial Designation to Mixed Use Designation and Future Urban Service Area to Current Urban Service Area; Rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, and Preliminary Plat for Sooner Village, a Planned Unit Development

The applicant, Highway 9 Jenkins M&J Investments, L.L.C., is requesting a postponement to the January 11, 2024, Planning Commission meeting to allow for advertisement of the NORMAN 2025 Service Area change request.

cc: Jane Hudson, Planning Director

Rone Tromble

From: Gunner Joyce <gjoyce@riegerlawgroup.com>
Sent: Tuesday, December 05, 2023 1:29 PM
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The applicant requests to continue the Sooner Village applications to the January Planning Commission meeting.

Working on get the legal description. It looks to me like this is the parcel:

<https://property.spatalest.com/ok/cleveland/#/property/189950>

This is 11.7286 acres

File Attachments for Item:

20. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-10: Consideration of a Preliminary Plat submitted by Highway 9 Jenkins M&J Investments, L.L.C. (Crafton Tull) for SOONER VILLAGE, A Planned Unit Development for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

The applicant has requested postponement to the January 11, 2024 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/14/2023

REQUESTER: Highway 9 Jenkins M&J Investments, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-10: Consideration of a Preliminary Plat submitted by Highway 9 Jenkins M&J Investments, L.L.C. (Crafton Tull) for SOONER VILLAGE, A Planned Unit Development for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

**The applicant has requested postponement to the January 11, 2024
Planning Commission Meeting**

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of PP-2324-10, the Preliminary Plat for SOONER VILLAGE, A Planned Unit Development, to City Council.



office memorandum

Date: December 6, 2023

To: Chairperson and Members
Norman Planning Commission

From: Lora Hoggatt, Planning Services Manager

Subject: Planning Commission, December 14, 2023
Regarding Agenda Items 16-18, Highway 9 Jenkins M&J Investments, L.L.C.
Resolution R-2324-76, Ordinance O-2324-28, and Preliminary Plat PP-2324-10
NORMAN 2025 Land Use & Transportation Plan from Industrial Designation to Mixed Use Designation and Future Urban Service Area to Current Urban Service Area; Rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, and Preliminary Plat for Sooner Village, a Planned Unit Development

The applicant, Highway 9 Jenkins M&J Investments, L.L.C., is requesting a postponement to the January 11, 2024, Planning Commission meeting to allow for advertisement of the NORMAN 2025 Service Area change request.

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