



**CITY OF NORMAN, OK**  
**GREENBELT COMMISSION MEETING**  
Building A, Conference Room D, 201 West Gray, Norman, OK 73069  
Tuesday, December 20, 2022 at 5:30 PM

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## **AGENDA**

**Meeting with Greenbelt Commissioners: George Dotson, Richard Bornhauser, Andrew Hewlett, Marguerite Larson, Maureen Chittenden, Rachel Wyatt-Swanson, Kristina Wyckoff, Mark Nanny, and Zach DuFran.**

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

### **Call to Order**

### **Roll Call**

### **Minutes**

1. Approval of October 18, 2022 Greenbelt Commission Minutes

### **Review of the Greenbelt Enhancement Statements**

2. **CONSENT DOCKET**

INFORMATION: These items are placed on the agenda so that the Greenbelt 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. Staff recommends that GBC 22-19 be placed on the consent docket with a Finding of No Greenbelt Opportunity.

#### **GBC 22-19**

Applicant: Sooner Traditions Realty, LLC

Project: 1300 W. Lindsey Street

Location: 1300 W. Lindsey Street

Request: NORMAN 2025 Land Use Plan Amendment from Commercial Designation and High Density Residential Designation to Commercial Designation for approximately 2.19 acres of property.

Current Zoning: CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District

Proposed Zoning: SPUD, Simple Planned Unit Development

NORMAN 2025 Land Use: Commercial Designation and High Density Residential Designation

Proposed NORMAN 2025 Land Use: Commercial Designation

### **Miscellaneous Discussion**

### **Adjournment**

**GREENBELT COMMISSION  
MINUTES OF  
October 18, 2022**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on October 18, 2022 at 5:30 p.m. Notice and Agenda of the meeting were posted at 201 W Gray, Building A, the Norman Municipal Complex and at [www.normanok.gov](http://www.normanok.gov) twenty-four hours prior to the beginning of the meeting.

**ITEM NO. 1 BEING: CALL TO ORDER.**

Chair George Dotson called the meeting to order at 5:30 p.m.

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**ITEM NO. 2 BEING: ROLL CALL.**

**MEMBERS PRESENT:**

George Dotson  
Mark Nanny  
Marguerite Larson  
Kristina Wyckoff  
Zach DuFran  
Andrew Hewlett  
Rachel Wyatt-Swanson

**MEMBERS ABSENT:**

Richard Bornhauser  
Maureen Chittenden

**STAFF MEMBERS PRESENT:**

Colton Wayman, Planner I  
Whitney Kline, Administrative Technician III  
Jack Burdett, Subdivision Development Coordinator

**GUESTS PRESENT:**

Sean Rieger

**ITEM NO. 3 BEING: Approval of the Minutes from August 16, 2022 Greenbelt Regular Meeting with the strikeout of the comment from Mark Nanny stating he talked to the Mayor as this did not occur.**

**Motion** by Rachel Wyatt-Swanson for approval; **Second** by Kristina Wyckoff

*The motion was passed unanimously, with no objections.*

**ITEM NO. 4 BEING: Review of the Greenbelt Enhancement Statements:**

**NON-CONSENT DOCKET**

**GBC 22-17**

Applicant: Premium Land, LLC

Project: Redlands

Location: Along W. Indian Hills Rd between 48<sup>th</sup> Ave. NW and 36<sup>th</sup> Ave. NW

Request: Amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation and Office Designation to Mixed Use Designation for approx. 79.88 acres of property.

Current Zoning: R-1, Single Family Dwelling District and CO, Suburban Office Commercial District

Proposed Zoning: PUD, Planned Unit Development

NORMAN 2025 Land Use: Low Density Residential and Office Designation

Proposed NORMAN 2025 Land Use: Mixed Use

Commission discussion consisted of:

- Commissioner Dotson stated that this was way up on the north side of the City limits.
- Commissioner Wyatt-Swanson brought up that OTA is proposing a turnpike that may take a portion of the property.
- Sean Rieger presented to the commissioners that the lower part of the area is commercial so if OTA comes in with the Turnpike it would not interfere with the residential areas.
- Sean Rieger stated that sidewalks were accepted as trails. The sidewalks will follow along the streets and lead up to a park on the east side of the neighborhood. There is also sidewalks that go through the middle of the property in between the apartments which has stub streets that will all connect.
- Sean Rieger also stated that they have satisfied all Greenway Master Plan recommendations in that area.
- Commissioner DuFran stated he commended the applicant's efforts for meeting/accommodating the Greenways Master Plan to follow the planned trails.

**CONSENT DOCKET**

INFORMATION: These items are placed on the agenda so that the Greenbelt 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.

**GBC 22-18**

Applicant: Subtext Acquisitions, LLC

Project: The Verve Norman

Location: North of E. Constitution St and west of Classen Blvd.

Request: Amendment of the NORMAN 2025 Land Use Plan from Commercial Designation to High Density Residential Designation for approx. 9.66 acres of property.

Current Zoning: C-2, General Commercial

Proposed Zoning: PUD, Planned Unit Development

NORMAN 2025 Land Use: Commercial

Proposed NORMAN 2025 Land Use: High Density Residential

Commission discussion consisted of:

- Commissioner Nanny brought up that there are a lot of college students in that area and not a good way to bicycle on Classen Blvd. or 12<sup>th</sup> Ave.
- Sean Rieger stated that along their property they would be doing a 5 foot wide sidewalk.
- Sean Rieger showed that the lower portion of the property is in the floodplain and drainage will likely remain the same, depending on what Public Works requires.
- Commissioner Wyckoff asked if this will be a new build since it mimics the look of the hotel that is currently there.
- Sean Rieger responded that at the corner of Classen Blvd. and 12<sup>th</sup> Ave there is a Welcome to Norman sign and that they wanted the entrance of the apartment building to be the first thing you see when you come down that street.
- Jack Burdett stated that the plans for city sidewalks will connect from the intersection of Classen Blvd. and 12<sup>th</sup> Ave. all the way to Brooks.

**Motion** by Rachel Wyatt-Swanson to vote on both consent and non-consent items together and to pass all items; **Second** by Kristina Wyckoff.

*The motion was passed unanimously, with no objections.*

#### **ITEM NO. 6 BEING: Miscellaneous Discussion**

Miscellaneous discussion consisted of:

- Commissioner Wyatt-Swanson pointed out that in the City of Norman Community Interest & Opinion Survey that the most important thing that people asked for were trails, parks and walkways as well as benches to sit on along those trails.
- Commissioners discussed wanting to do a mixer where developers can come and meet the Greenbelt Commission and hear their opinions on what they want to do and how they can work together to increase the value of the City.
- Colton Wayman explained he would get with Jane Hudson, Director of Planning and Community Development, to understand quorum requirements and whether this would be possible.
- Commissioners also discussed maybe doing a Survey that the developers could fill out with ideas and go over those results.
- Colton Wayman stated he would send the PowerPoint covering the City of Norman Community Interest & Opinion Survey results to the Commission.

#### **ITEM NO. 7 BEING. Adjournment**

The meeting was adjourned at 6:28 p.m.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

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**George Dotson, Chair**



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 12/20/2022

**REQUESTER:** Sooner Traditions Realty, LLC

**PRESENTER:** Colton Wayman, Planner I

**GBC 22-19**

**ITEM TITLE:** Applicant: Sooner Traditions Realty, LLC  
Project: 1300 W. Lindsey Street  
Location: 1300 W. Lindsey Street  
Request: NORMAN 2025 Land Use Plan Amendment from Commercial Designation and High Density Residential Designation to Commercial Designation for approximately 2.19 acres of property.  
Current Zoning: CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District  
Proposed Zoning: SPUD, Simple Planned Unit Development  
NORMAN 2025 Land Use: Commercial Designation and High Density Residential Designation  
Proposed NORMAN 2025 Land Use: Commercial Designation

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**GREENBELT COMMISSION**  
**December 20, 2022**

**GREENBELT ENHANCEMENT STATEMENT**

**ITEM NO. 22-19**

**STAFF REPORT**

**GENERAL INFORMATION**

|                      |                                                                                                                                                                                                                                                                                                                                        |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT            | Sooner Traditions Realty, LLC                                                                                                                                                                                                                                                                                                          |
| LOCATION             | 1300 W. Lindsey Street                                                                                                                                                                                                                                                                                                                 |
| PROPOSAL             | NORMAN 2025 Land Use Plan Amendment from Commercial Designation and High Density Residential Designation to Commercial Designation; Rezone approximately 2.19 acres from CO, Suburban Office Commercial District and R-3, Multi-Family Dwelling District to SPUD, Simple Planned Unit Development, to allow for office and retail uses |
| NORMAN 2025 LAND USE | Current: Commercial Designation and High Density Residential Designation<br>Proposed: Commercial Designation                                                                                                                                                                                                                           |
| LAND USE             | Current: Office<br>Proposed: Office and Commercial<br><br>North: Commercial<br>West: Church and multi-family residential<br>South: Two-family residential<br>East: Commercial and multi-family residential                                                                                                                             |
| ZONING               | Current: CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District<br>Proposed: SPUD, Simple Planned Unit Development<br><br>North: C-2, General Commercial District                                                                                                                                            |



West: C-2, General Commercial District and R-3, Multi-Family Dwelling District  
 South: R-2, Two Family Dwelling District  
 East: RM-6, Medium Density Apartment District, C-1, Local Commercial District, and R-3, Multi-Family Dwelling District

**SYNOPSIS:** The applicant submitted a request for a NORMAN 2025 Land Use Plan Amendment from Commercial Designation and High Density Residential Designation to Commercial Designation for property located at 1300 W. Lindsey Street. The applicant requests to rezone from CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District, to SPUD, Simple Planned Unit Development, to allow for a development with office and retail uses. Per the Preliminary Site Development Plan, the applicant proposes to retain the existing office building and add one commercial building on the northern part of the property.

**ANALYSIS:** This general area is zoned C-1, Local Commercial District, C-2, General Commercial District, R-2, Two Family Dwelling District, R-3, Multi-Family Dwelling District, and RM-6, Medium Density Apartment District. The area consists of two-family and multi-family residential and commercial uses. No portions of the property are in the 100-year floodplain/floodway or designated as Water Quality Protection Zone (WQPZ). The subject property is platted as Historic Berry Farms.

W. Lindsey Street is designated as a principal urban arterial adjacent to the property in the Comprehensive Transportation Plan. Per the Comprehensive Transportation Plan, a 5'-10' sidewalk is required for principal urban arterials. The Greenway Master Plan does not identify a trail along W. Lindsey Street at this location. A sidewalk currently exists along the property's frontage on W. Lindsey Street.

The Greenbelt Enhancement Statement, rezoning application, NORMAN 2025 amendment application, Preliminary Site Development Plan, and location map are attached.

**STAFF COMMENTS:** There is not a proposed trail in the Greenway Master Plan along W. Lindsey Street at this location. A sidewalk already exists and staff, therefore, finds no opportunities for trails.

Staff places this item on the consent docket for the December 20, 2022 Greenbelt Commission Meeting.



Application for  
**REZONING OR SPECIAL USE**

Case No. O-\_\_\_\_\_

Item 2.

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

|                                                                                                                                                          |                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICANT(S)</b><br>Sooner Traditions Realty, LLC                                                                                                     | <b>ADDRESS OF APPLICANT</b><br>c/o Rieger Law Group PLLC, Attorney for Applicant<br>136 Thompson Drive<br>Norman, OK 73069                                                           |
| <b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b><br>c/o Gunner Joyce, Attorney for Applicant<br>405-310-5274<br><b>EMAIL:</b> gjoyce@riegerlawgroup.com | <b>EXISTING ZONING:</b> CO; Suburban Office Commercial and R-3; Multi-Family Dwelling<br><b>PROPOSED ZONING OR SPECIAL USE FOR:</b><br><u>SPUD - Simple Planned Unit Development</u> |

**PROPOSED USE(S)** (including all buildings to be constructed): The Applicant proposes a mixed-use development with commercial, retail, and office uses on the Property

**STREET ADDRESS OR LOCATION:** 1300 W. Lindsey Street, Norman, OK 73069

**LEGAL DESCRIPTION AND AREA OF REQUEST:** See attachments for legal description and area of request

**SIZE OF PROJECT AREA:** Approx. 2.19 acres

In order that your application can be heard and considered at the next Planning Commission meeting, you must submit this completed application form and the following required information to the Planning Department (201-A West Gray) for review before **1:30 p.m. the day of the filing deadline** (generally Monday, 31 days before the next Planning Commission meeting):

- ☐ Two copies of the complete **APPLICATION**
- ☐ Copy of **DEED** to land
- ☐ **CERTIFIED OWNERSHIP LIST** of names and addresses of all property owners within three hundred fifty (350) feet of the request, exclusive of streets and alleys which are less than three hundred (300) feet in width (a **RADIUS MAP** showing the three hundred fifty (350) foot notice area will be provided by the Planning Department and a form for the ownership list is attached)
- ☐ **FILING FEE**, as computed by the Planning Department
- ☐ **SITE PLAN** is required in the case of a request for commercial or industrial zoning (22:442.1.7)
- ☐ Pursuant to Section 19-104 of the Subdivision Regulations, a **PRELIMINARY PLAT** may be required to be filed with the Engineering Division, Public Works Department.

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

Gunner Joyce, Attorney for Applicant

**ADDRESS AND TELEPHONE:**

Rieger Law Group PLLC

136 Thompson Drive

Norman, OK 73069

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- ☐ Application
- ☐ Site Plan
- ☐ Certified Ownership List and Radius Map
- ☐ Proof of Ownership
- ☐ Supporting Data
- ☐ Filing Fee of \$\_\_\_\_\_

Date Submitted:

Time Submitted:

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

Checked by:



## APPLICANT(S)

Sooner Traditions Realty, LLC

## ADDRESS OF APPLICANT

c/o Rieger Law Group PLLC, Attorney for Applicant  
136 Thompson Drive  
Norman, OK 73069

## NAME AND PHONE NUMBER OF CONTACT PERSON(S)

c/o Gunner Joyce, Attorney for Applicant  
405-310-5274  
EMAIL: gjoyce@riegerlawgroup.com

## TYPE OF AMENDMENT(S):

- ☐ Growth Area Designation  
☒ Land Use Plan  
☐ Transportation Plan

LOCATION AND EXTENT OF AMENDMENT(S): 1300 W. Lindsey Street, Norman, OK 73069, as more  
particularly shown on the attached exhibitsSIZE OF PROJECT AREA: Approx. 2.19 acres

## PRESENT DESIGNATION:

Growth Areas: \_\_\_\_\_

Land Use: Commercial & High Density Residential

Streets: \_\_\_\_\_

Other: \_\_\_\_\_

REQUEST TO BE CHANGED TO: Commercial

JUSTIFICATION FOR AMENDMENT (Include any change of conditions, appropriate NORMAN 2025 PLAN Policy Statements, and any other evidence which would support the change.):

The Applicant intends to rezone, plat, and amend the NORMAN 2025 designations in order to facilitate  
a mixed-use development featuring commercial, retail, and office uses on the Property, as more  
particularly described in the attached SPUD. The requested use is compatible with the surrounding  
area.

EXPECTED AFFECTS ON SURROUNDING PROPERTIES: Due to the compatibility with the surrounding uses and  
the substantial buffer space proposed, no negative affects are anticipated.

(Attach additional sheets, maps, etc., if necessary.)

SIGNATURE OF APPLICANT:

  
Attorney for Applicant

FOR OFFICE USE ONLY

Filing fee of \$150.00

Date Submitted: \_\_\_\_\_

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

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

Item 2.

Greenbelt Case No. \_\_\_\_\_ Pre-Development Case No. \_\_\_\_\_

Applicant Name: Sooner Traditions Realty, LLC Date: November 28, 2022

Contact Person: c/o Gunner Joyce, Attorney for Applicant Telephone/Fax/Email: 405-310-5274 / gjoyce@riegerlawgroup.com

Name of Development: West Lindsey Redevelopment Area (Acres): 2.19

General Location 1300 W. Lindsey Street, Norman, OK 73069

**\*Please attach a map, site plan and/or survey map illustrating the proposed development.**

Type of Proposal (please check all that apply)

- a. **This is a:** Land Use Plan Amendment ☒ Preliminary Plat ☐ Rural Certificate of Survey ☐  
b. Proposed **Land Use:** Residential ☐ Commercial ☒ Industrial ☐ Other ☐

1. Briefly **explain the kind of development**, types of buildings/uses, or character of your proposal **and how it achieves the principles, purposes and goals** of Section 4-2026.

The Applicant intends to rezone and plat the subject property to allow for commercial, retail, and office uses on the site. A preliminary conceptual site plan showing a potential layout of the proposed development is included with this application packet.

2. Does your proposed development or project incorporate open space(s)?

Yes ☒ No ☐

Please check **what** type(s) of **open spaces are proposed** within your development:

|                        |                                                                     |                                                                             |
|------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Park:                  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Public <input type="checkbox"/> Private            |
| Open Space:            | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private |
| Detention Pond:        | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Public <input type="checkbox"/> Private            |
| Parking Lot Landscape: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private |
| Floodplain/Creek:      | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Public <input type="checkbox"/> Private            |
| Other                  | _____                                                               |                                                                             |

If the above noted areas are **accessible** via some **other arrangement** please **explain**.

3. **Does** the open space for this **development include** some kind of **trail or path** that meets the definitions contained in Section 4-2023A of the attached guidelines? (Indicate all that are applicable.)

|                                                    |                                         |                                        |
|----------------------------------------------------|-----------------------------------------|----------------------------------------|
| Public Sidewalks (4-5' wide)                       | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| Natural Trails (compacted earth 8-10' wide)        | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Parkway Trails (durable surface 6-8' wide)         | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Neighborhood Trails (durable or paved, 6-10' wide) | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Community Wide Trails (paved, 10-12' wide)         | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Specialized Trails (equestrian, water, etc)        | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Other                                              | _____                                   |                                        |

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

Item 2.

4. **Identify** schools, recreational areas (parks, playgrounds), commercial sites, or other public **open spaces within ½ mile** of your proposed development. (If there are **no** such areas within the ½ mile radius please **state** such and skip question 5.)

There are many commercial sites along W. Lindsey Street. Monroe Elementary and Monroe Park are within 1/2 mile of the site

5. Projects in close proximity to schools, recreational areas (parks, playgrounds), commercial sites, and residential neighborhoods should, ideally, allow **connection points** promoting non-motorized transportation between key areas. Please **describe** how the proposed development plan accommodates those using alternative transportation, such as walkers and bicyclists? Examples include sidewalks connecting key areas, designated bike paths, and bike parking. (If there is **no** such connectivity please **state** such.)

There are existing public sidewalks along W. Lindsey Street which connect the property to the existing commercial sites.

6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the Greenbelt System (see Section 4-2023A, especially definitions of "the greenbelt system," "green space," "greenway" and "trail"). To help you answer this question, the following online link to the Greenways Master Plan Map [NormanOK.gov/MasterPlan](http://NormanOK.gov/MasterPlan) is provided.

- ☒ Storm water channels
- ☒ Detention ponds
- ☒ Floodplains
- ☒ Stream bank/Riparian corridors
- ☒ Utility Easements
- ☒ Abandoned/Active Railroad corridors
- ☐ Other \_\_\_\_\_

**How could** your development **also incorporate** those elements noted into greenbelts and trails?

7. Please review the statements below and indicate in the space next to each item, whether it does apply ("Yes"), does not apply ("No"), or is not feasible ("NA") to your development. Of specific interest is how your project fits into the public open spaces and parks.

In performing its duties, the Greenbelt Commission shall take into account the considerations listed below. The Commission will also consider how your project fits into the public open spaces and parks that are existing. Not all considerations will be applicable or feasible for each application.

- ☒ (a) Portions of the Greenbelt System are accessible to the general public.
- ☒ (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

Item 2.

X(c) Existing easements (e.g. utility, pipeline, oil lease right of way, etc) may be used for Greenways where appropriate and where expressly approved by the easement grantor and grantee.

✓(d) Greenways connect neighborhoods to each other and to industrial and commercial areas.

✓(e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.

X(f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.

X(g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.

✓(h) Landscaping required by the City has been/will be planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.

X(i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.

X(j) Permeable ground surfaces have been preserved to the extent possible.

✓(k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.

X(l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.

X(m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.

X(n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.

✓(o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.

X(p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.

X(q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.

X(r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.

X(s) Riparian buffers are incorporated into the Greenbelt System.

✓(t) The commercial developments have provided for pedestrian access.

✓(u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

Item 2.

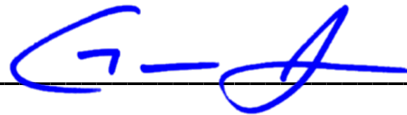
under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.

X (v) Cluster development has been utilized as a means to develop the Greenbelt System.

X (w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

8. If, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

Signature of Applicant or Contact Person (required) :



**GREENBELT COMMISSION COMMENTS AND SUGGESTIONS ABOUT PROPOSED DEVELOPMENT AS SUBMITTED FOR PLANNING COMMISSION AND CITY COUNCIL CONSIDERATION (MAY ATTACH AS SEPARATE SHEET):**

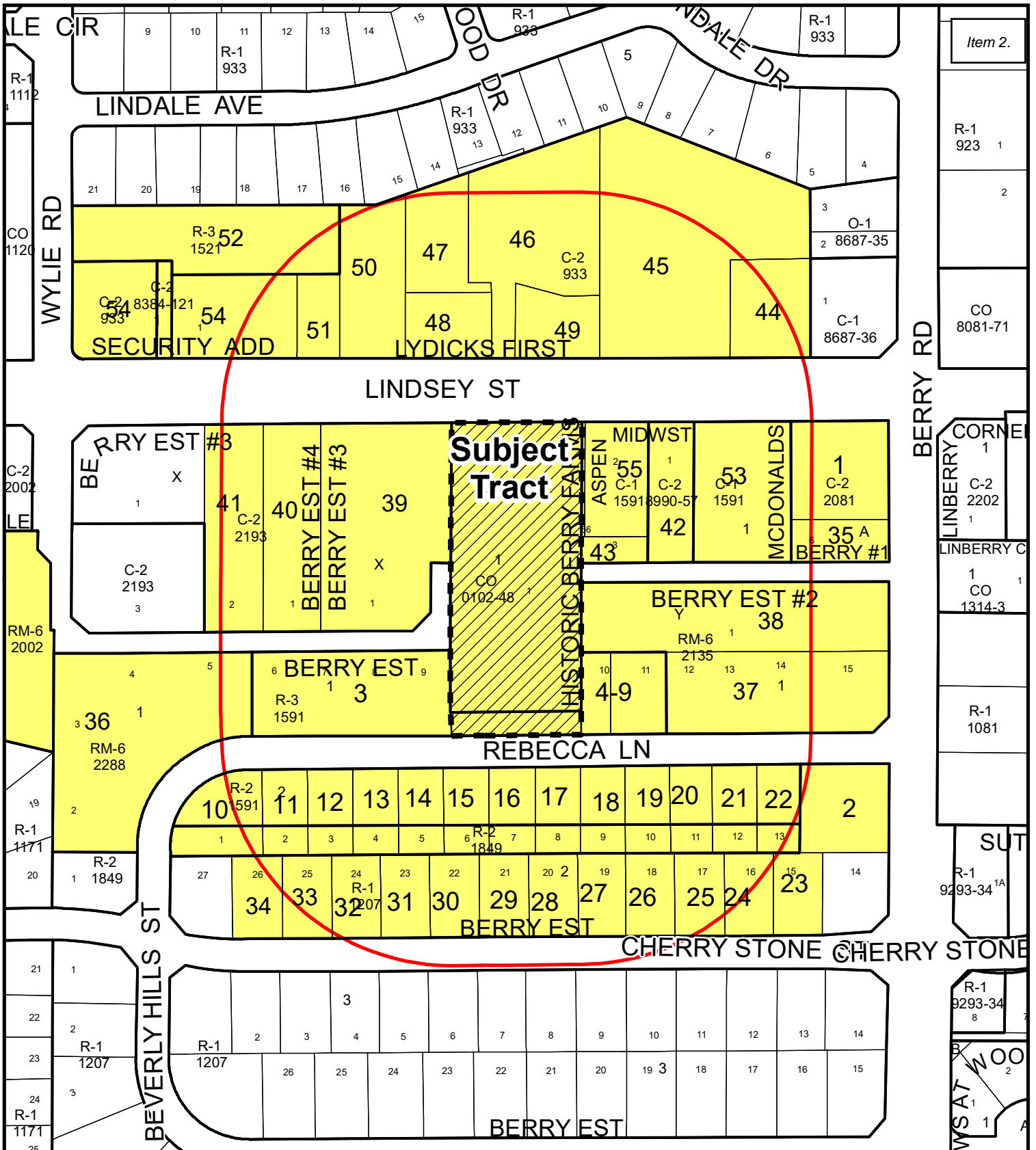






Legal Description

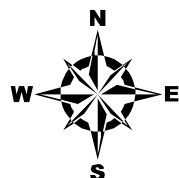
Lot One (1), in Block One (1), of Historic Berry Farms Addition, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.



# Radius Map

350ft. Radius

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.



0 100 200 Feet

October 19, 2022

- Subject Tract
- Radius
- Zoning
- Notification Area

**CERTIFIED OWNERSHIP LIST**

Per the radius map provided by the City of Norman Planning Department, the property address and ownership of each property adjacent to the Subject Property, as identified below, is attached hereto.

*See Attached Legal Description*

**CERTIFICATION OF OWNERSHIP LIST**

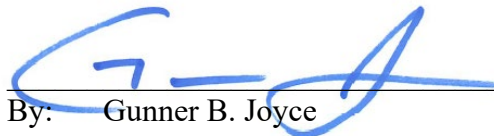
RE: Application of:

Applicant: Sooner Traditions Realty, LLC

Address: c/o Rieger Law Group, PLLC  
136 Thompson Drive  
Norman, Oklahoma 73069

It is hereby certified that the names and addresses shown on the attached ownership list represent a full, true, complete, correct, and current list of the property owners' names and addresses that are within 350 feet of the Subject Property, as the same appear in the online records of the County Assessor Offices of Cleveland County, State of Oklahoma.

Dated this 31<sup>st</sup> day of October 2022 at Norman, Oklahoma, at 8:00 a.m.

  
By: \_\_\_\_\_  
Gunner B. Joyce  
Attorney at Law

# 1300 W. LINDSEY

## SIMPLE PLANNED UNIT DEVELOPMENT

APPLICANT:

*SOONER TRADITIONS REALTY, LLC*

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT  
NORMAN 2025 AMENDMENT

NOVEMBER 28, 2022

PREPARED BY:

RIEGER LAW GROUP PLLC  
136 Thompson Drive  
Norman, Oklahoma 73069

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- B. Existing Land Use and Zoning
- C. Elevation and Topography
- D. Utility Services
- E. Fire Protection Services
- F. Traffic Circulation and Access

### III. DEVELOPMENT PLAN AND DESIGN CONCEPT

- A. Permitted Uses
- B. Development Criteria

### EXHIBITS

- A. Legal Description
- B. Preliminary Site Development Plan
- C. Allowable Uses

## **I. INTRODUCTION**

This Simple Planned Unit Development (the “SPUD”) is being submitted for the property located at 1300 W. Lindsey Street, as more particularly described on **Exhibit A** (the “Property”). This SPUD seeks to facilitate a mixed-use development featuring commercial, retail, and office buildings on the Property, in accordance with the development regulations contained in this SPUD. The Applicant will subsequently seek a short form plat bifurcating the Property into the two parcels shown on the attached Preliminary Site Development Plan. This SPUD will allow for a mixed-use development that is compatible with the surrounding uses, while maintaining substantial green space to the rear of the Property.

## **II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS**

### **A. Location**

The Property is located at 1300 W. Lindsey Street.

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

The existing zoning is CO, Suburban Office Commercial, and the existing NORMAN 2025 Land Use Plan designation is Commercial and High Density Residential. The Applicant seeks to rezone the Property, pursuant to this SPUD, and amend the Property’s NORMAN 2025 Land Use Plan designation to Mixed-Use.

### **C. Elevation and Topography; Drainage**

The Property is generally flat with little elevation change throughout. An existing residential home is located on the Property.

### **D. Utility Services**

The necessary utility services for this project are already located on or near the Property.

### **E. Fire Protection Services**

Fire protection services shall be provided in accordance with all applicable City of Norman regulations for such services.

### **F. Traffic Circulation and Access**

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Preliminary Site Development Plan. As noted on the Preliminary Site Development Plan, no access will be permitted to Rebecca Lane.

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

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

This SPUD will allow for a mixed-use development of the Property featuring commercial, retail, and office uses. A complete list of allowable uses on the Property is attached as **Exhibit C**.

#### **B. Site Plan**

The Property shall be developed as depicted on the Preliminary Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 22.420.05(11) of the City of Norman's SPUD Ordinance, as may be amended from time to time.

#### **C. Traffic access/circulation/sidewalks**

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Preliminary Site Development Plan.

#### **D. Signage**

All signage shall comply with the applicable requirements contained in the City of Norman Sign Code, Chapter 18, for the commercial uses, as amended from time to time.

#### **E. Lighting**

All new exterior lighting shall comply with the applicable provisions of the City of Norman's Commercial Outdoor Lighting Standards, as the same may be amended from time to time.

#### **F. Parking**

The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

**EXHIBIT A**

Legal Description of the Property

Lot One (1), in Block One (1), of Historic Berry Farms Addition, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

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**EXHIBIT B**  
Preliminary Site Development Plan  
[Attached]

**EXHIBIT C**  
Allowable Uses

- Art Gallery/Studio.
- Assembly Halls of non-profit corporations.
- Libraries.
- Museums.
- Music Conservatories.
- Office buildings and office uses.
- Trade schools and schools for vocational training.
- Churches.
- 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.
- Outdoor Patio.
- 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.
- T-Shirt Printing or Similar Sales or Services.
- 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.