



CITY OF NORMAN, OK PLANNING COMMISSION MEETING - SPECIAL MEETING

Municipal Building, Council Chambers, 201 W Gray, Norman, OK 73069
Thursday, May 16, 2024 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, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

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

ROLL CALL

NON-CONSENT ITEMS

Rezoning & Preliminary Plat

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-48: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER (SE/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE THE SAME IN THE RM-6, MEDIUM

DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (716 SONIA DRIVE)

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-17: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY AARON BULEY, PETE JACKSON AND DAGAN FLOWERS (SMC CONSULTING ENGINEERS, P.C.) FOR THE OLD DAIRY FARM FOR 1.13 ACRES OF PROPERTY LOCATED AT 716 SONIA DRIVE.

Alley Closures

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-52: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING PUBLIC ALLEYWAYS ADJACENT TO BLOCK ONE (1) OF STATE UNIVERSITY ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (ADJACENT TO 221 EDDINGTON STREET)

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-48: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER (SE/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE THE SAME IN THE RM-6, MEDIUM DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (716 SONIA DRIVE)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/16/2024

REQUESTER: Aaron Buley, Pete Jackson, and Dagan Flowers

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-48: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER (SE/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE THE SAME IN THE RM-6, MEDIUM DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (716 SONIA DRIVE)

APPLICANT/REPRESENTATIVE: Aaron Buley, Pete Jackson, and Dagan Flowers

WARD: 4

BACKGROUND: The applicants are requesting a rezoning and a preliminary plat for this subject tract. The rezoning is from A-2, Rural Agricultural District, to RM-6, Medium Density Apartment District, for approximately 1.13 acres. The property is currently vacant and once was a dairy farm. This new proposal involves developing two buildings to be used as apartments, given its proximity to the University. There will be two proposed structures added to the site, an estimated four units per structure with six bedrooms per unit; each unit will have a shared living and kitchen area and each bedroom will have its own bathroom.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION MEETING: GBC 24-08, March 19, 2024

There was no quorum for the March Greenbelt Commission meeting. This item was on the Greenbelt Agenda for the Preliminary Plat application.

PRE-DEVELOPMENT: PD24-05, March 28, 2024

The Applicants are proposing 48 bedrooms, 48 parking spots, a detention pond, and 8 units with 6 bedrooms each. One of the attendees asked if the developers have considered flipping the detention pond so it can have the additional functionality of a buffer. Another attendee asked about fire hydrant access and if a firetruck would be able to turn around with the proposed design. The applicants explained that those concerns would be addressed in the final iteration of the plan. Another attendee asked about the existing sewer line that runs through the proposed development site and voiced concerns it may explode because of development.

Next, an attendee asked the developers why they chose RM-6, Medium Density Apartment District, as the designation for rezoning. The attendee mentioned that they believe the developer could get more density out of using the MUD, Mixed-Use Development District. The developers stated that they had not committed to any zoning district at this time.

BOARD OF PARKS COMMISSIONERS: May 2, 2024

Parks staff recommended to support the developer's request for a fee-in-lieu of park land decision. Please see the attached report and exhibits. The decision was unanimous for fee-in-lieu by a vote of 7-0.

ZONING ORDINANCE CITATION: Section 36-519, RM-6, Medium Density Apartment. The RM-6 District is designed to encourage the development of neighborhoods having a variety of dwelling types, including townhouses, thus providing for the varying requirements of families. The regulations are intended to ensure compatibility with adjacent existing and proposed low-density apartment developments.

EXISTING ZONING: The existing zoning for the subject property is A-2, Rural Agricultural District, with approximately 1.13 acres adopted by Ordinance O-1339-1. The property is currently vacant and once was a homestead and dairy farm. The properties along the north and south border of the subject property are zoned A-2, the properties west of the subject property are zoned RM-6, and the properties east of the subject property are owned by the State of Oklahoma.

STAFF ANALYSIS: This general area is zoned RM-6 to the north, west, and south with the University of Oklahoma to the east. The proposed development will have access through the existing Sonia Drive from Chautauqua Avenue. There is an existing cross access agreement with the property to the north allowing for utilization of Sonia Dr. There are proposed public sidewalks that will run along Chautauqua Avenue across the east side of the property. There is no portion of this parcel in a floodplain or the water quality protection zone. There is a detention pond on the southwest quadrant of the property. Due to the location of the existing sanitary sewer line, the design of the development places the buildings in the rear of the property to allow for regular maintenance of the sanitary sewer lines. The applicant is proposing 49 parking spaces, which is sufficient for the proposed number of beds.

ALTERNATIVES/ISSUES:

IMPACTS: The question of moving the proposed parking to the west side of the proposed development has come up and due to the location of the existing sanitary sewer line, structures cannot be constructed over this line. There was no easement for the sewer line which runs

across the parking area for this project; the applicant is providing an easement on the proposed preliminary plat. The surrounding area currently has access to City water and sewer, making the subject property suitable for development.

OTHER AGENCY COMMENTS:

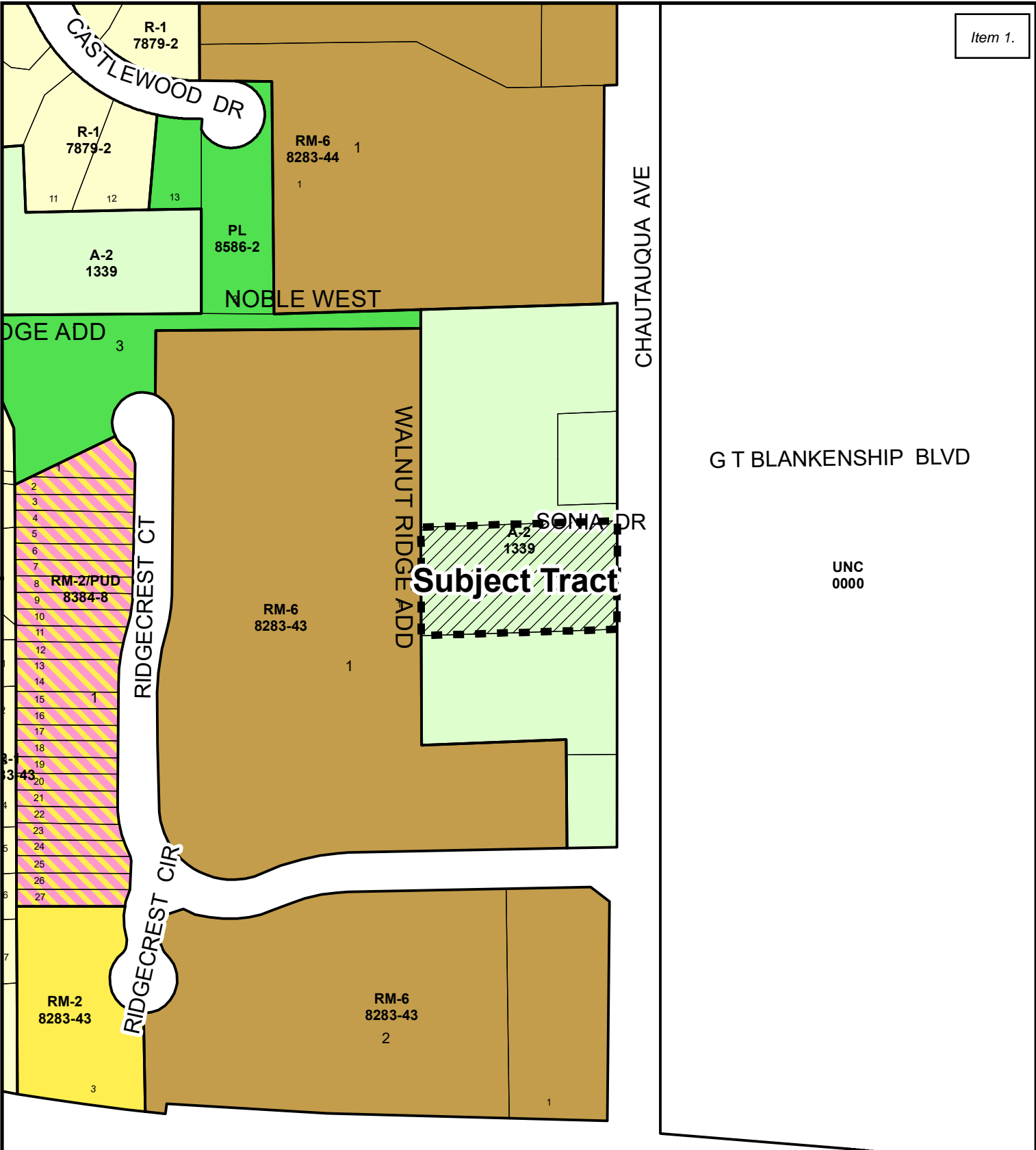
FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants and fire/building codes will be considered at the building permit stage.

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

TRAFFIC ENGINEER: Please see the attached report from the City Traffic Engineer.

UTILITIES: City utilities are available in this area.

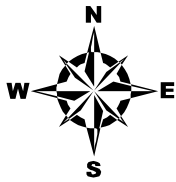
CONCLUSION: Staff forwards this request for rezoning from A-2, Rural Agricultural District, to RM-6, Medium Density Apartment District, for approximately 1.13 acres, and Ordinance O-2324-48 to the Planning Commission for consideration and recommendation to City Council.



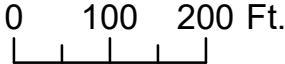
Location Map




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



March 6, 2024

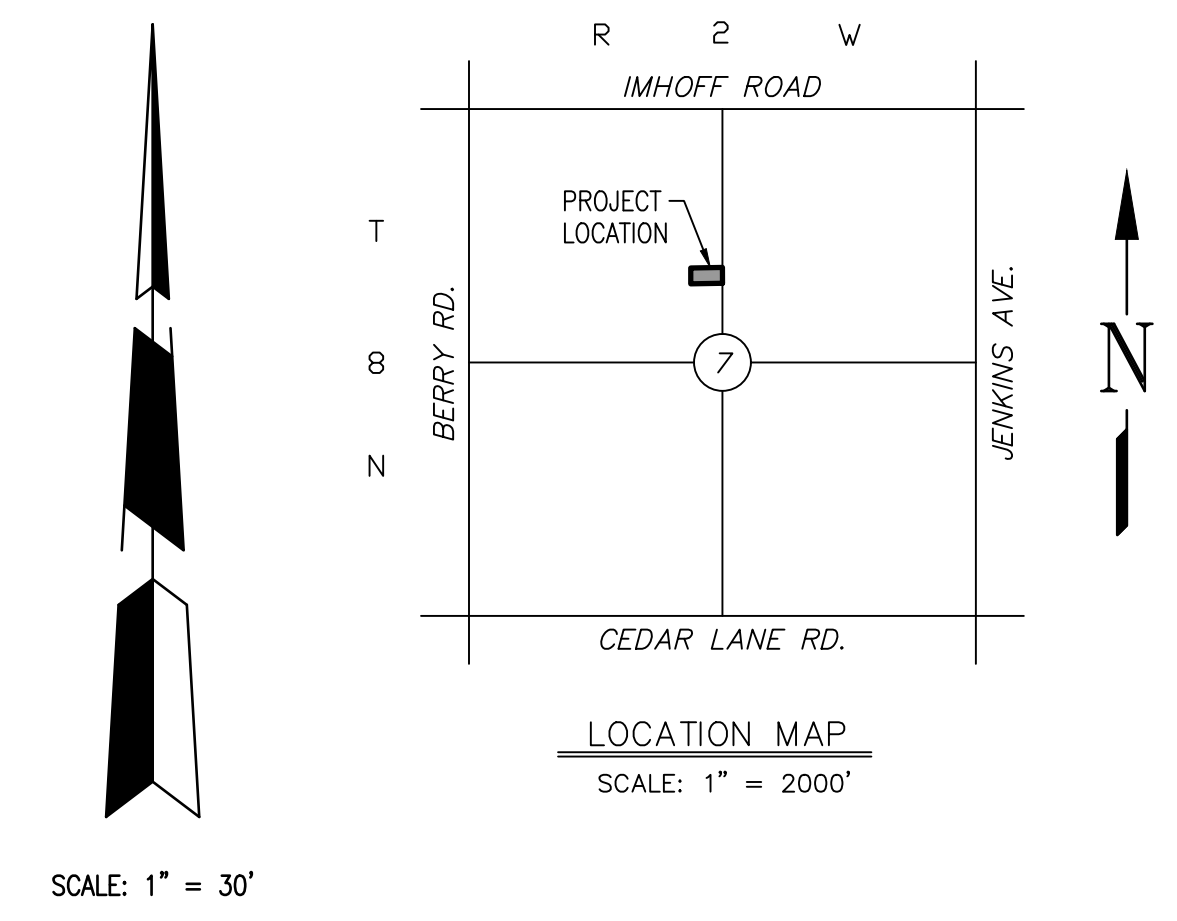
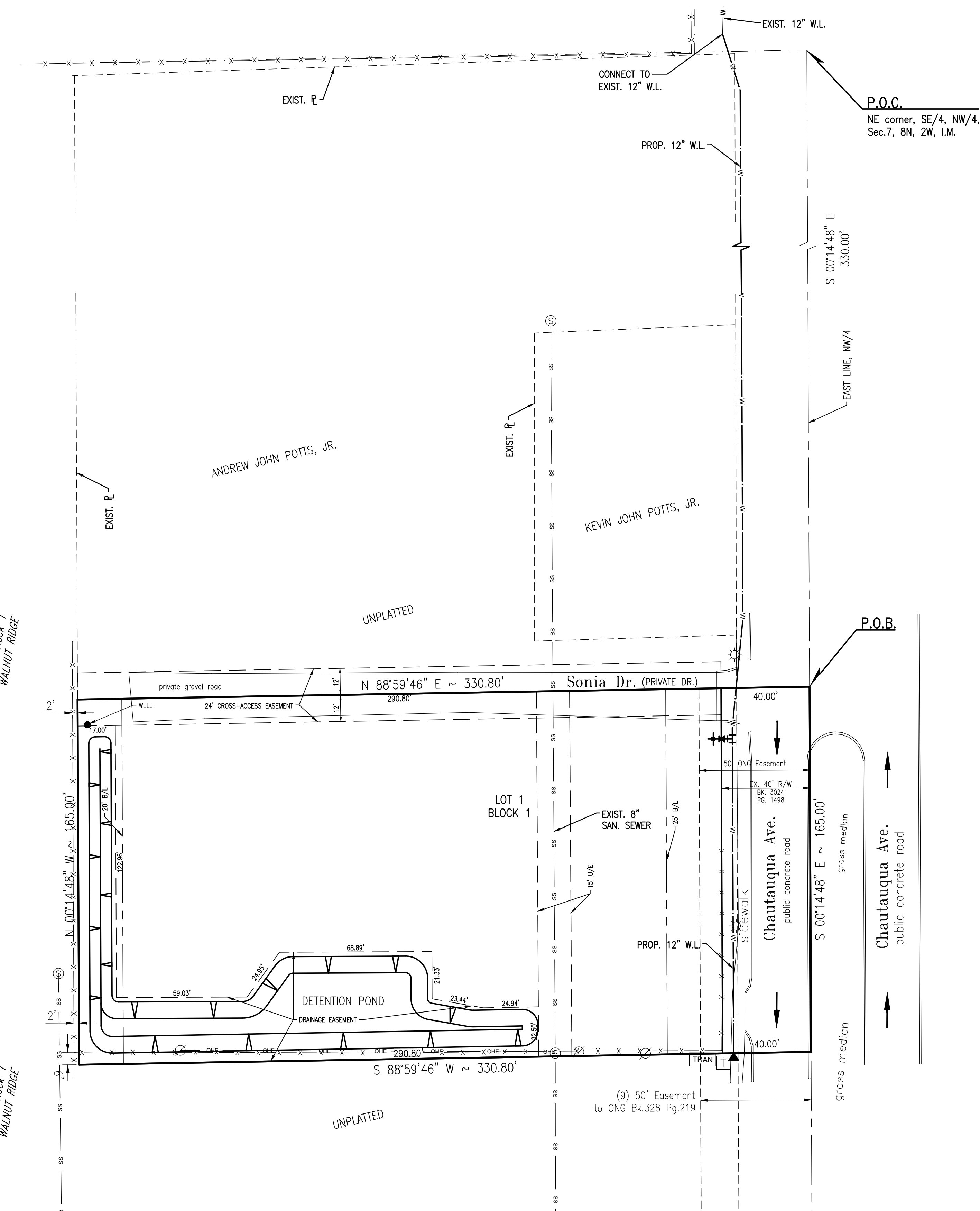


 Subject Tract

G:\arcgis10\Map_Templates\&T_LocationMap\ArcMap10.mxd

PRELIMINARY PLAT THE OLD DAIRY FARM

A PART OF THE N.W. 1/4 OF SECTION 7, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land lying in the Northwest Quarter (NW/4) of Section Seven (7), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma and being more particularly described as follows:

COMMENCING at the Northeast corner of the Southeast Quarter of said NW/4; THENCE South 0014'48" East along the East line of said NW/4 a distance of 330.00 feet to the POINT OF BEGINNING;

THENCE continuing South 0014'48" East along said East line a distance of 165.00 feet; THENCE South 88°59'46" West a distance of 330.80 feet; THENCE North 0014'48" West a distance of 165.00 feet; THENCE North 88°59'46" East a distance of 330.80 feet to the POINT OF BEGINNING.

Said tract contains 1.25 acres, more or less.

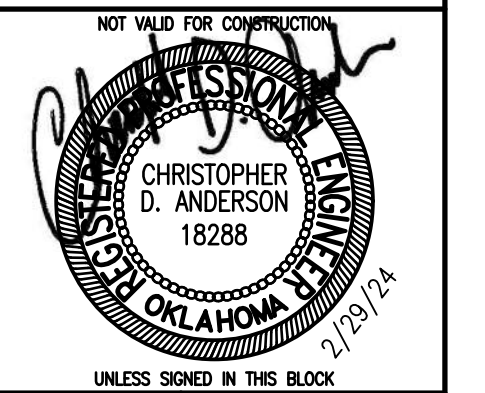
NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. FIRE HYDRANTS WILL BE LOCATED WITHIN 3 TO 6 FEET OF CURB.
2. ALL WATER LINES TO BE 12" DIA. UNLESS NOTED OTHERWISE.
3. EXISTING ZONING IS A-2. PROPOSED ZONING IS RM-6.

STORM DRAINAGE DETENTION FACILITY EASEMENT

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

© SMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.



THE OLD DAIRY FARM
CHAUTAQUA AVE. & HIGHWAY 9
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C. 402-232-7715 402-232-7659 www.smcok.com	PROJECT NO.: 6569.00 DATE: 2/29/24 SCALE: 1" = 30' DRAWN BY: D.C. ENGINEER: Christopher D. Anderson P.E. NUMBER: 18288
	OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 09/20/2025 No. _____ Date _____ Revision _____ 1. _____ per [] comments

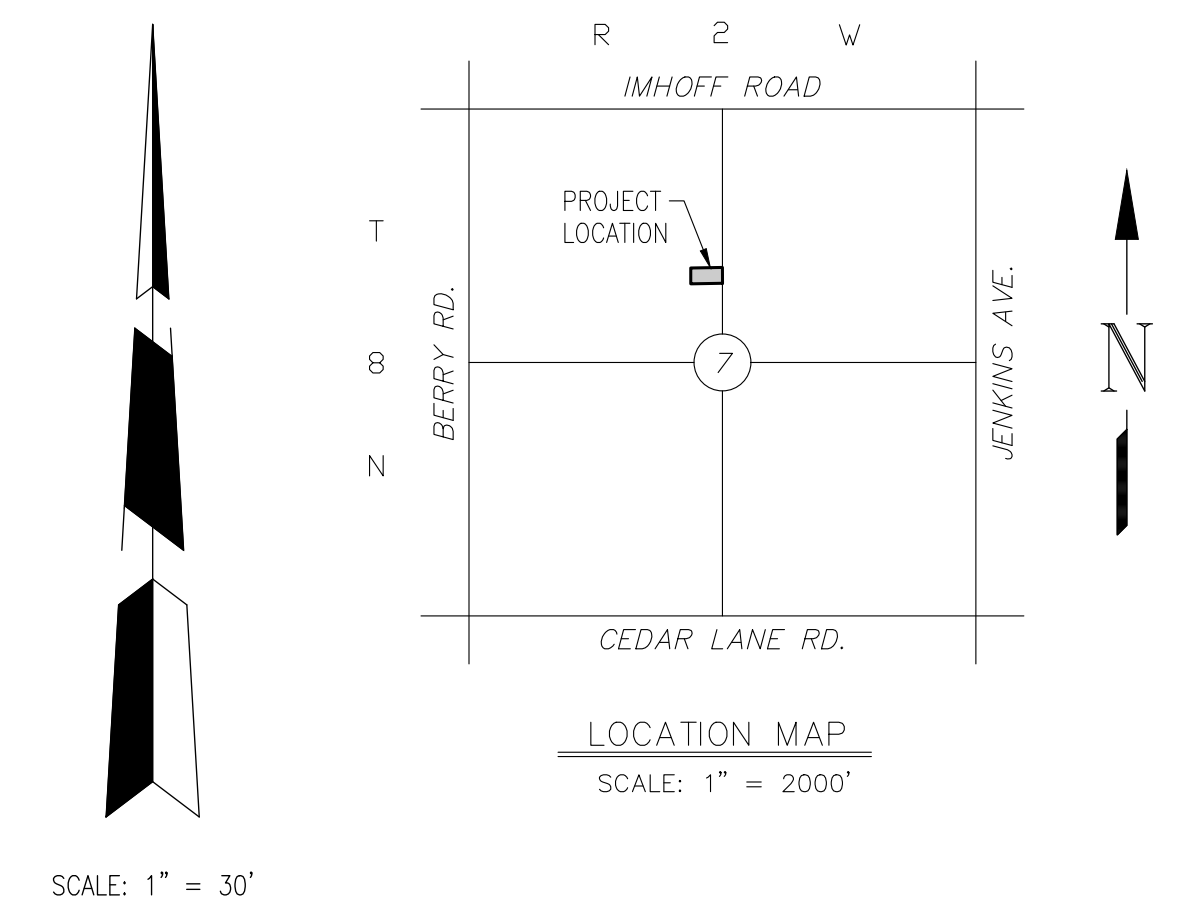
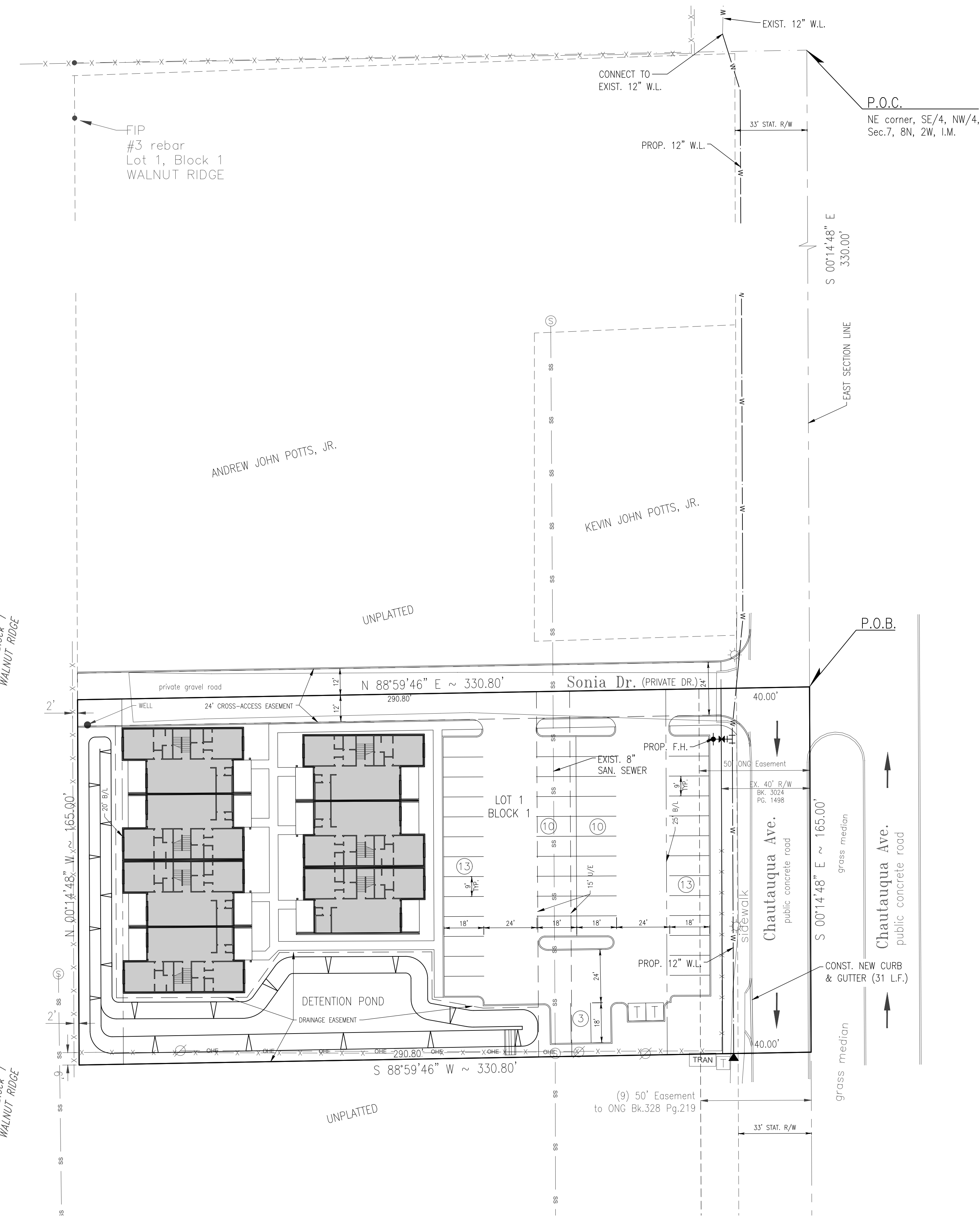
PRELIMINARY PLAT

SHEET NO.
1

PRELIMINARY SITE PLAN THE OLD DAIRY FARM

A PART OF THE N.W. 1/4 OF SECTION 7, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

© SMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED. THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.



SCALE: 1" = 30'

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. FIRE HYDRANTS WILL BE LOCATED WITHIN 3 TO 6 FEET OF CURB.
2. ALL WATER LINES TO BE 12" DIA. UNLESS NOTED OTHERWISE.
3. EXISTING ZONING IS A-2. PROPOSED ZONING IS RM-6.

STORM DRAINAGE DETENTION FACILITY EASEMENT

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

THE OLD DAIRY FARM

CHAUTAQUA AVE. & HIGHWAY 9
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
 6100 North Lincoln Blvd., Suite 200
 Oklahoma City, Oklahoma 73121
 Phone: 405-232-7715 Fax: 405-232-7659
 Website: www.smcokc.com

PROJECT NO.: 6569.00
 DATE: 2/29/24
 SCALE: 1" = 30'
 DRAWN BY: D.G.
 ENGINEER:
 P.E. NUMBER:

Preliminary Site Plan

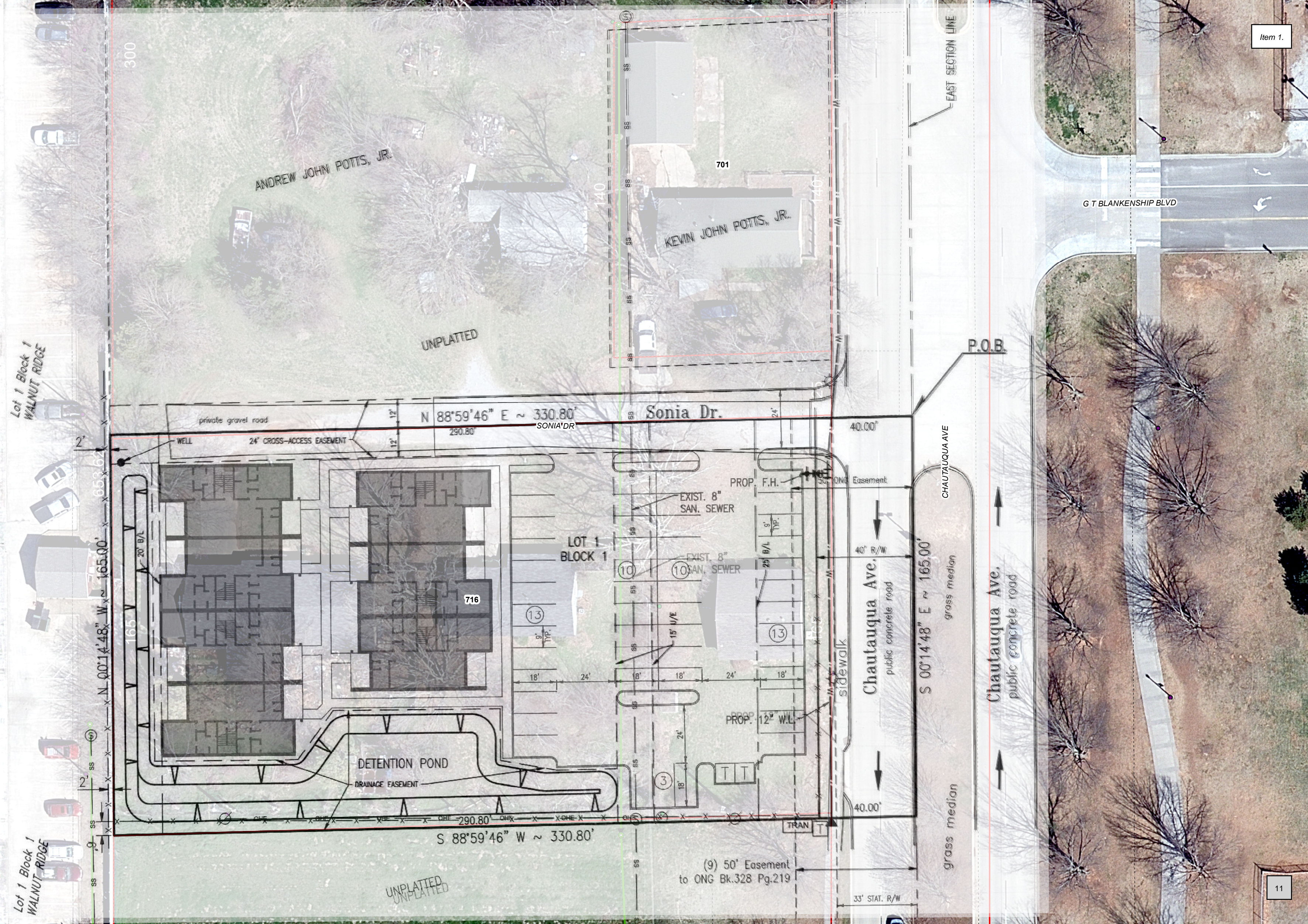
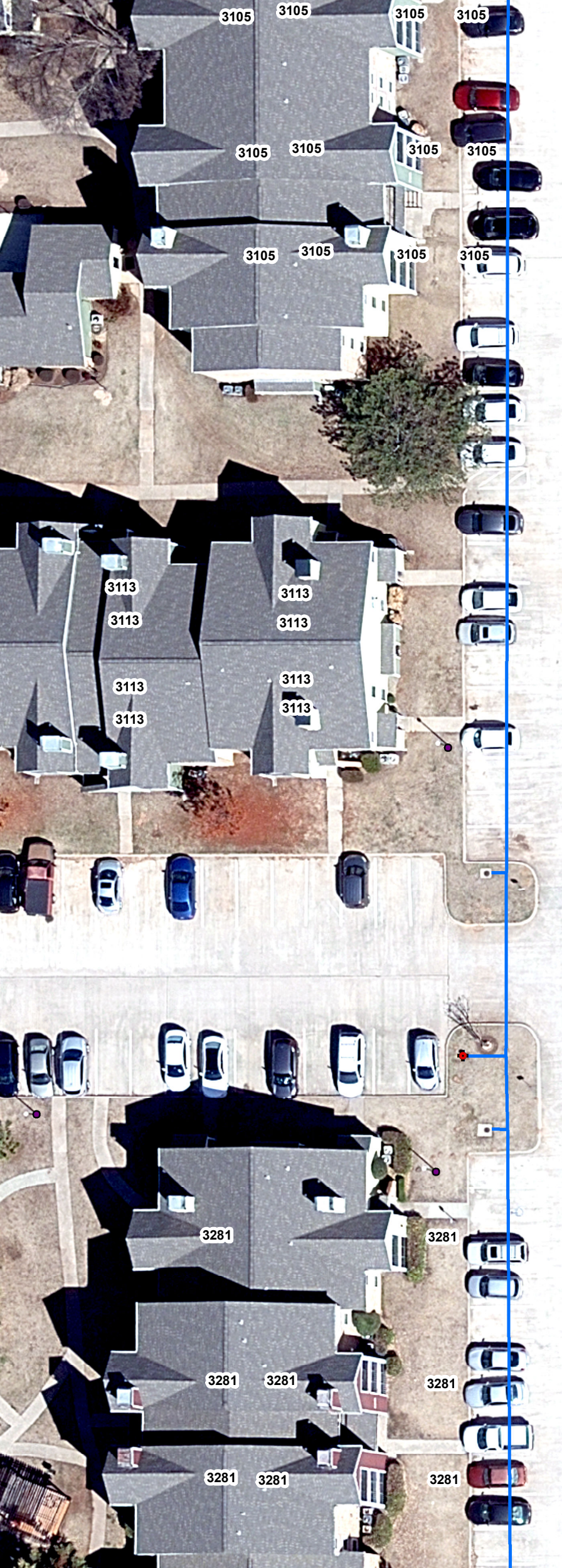
SHEET NO.
1

Staff Recommendation for
The Old Dairy Farm Addition

The Old Dairy Farm Addition is located in a part of Section 7, Township 8 North, Range 2 West of the Indian Meridian and is located west of Chautauqua Avenue and north of State Highway 9. The addition is located across the street from the University of Oklahoma, just south of the Rugby and Rowing facilities by the Lloyd Noble Center at the Sonia Drive intersection (See Map). The plat contains 8 units of residential duplex zoning. When it develops there will be a total required parkland dedication of .0354 acres. This development will also yield \$600 in Neighborhood Park Development Fees and the same in Community Park Development fees once all building permits have been issued.

For a development of this small size, we do not recommend either a public or private parkland decision. The plat includes removing some old structures that were located on Sonia Drive and replacing them with duplexes and a parking lot. This site is located adjacent to a large apartment complex that borders one part of Walnut Ridge Park. That park has existed for decades, and is very popular with those living in the neighborhood between OU land and Highway 9. These 8 additional units of housing will not put a significant user-demand on Walnut Ridge Park; which makes a fee-in-lieu of land the preferred way to satisfy the park land requirements. Recreational opportunities will be available for residents in The Old Dairy Farm Addition at this park, and we will continue to make improvements with any fees collected in the area, and as funding becomes available by the current or any future tax-funded park improvement initiatives.

Therefore, City Staff recommends that Park Board accept a fee-in-lieu of parkland decision for The Old Dairy Farm Addition.



Lot 1 Block 1
WALNUT RIDGE

Lot 1 Block 1
WALNUT RIDGE

ANDREW JOHN POTTS, JR.

KEVIN JOHN POTTS, JR.

Sonia Dr.

Chautauqua Ave.

Chautauqua Ave.

G T BLANKENSHIP BLVD

EAST SECTION LINE

P.O.B.

CHAUTAQUA AVE

S 00°14'48" E ~ 165.00'

grass median

33' STAT. R/W

UNPLATTED

UNPLATTED

LOT 1
BLOCK 1

716

701

DETENTION POND

DRAINAGE EASEMENT

private gravel road

24' CROSS-ACCESS EASEMENT

PROP. F.H.

EXIST. 8" SAN. SEWER

EXIST. 8" SAN. SEWER

PROP. 12" W.L.

(9) 50' Easement to ONG Bk.328 Pg.219



Location Map
The Old Dairy Farm Addition

Applicant: Aaron Buley

Project Location: 716 Sonia Drive

Case Number: PD24-05

Time: 6:00 p.m.

Applicant Representative:

Dagen Flowers
Chris Anderson
Pete Jackson

Attendees:

Allyson Wilson
Audra Carr
Jeremy Potts
John Carr

City Staff:

Justin Fish, Planner I
Kelly Abell, Planner I
Beth Muckala, Assistant City Attorney

Application Summary:

The applicant submitted an application to request a preliminary plat for the development of two multi-family buildings. This property is currently zoned A-2, Rural Agricultural District, and a zoning change will be requested to RM-6, Medium Density Apartment District.

Neighbor's Comments/Concerns/Responses:

The Applicants are proposing 48 bedrooms, 48 parking spots, a detention pond, and 8 units with 6 bedrooms each. One of the attendees asked if the developers have considered flipping the detention pond so it can have the additional functionality of a buffer. Another attendee asked about fire hydrant access and if a firetruck would be able to turn around with the proposed design. The applicants explained that those concerns would be addressed in the final iteration of the plan. Another attendee asked about the existing sewer line that runs through the proposed development site and voiced concerns it may explode because of development.

Next, an attendee asked the developers why they chose RM-6, Medium Density Apartment District, as the designation for rezoning. The attendee mentioned that they believe the developer could get more density out of using the MUD, Mixed-Use Development District. The developers stated that they had not committed to any zoning district at this time.

ADJACENT PROPERTY
OWNER CONCERNS

5/15/2024

Audra Potts Carr & Family
709 Sonia Drive
Norman, Ok 73072

City of Norman
Planning & Community Development &
Planning Commissioners: **Cameron Brewer, Steven McDaniel, Liz McKown,
Michael Jablonski, Erica Bird, Doug McClure, Jim Griffith, Maria Kindel, Kevan Parker**

RE: Rezoning and Preliminary Plat of 716 Sonia Drive, from A2 to RM6
Adjacent property owners' comments and requests

Dear Commissioners,

The plat before you is a very special piece of property. It is the second to last remnant of the Potts Dairy Farm that delivered amazing Golden Guernsey milk to residents of Norman from the 1940's to 1979. If you Google 'Potts Dairy Farm Norman Ok,' you will find several wonderful articles in the Norman Transcript written about it over the years by Andy Reiger. Sonia Drive is named for my Aunt Sonia whose former parcel is under review for rezoning. The project name "The Old Dairy Farm" is a courteous acknowledgement of our family and Norman history.

The last remnant is the parcel to the north belonging to the estate of Andrew John Potts, Jr., whom I represent. It is the former location of the dairy sales office and milking barn, and family homestead. Our A2 parcel is a residence and is linked with our active hay farm on our 51 acre property at the end of Chautauqua and several hundred acres at the end of Jenkins. Because we have a single family residence and farm equipment on our A2 property, we would like to maintain as much privacy as possible from trespassers, and onlookers with the soon to be 48 college students living across the street and driving on our shared drive. Currently, people looking for a short cut to the Post Oak Apartments to the west of us, often drive on to Sonia Drive and end up turning around in our driveways. Pedestrians often walk through our property and try to climb the western boundary fence. It will only get worse after these apartments are built.

To preserve our privacy, we request the petitioners for the Old Dairy Farm be required to:

1. Erect an 8 ft privacy fence on the north side of the proposed buildings.
2. Add a 'no through street' or 'dead end' sign to the current street sign to reduce turn around traffic and
3. Add a speed limit sign with the minimum speed allowed.

The petitioners will be paving Sonia Drive from what is now a private gravel drive. We request:

4. Paved driveway aprons to our residential driveways.
5. and that Sonia Drive be paved to the end of property 20' set back.

The former owner, my Aunt Sonia, lowered her sale price by \$50 thousand dollars to help the petitioners pave our side of the drive with curb and gutter. It is my understanding from speaking with Ken Danner, that curb and gutter will not be required. That is fine, as a curb is not easy to cross with farm equipment. However, it is not clear if the proposed plan takes the paving all the way to the end or stops short. It should be paved to the end for better access for fire trucks, mail, and trash trucks.

It is a travesty that Norman does not have historical tree protections or tree mitigation requirements outside of street trees. There are several enormous trees on this property, including a 40-inch diameter paper shell pecan grafted by my grandfather, Andrew John Potts, Sr. The petitioners have expressed interest in saving these beautiful trees, but the density of the proposed plat makes that impossible.

Thank you for taking my concerns.
Best Regards,


Audra Potts Carr

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5-15-24 KKH

File Attachments for Item:

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-17: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY AARON BULEY, PETE JACKSON AND DAGAN FLOWERS (SMC CONSULTING ENGINEERS, P.C.) FOR THE OLD DAIRY FARM FOR 1.13 ACRES OF PROPERTY LOCATED AT 716 SONIA DRIVE.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/16/2024

REQUESTER: Aaron Buley, Pete Jackson and Dagan Flowers

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-17: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY AARON BULEY, PETE JACKSON AND DAGAN FLOWERS (SMC CONSULTING ENGINEERS, P.C.) FOR THE OLD DAIRY FARM FOR 1.13 ACRES OF PROPERTY LOCATED AT 716 SONIA DRIVE.

ITEM: Consideration of a preliminary plat for **THE OLD DAIRY FARM.**

LOCATION: Generally located one-third mile south of Imhoff Road on the west side of Chautauqua Avenue (716 Sonia Drive).

INFORMATION:

1. Owner. Aaron Buley.
2. Developers. Pete Jackson, Aaron Buley and Dagan Flowers.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City Limits without zoning.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
3. May 2, 2024. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended fee in lieu of park land for The Old Dairy Farm.
3. May 16, 2024. Planning Commission is scheduled to consider removing this property from A-2, Rural Agricultural District and placing it in the RM-6, Medium Density Apartment District.

IMPROVEMENT PROGRAM:

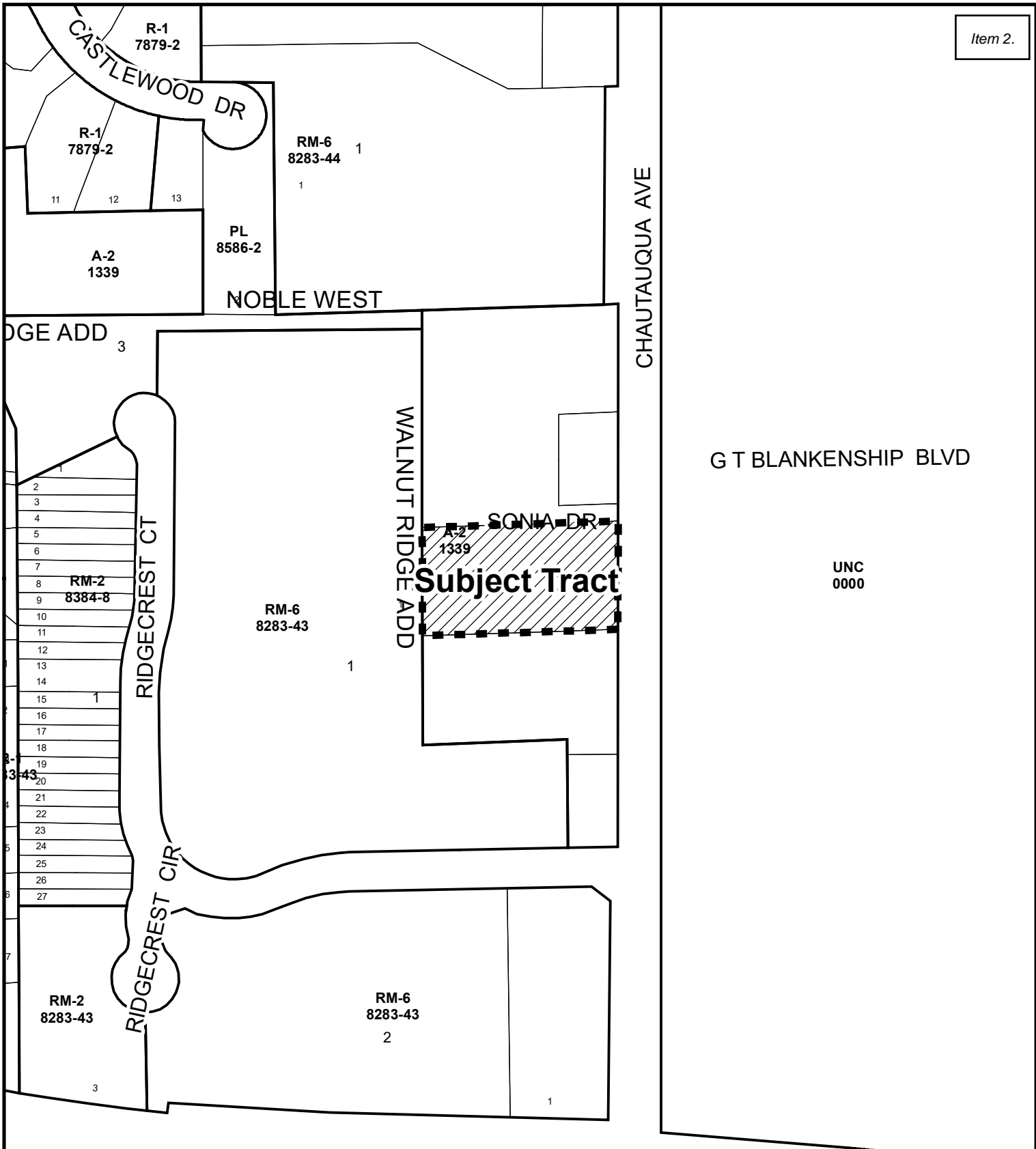
1. Fire Hydrants. A fire hydrant will be installed in accordance with approved plans. Its location will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewer. Sanitary sewer is existing.
4. Sidewalk. Sidewalks are existing.
5. Stormwater. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to privately-maintained detention system.
6. Streets. Chautauqua Avenue paving is existing.
7. Water. A twelve-inch (12") water main will be extended 330' from the north across the frontage of this property. The water main will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards.

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

STAFF COMMENTS AND RECOMMENDATION: The property consists of one lot on 1.25 acres. The proposed use will be apartments. Access will be provided by a 25' private road easement splitting two properties. Staff recommends approval of preliminary plat for The Old Dairy Farm.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for The Old Dairy Farm to City Council.

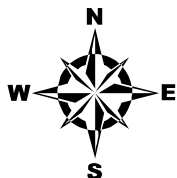
ACTION TAKEN: _____



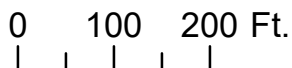
Location Map




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



March 6, 2024



 Subject Tract



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: April 2, 2024

STAFF REVIEW BY: David Riesland, P.E.
City Transportation Engineer

PROJECT NAME: The Old Dairy Farm

PROJECT TYPE: Residential

Owner:
Developer's Engineer:
Developer's Traffic Engineer:

Stonewall Homes, LLC
SMC
TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

High density residential development surrounds this proposed development with Institutional to the east across Chautauqua Avenue and low density residential further west.

ALLOWABLE ACCESS:

The development will access Chautauqua Avenue through an existing street, Sonia Drive on the north side of the proposed development. Access meets the applicable requirements in the Engineering Design Criteria.

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

Chautauqua Avenue: 4 lanes (existing). Speed Limit - 40 mph. No sight distance problems. Landscaped median.

ACCESS MANAGEMENT CODE COMPLIANCE: YES NO

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

TRIP GENERATION

Time Period	Total	In	Out
Weekday	58	29	29
A.M. Peak Hour	4	1	3
P.M. Peak Hour	5	3	2

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

Being well below the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic memo in March, 2024. The development will access Chautauqua Avenue via the existing Sonia Drive (located on the north edge of the proposed development). The existing connection to Chautauqua Avenue affords full access. No new access is proposed.

RECOMMENDATION: APPROVAL DENIAL N/A STIPULATIONS

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

The proposed development is expected to generate approximately 58 trips per day, 4 AM peak hour trips, and 5 PM peak hour trips. Traffic capacities on Chautauqua Avenue exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

The Old Dairy Farm Preliminary Plat

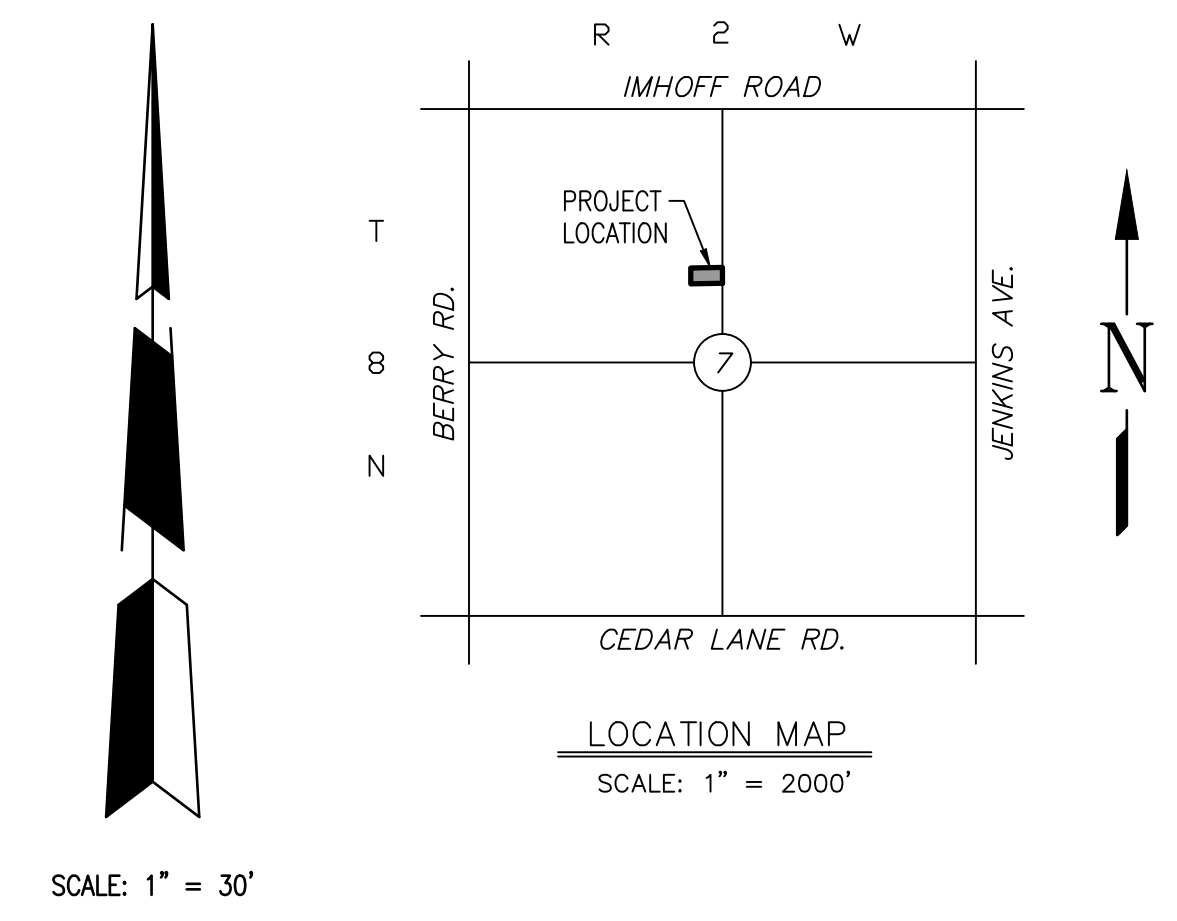
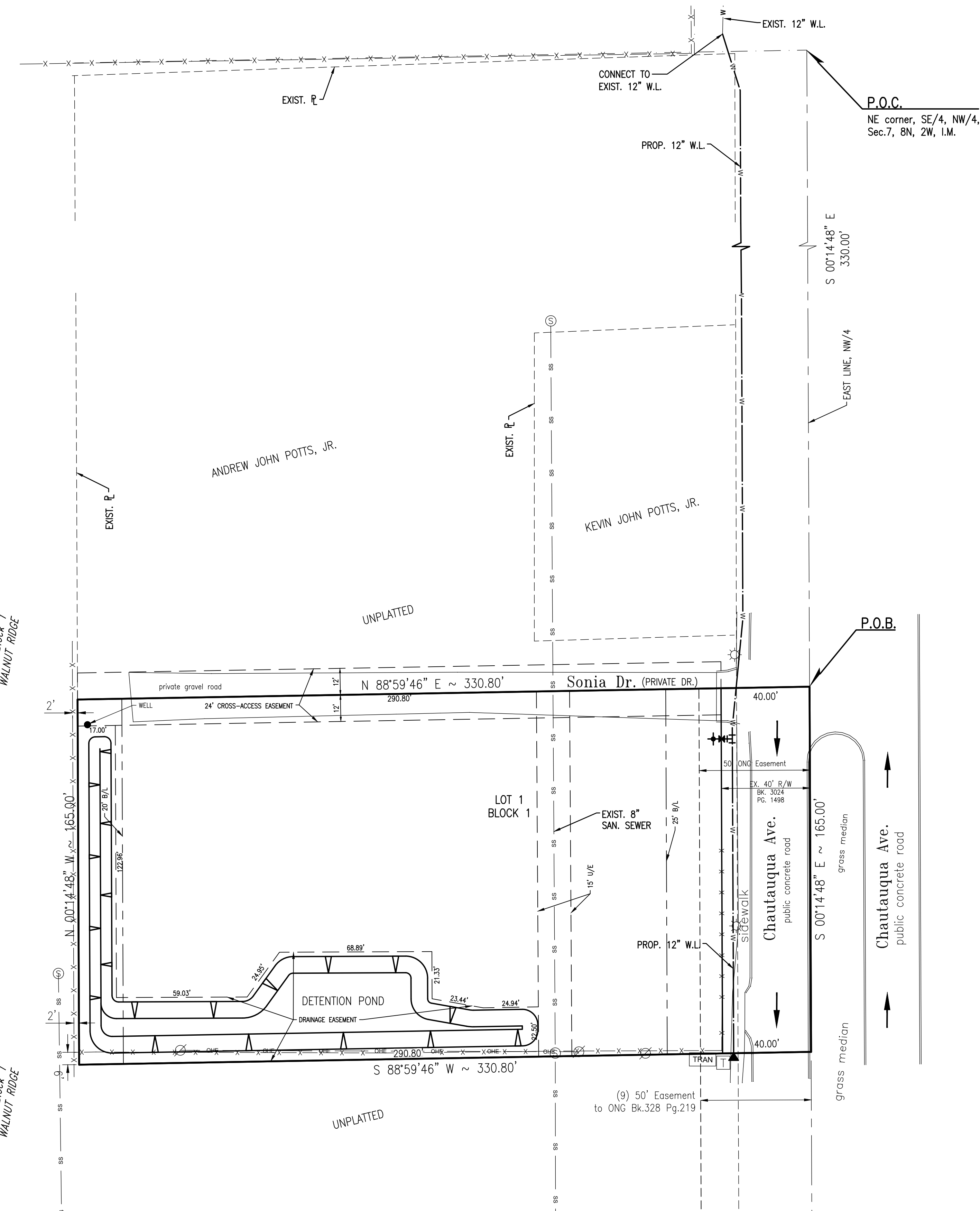
The proposed eight townhouse development is expected to generate approximately 58 trips per day, 4 AM peak hour trips, and 5 PM peak hour trips. The development is proposed for location on the west side of Chautauqua Avenue at Sonia Driver. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer was required to submit a traffic memo with this application to document the trip generation potential for the proposed development. On behalf of the developer, Traffic Engineering Consultants, Inc., submitted the traffic memo. No traffic operational issues are anticipated due to the development.

STREET	NO. OF LANES	BACK-GROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
Chautauqua Avenue	4	5,631	58	5,689	34,200	16.46	16.63

The proposed development will access Chautauqua Avenue through the existing Sonia Drive. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

PRELIMINARY PLAT THE OLD DAIRY FARM

A PART OF THE N.W. 1/4 OF SECTION 7, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land lying in the Northwest Quarter (NW/4) of Section Seven (7), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma and being more particularly described as follows:

COMMENCING at the Northeast corner of the Southeast Quarter of said NW/4; THENCE South 00°14'48" East along the East line of said NW/4 a distance of 330.00 feet to the POINT OF BEGINNING;

THENCE continuing South 00°14'48" East along said East line a distance of 165.00 feet;
THENCE South 88°59'46" West a distance of 330.80 feet;
THENCE North 00°14'48" West a distance of 165.00 feet;
THENCE North 88°59'46" East a distance of 330.80 feet to the POINT OF BEGINNING.

Said tract contains 1.25 acres, more or less.

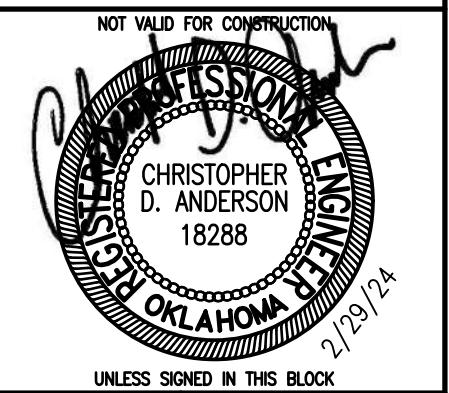
NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. FIRE HYDRANTS WILL BE LOCATED WITHIN 3 TO 6 FEET OF CURB.
2. ALL WATER LINES TO BE 12" DIA. UNLESS NOTED OTHERWISE.
3. EXISTING ZONING IS A-2. PROPOSED ZONING IS RM-6.

STORM DRAINAGE DETENTION FACILITY EASEMENT

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

© SMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.



THE OLD DAIRY FARM
CHAUTAUQUA AVE. & HIGHWAY 9
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C. 402-232-7715 Fax: 405-232-7659 Website: www.smcok.com OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 09/20/2025	By	Date
	1	02/29/24

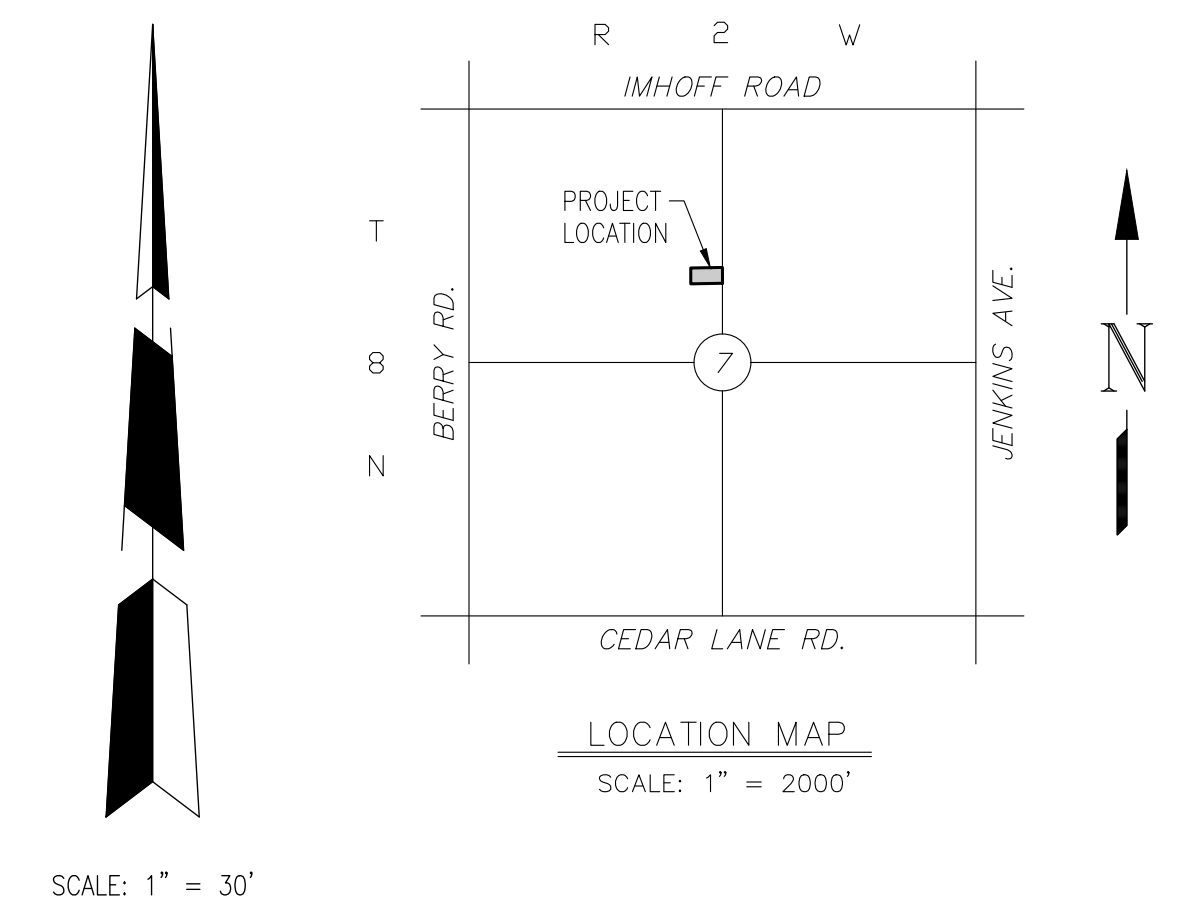
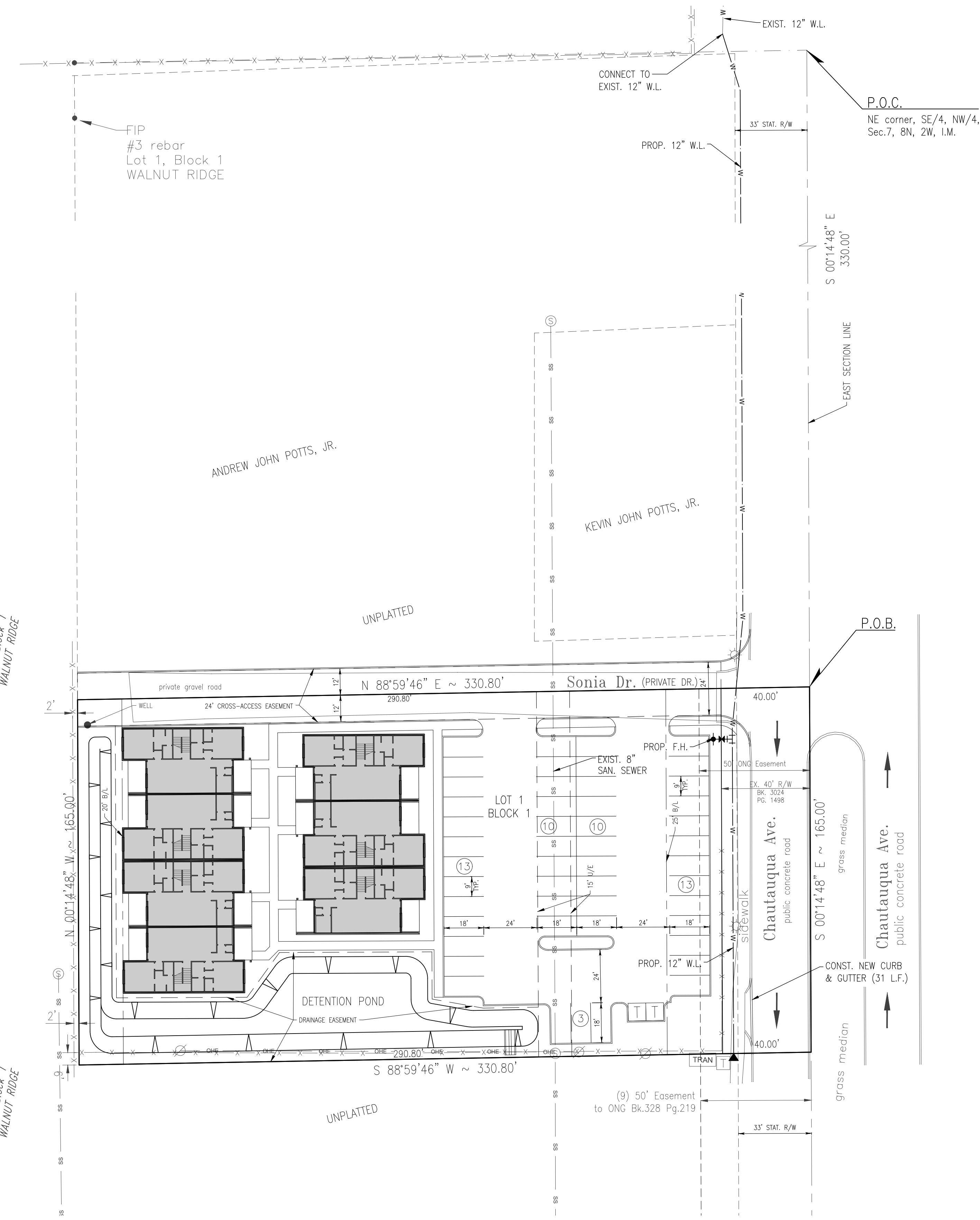
PROJECT NO: 6569.00
DATE: 2/29/24
SCALE: 1" = 30'
DRAWN BY: D.G.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

PRELIMINARY PLAT

SHEET NO.
1

PRELIMINARY SITE PLAN THE OLD DAIRY FARM

A PART OF THE N.W. 1/4 OF SECTION 7, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. FIRE HYDRANTS WILL BE LOCATED WITHIN 3 TO 6 FEET OF CURB.
2. ALL WATER LINES TO BE 12" DIA. UNLESS NOTED OTHERWISE.
3. EXISTING ZONING IS A-2. PROPOSED ZONING IS RM-6.

STORM DRAINAGE DETENTION FACILITY EASEMENT

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

© SMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.

THE OLD DAIRY FARM
CHAUTAQUA AVE. & HIGHWAY 9
NORMAN, OKLAHOMA

<p>SMC Consulting Engineers, P.C. 1000 N. Lincoln Blvd. Norman, Oklahoma 73069 PH: 405-232-7715 Fax: 405-232-7659 Website: www.smcokc.com</p>	<p>DATE: 2/29/24 SCALE: 1" = 30' DRAWN BY: D.G. ENGINEER: P.E. P.E. NUMBER:</p>
	<p>PROJECT NO.: 6569.00 DATE: 2/29/24 SCALE: 1" = 30' DRAWN BY: D.G. ENGINEER: P.E. P.E. NUMBER:</p>

Preliminary Site Plan
SHEET NO. 1

File Attachments for Item:

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-52: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING PUBLIC ALLEYWAYS ADJACENT TO BLOCK ONE (1) OF STATE UNIVERSITY ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (ADJACENT TO 221 EDDINGTON STREET)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/16/2024

REQUESTER: Katy Construction Company

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-52: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING PUBLIC ALLEYS ADJACENT TO BLOCK ONE (1) OF STATE UNIVERSITY ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (ADJACENT TO 221 EDDINGTON STREET)

APPLICANT: Katy Construction Co.
Attorney: Sean Rieger/Gunner Joyce

REQUESTED ACTION: Closure of Certain Twenty-Foot (20') Right-of-Way and Ten-Foot Right-of-Way (alley) adjacent to Lots 12, 13 and 14, Block 1, State University Addition.

BACKGROUND: This is a request for closing certain 20' right-of-way (platted as use for alley) adjacent to Lots 13 and 14, Block 1, and 10' of a 20' right-of-way (platted as use for an alley) adjacent to Lots 12 and 13, Block 1, State University Addition. The final plat for State University Addition was filed of record with the Cleveland County Clerk on June 21, 1909. The property is generally located at the end of Eddington Street and BNSF Railroad right-of-way (221 Eddington Street).

DISCUSSION: The attorney for the applicant has submitted a request to close and vacate the rights-of-way so that the properties can be contiguous. These portions of rights-of-way have never been paved or used as public alleys. There are existing utilities running northwest to southeast within the right-of-way (specifically a 16" water main and City staff is recommending that an easement be provided at the time of vacation in District Court).

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 rights-of-way (alleys) located adjacent to Lots 12, 13 and 14, Block 1, State University Addition with Ordinance No. O-2324-52.

ACTION TAKEN: _____



office memorandum

DATE: April 4, 2024

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

FROM: Brenda Hall, City Clerk

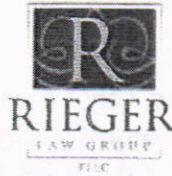
SUBJECT: Request to Vacate and Close a Portion of a Public Alley

I am in receipt of a request to close a portion of a 20 foot public alley lying adjacent to Block 1, State University Addition, a/k/a 221 Eddington Street. The application fee has been paid.

In accordance with Resolution No. R-8182-66, I am forwarding the request, location map, radius map, and ownership list. Please 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

Sean Paul Rieger
Daniel L. Sadler
Gunner B. Joyce



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

April 1, 2024

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

RE: Vacation & Closure of a Portion of Alley

Dear Ms. Hall,

We submit this request to vacate and close the public interest in a certain portion of alleyway, as more particularly described in the attached application. Pursuant to 11 O.S. § 42-101 et seq., we submit this application on behalf of Katy Construction Co., the owner of the property located at 221 Eddington St., which directly abuts the portion of alleyway sought to be vacated herein. The legal description of the portion of alleyway sought to be vacated is attached. The applicant intends to subsequently seek a lot line adjustment on the property which is also 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 alleyway and the applicant does not believe that the City has any plans to improve this area as a public street.

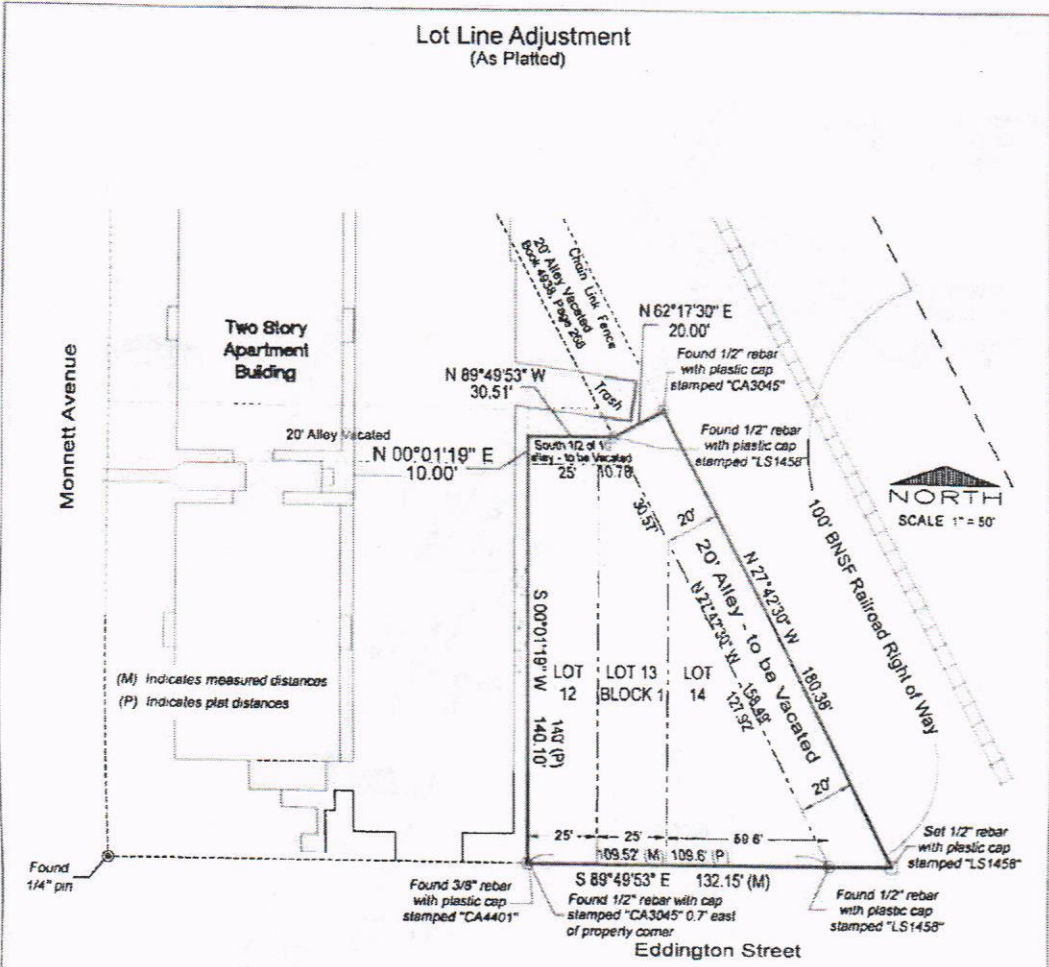
In addition to this request, we hereby submit the filing fee and a certified ownership list reflecting the property owners within 300 feet of the area sought to be vacated. Please let us know if you need any additional information from us in order to place this item on the agenda for Planning Commission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

Respectfully Submitted,
RIEGER LAW GROUP PLLC

A handwritten signature in cursive script that reads 'Libby Smith'.

LIBBY SMITH
Attorney at Law

FILED IN THE OFFICE
OF THE CITY CLERK
ON 4-3-24

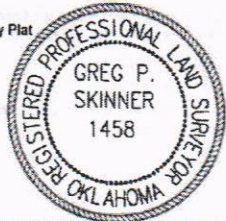


LEGAL DESCRIPTION:
 Lots Twelve (12), Thirteen (13) and Fourteen (14), in Block One (1), of STATE UNIVERSITY ADDITION to the City of Norman, Cleveland County, Oklahoma, and the South 10 feet of the alley lying north of Lots 12 and 13 in Block 1 of STATE UNIVERSITY ADDITION, and all of the 20 foot alley lying east of Lot 14 in Block 1 of State University Addition, and south of the alley vacation recorded in Book 4938, Page 268 in the Cleveland County Clerk and Recorder's office, and west of the Burlington Northern Santa Fe railroad right of way, and north of the north right of way line of Eddington Street.

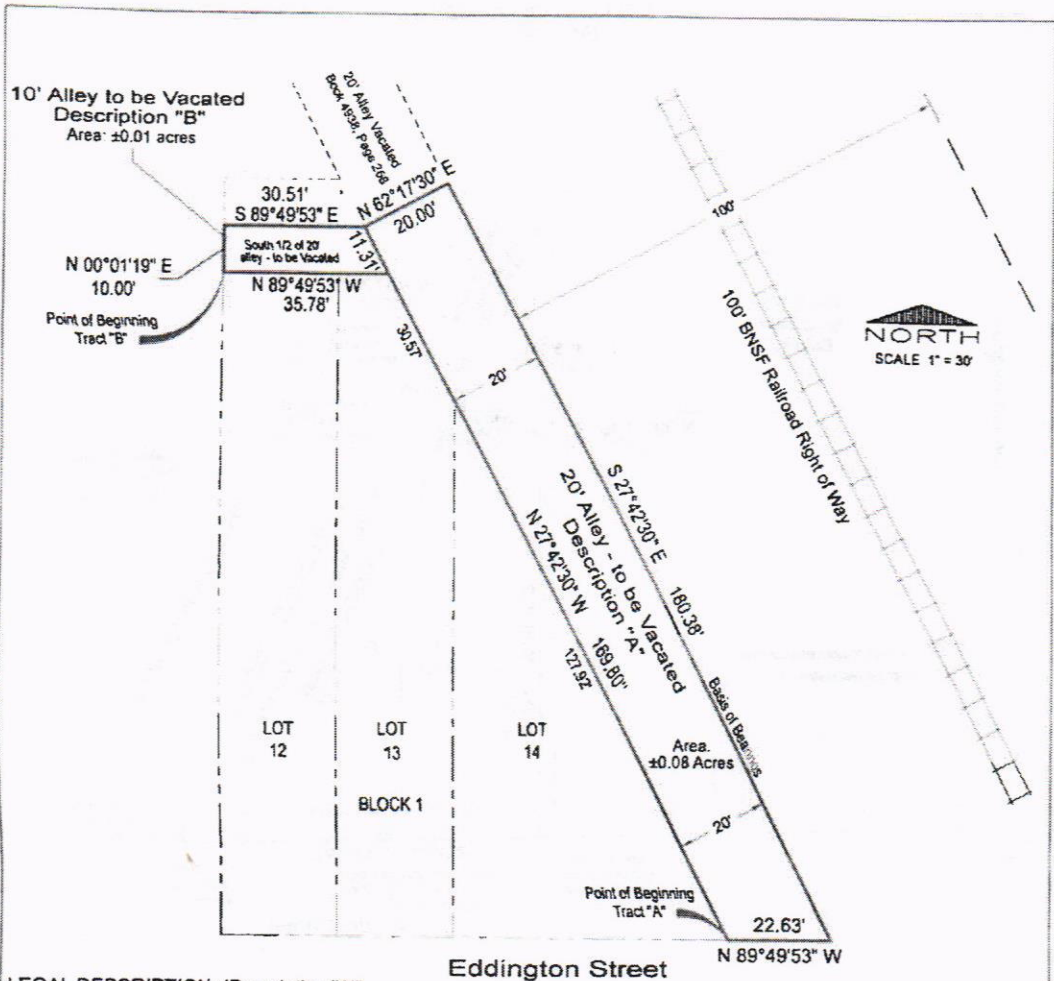
- NOTES:**
1. This Boundary Survey Plat meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
 2. Basis of bearings for this Boundary Survey plat are based on the bearings as shown on Lot 1A, Block 1 of the Lot Line Adjustment as recorded at Book 4679, Page 4 in the Offices of the Cleveland County Clerk and Recorder.
 3. This survey was prepared without the benefit of a title commitment or opinion, and therefore may be subject to easements and other matters of record not shown hereon.

CERTIFICATION:
 I, Greg P. Skinner, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that this Boundary Survey Plat was prepared by me or under my direct responsibility, supervision and checking and that it is correct to the best of my knowledge, belief and opinion.

Greg P. Skinner 3/20/2024
 Greg P. Skinner Date
 Oklahoma L.S. 1458



Job No. 47271	Greg P. Skinner, PLS 11600 County Road 3630 Ada, Oklahoma 74820 (405) 255-6161 - cornerstonesurveying@gmail.com	Sheet No:
Field Date: 09/25/2023		1 of 2
Drawing Revised:		



LEGAL DESCRIPTION: (Description "A")
 A parcel of land being a 20 foot alley lying adjacent to Block One (1) of STATE UNIVERSITY ADDITION, to the City of Norman, Cleveland County, Oklahoma being more particularly described as follows:

Beginning at the southeast corner of Lot Fourteen (14) of Block One (1), of STATE UNIVERSITY ADDITION; Thence North 27°42'30" West, along the west side of said alley, a distance of 189.80 feet to a point on south line of that vacated portion of said alley as recorded in Book 4936 at Page 268 in the offices of the Cleveland County Clerk and Recorder; Thence North 62°17'30" East, along said south line a distance of 20.00 feet to a point on the east line of said alley; Thence South 27°42'30" East, along said east line, a distance of 180.38 feet to the intersection of the north line of Eddington Street (if extended) and the east line of said alley; Thence North 89°49'53" West, along the said north line of Eddington Street (if extended) a distance of 22.63 feet to the Point of Beginning. Containing 0.08 acres, more or less.

LEGAL DESCRIPTION: (Description "B")
 A parcel of land being the south half of a 20 foot alley lying adjacent to Block One (1) of STATE UNIVERSITY ADDITION, to the City of Norman, Cleveland County, Oklahoma being more particularly described as follows:

Beginning at the northwest corner of Lot Twelve (12) of Block One (1), of STATE UNIVERSITY ADDITION; Thence North 00°01'19" East, along the west line of said Lot 12 (if extended) a distance of 10.00 feet to a point on the centerline of said 20' alley; Thence South 89°49'53" East, along said centerline, a distance of 30.51 feet to a point on the east line of Lot Fourteen (14) of Block One (1) of said addition, (if extended); Thence South 27°42'30" East, along the east line of said Lot 14 (if extended) a distance of 11.31 feet to a point on the north line of said Block 1; Thence North 89°49'53" West, along said north line, a distance of 35.78 feet to the Point of Beginning. Containing 0.01 acres, more or less.

Descriptions "A" and "B" were prepared by Greg P. Skinner, Oklahoma PLS 1458 on March 19, 2024 and have a basis of bearings holding the westerly right of way line of the BNSF railroad as bearing South 27°42'30" East as determined by Oklahoma State Plane - South zone grid bearings as shown on the record Lot Line Adjustment for Lots 12-14 in Block 1 of STATE UNIVERSITY ADDITION.

NOTES:

- 1. This Legal Description meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

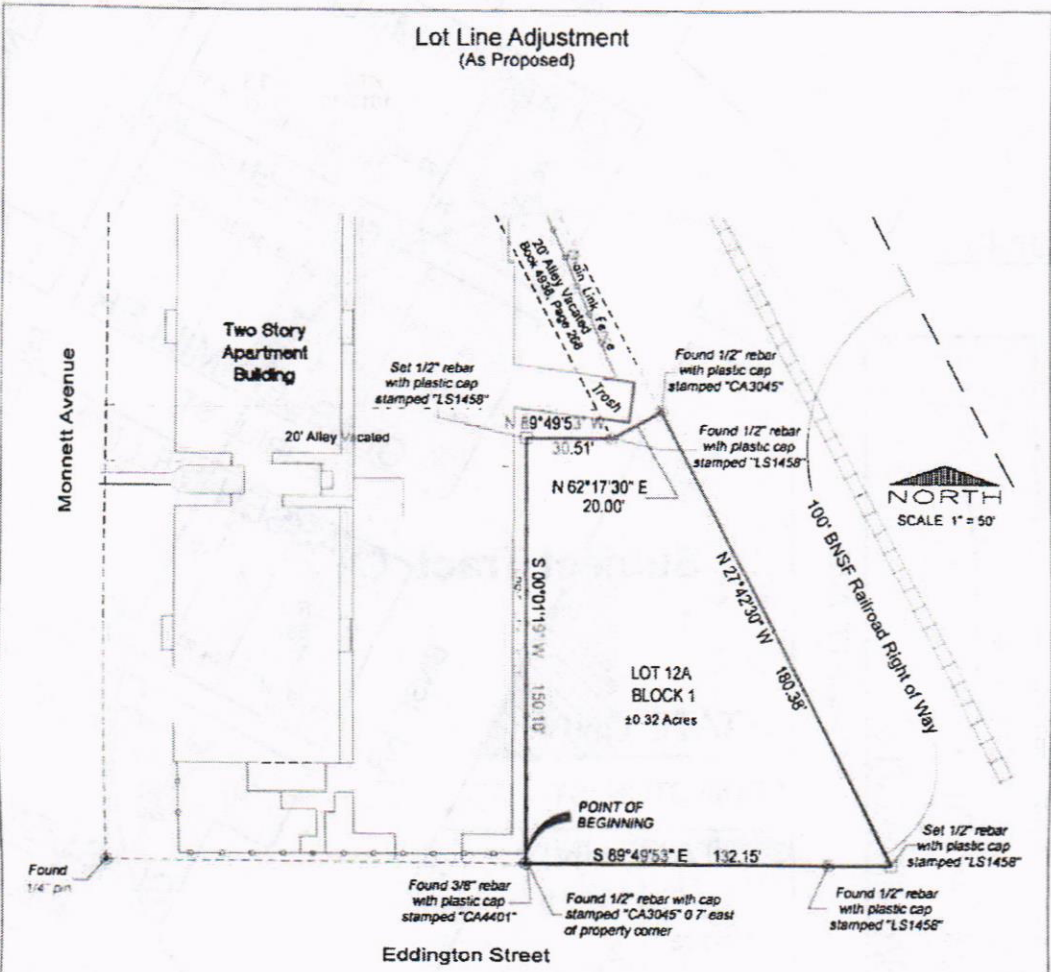
CERTIFICATION:

I, Greg P. Skinner, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that these Legal Descriptions were prepared by me or under my direct responsibility, supervision and check and that it is correct to the best of my knowledge, belief and opinion.

Greg P. Skinner 3/20/2024
 Greg P. Skinner Date
 Oklahoma, L.S. 1458



Job No. 47273	Greg P. Skinner, PLS 11600 County Road 3630 Ada, Oklahoma 74820 (405) 255-6161 - cornerstonesurveying@gmail.com	Sheet No:
Field Date: 03/19/2024		1 of 1
Drawing Revised:		



LEGAL DESCRIPTION: Lot 12A, Block 1

A tract of land being all of Lots Twelve (12), Thirteen (13) and Fourteen (14) all in Block One (1) of STATE UNIVERSITY ADDITION to the City of Norman, Cleveland County, Oklahoma; and the south 10 feet of the alley lying north of Lots 12 and 13 and all of the 20 alley lying east of said Lot 14, south of the alley vacation recorded in Book 4938, Page 268 in the Cleveland County Clerk and Recorders office and west of the Burlington Northern Santa Fe (BNSF) railroad right of way and north of the north right of way line of Eddington Street, all of which being more particularly described as follows:

Beginning at the southwest corner of said Lot 12, Block 1; Thence South 89°49'53" East, a distance of 132.15 feet to a point on the westerly right of way line of the BNSF railroad, Thence North 27°42'30" West, along said westerly right of way, a distance of 180.38 feet to the southeast corner of a 20 foot Alley vacation recorded in Book 4938, Page 268; Thence South 62°17'30" West, a distance of 20.00 feet to the southwest corner of said Alley vacation said point also being on the north line of the south 10 feet of the alley lying north of said Lots 12 through 14; Thence North 89°49'53" West, along said north line of south 10 feet of alley, a distance of 30.51 feet; Thence South 00°01'19" West, a distance of 150.10 feet to the Point of Beginning. Containing 0.32 acres, more or less.

CERTIFICATION:

I, Greg P. Skinner, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that this Boundary Survey Plat was prepared by me or under my direct responsibility, supervision and checking and that it is correct to the best of my knowledge, belief and opinion.

Greg P. Skinner
 Greg P. Skinner Date
 Oklahoma L.S. 1458



Job No. 47271	Greg P. Skinner, PLS 11600 County Road 3630 Ada, Oklahoma 74820 (405) 255-6161 - cornerstonesurveying@gmail.com	Sheet No:
Field Date: 09/25/2023		2 of 2
Drawing Revised:		

Ken Danner

From: CCI CEN - OKC ROW <okcrow@cox.com>
Sent: Monday, April 15, 2024 2:21 PM
To: Ken Danner
Cc: Jack Burdett
Subject: EXTERNAL EMAIL : FW: Request for Alley Closure_221 Eddington Street
Attachments: Eddington Alley Closure Request Letter.pdf

Good afternoon,

Cox has no objection to this closure.

Thank you and have a great day,

Tara Cassidy

Land Use Agent
 (405) 850-0813
 715 NE 122nd St
 Oklahoma City, OK 73114

For any Land Use or Compliance needs please email: OKCROW@cox.com



From: Jack Burdett <Jack.Burdett@NormanOK.gov>
Sent: Friday, April 12, 2024 4:23 PM
To: 'CILKE, CARRIE L' <cc3527@att.com>; 'jt6962@att.com' <jt6962@att.com>; CCI CEN - OKC ROW <okcrow@cox.com>; 'baileytj@oge.com' <'baileytj@oge.com>; 'Marti.Hill@onegas.com' <Marti.Hill@onegas.com>; 'caleb.lee@onegas.com' <caleb.lee@onegas.com>; 'tpeterson@okcoop.org' <tpeterson@okcoop.org>; 'wwhite@okcoop.org' <wwhite@okcoop.org>
Cc: Ken Danner <Ken.Danner@NormanOK.gov>
Subject: [EXTERNAL] Request for Alley Closure_221 Eddington Street

All,

See request and details to vacate and close an alley easement on the west side of the BNSF Railroad to accommodate new building improvements. Please contact Ken Danner regarding the attached request with your approval, conditions or disapproval. Ken's email address is ken.danner@normanok.gov or call him at 366-5458. Please copy me with your response.

Thank you.

Jack Burdett

Subdivision Development Coordinator
Public Works Dept., Engineering Div.
City of Norman Development Center
225 N. Webster Room 1500
Norman, OK 73069
P.O. Box 370, Norman, OK 73070
Phone: (405) 366-5457
Email: Jack.Burdett@NormanOk.gov

This email and any files transmitted with it are intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error please notify the sender.

Ken Danner

From: Wes White <wwhite@okcoop.org>
Sent: Monday, April 15, 2024 7:20 AM
To: Ken Danner
Cc: Jack Burdett
Subject: EXTERNAL EMAIL : RE: [External]Request for Alley Closure_221 Eddington Street

Oklahoma Electric Cooperative has no objection to the request for alley closure at 221 Eddington Street. Let me know if you need anything else.

Thanks,
Wes

Wes White

Manager of Field Design
Oklahoma Electric
Cooperative

o: (405) 217-6617
c: (405) 306-9380
✉ wwhite@okcoop.org
🌐 www.okcoop.org
📍 2520 Hemphill Dr | PO Box 1208
Norman, OK 73070



From: Jack Burdett <Jack.Burdett@NormanOK.gov>
Sent: Friday, April 12, 2024 4:23 PM
To: 'CILKE, CARRIE L' <cc3527@att.com>; 'jt6962@att.com' <jt6962@att.com>; 'CCI CEN - OKC ROW' <okcrow@cox.com>; 'baileytj@oge.com' <'baileytj@oge.com>; 'Marti.Hill@onegas.com' <Marti.Hill@onegas.com>; 'caleb.lee@onegas.com' <caleb.lee@onegas.com>; Thad Peterson <tpeterson@okcoop.org>; Wes White <wwhite@okcoop.org>
Cc: Ken Danner <Ken.Danner@NormanOK.gov>
Subject: [External]Request for Alley Closure_221 Eddington Street

[EXTERNAL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

All,
See request and details to vacate and close an alley easement on the west side of the BNSF Railroad to accommodate new building improvements. Please contact Ken Danner regarding the attached request with your approval, conditions or disapproval. Ken's email address is ken.danner@normanok.gov or call him at 366-5458. Please copy me with your response.

Thank you.

Jack Burdett

Subdivision Development Coordinator
Public Works Dept., Engineering Div.
City of Norman Development Center
225 N. Webster Room 1500
Norman, OK 73069
P.O. Box 370, Norman, OK 73070
Phone: (405) 366-5457
Email: Jack.Burdett@NormanOk.gov

This email and any files transmitted with it are intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error please notify the sender.