



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, September 08, 2022 at 6:30 PM

AGENDA

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

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

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

ROLL CALL

CONSENT ITEMS

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

Minutes

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the August 11, 2022 Regular Planning Commission Meeting.

Certificates of Survey

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2223-2: Consideration of a Norman Rural Certificate of Survey submitted by Pete and Jennifer Jackson, Stonewall Homes, L.L.C. (Pathfinder Surveying) for SUNSET HILLS for 50.717 acres of property generally located on the east side of 60th Avenue N.E. approximately ½ mile north of E. Rock Creek Road, with Variances for Tract 4 in the 250' frontage requirement and the 330' minimum front building setback width requirement.
3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2223-3: Consideration of a Norman Rural Certificate of Survey submitted by Daniel and Jackie Alexander (MacBax Land Surveying, P.L.L.C.) for J&D ACRES for 17.942 acres of property generally located on the north side of E. Tecumseh Road approximately ½ mile east of 108th Avenue N.E.

Preliminary Plats

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2223-2: Consideration of a Preliminary Plat submitted by WH Normandy Creek, L.P. (Wallace Design Collective) for LOTS 2 & 3, BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION, A Replat of Part of Block 1, Jennings Estates No. 1 Addition for 5.2 acres of property generally located near the SE corner of W. Main Street and 24th Avenue S.W.

NON-CONSENT ITEMS

NORMAN 2025 Amendment & Rezoning

5. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Resolution No. R-2223-30: Zafar Baig requests amendment of the NORMAN 2025 Land Use & Transportation Plan to remove the parcel from the Special Enterprise Zone, retaining Country Residential Designation for 5 acres of property located at 4000 E. Robinson Street.
6. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-9: Zafar Baig requests rezoning from PUD, Planned Unit Development (O-0607-36), to A-1, General Agricultural District, for 5 acres of property located at 4000 E. Robinson Street.

Right-of-Way Vacation

7. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-10: Ronald K. Dodgion requests closure and vacation of a portion of Creston Way, located between Lot 4, Block 7 and Lot 1, Block 8 of HANLY ADDITION.

Special Use for a School

8. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-7: Classen Montessori School requests Special Use for a School to modify the approved site plan (O-1819-29) for property located at 2323 S. Classen Boulevard.

Special Use for a Church, Temple or Other Place of Worship

9. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-11: Timber Creek Fellowship Church requests Special Use for a Church, Temple, or Other Place of Worship to modify the approved site plan (O-0203-21) for property located at 4600 36th Avenue N.W.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the August 11, 2022 Regular Planning Commission Meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/08/2022

REQUESTER: Roné Tromble

PRESENTER: Roné Tromble, Admin. Tech. IV

ITEM TITLE: Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the August 11, 2022 Regular Planning Commission Meeting.

ACTION NEEDED: Approve, amend, reject, or postpone the minutes of the August 11, 2022 Regular Planning Commission meeting.

NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES

AUGUST 11, 2022

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 11th day of August, 2022.

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

Chair Erica Bird called the meeting to order at 6:32 p.m.

* * *

Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

- Kevan Parker
- Liz McKown
- Steven McDaniel
- Erica Bird
- Doug McClure
- Cameron Brewer
- Shaun Axton

MEMBERS ABSENT

- Jim Griffith
- Michael Jablonski

A quorum was present.

STAFF MEMBERS PRESENT

- Jane Hudson, Director, Planning & Community Development
- Roné Tromble, Recording Secretary
- Colton Wayman, Planner I
- Logan Hubble, Planner I
- Ken Danner, Subdivision Development Manager
- Jack Burdett, Subdivision Development Coordinator
- Jami Short, Traffic Engineer
- Beth Muckala, Asst. City Attorney
- Todd McLellan, Development Engineer

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CONSENT DOCKET

Item No. 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE JULY 14, 2022 REGULAR PLANNING COMMISSION MEETING.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

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

Steven McDaniel moved to approve the Consent Docket as presented. Liz McKown seconded the motion.

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

YEAS	Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Doug McClure, Cameron Brewer, Shaun Axton
NAYES	None
ABSENT:	Jim Griffith, Michael Jablonski

Ms. Tromble announced that the motion, to adopt the Consent Docket as presented, passed by a vote of 7-0.

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NON-CONSENT ITEMS:

Item No. 2, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-6: RENTAL RANCH II, L.L.C. AND D.L. HAYES Co., INC. REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR THE EAST 20' OF LOT 50 AND ALL OF LOT 51, BLOCK 2, WOODSLAWN ADDITION, LOCATED AT 621 HIGHLAND PARKWAY.

ITEMS SUBMITTED FOR THE RECORD:

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

and

Item No. 3, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-2: RENTAL RANCH II, L.L.C. AND D.L. HAYES Co., INC. REQUEST REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, AND C-2, GENERAL COMMERCIAL DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR THE EAST 20' OF LOT 50 AND ALL OF LOT 51, BLOCK 2, AND THE WEST 25' OF BLOCK 9, WOODSLAWN ADDITION, GENERALLY LOCATED AT 621 HIGHLAND PARKWAY.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A and B
4. Pre-Development Summary

PRESENTATION BY STAFF:

1. Logan Hubble reviewed the staff report, a copy of which is filed with the minutes.
2. Ms. Bird asked for a recap of what happened when the Planning Commission reviewed this item in March, and it was subsequently considered by City Council. Mr. Hubble responded that request was asking for C-2, General Commercial zoning.
Ms. Bird asked the height of the neighboring commercial building to the east. Mr. Hubble did not have that information.

APPLICANT PRESENTATION:

1. Bill Hayes, D.L. Hayes Co., presented the intent of the project.
2. Ms. McKown asked the height of the proposed building. Mr. Hayes responded.
Ms. McKown said her concern is how it abuts the residential property to the west, and suggested some landscaping along the west side. Mr. Hayes indicated they will put in a wood stockade fence.
3. Mr. Parker asked about the development of the residential area. Mr. Hayes responded.
4. Ms. Bird asked about a buffer between the proposed building and the commercial building, but not on the side with the residential. Mr. Hayes responded that is an OG&E easement.
5. Ms. Bird asked about building materials. Ms. Hudson noted the materials are included in the SPUD. Ms. Bird expressed concern with no masonry requirement.
6. Andy Darks, 819 Clement, addressed the building materials and landscaping.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Ms. Bird spoke in support of the application.

Steven McDaniel moved to recommend adoption of Resolution No. R-2223-6 and Ordinance No. O-2223-2 to City Council. Doug McClure seconded the motion.

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

YEAS	Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Doug McClure, Cameron Brewer, Shaun Axton
NAYES	None
ABSENT:	Jim Griffith, Michael Jablonski

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2223-6 and Ordinance No. O-2223-2 to City Council, passed by a vote of 7-0.

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Item No. 4, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-7: BMH JENKINS 2022, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO MIXED USE DESIGNATION FOR APPROXIMATELY 0.16 ACRES OF PROPERTY LOCATED AT 765 JENKINS AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

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

and

Item No. 5, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-3: BMH JENKINS 2022, L.L.C. REQUESTS REZONING FROM R-3, MULTI-FAMILY DWELLING DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 0.16 ACRES OF PROPERTY LOCATED AT 765 JENKINS AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-C
4. Pre-Development Summary

PRESENTATION BY STAFF:

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

APPLICANT PRESENTATION:

1. Sean Rieger, 136 Thompson Drive, representing the applicant, presented the project.
2. Ms. McKown asked about the building setback. Mr. Rieger responded.
Ms. McKown asked whether they have identified a commercial tenant. Mr. Rieger responded they have not.
3. Mr. Axton asked about the commercial and parking. Mr. Rieger responded.
Mr. Axton asked the height of the building. Mr. Rieger responded.
Mr. Axton asked about the tandem parking in the rear. Mr. Rieger responded.
4. Ms. Bird commented on tandem parking she has seen in California. She also commented on the walkability of the area. She asked if the drive in the front will go away. Mr. Rieger responded affirmatively.
5. Mr. Brewer asked about preliminary designs for the front façade. Mr. Rieger responded they intend to follow the spirit of Center City.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Brewer asked if there are examples of tandem parking. Ms. Hudson responded. Ms. Bird noted the Primrose Funeral Home has a very long row for parking.

Steven McDaniel moved to recommend adoption of Resolution No. R-2223-7 and Ordinance No. O-2223-3 to City Council. Shaun Axton seconded the motion.

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

YEAS	Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Doug McClure, Cameron Brewer, Shaun Axton
NAYES	None
ABSENT:	Jim Griffith, Michael Jablonski

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2223-7 and Ordinance No. O-2223-3 to City Council, passed by a vote of 7-0.

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Item No. 6, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-18: RED ROCK LAND FUND, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM COMMERCIAL DESIGNATION TO LOW DENSITY RESIDENTIAL DESIGNATION FOR APPROXIMATELY 12.41 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF E. TECUMSEH ROAD AND 12TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Annotated Ordinance No. O-2223-4

and

Item No. 7, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-5: RED ROCK LAND FUND, L.L.C. REQUESTS REZONING FROM PUD, PLANNED UNIT DEVELOPMENT, TO PUD, PLANNED UNIT DEVELOPMENT FOR RESIDENTIAL USES, FOR APPROXIMATELY 12.41 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF E. TECUMSEH ROAD AND 12TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

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

and

Item No. 8, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2223-1: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SWEETGRASS PARTNERS, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR RED CANYON RANCH EAST, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 12.41 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF E. TECUMSEH ROAD AND 12TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

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

Ms. McKown stated a need to recuse on these items, because she has a relative with a financial interest in the project.

Kevan Parker moved to allow Liz McKown to recuse for Items 6, 7 and 8. Shaun Axton seconded the motion.

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

YEAS	Kevan Parker, Steven McDaniel, Erica Bird, Doug McClure, Cameron Brewer, Shaun Axton
NAYES	None
RECUSED	Liz McKown
ABSENT:	Jim Griffith, Michael Jablonski

Ms. Tromble announced that the motion, to allow Ms. McKown's recusal, passed by a vote of 6-0. Ms. McKown vacated her seat.

PRESENTATION BY STAFF:

1. Logan Hubble reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Axton thanked staff for including the location of the park.

APPLICANT PRESENTATION:

1. Sean Rieger, 136 Thompson Drive, representing the applicant, presented the project, changing a commercial corner to single-family multi-generational housing.
2. Mr. Parker commented there is not a lot of access for commercial in the area.
3. Ms. Bird spoke in support of a variety of home types.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Kevan Parker moved to recommend adoption of Resolution No. R-2223-18, Ordinance No. O-2223-5 and PP-2223-1 to City Council. Shaun Axton seconded the motion.

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

YEAS	Kevan Parker, Steven McDaniel, Erica Bird, Doug McClure, Cameron Brewer, Shaun Axton
NAYES	None
RECUSED	Liz McKown
ABSENT:	Jim Griffith, Michael Jablonski

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2223-18, Ordinance No. O-2223-5 and PP-2223-1 to City Council, passed by a vote of 6-0.

Ms. McKown returned to her seat.

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Item No. 9, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-7: CLASSEN MONTESSORI SCHOOL REQUESTS SPECIAL USE FOR A SCHOOL TO MODIFY THE APPROVED SITE PLAN FOR PROPERTY LOCATED AT 2323 S. CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo

Ms. Bird indicated this applicant has requested postponement of the item to the next Planning Commission meeting on September 8, 2022.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Steven McDaniel moved to postpone Ordinance No. O-2223-7 to the September 8, 2022 Planning Commission meeting. Liz McKown seconded the motion.

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

YEAS	Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Doug McClure, Cameron Brewer, Shaun Axton
NAYES	None
ABSENT:	Jim Griffith, Michael Jablonski

Ms. Tromble announced that the motion, to postpone Ordinance No. O-2223-7 to the September 8, 2022 meeting, passed by a vote of 7-0.

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Item No. 10, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-6: CITY OF NORMAN – NORMAN UTILITIES AUTHORITY REQUESTS SPECIAL USE FOR MUNICIPAL USE TO MODIFY THE APPROVED SITE PLAN AND WITH VARIANCES TO THE MASONRY REQUIREMENT, TO ALLOW GRAVEL PARKING FOR EMPLOYEES, AND TO THE LANDSCAPE REQUIREMENTS, FOR APPROXIMATELY 50.5 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF ROBINSON STREET APPROXIMATELY 2,000' EAST OF 24TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan
4. Overall Aerial Site Plan
5. Overall Site Plan

PRESENTATION BY STAFF:

1. Colton Wayman reviewed the staff report, a copy of which is filed with the minutes.
2. Ms. McKown asked for further information on the variance to the landscape requirements. Mr. Wayman responded.
3. Mr. Axton asked about impervious surface. Mr. Wayman responded. Mr. Axton asked about the stabilized road. Ms. Hudson explained that is for the EOC facility, which is included because they have moved the drive.

APPLICANT PRESENTATION:

1. Barrett Williamson, representing the applicant, presented the project.
2. Mr. Parker asked for clarification of the heavy duty paving around the building. Mr. Williamson explained the proposal. Mr. Parker commented about making provisions for impervious coverage.
3. Chris Savage addressed the issue of impervious coverage, and said they are counting the gravel parking as being hard-surface parking. They are also talking about paving it in the future. Mr. Williamson added that as facilities are added to the site, the detention pond will not need to be modified.
4. Mr. Axton asked what kind of vehicles will be using the road. Mr. Williamson responded. Mr. Axton asked if the buildings will just be metal. Mr. Williamson elaborated on the design.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Parker supported attempts to save money on the project.

Kevan Parker moved to recommend adoption of Ordinance No. O-2223-6 to City Council. Shaun Axton seconded the motion.

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

YEAS	Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Doug McClure, Cameron Brewer, Shaun Axton
NAYES	None
ABSENT:	Jim Griffith, Michael Jablonski

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2223-6 to City Council, passed by a vote of 7-0.

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Item No. 10, being:

CONSIDERATION OF ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF: ANNUAL 2021 STATUS REPORT ON DEVELOPMENT AND THE NORMAN 2025 PLAN.

ITEMS SUBMITTED FOR THE RECORD:

1. Annual Report for 2021

PRESENTATION BY STAFF:

1. Jane Hudson briefly reviewed the report.
2. Mr. McDaniel asked about the comprehensive plan update. Ms. Hudson reported staff is currently working on an RFP. Mr. McDaniel asked whether we have ever removed the University, City projects, and the hospital from the numbers. Ms. Hudson said we have not done that, but could. She noted that we don't get OU numbers. There were \$192 million of Norman Regional Hospital projects.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Cameron Brewer moved to forward the Annual Report for 2021 to City Council. Steven McDaniel seconded the motion.

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

YEAS	Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Doug McClure, Cameron Brewer, Shaun Axton
NAYES	None
ABSENT:	Jim Griffith, Michael Jablonski

Ms. Tromble announced that the motion, to forward the Annual Report for 2021 to City Council, passed by a vote of 7-0.

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MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

1. Mr. Brewer asked whether PlanNorman will carry into future comprehensive plan updates. Ms. Hudson indicated she can provide information to the Commission as we move forward.
2. Mr. McDaniel referenced an article in the Norman Transcript regarding how Norman's development fees are higher than surrounding communities. Ms. Hudson believes there is some information available.
3. Ms. Bird welcomed new members to the Planning Commission: Mr. Griffith (who was not able to attend this meeting), Mr. Brewer, Mr. McClure, and Ms. McKown. She thanked Mr. Boeck for his years of service on the Commission.
4. Ms. Hudson noted that school will be starting soon, so everyone needs to be aware of school zones.

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ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 7:47 p.m.

Norman Planning Commission

File Attachments for Item:

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2223-2: Consideration of a Norman Rural Certificate of Survey submitted by Pete and Jennifer Jackson, Stonewall Homes, L.L.C. (Pathfinder Surveying) for SUNSET HILLS for 50.717 acres of property generally located on the east side of 60th Avenue N.E. approximately ½ mile north of E. Rock Creek Road, with Variances for Tract 4 in the 250' frontage requirement and the 330' minimum front building setback width requirement.



CITY OF NORMAN, OK STAFF REPORT

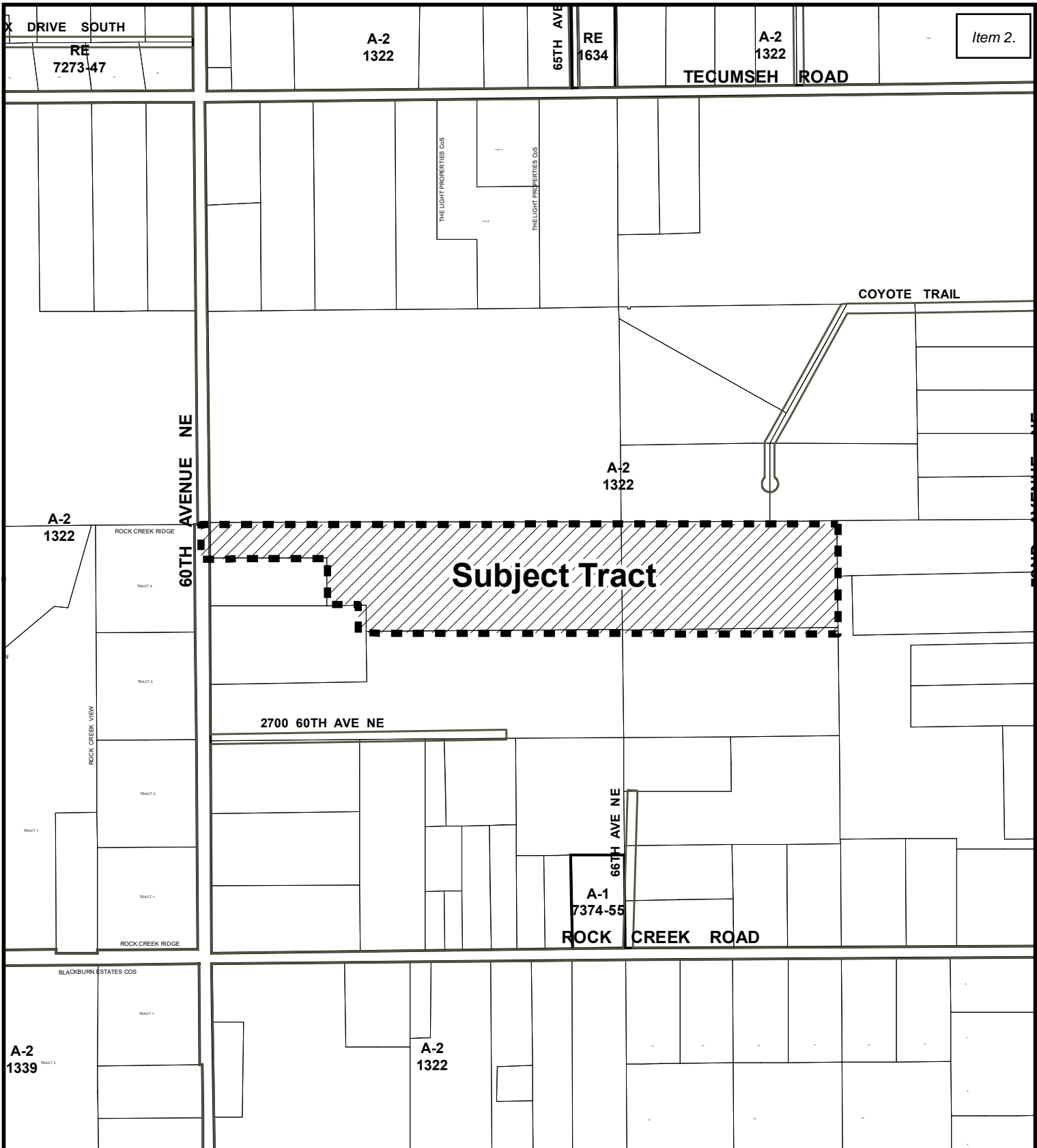
MEETING DATE: 09/08/2022

REQUESTER: Pete and Jennifer Jackson

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2223-2: Consideration of a Norman Rural Certificate of Survey submitted by Pete and Jennifer Jackson, Stonewall Homes, L.L.C. (Pathfinder Surveying) for SUNSET HILLS for 50.717 acres of property generally located on the east side of 60th Avenue N.E. approximately ½ mile north of E. Rock Creek Road, with Variances for Tract 4 in the 250' frontage requirement and the 330' minimum front building setback width requirement.

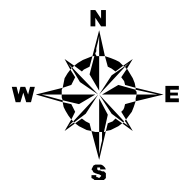
ACTION NEEDED: Recommend approval or disapproval of COS-2223-2 for SUNSET HILLS to City Council with the requested Variances.



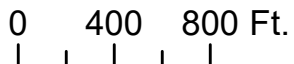
Location Map




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.



August 3, 2022



 Subject Tract

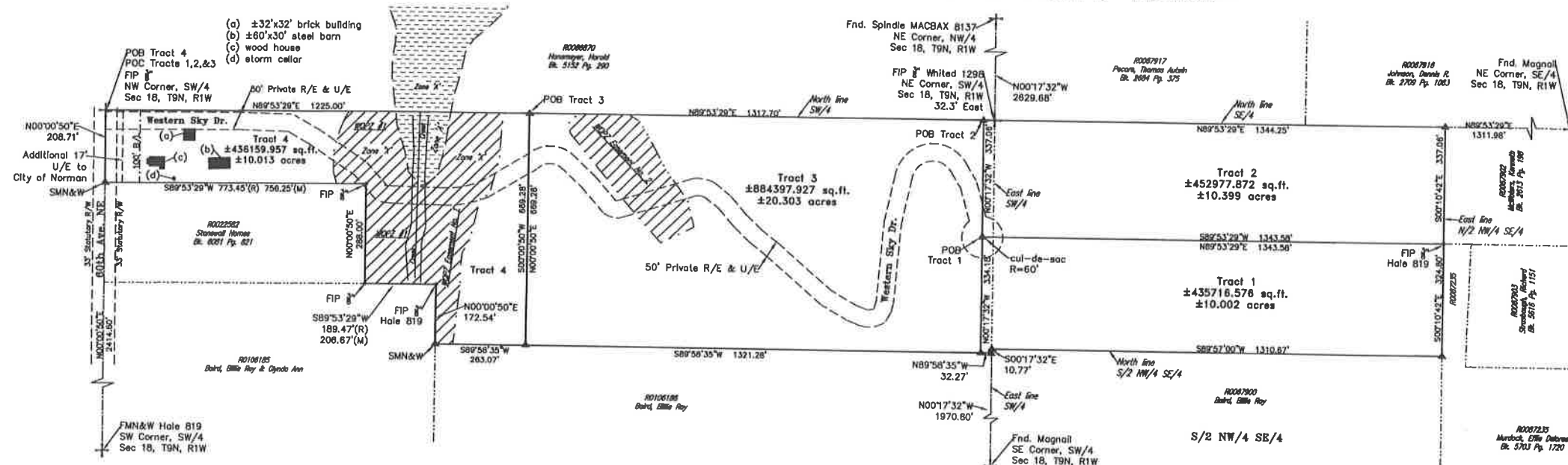
 Zoning

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SUNSET HILLS

NORMAN RURAL CERTIFICATE OF SURVEY

A PART OF THE SOUTH HALF (S/2) OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 1 WEST, OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



OVERALL LEGAL DESCRIPTION

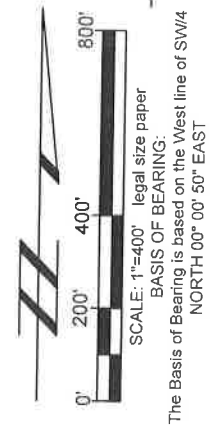
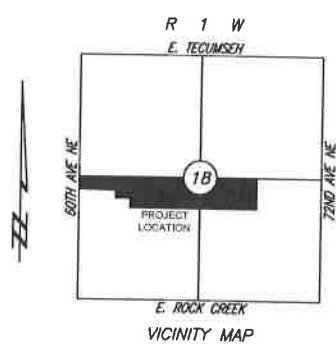
The North Half (N/2) of the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of Section Eighteen (18), Township Nine (9) North, Range One (1) West, of the Indian Meridian, Cleveland County, Oklahoma. AND A part of the North Half (N/2) of the Southwest Quarter (SW/4) of Section Eighteen (18), Township Nine (9) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Beginning at the Northwest corner (NW/C) of said North Half (N/2); Thence N89°53'29"E and along the North line of said N/2 for a distance of 2,575.97 feet to the point being the NE/C of the N/2 of said SW/4; Thence S0°17'32"E and along the East line of said N/2 for a distance of 668.79 feet; Thence N89°52'29"W for a distance of 1,616.62 feet; Thence N0°00'50"E for a distance of 172.54 feet; Thence S89°53'29"W for a distance of 189.47 feet Thence N0°00'50"E for a distance of 288.0 feet; Thence S89°53'29"W and parallel with the North line of said N/2 for a distance of 773.45 feet to a point on the West line of said N/2; Thence N0°00'50"E and along said West line for a distance of 208.71 feet to the point or place of beginning. Tract contains ±220953.6 square feet, or 50.7 acres more or less.

NOTES

- This Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statues.
- This property is located within an area having a Zone Designation of "X" and "A" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 40027C0215H with a date of identification of 09/26/08, for Community No. 400046, Cleveland County, State of Oklahoma.

WQPZ NOTE

There shall be no clearing, grading, construction or disturbance of vegetation in the Water Quality Protection Zone "WQPZ", except as permitted by the Director of Public Works, unless such disturbance is done in accordance with 19-514(E) of the Norman City Code. Any WQPZ shown hereon is subject to protective covenants that may be found in the land records and that restrict disturbance and use of these areas.



- EASEMENT OR RIGHT OF WAY
- SECTION LINE
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- POC=POINT OF COMMENCEMENT
- POB=POINT OF BEGINNING
- (R)=RECORD BEARING / DISTANCE
- (M)=MEASURED BEARING / DISTANCE
- R/E=ROAD EASEMENT
- R/W=RIGHT OF WAY
- U/E=UTILITY EASEMENT
- B/L=BUILDING LIMIT LINE
- FIP=FOUND IRON PIN AS NOTED
- FMN&W=FOUND MAGNAIL&WASHER AS NOTED
- ▲=SET 3/8" REBAR WITH LS 1816 CAP, OR NAIL & WASHER STAMPED LS1816

2919 60TH AVE NE, NORMAN, OK.		SHEET 1 OF 8
PART OF THE SOUTH HALF (S/2) SECTION 18, TOWNSHIP 9 NORTH, RANGE 1 WEST CLEVELAND COUNTY, OKLAHOMA		
PATHFINDER SURVEYING		
OKLA. CA # 8003 P.O. Box 7433 Moore, Oklahoma 73153 Phone (405) 476-1469 Mike@Pathfindersurvey.com		
JOB NUMBER 21-353	LAST SITE VISIT 7/6/22	SCALE 1" = 400'

CERTIFICATE OF SURVEY
COS-2223-2

ITEM NO. 2

STAFF REPORT

ITEM: Consideration of NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2223-2, SUNSET HILLS.

LOCATION: Generally located on the east side of 60th Avenue N.E. and approximately ½ mile north of East Rock Creek Road

INFORMATION:

1. Owners. Pete and Jennifer Jackson, Stonewall Homes, L.L.C.
2. Developer. Stonewall Homes, L.L.C.
3. Surveyor. Pathfinder Surveying, PLLC.

HISTORY:

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

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system on Tract 4.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing water well on Tract 4.

4. Acreage. This property consists of 50.717 acres. Tract 1 consists of 10.002 acres, Tract 2 consists of 10.399 acres, Tract 3 consists of 20.303 acres and Tract 4 consists of 10.013 acres.
5. Private Road. A private road will be constructed to provide access to the proposed tracts. The private road will be maintained by the home owners association.
6. Water Quality Protection Zone. Tracts 3 and 4 contain WQPZ. However, there is sufficient area to construct structures including private sanitary sewer system outside of the WQPZ. These areas will be protected by the owners per covenants.
7. Flood Plain. Tract 4 contains Flood Plain. There is an existing house on the property located outside the Flood Plain.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2223-2 for Sunset Hills and a letter of request for a variance in the 250-foot frontage requirement and the 330-foot minimum front building setback width requirement for Tract 4 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The applicant is requesting a variance in the minimum frontage requirement from 250' to 208' and a variance in the minimum front setback width requirement from 330' to 208' for Tract 4. There is an existing single-family residential house on the property. Staff recommends approval of a variance request and approval of Norman Rural Certificate of Survey No. COS-2223-2 for Sunset Hills.

ACTION NEEDED: Recommend approval or disapproval of a variance in the minimum frontage requirement from 250' to 208' and minimum width requirement measured at the front building setback from 330' to 208' for Tract 4 and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2223-2 for Sunset Hills to City Council.

ACTION TAKEN: _____

STONEWALL HOMES, LLC

August 12, 2022

City of Norman
201-A West Gray Street
Norman, OK 73069

Re: Sunset Hills

Dear Mr. Danner:

I am requesting the Planning Commission and City Council approve a variance in the required 250' frontage and 330' front build line width for Tract 4. Properties to the north and south owned by others prohibits meeting the 250' frontage. Tract 4 is 208+ feet wide. The house on Tract 4 was existing prior to the City's annexation and does not meet the 330' width at the front build line. I would appreciate your consideration regarding these matters.

Thanks for your time.

Sincerely,



Pete Jackson
Stonewall Homes

File Attachments for Item:

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2223-3: Consideration of a Norman Rural Certificate of Survey submitted by Daniel and Jackie Alexander (MacBax Land Surveying, P.L.L.C.) for J&D ACRES for 17.942 acres of property generally located on the north side of E. Tecumseh Road approximately ½ mile east of 108th Avenue N.E.



CITY OF NORMAN, OK STAFF REPORT

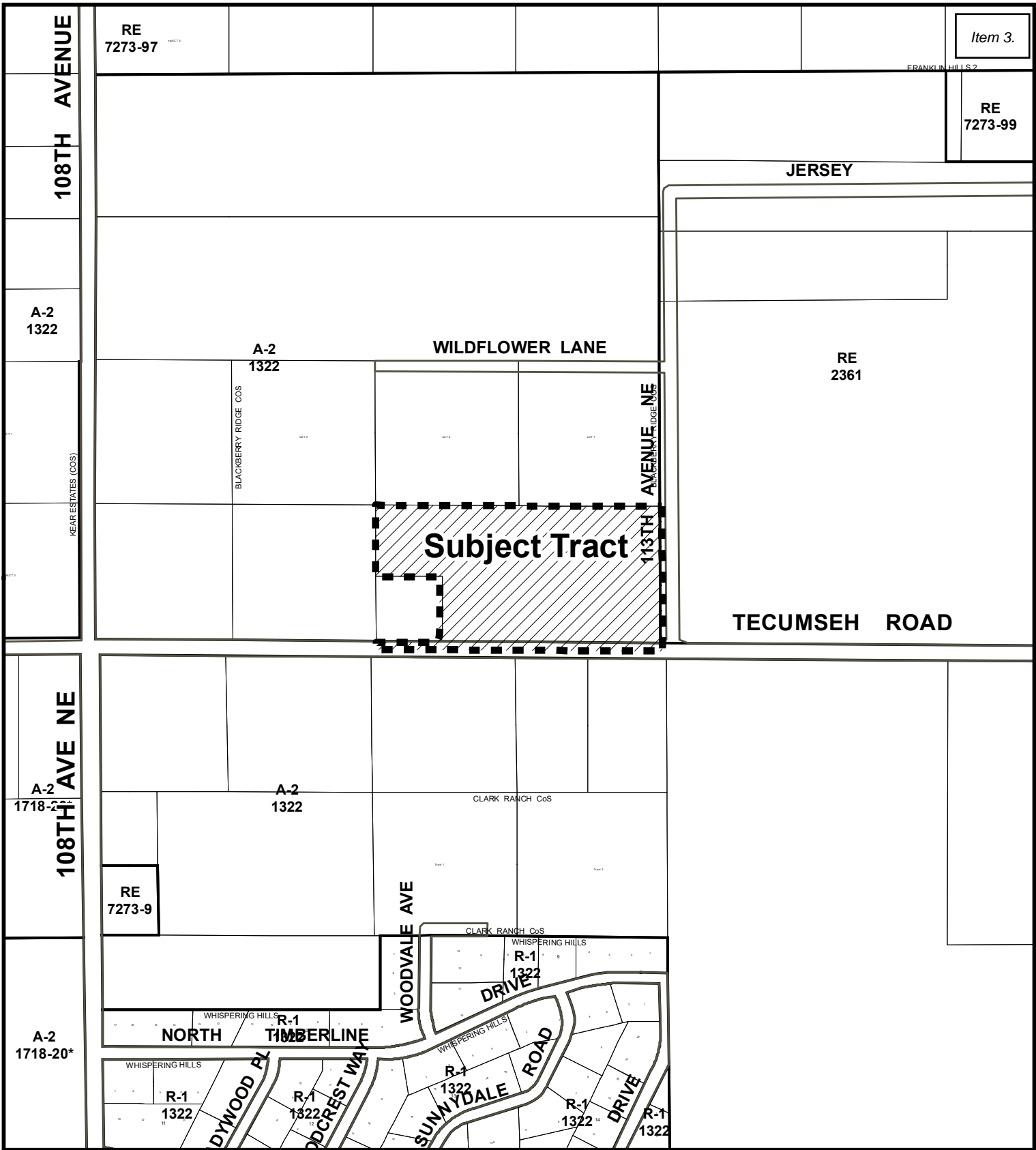
MEETING DATE: 09/08/2022

REQUESTER: Daniel and Jackie Alexander

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2223-3: Consideration of a Norman Rural Certificate of Survey submitted by Daniel and Jackie Alexander (MacBax Land Surveying, P.L.L.C.) for J&D ACRES for 17.942 acres of property generally located on the north side of E. Tecumseh Road approximately ½ mile east of 108th Avenue N.E.

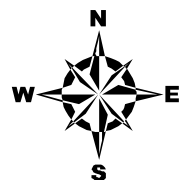
ACTION NEEDED: Recommend approval or disapproval of COS-2223-3 for J&D ACRES to City Council.



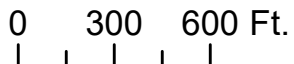
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


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.



August 3, 2022

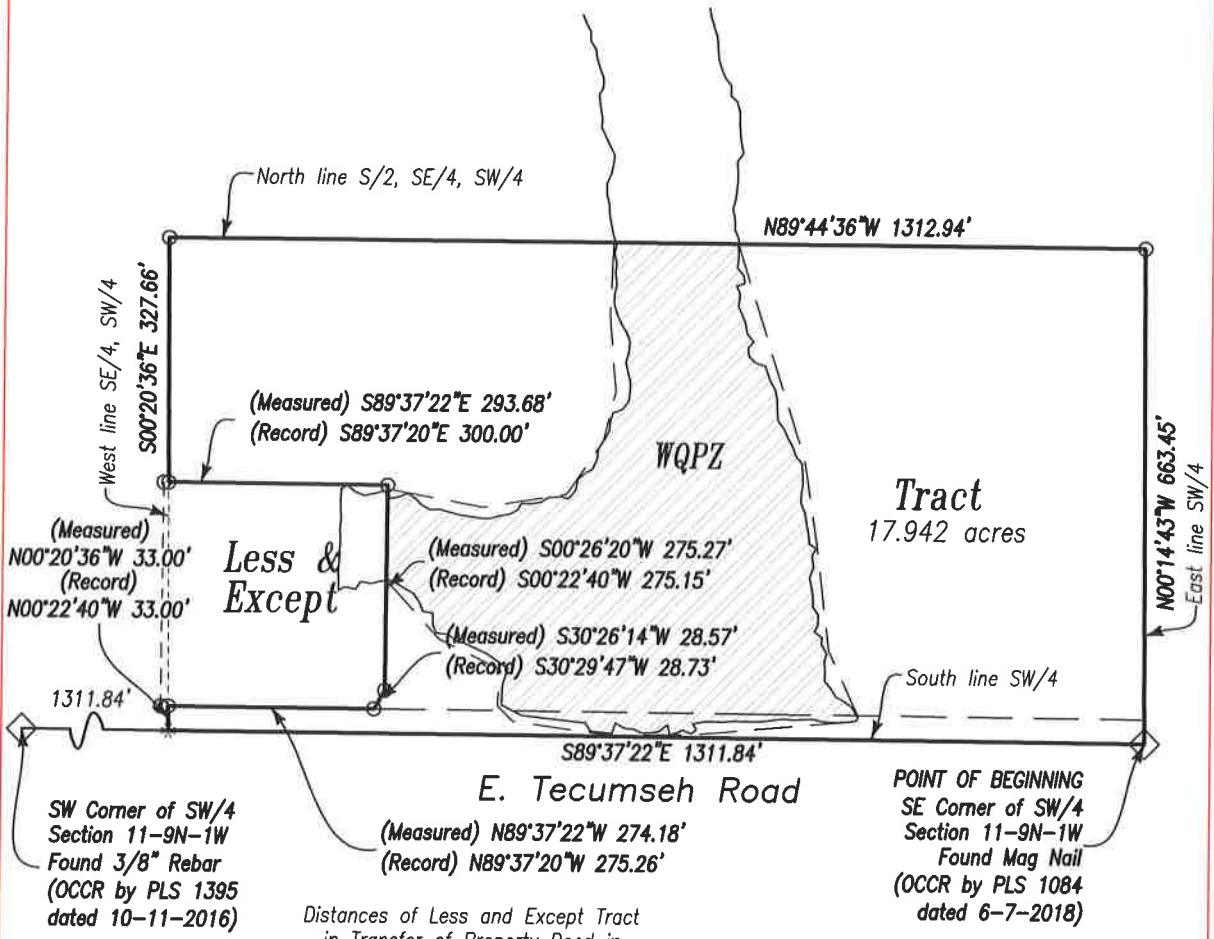


-  Subject Tract
-  Zoning

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J&D ACRES
 NORMAN RURAL CERTIFICATE OF SURVEY

PART OF THE S/2 OF THE SE/4 OF THE SW/4
 SECTION 11, T9N, R1W, IM,
 CITY OF NORMAN,
 CLEVELAND COUNTY, OKLAHOMA



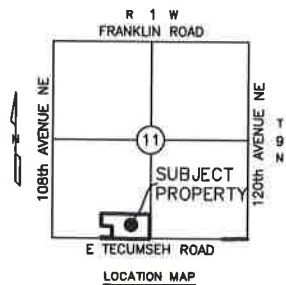
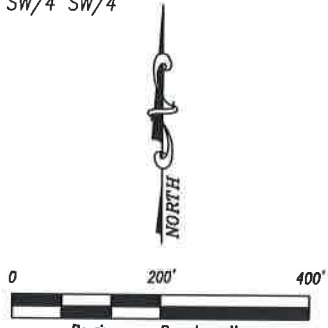
SW Corner of SW/4
 Section 11-9N-1W
 Found 3/8" Rebar
 (OCCR by PLS 1395
 dated 10-11-2016)

POINT OF BEGINNING
 SE Corner of SW/4
 Section 11-9N-1W
 Found Mag Nail
 (OCCR by PLS 1084
 dated 6-7-2018)

Distances of Less and Except Tract
 in Transfer of Property Deed in
 Book 6235, Page 428 overlap
 into the S/2 of the SW/4 SW/4

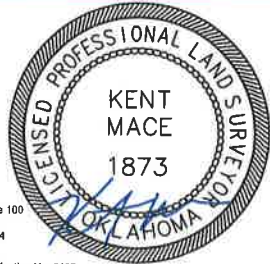
LEGEND

- SET 1/2" IRON PIN WITH CAP "MACBAX CA 8137"
- ⊙ SET MAG NAIL WITH SHINER "MACBAX CA 8137"
- ▲ SET RAILROAD SPIKE
- FOUND MAG NAIL
- FOUND 1/2" IRON PIN
- ◇ FOUND PLSS MONUMENT
- SECTION LINE
- - - QUARTER SECTION LINE
- - - QUARTER-QUARTER SECTION LINE
- - - 33' STATUTORY RIGHT OF WAY
- FENCE
- BOUNDARY LINE
- - - LOT LINE
- - - WQPZ EASEMENT



Daniel Alexander
 OWNER/SUBDIVIDER

MBLS
 MacBax Land Surveying, PLLC
 civil engineering & land surveying



SURVEY FOR		DANIEL ALEXANDER	
NORMAN RURAL CERTIFICATE OF SURVEY		LOCATION	
DATE	7/11/2022	SCALE	1" = 200'
PROJECT NO.	MB-22078	REVISED	7/20/2022
Page 1 of 5		Part of the S/2, SE/4, SW/4 Section 11, T9N, R1W, I.M. Cleveland County, Oklahoma	

5744 Hueltnner Court, Suite 100
 Norman, OK 73069
 Telephone: (405) 872-7594
 Email: Kent@MBLS.us

Certificate of Authorization No. 8137

CERTIFICATE OF SURVEY
COS-2223-3

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2223-3, J&D ACRES.

LOCATION: Generally located one-half mile east of 108th Avenue N.E. on the north side of East Tecumseh Road.

INFORMATION:

1. Owners. Jackie and Daniel Alexander.
2. Developer. Jackie and Daniel Alexander.
3. Surveyor. MacBax Land Surveying, P.L.L.C.

HISTORY:

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

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer system will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water well will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Acreage. This property consists of 17.942 acres and one (1) tract.

5. Water Quality Protection Zone. Tracts 1 contains WQPZ. However, there is sufficient area to construct structures including private sanitary sewer system outside of the WQPZ. This area will be protected by the owner per covenants.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2223-3 for J&D Acres are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Staff recommends approval of Norman Rural Certificate of Survey No. COS-2223-3 for J&D Acres.

ACTION NEEDED: Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2223-3 for J&D Acres to City Council.

ACTION TAKEN: _____

File Attachments for Item:

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2223-2: Consideration of a Preliminary Plat submitted by WH Normandy Creek, L.P. (Wallace Design Collective) for LOTS 2 & 3, BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION, A Replat of Part of Block 1, Jennings Estates No. 1 Addition for 5.2 acres of property generally located near the SE corner of W. Main Street and 24th Avenue S.W.



CITY OF NORMAN, OK STAFF REPORT

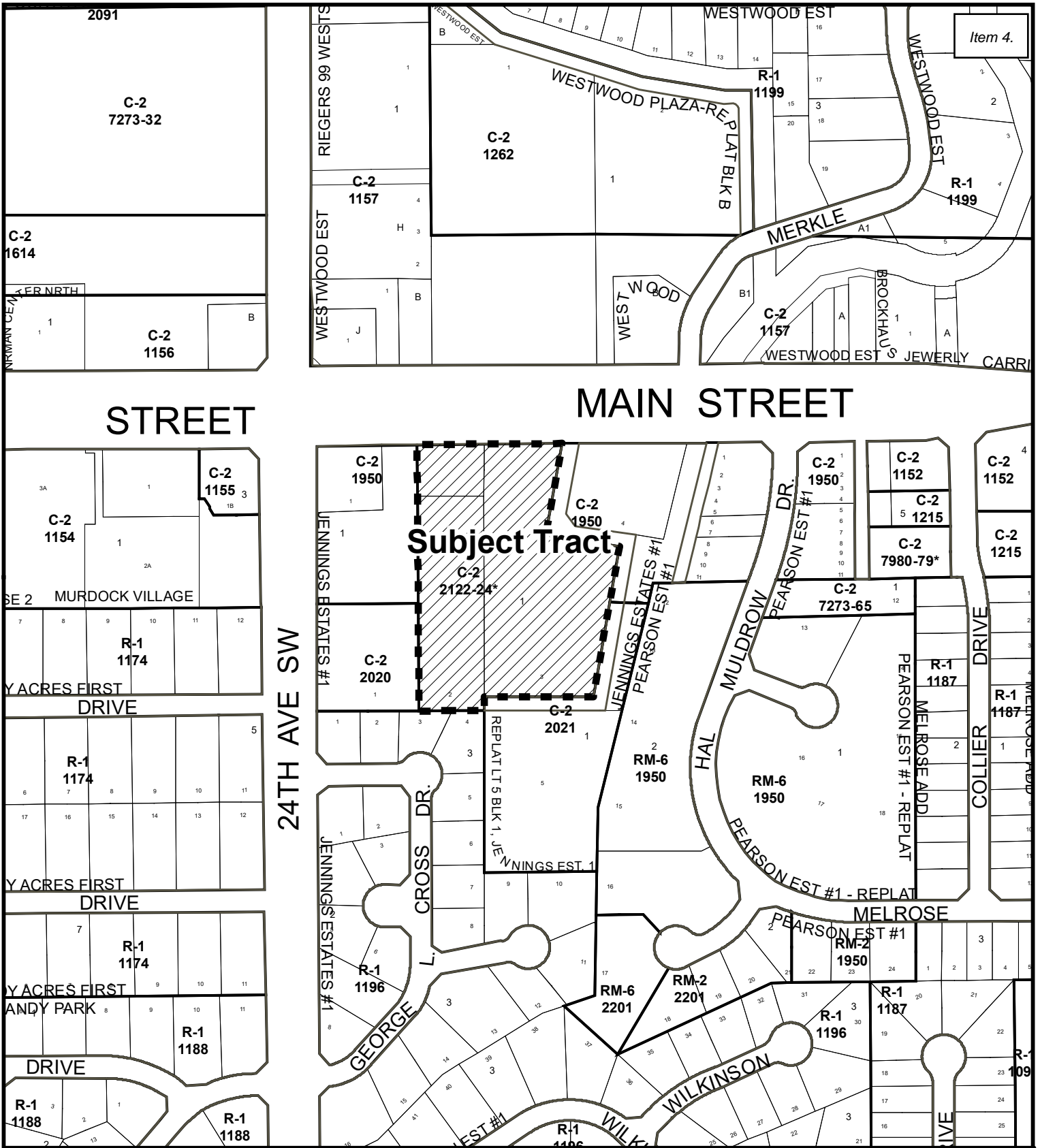
MEETING DATE: 09/08/2022

REQUESTER: WH Normandy Creek, L.P.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2223-2: Consideration of a Preliminary Plat submitted by WH Normandy Creek, L.P. (Wallace Design Collective) for LOTS 2 & 3, BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION, A Replat of Part of Block 1, Jennings Estates No. 1 Addition for 5.2 acres of property generally located near the SE corner of W. Main Street and 24th Avenue S.W.

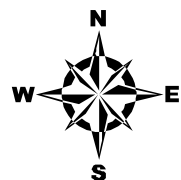
ACTION NEEDED: Recommend approval or disapproval of PP-2223-2 for LOTS 2 & 3, BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION, A Replat of Part of Block 1, Jennings Estates No. 1 Addition to City Council.



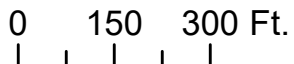
Location Map





Map Produced by the City of Norman
 Geographic Information System.
 The City of Norman assumes no
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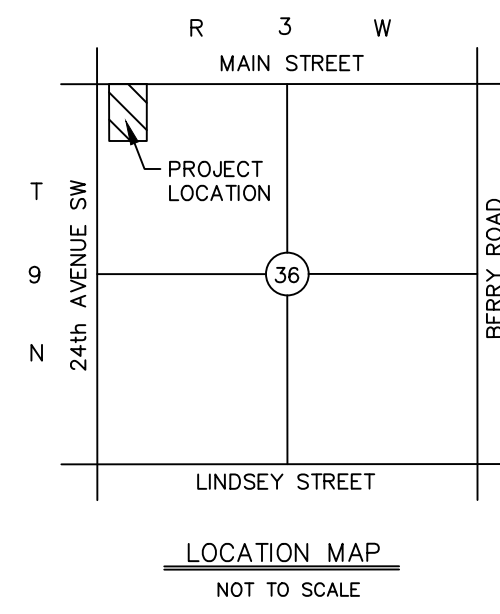
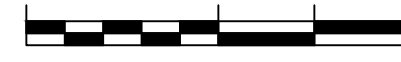
August 3, 2022



-  Subject Tract
-  Zoning

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PRELIMINARY SUBDIVISION PLAT
 OF
 LOTS 2 & 3, BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION
 A REPLAT OF PART OF BLOCK 1
JENNINGS ESTATES NO. 1 ADDITION
 A PART OF THE NW/4, SEC. 36, T9N, R3W, OF THE I.M.
 AN ADDITION TO
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

Lots Two (2) and Three (3), in Block One (1), of JENNINGS ESTATES NO. 1 ADDITION, a replat of Part of Block 1 of JENNINGS ESTATES NO. 1, an addition to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

GENERAL NOTES

- Contours per City of Norman GIS.
- Water line and sanitary sewer locations per City of Norman GIS.
- No oil and gas wells within Northwest Quarter of Section 36 per Oklahoma Corporation Commission Well Search Database.
- Property currently zoned as C-2. Proposed zoning to remain the same.
- Property falls within Zone X, areas determined to be outside the 0.2% change annual floodplain per FEMA map panel 40027C0280J with an effective revised date of 01/15/2021.

OWNER & SUBDIVIDER:
 WH NORMANDY CREEK, LP
 C/O GARRETT HALEY
 6502 SLIDE RD, SUITE #200
 LUBBOCK, TX 79424

ENGINEER & SURVEYOR:
 WALLACE DESIGN COLLECTIVE
 410 N. WALNUT ST., SUITE 200
 OKLAHOMA CITY, OK 73104



I:\Projects\2022\08\29\2022_08_29_15 PM_090_302_27230\...
 WALLACE DESIGN COLLECTIVE, INC. PRELIMINARY PLAT OF JENNINGS ESTATES NO. 1

wallace design collective, pc
 structural · civil · landscape · survey
 410 north walnut avenue, suite 200
 oklahoma city, oklahoma 73104
 405.236.5858 · 800.364.5858
 wallace.design
 ok ca 1460
 EXP DATE: 06.30.23

PRELIMINARY PLAT

ITEM NO. 4

PP-2223-2

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **LOTS 2, 3 & 6, BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION (A REPLAT OF LOTS 2 & 3, BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION)**.

LOCATION: Generally located south of West Main Street and east of 24th Avenue S.E.

INFORMATION:

1. Owner. WH Normandy Creek, L.P.
2. Developer. WH Normandy Creek, L.P.
3. Engineer. Wallace Design Collective.

HISTORY:

1. July 21, 1959. City Council adopted Ordinance No. 1153 annexing a portion of this property into the City of Norman Corporate Limits and placing this property in R-1, Single-Family Dwelling District.
2. January 26, 1960. City Council adopted Ordinance No. 1198 annexing the remainder of this property into the City of Norman Corporate City Limits and placing it in the R-1, Single-Family Dwelling District.
3. December 6, 1966. Planning Commission, on a vote of 7-0, recommended to the City Council that this property be placed in the C-2, General Commercial District and removed from R-1, Single-Family Dwelling District.
4. February 6, 1968. Planning Commission, on a vote of 9-0, approved the preliminary plat for Jennings Estates No. 1 Addition.
5. May 7, 1968. Planning Commission, on a vote of 7-0, recommended to City Council that the final plat for Jennings Estates No. 1 Addition be approved.

6. May 14, 1968. City Council approved the final plat for Jennings Estates No. 1 Addition.
7. July 9, 1968. City Council approved the revised final plat for Jennings Estates No. 1 Addition
8. July 18, 1968. The final plat for Jennings Estates No. 1 Addition was filed of record with the Cleveland County Clerk.
9. November 9, 1972. Planning Commission, on a vote of 7-0-1, approved the preliminary plat of a Replat of a part of Block 1, of Jennings Estates No. 1 Addition.
10. November 9, 1972. Planning Commission, on a vote of 7-0-1, recommended to City Council the approval of a final plat of Lot 2, Block 1, Replat of a part of Block 1, Jennings Estates No. 1 Addition.
11. July 17, 1973. City Council approved the final plat of Lot 2, Block 1, Replat of a part of Block 1, Jennings Estates No. 1 Addition.
12. August 27, 1973. That portion of property that would become Lots 2, 3 and 4, Block 1, Jennings Estates No. 1 was vacated in District Court.
13. December 20, 1973. The final plat of Lot 2, Block 1, Jennings Estates No. 1 Addition, a Replat of a part of Block 1, Jennings Estates No. 1 Addition was filed with the Cleveland County Clerk
14. June 13, 1974. Planning Commission, on a vote of 8-0, recommended to City Council the final plat for Lots 3 and 4, Block 1, Jennings No. 1 Addition be approved.
15. November 19, 1974. City Council approved the final plat for Lots 3 and 4, Block 1, Jennings Estates No. 1 Addition.
16. December 6, 1974. The final plat for Lots 3 and 4, Block 1, Jennings Estates No. 1 Addition was filed with Cleveland County Clerk.
17. November 26, 2019. City Council adopted Ordinance No. O-1920-23 removing a 210' platted front building line imposed on Lot 2, Block 1, Jennings Estates No. 1 Addition, a Replat of a part of Block 1, Jennings Estates No. 1 Addition.

IMPROVEMENT PROGRAM:

- 1. Sanitary Sewer. A sanitary sewer main will be extended to serve Lot 6, Block 1 in accordance with approved plans and City and Department of Environmental Quality standards
- 2. All remaining improvements are existing

PUBLIC DEDICATIONS:

- 1. Easements. All required easements will be dedicated to the City on the final plat.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 5.2 acres and 3 commercial lots. This is a well established shopping center constructed in the early 70's. The owners are proposing a separate lot located adjacent to Main Street. There are no changes regarding access to Main Street.

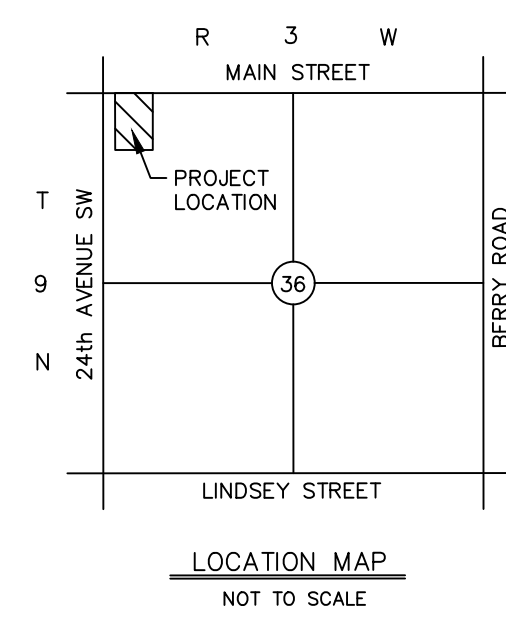
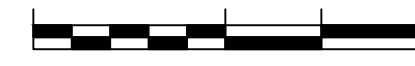
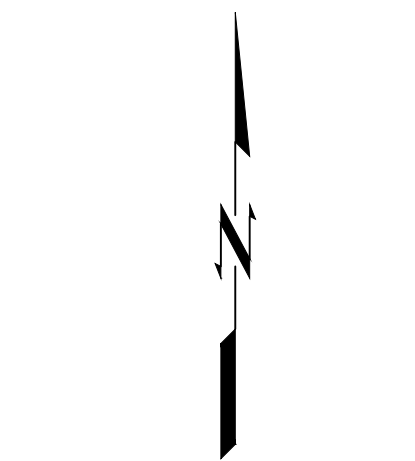
ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Lots 2, 3 and 6, Block 1, a Replat of Lots 2 and 3, Block 1, Jennings Estates No. 1 Addition to City Council

ACTION NEEDED: _____

24-5

PRELIMINARY SITE PLAN OF LOTS 2 & 3, BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION A REPLAT OF PART OF BLOCK 1 JENNINGS ESTATES NO. 1 ADDITION

A PART OF THE NW/4, SEC. 36, T9N, R3W, OF THE I.M.
AN ADDITION TO
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

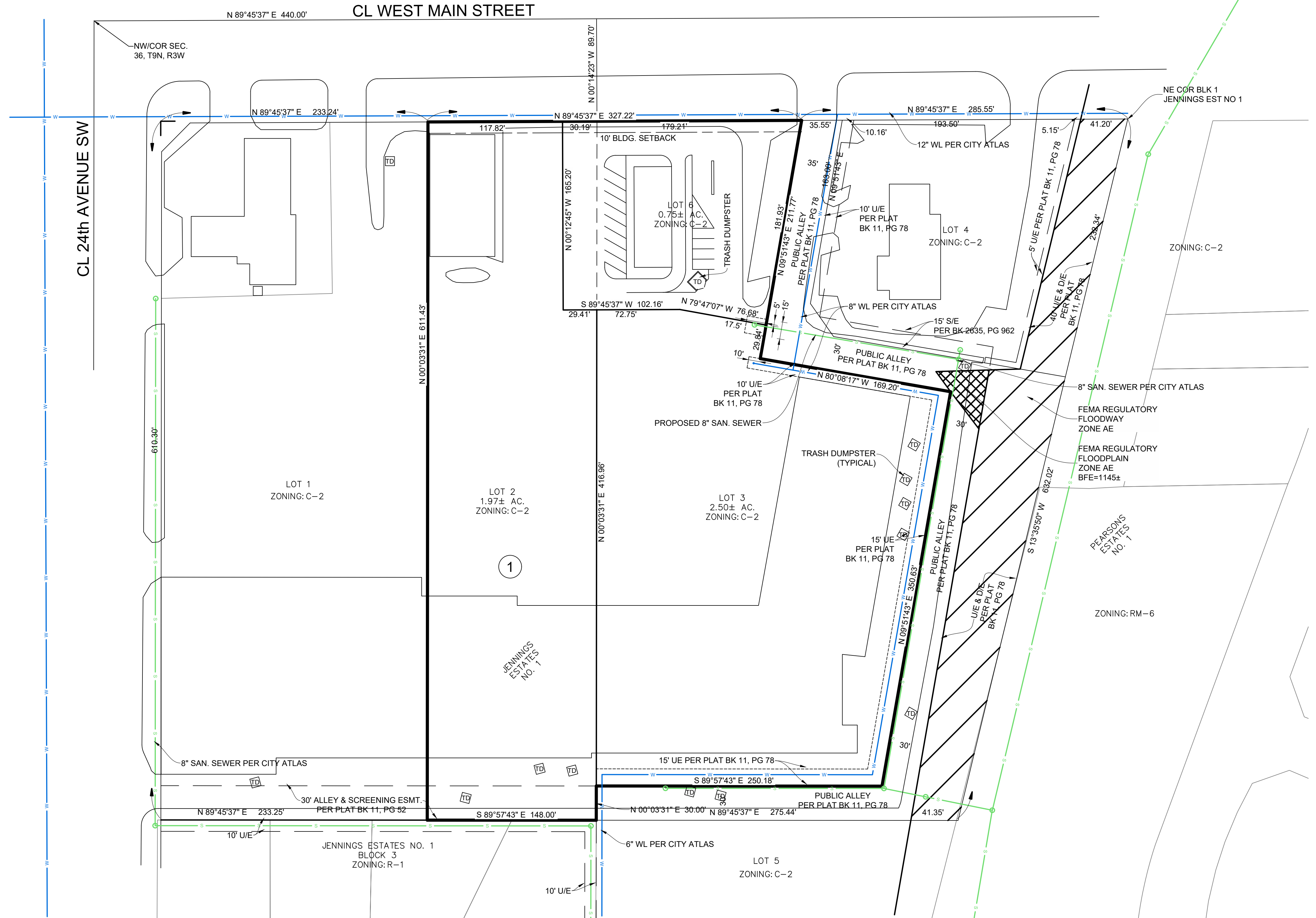
Lots Two (2) and Three (3), in Block One (1), of JENNINGS ESTATES NO. 1 ADDITION, a replat of Part of Block 1 of JENNINGS ESTATES NO. 1, an addition to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

GENERAL NOTES

- Contours per City of Norman GIS.
- Water line and sanitary sewer locations per City of Norman GIS.
- No oil and gas wells within Northwest Quarter of Section 36 per Oklahoma Corporation Commission Well Search Database.
- Property currently zoned as C-2. Proposed zoning to remain the same.
- Property falls within Zone X, areas determined to be outside the 0.2% change annual floodplain per FEMA map panel 40027C0280J with an effective revised date of 01/15/2021.

OWNER & SUBDIVIDER:
WH NORMANDY CREEK, LP
C/O GARRETT HALEY
6502 SLIDE RD, SUITE #200
LUBBOCK, TX 79424

ENGINEER & SURVEYOR:
WALLACE DESIGN COLLECTIVE
410 N. WALNUT ST., SUITE 200
OKLAHOMA CITY, OK 73104



I:\Projects\2024\Projects\272804 - Normandy Creek, LP\272804 - Preliminary Plat\272804 - Preliminary Plat.dwg
 PLOT: 08/29/2024 2:08:01 PM
 DWG: 272804.dwg



wallace design collective, pc
structural · civil · landscape · survey
410 north walnut avenue, suite 200
oklahoma city, oklahoma 73104
405.236.5858 · 800.364.5858
wallace.design
ok ca 1460
EXP DATE: 06.30.23

Applicant: WH Normandy Creek LP

Project Location: Near SE Corner of 24th Ave SW and Main Street

Case Number: PD22-19

Time: 5:30 p.m.

Applicant/Representative

Alec Bass

Attendees

None

City Staff

Logan Hubble, Planner I

Ken Danner, Subdivision Development Manager

Application Summary

The applicant is attempting a replat of Block 1, Jennings Estates No. 1 Addition.

Neighbor's Comments/Concerns/Responses

No neighbors attended the meeting.

File Attachments for Item:

5. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Resolution No. R-2223-30: Zafar Baig requests amendment of the NORMAN 2025 Land Use & Transportation Plan to remove the parcel from the Special Enterprise Zone, retaining Country Residential Designation for 5 acres of property located at 4000 E. Robinson Street.



CITY OF NORMAN, OK STAFF REPORT

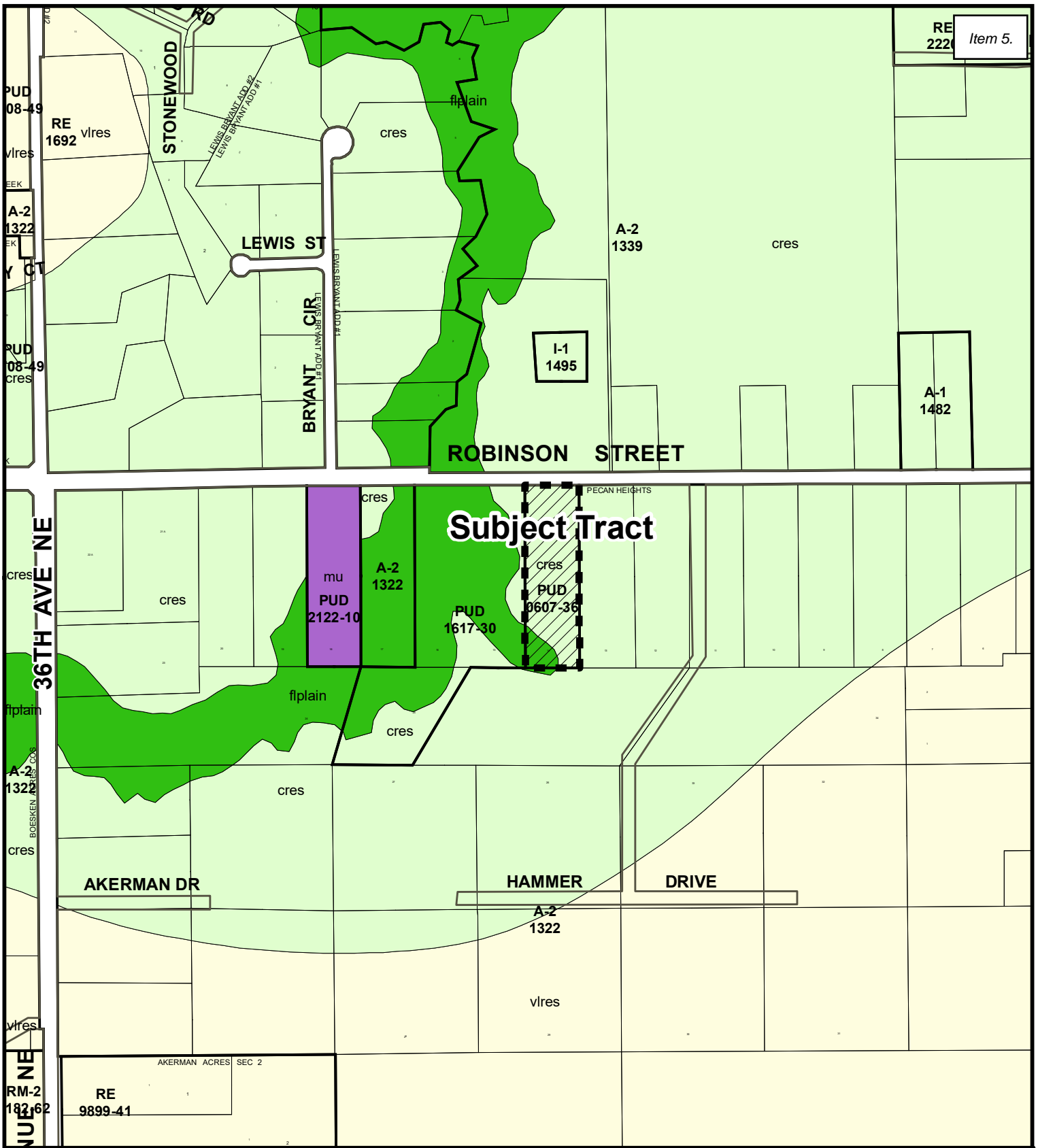
MEETING DATE: 09/08/2022

REQUESTER: Zafar Baig

PRESENTER: Logan Hubble, Planner I

ITEM TITLE: Consideration of Adoption, Rejection, Amendment, and/or Postponement of Resolution No. R-2223-30: Zafar Baig requests amendment of the NORMAN 2025 Land Use & Transportation Plan to remove the parcel from the Special Enterprise Zone, retaining Country Residential Designation for 5 acres of property located at 4000 E. Robinson Street.

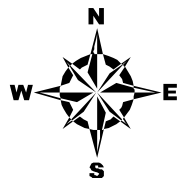
ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Resolution No. R-2223-30 to City Council.



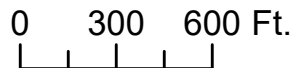
Norman 2025 Land Use Plan




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.



August 3, 2022



 Subject Tract

 Zoning

RESOLUTION NO. R-2223-30

ITEM NO. 5

STAFF REPORT

ITEM: Zafar Baig requests amendment of the NORMAN 2025 Land Use and Transportation Plan to remove the parcel from the Special Enterprise Zone (R-0607-102), retaining Country Residential Designation for 5 acres of property located at 4000 E. Robinson Street.

SUMMARY OF REQUEST: In 2007, this parcel was placed in a Special Enterprise Zone to allow a previous owner to rezone to a PUD, Planned Unit Development, and construct a bed and breakfast with outdoor events/weddings. The applicant wishes to rezone the property to A-1, General Agricultural District, which requires removal from the Special Enterprise Zone.

STAFF ANALYSIS: The property had to meet the following conditions to allow the establishment of the Special Enterprise Zone in 2007:

- The site must be authorized as a Planned Unit Development. This application is accompanied by a PUD request.
- Uses are limited to service-oriented tourism facilities that relate to Lake Thunderbird as a destination, and capitalize on the rural, pastoral qualities that should be preserved in the area. The applicants have a large heavily wooded lot that is currently in use as a rural destination. The proposed use is simply an expansion of the existing use that exceeds what can be authorized under the existing residential guidelines.
- Each tract must contain twenty acres, and preserve existing vegetation. This tract is approximately twenty acres, and will be unified by a lot line adjustment if the request is approved.
- Substantial setbacks must be observed to minimize external impacts. The PUD indicates no construction within the front and rear 150' nor within 75' of either side property line. All new construction will abide by these requirements.
- No more than forty percent of the site may be disturbed or improved with structures and paving. Very little construction is proposed, and will be well under the allowed percentage.
- Proposed locations must have good visibility for entering and exiting traffic, including a clear sight distance of 1200 feet in both directions for any proposed driveway. The existing driveway has good line of sight and should not be hazardous for any customers.

The above is no longer applicable, the previous applicant did not develop this property as a bed and breakfast/wedding venue; thus, the designation should be removed. The property is still vacant.

The current request for the property is to use the property for a single-family residence and agricultural uses. The proposed site plan shows a house, animal pen and barn. The rezoning request, proposed use, and size of the parcel do not allow the property to remain in a Special Enterprise Zone.

CONCLUSION: Staff forwards this request for a NORMAN 2025 Land Use & Transport Plan amendment to remove the property from a Special Enterprise Zone as Resolution No. R-2223-30 for consideration by the Planning Commission and a recommendation to City Council.

Applicant: Zafar Baig

Project Location: 4000 E. Robinson Street

Case Number: PD22-17

Time: 6:00 p.m.

Applicant/Representative

None

Attendees

None

City Staff

Colton Wayman, Planner I

Ken Danner, Subdivision Development Manager

Application Summary

NORMAN 2025 Plan Amendment to remove a Special Enterprise Zone, but retain Country Residential Designation; and rezoning from PUD, Planned Unit Development, to A-1, General Agricultural District

Neighbor's Comments/Concerns/Responses

No neighbors attended the meeting.

File Attachments for Item:

6. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-9: Zafar Baig requests rezoning from PUD, Planned Unit Development (O-0607-36), to A-1, General Agricultural District, for 5 acres of property located at 4000 E. Robinson Street.



CITY OF NORMAN, OK STAFF REPORT

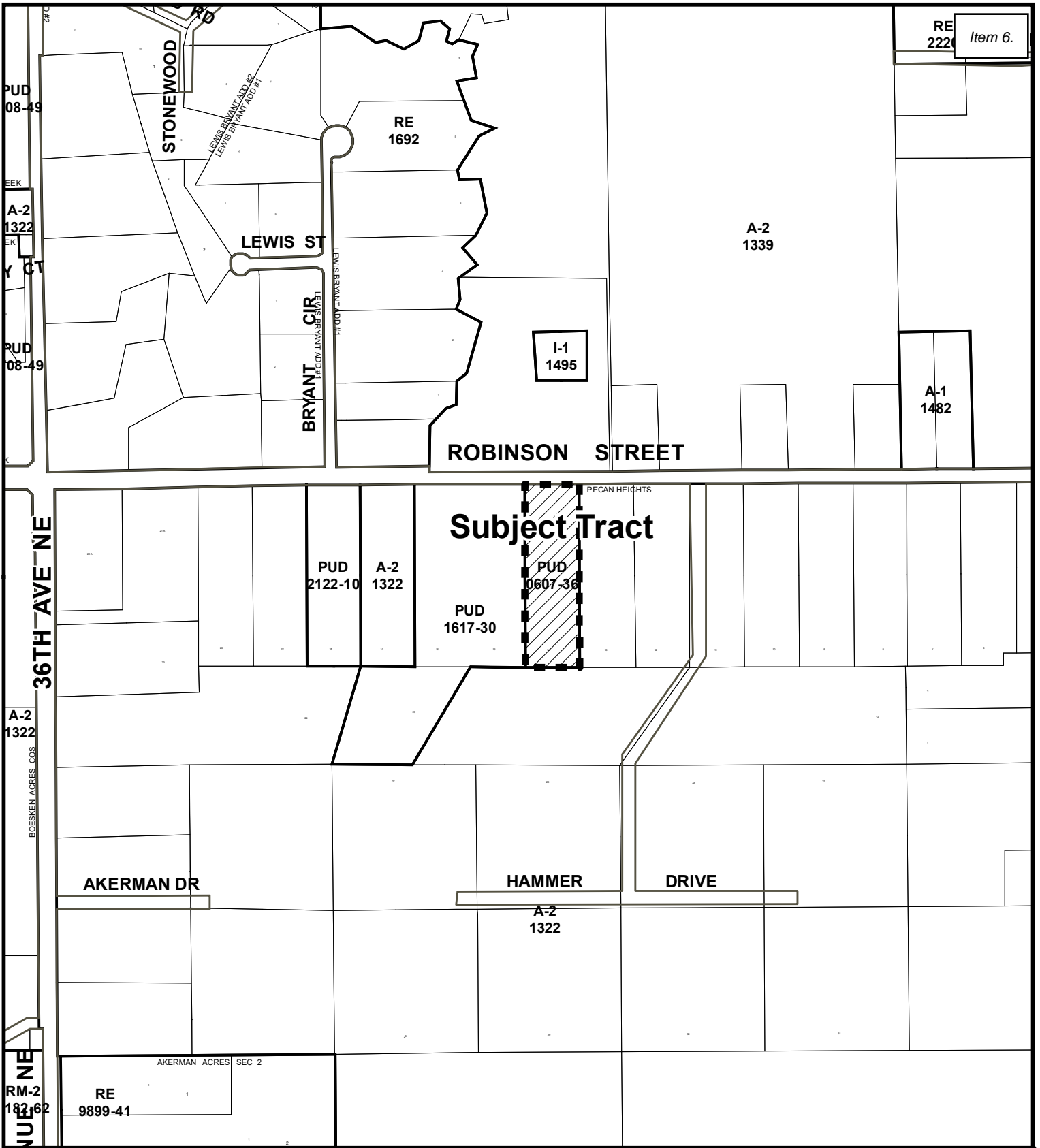
MEETING DATE: 09/08/2022

REQUESTER: Zafar Baig

PRESENTER: Logan Hubble, Planner I

ITEM TITLE: Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-9: Zafar Baig requests rezoning from PUD, Planned Unit Development (O-0607-36), to A-1, General Agricultural District, for 5 acres of property located at 4000 E. Robinson Street.

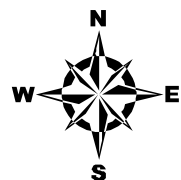
ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2223-9 to City Council.



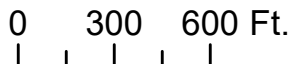
Location Map




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.



August 3, 2022



 Subject Tract

 Zoning

G:\arcGIS10\MapTemplates&T1_LocationMap\ArcMap10.mxd

ORDINANCE NO. O-2223-9

ITEM NO. 6

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	Zafar Baig
REQUESTED ACTION	Rezoning to A-1, General Agricultural District
EXISTING ZONING	PUD, Planned Unit Development (O-0607-36)
SURROUNDING ZONING	North: A-2, Rural Agricultural District, and I-1, Light Industrial District East: A-2, Rural Agricultural District South: A-2, Rural Agricultural District West: PUD, Planned Unit Development
LOCATION	4000 East Robinson Street
WARD	Ward 5
CORE AREA	No
SIZE	5 acres, more or less
PURPOSE	Single-Family Dwelling
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single-Family Residential East: Church South: Single-Family Residential West: Wellness Treatment Facility
LAND USE PLAN DESIGNATION	Country Residential/Special Enterprise Zone
GROWTH AREA DESIGNATION	Country Residential Area

PROJECT OVERVIEW: Zafar Baig is requesting a rezoning to A-1, General Agricultural District at 4000 E. Robinson St. This site is currently vacant.

The subject property and the adjacent property to the west were rezoned from A-2, Agricultural District, to PUD, Planned Unit Development, with Ordinance No. O-0607-36 on May 22, 2007. This PUD allowed the property to be used as a bed and breakfast and wedding venue. The property to the west was subsequently rezoned to PUD, Planned Unit Development, with Ordinance No. O-1617-30 on March 28, 2017, to allow for a wellness treatment facility. The subject property was not included in that rezoning.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GB 22-13, August 16, 2022
Greenbelt forwards this item with no additional comments.

PRE-DEVELOPMENT MEETING: PD22-17 August 25, 2022
No neighbors attended the meeting.

ZONING ORDINANCE CITATION:

SEC 420.1, GENERAL AGRICULTURAL DISTRICT

1. General Description. This district is intended to provide a zoning classification for the land situated on the fringe of the urban area that is used for agricultural purposes, but will be undergoing urbanization in the future. Most of these areas will be in close proximity to residential and commercial uses. Therefore the agricultural activities conducted in this district should not be detrimental to urban land uses. It is not intended that this district provide a location for a lower standard of residential development than is authorized in other districts. The types of uses, area and intensity of use of land which is authorized in this district is designed to encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made.

EXISTING ZONING: The subject property is currently zoned PUD, Planned Unit Development, O-0607-36, which allows for a bed and breakfast and wedding venue.

IMPACTS: This rezoning proposal is approximately 5 acres. The applicant intends to build a house and a barn for animals. The site plan shows both structures near the middle of the parcel, with the barn closer to the east property line. Any construction will be required to meet the regulations of the A-1, General Agricultural District, zoning. The property would be similar in character to nearby single-family agricultural properties.

STAFF ANALYSIS: This site has been vacant for many years, overlooked for single-family development because of the current PUD zoning. Not many prospective buyers wanted to go through the rezoning process. As stated, under the existing PUD, only a bed and breakfast and wedding venue would be allowed. For the applicant to build a home, the property must be rezoned. A-1, General Agricultural District zoning would allow for a single-family home on a 5 acre parcel. The A-2 District requires parcels to be at least 10-acres in size, so the option for A-1 zoning fits the site.

INTERDEPARTMENTAL COMMENTS:

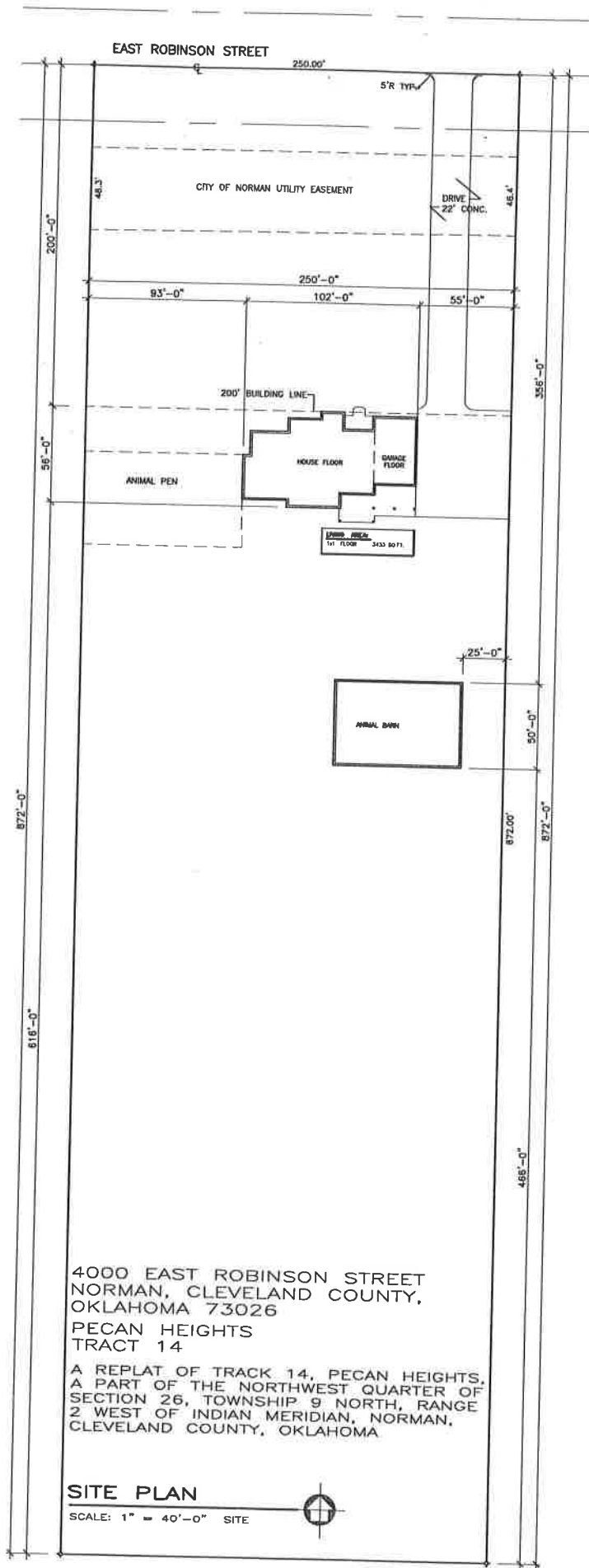
FIRE DEPARTMENT: No additional comments.

PUBLIC WORKS/ENGINEERING: Property is platted. Site plan should show 15' radius on the drive approach not 5'. Applicant will need to contact Central Oklahoma Master Conservancy District when crossing raw water line with their proposed drive.

TRAFFIC ENGINEER: There might be a utility pole very close to the location of the proposed drive.

UTILITIES: There will be special requirements for the driveway pursuant to the Central Oklahoma Master Conservancy District (COMCD) since it is crossing raw water lines and we need to see a proposed cross section over the raw water lines to determine if there will be any significant grade changes.

CONCLUSION: Staff forwards this request for rezoning from PUD, Planned Unit Development, O-0607-36 to A-1, General Agricultural District, as Ordinance No. O-2223-9 for consideration by the Planning Commission and a recommendation to City Council.



4000 EAST ROBINSON STREET
NORMAN, CLEVELAND COUNTY,
OKLAHOMA 73026
PECAN HEIGHTS
TRACT 14

A REPLAT OF TRACK 14, PECAN HEIGHTS,
A PART OF THE NORTHWEST QUARTER OF
SECTION 26, TOWNSHIP 9 NORTH, RANGE
2 WEST OF INDIAN MERIDIAN, NORMAN,
CLEVELAND COUNTY, OKLAHOMA

SITE PLAN
SCALE: 1" = 40'-0" SITE

Applicant: Zafar Baig

Project Location: 4000 E. Robinson Street

Case Number: PD22-17

Time: 6:00 p.m.

Applicant/Representative

None

Attendees

None

City Staff

Colton Wayman, Planner I

Ken Danner, Subdivision Development Manager

Application Summary

NORMAN 2025 Plan Amendment to remove a Special Enterprise Zone, but retain Country Residential Designation; and rezoning from PUD, Planned Unit Development, to A-1, General Agricultural District

Neighbor's Comments/Concerns/Responses

No neighbors attended the meeting.

File Attachments for Item:

7. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-10: Ronald K. Dodgion requests closure and vacation of a portion of Creston Way, located between Lot 4, Block 7 and Lot 1, Block 8 of HANLY ADDITION.



CITY OF NORMAN, OK STAFF REPORT

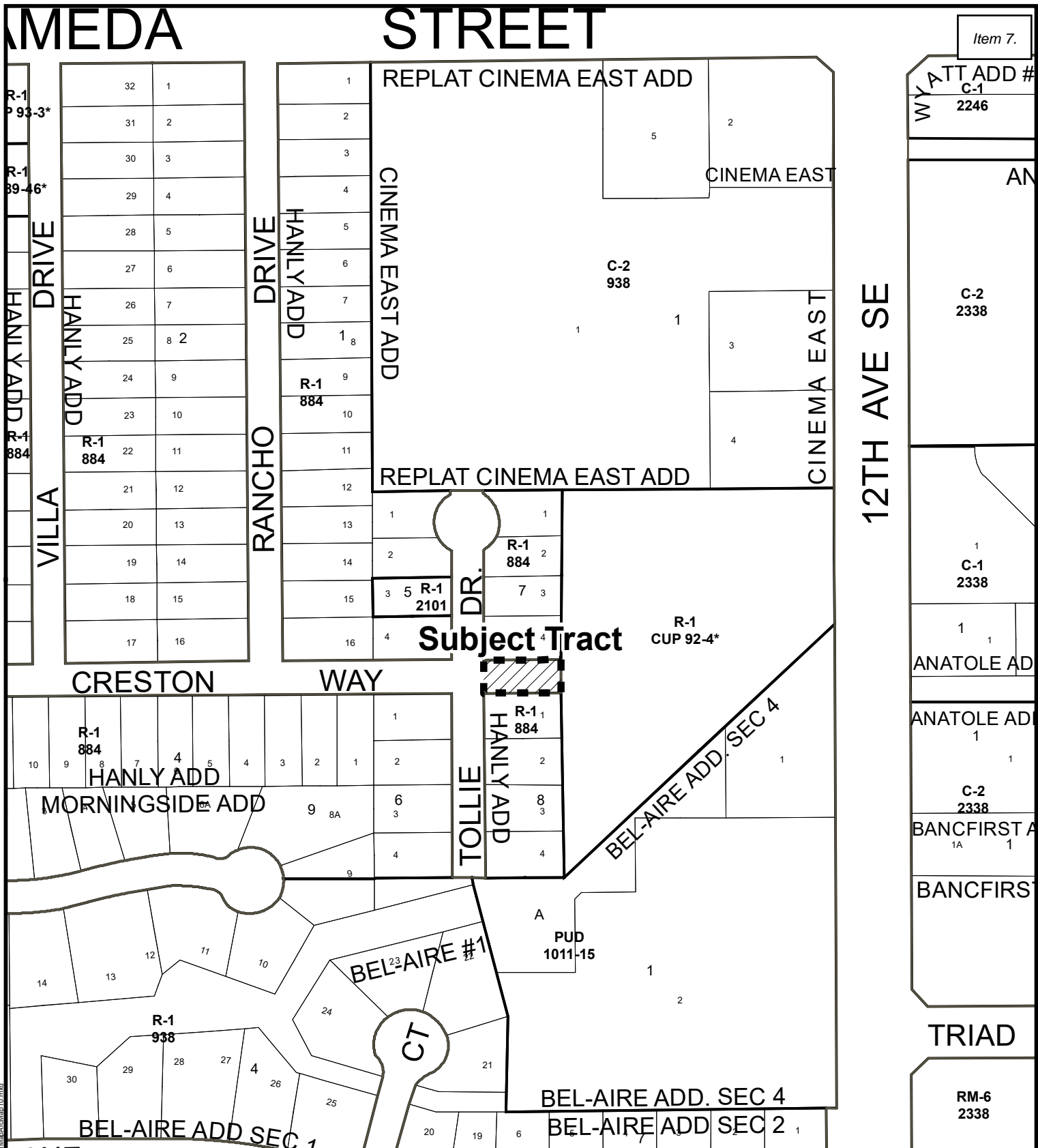
MEETING DATE: 09/08/2022

REQUESTER: Ronald K. Dodgion

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-10: Ronald K. Dodgion requests closure and vacation of a portion of Creston Way, located between Lot 4, Block 7 and Lot 1, Block 8 of HANLY ADDITION.

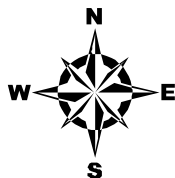
ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2223-10 to City Council.



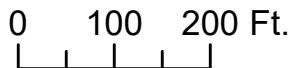
Location Map





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.



August 9, 2022



-  Subject Tract
-  Zoning

\\norman-city-gis\parsons\GIS\AcGIS\10 Map Templates\Bk1 - Location Map\Map10.mxd

ORDINANCE NO.
O-2223-10

ITEM NO. 7

STAFF REPORT

GENERAL INFORMATION:

APPLICANT: Ronald K. Dodgion
Attorney: Sean Rieger/Gunner Joyce

REQUESTED ACTION: Closure of Certain Right-of-Way (Creston Way) between Lot 4, Block 7 and Lot 1, Block 8, Hanly Addition,

BACKGROUND: This is a request for closing certain right-of-way (platted as use for street purposes known as Creston Way) located east of Tollie Drive between Lot 4, Block 7 and Lot 1, Block 8. The property is generally located south of Alameda Street and west of 12th Avenue S.E. The final plat Hanly Addition, Block’s 5-6-7 & 8 was filed of record with the Cleveland County Clerk on February 25, 1953.

DISCUSSION: The attorney for the applicant has submitted a request to close and vacate the right-of -way so that the properties can be contiguous. This portion of street right-of-way has never been paved as a public street. There are existing utilities running north and south within the eastern portion of the right-of-way and City staff is recommending that a utility easement be provided at the time of vacation in District Court. In addition, a reserved utility easement was requested by some of the Utility Companies.

RECOMMENDATION: With the above concurrence, staff can support this request.

ACTION NEEDED: Recommend approval or disapproval to City Council of the request to close certain public right-of-way (Creston Way) located east of Tollie Drive between Lot 4, Block 7 and Lot 1, Block 8, of Hanly Addition.

ACTION TAKEN: _____



office memorandum

DATE: August 1, 2022

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

FROM: Brenda Hall, City Clerk *BH*

SUBJECT: Request to Vacate/Close Public Easement

I am in receipt of a request to vacate and close an easement for property located between Lot 4, Block 7, and Lot 1, Block 8, Hanly Addition.

In accordance with Resolution No. R-8182-66, I am forwarding the request, legal description, and certified ownership list to your office and requesting that your office send notice to the furnished list of property owners and have the necessary ordinance prepared. If further action is needed from my office, please notify me.

BH:smr
attachments



August 1, 2022

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

RE: Vacation & Closure of a Portion of Creston Way

Dear Ms. Hall,

We submit this request to vacate and close the public interest in a certain portion of Creston Way, as more particularly described in the attached application. Pursuant to 11 O.S. § 42-101 et seq., we submit this application on behalf of Ronald K. Dodgion, the owner of the property located at 701 Tollie Dr., which directly abuts the portion of Creston Way sought to be vacated herein. The legal description of the portion of Creston Way sought to be vacated is attached. The applicant believes there may be one or more utilities located within this area and the applicant agrees to grant new easements or allow reservations of rights as may be necessary to ensure continued access and rights to existing utilities. This area has never been utilized as an extension of Creston Way and the applicant does not believe that the City has any plans to improve this area as a public street.

In addition to this request, we hereby submit the filing fee and a certified ownership list reflecting the property owners within 300 feet of the area sought to be vacated. Please let us know if you need any additional information from us in order to place this item on the agenda for Planning Commission and City Council consideration. Thank you very much for your assistance and cooperation.

Respectfully Submitted,
RIEGER LAW GROUP PLLC

GUNNER B. JOYCE
Attorney at Law

Sean Paul Rieger
Attorney • Architect • Broker

Daniel L. Sadler
Attorney at Law

Gunner B. Joyce
Attorney at Law

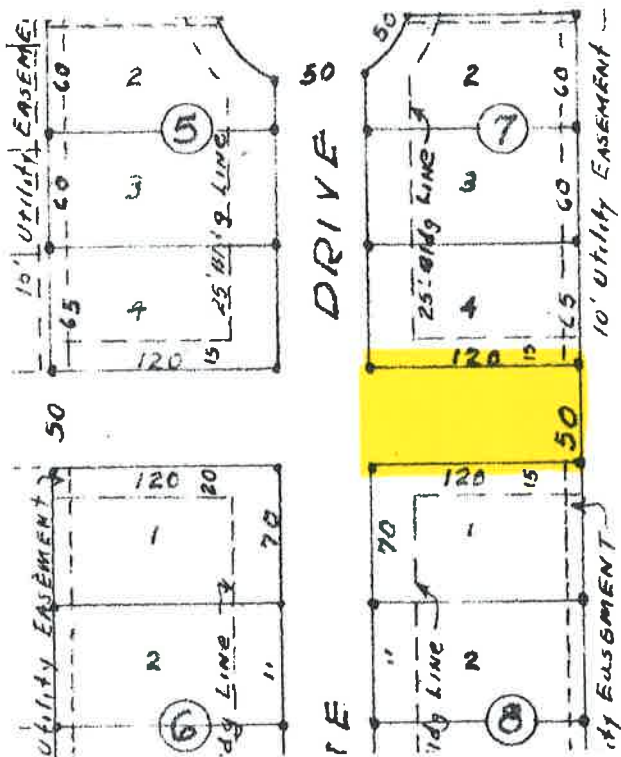
Keith A. Barrett
Attorney at Law

Kendra D. Streeter
Attorney at Law

PORTION OF CRESTON WAY TO BE VACATED

LEGAL DESCRIPTION

That portion of Creston Way located between Lot Four (4), Block Seven (7) and Lot One (1), Block Eight (8) of the Hanly Addition, Norman, Cleveland County, Oklahoma, according to the record plat thereof.



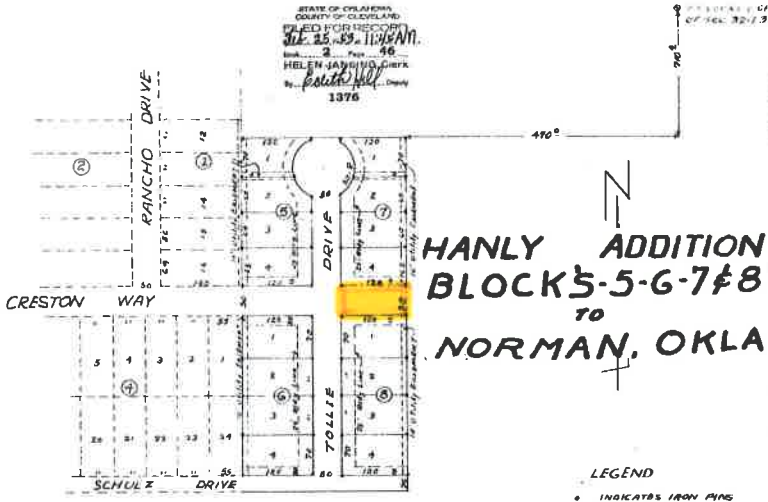
HANLY
BLOCK
NORMAN

Block: Pt. 2 Page:46

Doc. Number: P 1953 1376

Filed: 02-25-1953 11:45:00 AM

STATE OF OKLAHOMA
COUNTY OF CLEVELAND
FILED FOR RECORD
JAN 25 1953
HELEN JAYMIND, Clerk
1376



HANLY ADDITION BLOCKS 5-6-7-8 TO NORMAN, OKLA

LEGEND
* INDICATES IRON PINS
--- THIS ADDITION
--- EXISTING ADDITIONS
SCALE: 1" = 100'

OWNER'S CERTIFICATE & DEDICATION:

We, Tol Dickenson and Hazel Dickenson (husband and wife), owners of that part of the NE 1/4 of Section 25, T20N-R20W of the Indian Meridian (hereinafter as follows): Beginning at a point 470 feet east and 710 feet South of North East Corner of said NE 1/4; thence West 150 feet; thence South 610 feet; thence East 230 feet; thence North 610 feet to the point of beginning; do hereby certify that we are the owners of and the only persons who have any claim, title or interest in the land hereinafter above and as shown on the enclosed map; that said map is a correct survey of the said property made with our consent; that we do hereby dedicate to the public, use of all streets and alleys as shown on the enclosed map; that we hereby guarantee a clear title to the land as indicated from ourselves, our heirs, or assigns forever.

Tol Dickenson
Hazel Dickenson

Witness our hands and seals this 24th day of December, 1952.

STATE OF OKLAHOMA COUNTY OF CLEVELAND

BEFORE ME, CLAUDE EUSTON, the undersigned, a notary public in and for said County and State, on this 24th day of December, 1952, personally appeared Tol Dickenson and Hazel Dickenson, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Claude Euston
Notary Public

Witness my hand and seal the date last above written.
MY commission expires 6-15-56

SURVEYOR'S CERTIFICATE:

I, E. H. DUCKER, do hereby certify that I am by profession a surveyor, in: that the annexed map of Blocks 5, 6, 7, and 8 of the HANLY ADDITION correctly represents a survey made under my supervision on the 24th day of November, 1952, and that all of the monuments shown thereon actually exist and their positions are correctly shown.

E. H. Ducker
E. H. Ducker, Surveyor

Subscribed and sworn to before me this 24th day of December, 1952.

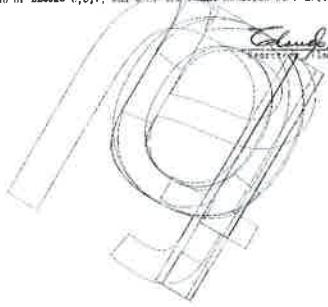
Claude Euston
Notary Public

My commission expires 6-15-56

CITY PLANNING COMMISSION CERTIFICATE:

I, Claude Euston, Secretary of the City Planning Commission of the City of Norman, Oklahoma, do hereby certify that the said Planning Commission approved the annexed map of BLOCKS 5, 6, 7, and 8 of the HANLY ADDITION at a meeting held on the 2nd day of December, 1952.

Claude Euston
Secretary, City Planning Commission



AERIAL IMAGE OF AREA
SOUGHT TO BE VACATED & CLOSED



File Attachments for Item:

8. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-7: Classen Montessori School requests Special Use for a School to modify the approved site plan (O-1819-29) for property located at 2323 S. Classen Boulevard.



CITY OF NORMAN, OK STAFF REPORT

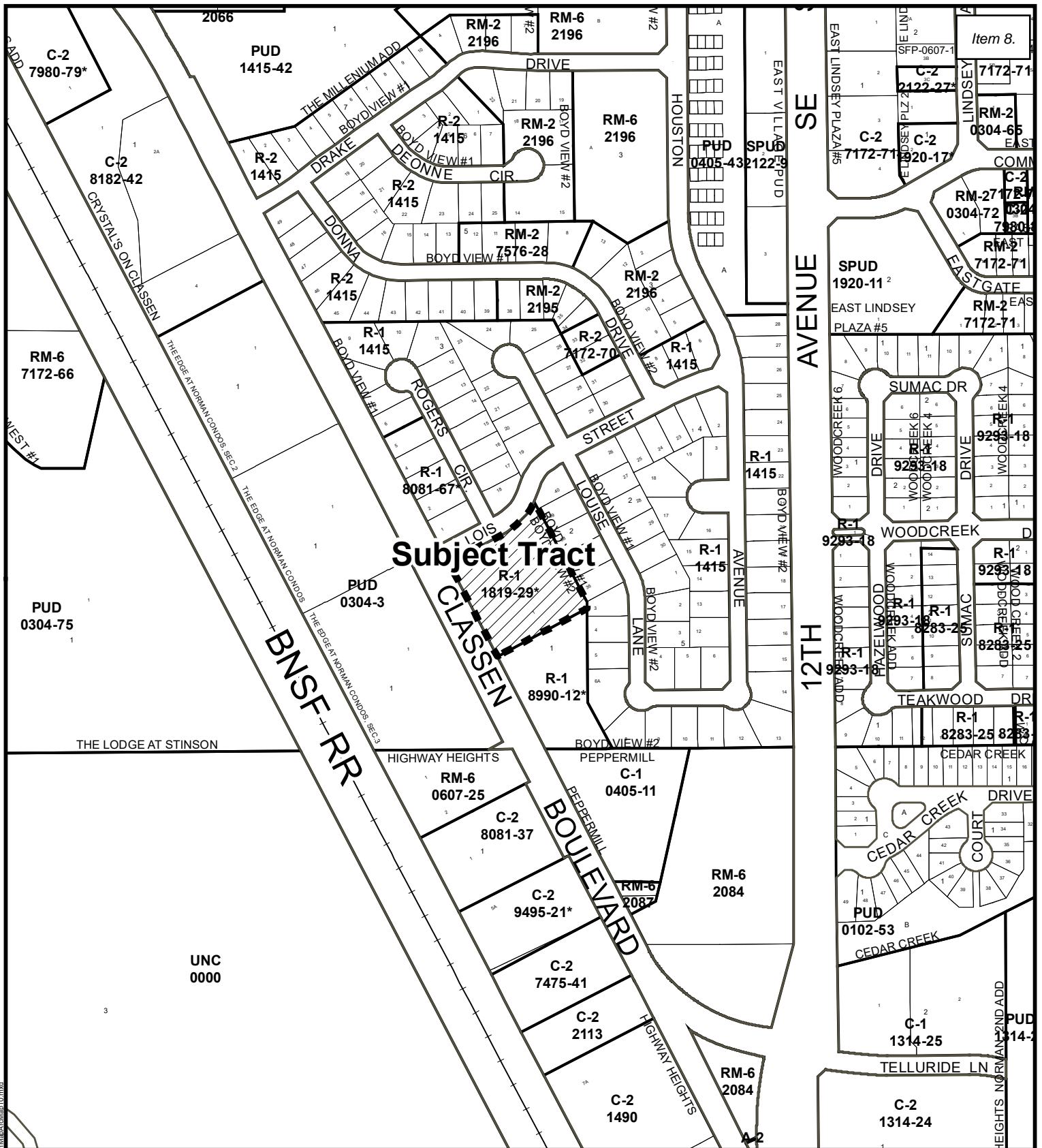
MEETING DATE: 09/08/2022

REQUESTER: Classen Montessori School

PRESENTER: Colton Wayman, Planner I

ITEM TITLE: Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-7: Classen Montessori School requests Special Use for a School to modify the approved site plan (O-1819-29) for property located at 2323 S. Classen Boulevard.

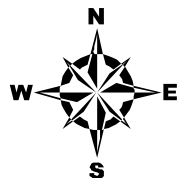
ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2223-7 to City Council.



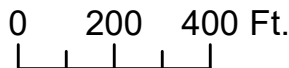
Location Map





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



July 5, 2022



-  Subject Tract
-  Zoning

ORDINANCE NO. O-2223-7

ITEM NO. 8

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	Classen Montessori School
REQUESTED ACTION	Special Use for a School (site plan amendment) and variance to City of Norman exterior masonry requirements
EXISTING ZONING	R-1, Single-Family Dwelling District with Special Use for a School
SURROUNDING ZONING	North: R-1, Single-Family Dwelling District and R-1, Single-Family Dwelling District with Special Use for a Church East: R-1, Single-Family Dwelling District South: R-1, Single-Family Dwelling District with Special Use for a Church West: PUD, Planned Unit Development
LOCATION	2323 South Classen Boulevard
WARD	Ward 7
CORE AREA	Yes
AREA/SF	1.89 acres, more or less
PURPOSE	Site plan amendment for a school expansion and for a variance to City of Norman exterior masonry requirements
EXISTING LAND USE	School
SURROUNDING LAND USE	North: Church/Single-Family Residential East: Single-Family Residential South: Church/Single-Family Residential West: Apartments
LAND USE PLAN DESIGNATION	Institutional

PROJECT OVERVIEW: The applicant, Classen Montessori School, is requesting to amend the Special Use for a School to revise the site plan approved with Ordinance No. O-1819-29 and to remove the City of Norman exterior masonry requirements. The subject property is currently zoned R-1, Single-Family Dwelling District with Special Use for a School and an amendment to the existing Special Use is required to allow for additional buildings and parking. The applicant proposes to add a portable building to the southwest portion of the site for additional classroom space. In addition, as part of a future phase, the applicant request to include a portable building to the northwest portion of the site with a queuing lane for student pick-up and drop-off.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: N/A for this item.

PRE-DEVELOPMENT MEETING: PD 22-20 August 25, 2022

Neighbors attended to show support for the proposed changes to the site plan. Neighbors did not have questions for the applicant.

ZONING ORDINANCE CITATION: A Special Use request shall be reviewed and evaluated on the following criteria according to the Zoning Ordinance 22:434.1, Special Uses:

1. Conformance with applicable regulations and standards established by the Zoning Regulations.
2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
3. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use. (NOTE: Throughout this Section, "Permitted Use" means any use authorized as a matter of right under the applicable zoning district.)
4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed "Special Use" and other uses authorized and anticipated in the area, considering existing zoning and land uses in the area.
6. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed "Special Use" with existing or permitted uses in the surrounding area.

EXISTING ZONING: The subject property is currently zoned R-1, Single-Family Dwelling District with Special Use for a School.

ALTERNATIVES/ISSUES:

IMPACTS: This Special Use proposal is located on approximately 1.89 acres. The existing building is situated on the western portion of the lot, closer to South Classen Boulevard and Lois Street. The site plan adopted by Ordinance No. O-1819-21 expands the existing building while providing additional recreational areas along the eastern and southern portions of the property. The current proposal removes the proposed expansion of the existing building and proposes to include a portable building to the southwest. A second building to the northwest of the existing structure is also proposed at a future date, with additional parking and a queuing lane. Both proposed structures will be located near the lot line adjacent to South Classen Boulevard, away from the single-family residential located to the east. To the north and south are churches, and to the west are apartments across South Classen Boulevard.

STAFF ANALYSIS: The applicant is seeking to amend the site plan adopted by Ordinance No. O-1819-29 to add additional buildings, parking, and a queuing lane to the site. In addition, the applicant is seeking the removal of City of Norman exterior masonry requirements to allow for the proposed buildings. These proposed changes will be for Classen Montessori School to accommodate additional students and future expansion.

OTHER AGENCY COMMENTS:

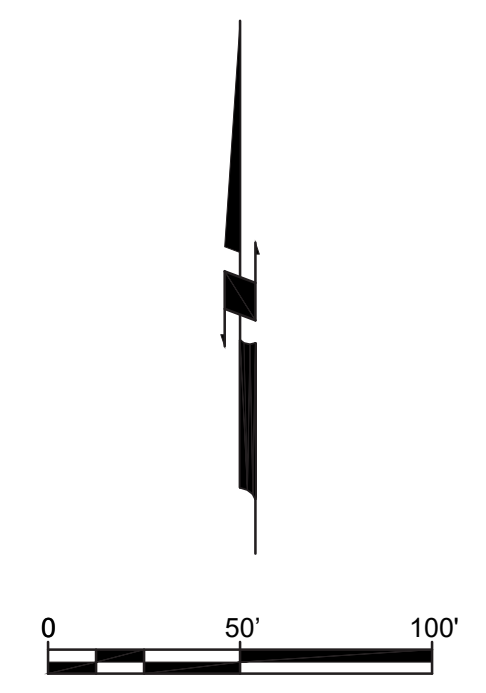
FIRE DEPARTMENT: No comments.

PUBLIC WORKS/ENGINEERING: No comments.

TRAFFIC ENGINEER: A second northbound lane on Classen Boulevard is planned, completing the proposed four-lane cross-section. Required right-of-way has been platted with the required 50' of right-of-way for Classen Boulevard. The revised site plan will not affect future projects on Classen Boulevard.

UTILITIES: No comments.

CONCLUSION: Staff forwards this request to amend the site plan adopted by Ordinance No. O-1819-29, and a variance to exterior masonry requirements, as Ordinance No. O-2223-7 for consideration by the Planning Commission and a recommendation to City Council.



Classen Montessori

2323 Classen Blvd
Special Use Site Plan

LEGEND

Building Line	
Utility Easement	
Water Line	
Sanitary Sewer	
Parcel	
Contours	
Side Yard 5-foot Setback	
Rear Yard 20-foot Setback	

Applicant: Classen Montessori School

Project Location: 2323 S. Classen Boulevard

Case Number: PD22-20

Time: 6:30 p.m.

Applicant/Representative

Kelly Driscoll
Jason Andes

Attendees

Christina Foss
Amanda Pollock
Lenae Clements

City Staff

Colton Wayman, Planner I
Beth Muckala, Assistant City Attorney III

Application Summary

Special Use for a School to modify the site plan approved with O-1819-29

Neighbor's Comments/Concerns/Responses

Neighbors attended to show support for the proposed changes to the site plan. Neighbors did not have questions for the applicant.

File Attachments for Item:

9. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-11: Timber Creek Fellowship Church requests Special Use for a Church, Temple, or Other Place of Worship to modify the approved site plan (O-0203-21) for property located at 4600 36th Avenue N.W.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/08/2022

REQUESTER: Timber Creek Fellowship Church

PRESENTER: Colton Wayman, Planner I

ITEM TITLE: Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-11: Timber Creek Fellowship Church requests Special Use for a Church, Temple, or Other Place of Worship to modify the approved site plan (O-0203-21) for property located at 4600 36th Avenue N.W.

ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2223-11 to City Council.

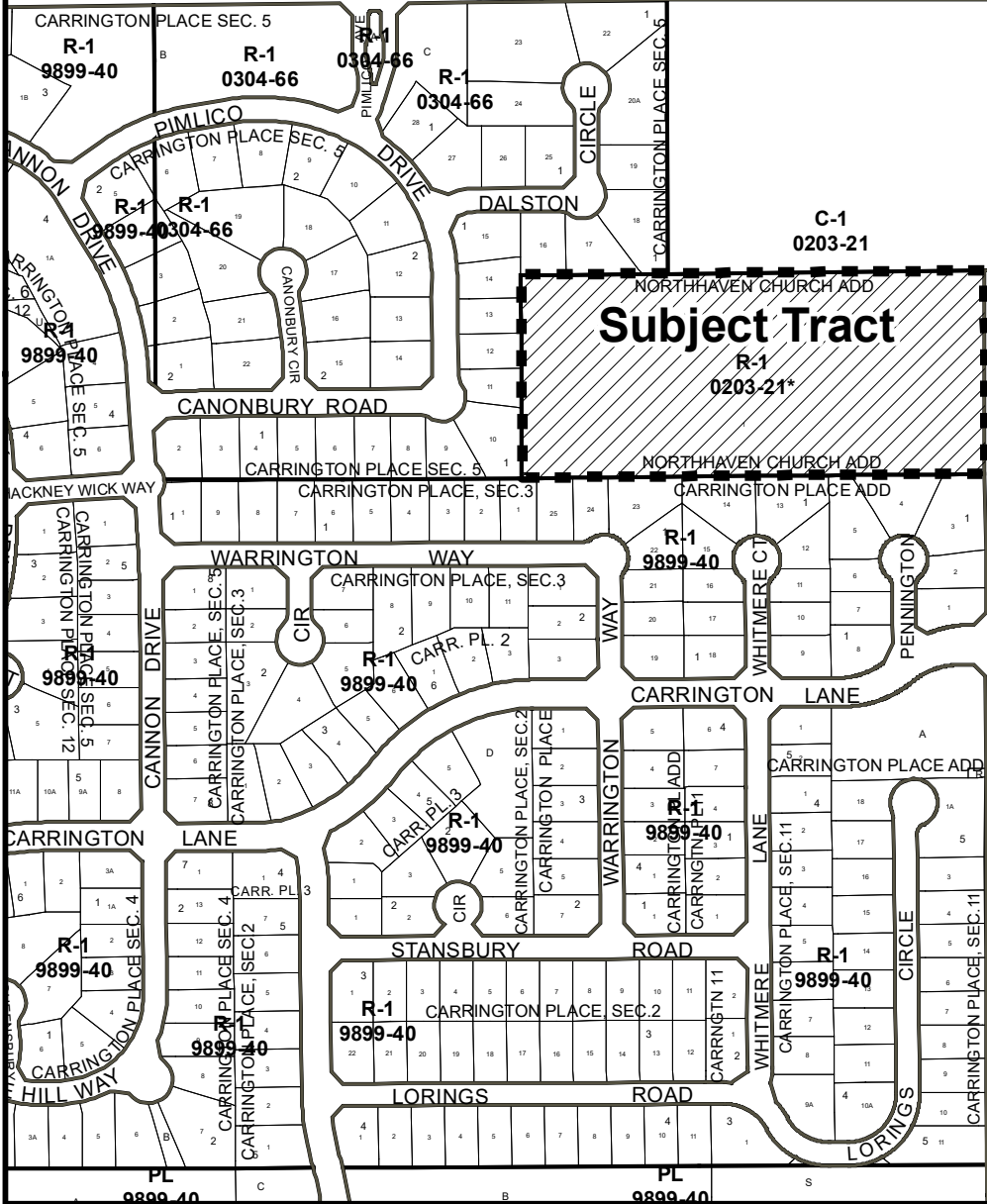
PUD
0910-14

A-2
1339

A-2
1339

36TH AVE NW

FRANKLIN ROAD

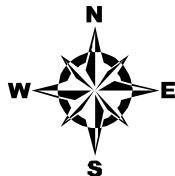


PL
1920-28

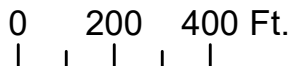
Location Map



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.



August 3, 2022



Subject Tract

Zoning

ORDINANCE NO. O-2223-11

ITEM NO. 9

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Timber Creek Fellowship Church
REQUESTED ACTION	Special Use for a Church (site plan amendment)
EXISTING ZONING	R-1, Single Family Dwelling District with Special Use for a Church
SURROUNDING ZONING	North: C-1, Local Commercial District, and R-1, Single-Family Dwelling District East: PL, Parkland District South: R-1, Single-Family Dwelling District West: R-1, Single-Family Dwelling District
LOCATION	4600 36th Avenue N.W.
WARD	Ward 8
CORE AREA	No
AREA/SF	9.51 acres, more or less
PURPOSE	Site plan amendment for church
EXISTING LAND USE	Church
SURROUNDING LAND USE	North: Single Family Residential/Vacant East: Parks/Open Space (Ruby Grant) South: Single Family Residential West: Single Family Residential
LAND USE PLAN DESIGNATION	Institutional
GROWTH AREA DESIGNATION	Current Urban Service Area

PROJECT OVERVIEW: In June of this year, Timber Creek Fellowship Church purchased the property to relocate to this facility. NorthHaven Church will continue to occupy the existing facility until further notice. The applicant, Timber Creek Fellowship Church, is requesting to amend the Special Use for a Church to revise the site plan approved with Ordinance No. O-0203-21. The current proposal is to add an approximately 5,000-square-foot sanctuary to the existing building in addition to a new 5,400-square-foot building for Church offices. An approximately 17,000-square-foot sanctuary is proposed at a future date as the church expands. Additional parking is proposed as an extension to the existing parking lot to the west. A new surface lot located east of the Church offices is also proposed at a later date.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: N/A for this item.

PRE-DEVELOPMENT MEETING: PD 22-21 August 25, 2022

- Neighbors were concerned with the existing drainage for the site. Neighbors asked if Timber Creek Fellowship Church could resolve some of these issues in conjunction with the proposed improvements to the site.
 - The applicant explained that he has walked the site and has found that existing drains are clogged by debris. The applicant explained that unclogging these drains will help drainage for surrounding homeowners significantly.
- Neighbors also expressed concerns with the existing topography of the site concerning drainage.
 - The applicant explained that grading could further resolve these drainage issues.
- Neighbors also asked if irrigation would be provided to trees around the site – specifically those abutting single-family homes.
 - The applicant explained that he does not remember whether irrigation is provided per the draft irrigation plan but will look into this.

ZONING ORDINANCE CITATION: A Special Use request shall be reviewed and evaluated on the following criteria according to the Zoning Ordinance 22:434.1, Special Uses:

1. Conformance with applicable regulations and standards established by the Zoning Regulations.
2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
3. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use. (NOTE: Throughout this Section, “Permitted Use” means any use authorized as a matter of right under the applicable zoning district.)
4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.

5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed "Special Use" and other uses authorized and anticipated in the area, considering existing zoning and land uses in the area.
6. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed "Special Use" with existing or permitted uses in the surrounding area.

STAFF ANALYSIS: As stated, the applicant will be relocating to this site and must request Special Use to amend the existing site plan to allow for the needed expansion of the facility. The expansion of a church facility is expected as the church grows and needs more classrooms or a larger sanctuary for seating.

EXISTING ZONING: The subject property is currently zoned R-1, Single-Family Dwelling District, with Special Use for a Church.

ALTERNATIVES/ISSUES:

IMPACTS: The additional development and paving areas can be accommodated with the detention ponds that have been sized for this project. Any of the new outdoor lighting will be required to meet the Commercial Outdoor Lighting Standards. There is an existing 6' stockade fence surrounding the property to shield the adjacent residential properties. As noted in the Pre-Development meeting, the adjacent neighbors are concerned with the runoff from the site. The applicant is aware of this concern and states the existing drains are clogged by debris. The applicant explained that unclogging these drains will help drainage for surrounding homeowners significantly.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No comments.

PUBLIC WORKS/ENGINEERING: The property is platted. There is existing access. Sidewalks are existing. Sanitary sewer and water are existing. There is an existing private storm sewer system that the new parking lot will utilize. The storm sewer will carry water to the east to the detention ponds on the west side of 36th Avenue N.W. The ponds have been sized for this expansion project.

TRAFFIC ENGINEER: No comments.

UTILITIES: No comments.

CONCLUSION: Staff forwards this request to amend the existing site plan, as proposed by Ordinance No. O-2223-11, for consideration by the Planning Commission and a recommendation to City Council.





THE MCKINNEY PARTNERSHIP architects

3600 West Main Suite 200 Norman, Oklahoma 73072 405.360.1400 p 405.364.8287 f tmparch.com

Seal:

NOT FOR CONSTRUCTION

Project:

Timber Creek Fellowship Church 4600 36th Avenue NW Norman, OK

Issue Date: August 25, 2022 - Preliminary

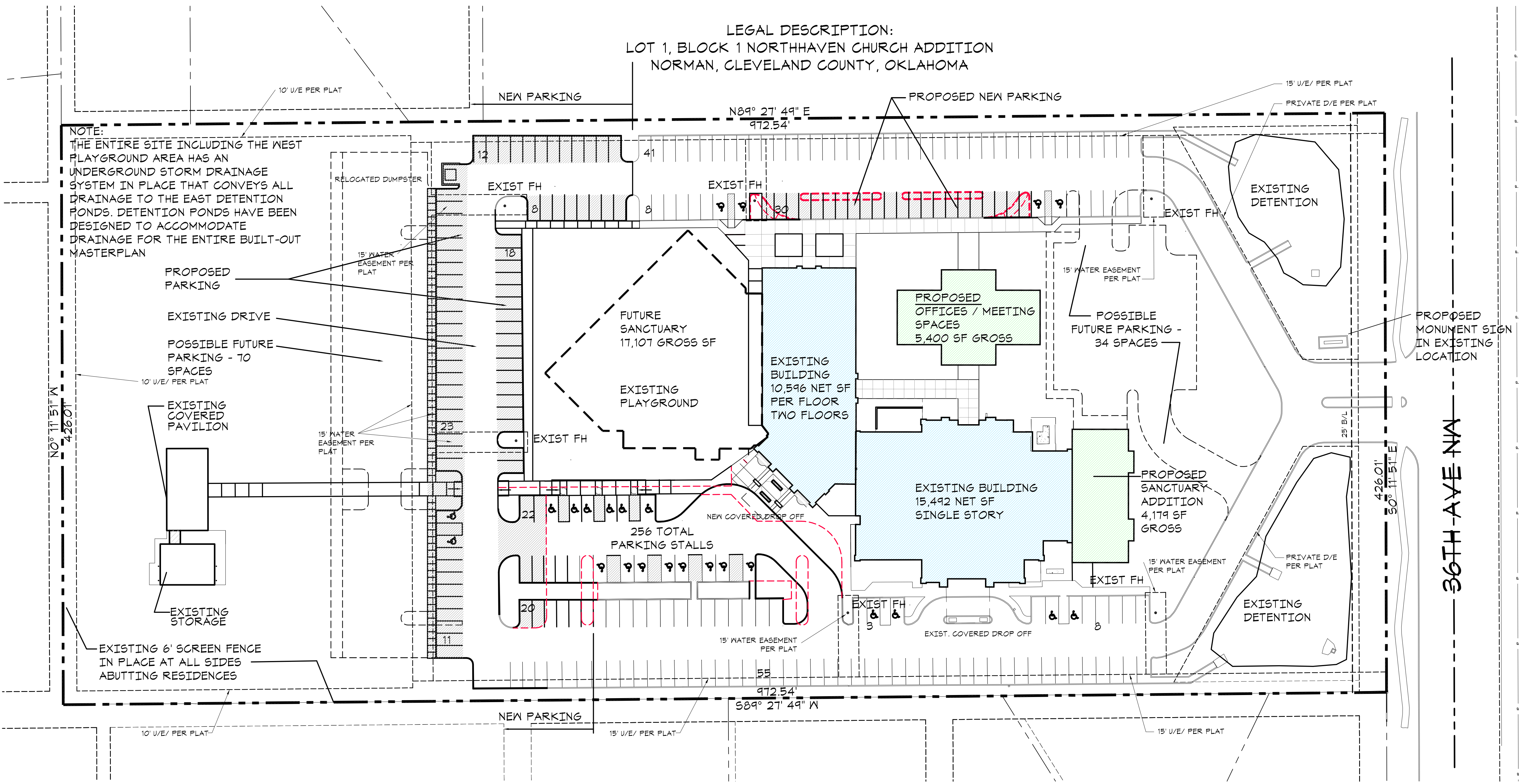
Revisions:

Project Number: RL013922

Sheet Title: SITE PLAN CONCEPT

Sheet Number:

A1.0



01 SITE PLAN CONCEPT SCALE: 1" = 40'-0" 0 40 80

Applicant: Timber Creek Fellowship Church

Project Location: 4600 36th Avenue N.W.

Case Number: PD22-21

Time: 5:30 p.m.

Applicant/Representative

Rick McKinney

Attendees

James Chapman

Shawn Hussong

City Staff

Colton Wayman, Planner I

Beth Muckala, Assistant City Attorney III

Jack Burdett, Subdivision Development Coordinator

Application Summary

Special Use for a Church, Temple or Other Place of Worship to modify the site plan approved with O-0203-21

Neighbor's Comments/Concerns/Responses

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