CITY OF NORMAN, OK
PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, October 10, 2024 at 5:30 PM

AGENDA

AMENDED

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.

ROLL CALL

CONSENT ITEMS

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

Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

   PLANNING COMMISSION MEETING MINUTES OF SEPTEMBER 12, 2024

Certificates of Survey

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-5: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY ROLLNG VISTAS, LTD. (CHRIS FAIRCHILD) FOR CREEKSIDE ESTATES COS FOR 76.8878 ACRES OF PROPERTY GENERALLY LOCATED ½ MILE SOUTH OF EAST LINDSEY STREET AND WEST SIDE OF 108TH AVENUE SOUTHEAST.

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-6: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY GREG SKINNER (SKINNER LAND SURVEYING) FOR FILKINS RIDGE COS FOR 19.87 ACRES, WITH A VARIANCE ON THE PRIVATE ROAD WIDTH FROM 20' TO 12' SERVING TWO TRACTS AND A VARAINCE IN THE MINIMUM 10 ACRES REQUIREMENT FOR TRACT 1 AT 9.94 ACRES AND TRACT 2 AT 9.93 ACRES LOCATED AT 6607 144TH AVENUE NORTHEAST.

NON-CONSENT ITEMS

Trinitas Development LLC Rezoning

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-8: 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 ALL OF BLOCK ONE (1) OF THE SECOND STATE UNIVERSITY ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (310 E BOYD STREET)

Armstrong Bank Consolidation Project Rezoning and Preliminary Plat

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-9: 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 THE NORTHEAST QUARTER (NE/4) OF SECTION SIXTEEN (16), TOWNSHIP (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF EAST CEDAR LANE ROAD AND EAST OF CLASSEN BLVD)

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-4: CONSIDERATION OF A REVISED PRELIMINARY PLAT SUBMITTED BY ROYCE ENTERPRISES, INC & SOONER INVESTMENT DEV. CO. (SMC CONSULTING ENGINEERS, PC) FOR ARMSTRONG BANK CONSOLIDATION PROJECT, A PLANNED UNIT DEVELOPMENT FOR

APPROXIMATELY 40.41 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTH OF EAST CEDAR LANE AND EAST OF CLASSEN BLVD.

Highway 9 Jenkins M&J Investments NORMAN 2025, Rezoning and Preliminary Plat

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-76: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTRE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-28: 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 SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKIINGS AVENUE)

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HIGHWAY 9 JENKINS M&J INVESTMENTS, LLC (CRAFTON TULL) FOR SOONER VILLAGE, A PLANNED UNIT DEVELOPMENT FOR 56.54 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAT CORNER OF HIGHWAY 9 AND JENKINS AVENUE.

Zoning Ordinance - Home Occupations

10. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-6: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 26 (“ZONING”), SECTIONS 36-101 (“DEFINITIONS”), 36-513 (“RE, RESIDENTIAL ESTATE DWELLING DISTRICT”), 36-518 (“RM-4, MOBILE HOME PARK DISTRICT”) AND 36-564 (“HOME OCCUPATIONS”) IN ORDER TO ALLOW HOME OCCUPATIONS TO BE CARRIED ON IN RE, RESIDENTIAL ESTATE DWELLING DISTRICT, AND RM-4, MOBILE HOME PARK DISTRICT, AND TO REDEFINE, TO MAKE LANGUAGE THROUGHOUT THE ZONING ORDINANCE CONSISTENT, AND ALLOW ADDITIONAL ACTIVITES AS HOME OCCUPATIONS WITH STATED RESTRICTIONS, AND PROVIDING FOR THE SEVERABILITY THEREOF.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF SEPTEMBER 12, 2024

CITY OF NORMAN, OK
PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, September 12, 2024 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, on the 12th day of September 2024, at 5:30 p.m., and notice of the agenda of the meeting was posted at the Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

Chair Commissioner Bird called the meeting to order at 5:36 p.m.

ROLL CALL

PRESENT
Steven McDaniel
Michael Jablonski
Erica Bird
Doug McClure
Jim Griffith

ABSENT
Cameron Brewer
Liz McKown
Maria Kindel
Kevan Parker

STAFF PRESENT
Jane Hudson, Planning & Community Development Director
Lora Hoggatt, Planning Services Manager
Whitney Kline, Admin Tech III
Kelly Abell, Planner II
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Bryce Holland, Multimedia Specialist

GUESTS PRESENT
Jay Cervi, 2613 Lauriston, Norman, OK
Floyd Carroll, 607 E. Main St., Norman, OK

CONSENT ITEMS

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

Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

   PLANNING COMMISSION MEETING MINUTES OF AUGUST 8, 2024

   ITEMS SUBMITTED FOR THE RECORD:
   1. August 8, 2024 Planning Commission Regular Session Minutes

Certificates of Survey

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-3: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY PAUL SECHRIST AND KRISTEN MOORE (GREG SKINNER SURVEYING, LLC) FOR RED ROCK RIDGE, FOR 72.71 ACRES OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF 108TH AVENUE S.E. AND ONE-HALF MILE NORTH OF POST OAK ROAD.

   ITEMS SUBMITTED FOR THE RECORD:
   1. Staff Report
   2. Location Map
   3. Red Rock Ridge Short Form Plat

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-4: CONSIDERATION OF NORMAN CERTIFICATE OF SURVEY SUBMITTED BY WILLY DELONE (BOBBY SKAGGS LAND SURVEYING, LLC) FOR INDIAN HILLS SPORTS COMPLEX, FOR 40 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST INDIAN HILLS ROAD AND 60TH AVENUE N.W.

   ITEMS SUBMITTED FOR THE RECORD:
   1. Staff Report
   2. Location Map
   3. Site Plan
   4. Indian Hills Sports Complex Short Form Plat

Motion by Commissioner Jablonski to approve the consent docket; **Second** by Commissioner Griffith.

The motion passed unanimously with a vote of 5-0.

NON-CONSENT ITEMS

3301 Classen Blvd. Special Use

4. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-4: 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 GRANT SPECIAL USE FOR AUTOMOBILE SERVICE STATION IN THE C-1, LOCAL COMMERCIAL DISTRICT FOR LOT 3, BLOCK 1 OF SOUTH LAKE ADDITION SECTION 12 OF THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3301 CLASSEN BLVD.)

ITEMS SUBMITTED FOR THE RECORD

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

Staff Presentation

Kelly Abell, Planner I, presented the staff report.

Applicant Presentation

Ashley Bernatski, Brakes Plus, presented on the proposed Special Use.

Commissioner Griffith clarified that this would just be minor auto repairs. Ms. Bernatski responded to this question stating yes it is only minor repairs.

Motion by Commissioner McClure to recommend approval of Ordinance O-2425-4; **Second** by Commissioner Jablonski.

The motion passed with a vote of 5-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

There were no miscellaneous comments.

ADJOURNMENT

The meeting was adjourned at 5:44 p.m.

Passed and approved this _____ day of _____ 2024.

Planning Commission

File Attachments for Item:

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-5: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY ROLLNG VISTAS, LTD. (CHRIS FAIRCHILD) FOR CREEKSIDE ESTATES COS FOR 76.8878 ACRES OF PROPERTY GENERALLY LOCATED ½ MILE SOUTH OF EAST LINDSEY STREET AND WEST SIDE OF 108TH AVENUE SOUTHEAST.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 10/10/2024

REQUESTER: Rolling Vistas, Ltd. & Chris Fairchild

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-5: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY ROLLNG VISTAS, LTD. (CHRIS FAIRCHILD) FOR CREEKSIDE ESTATES COS FOR 76.8878 ACRES OF PROPERTY GENERALLY LOCATED ½ MILE SOUTH OF EAST LINDSEY STREET AND WEST SIDE OF 108TH AVENUE SOUTHEAST.

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY COS-2425-5 FOR CREEKSIDE ESTATES**.

LOCATION: Generally located one-half mile south of East Lindsey Street on the west side of 108th Avenue S.E.

INFORMATION:

1. Owners. Rolling Vistas, Ltd.
2. Developer. Rolling Vistas, Ltd.
3. Surveyor. Chris Fairchild.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 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/INFORMATION:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.

2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

4. Private Road. The proposed five (5) tracts will be served by a private road maintained by Homeowners Association. Required covenants address maintenance of the private road.

IMPROVEMENT PROGRAM/INFORMATION

5. Water Quality Protection Zone. The property contains WQPZ on one proposed tract. The WQPZ area will be protected by the owner per required protective covenants.

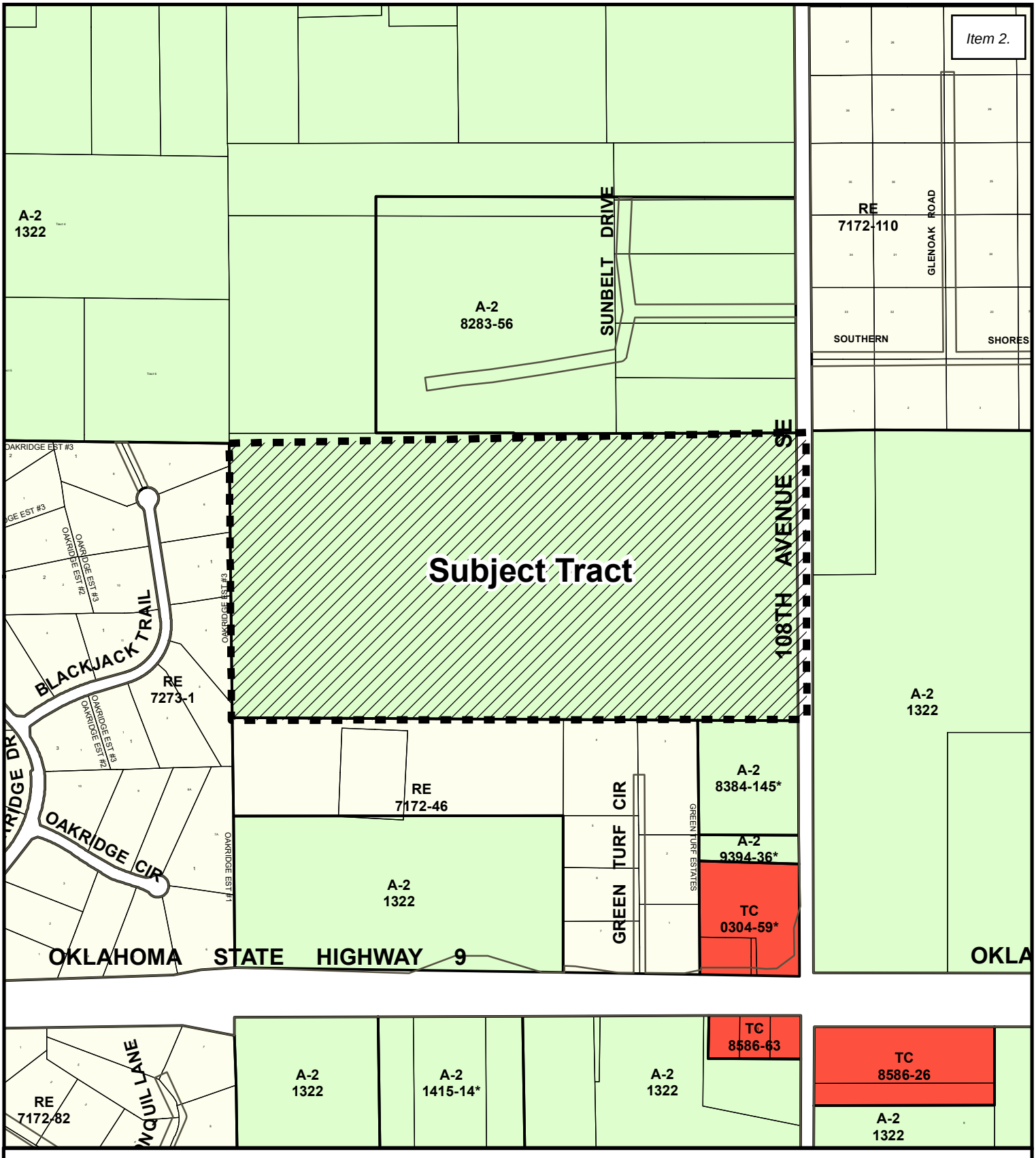
6. Acreage. The property consists of a total of 78.7102 acres. Tract 1 is 11.15 acres, Tract 2 is 10.5434 acres, Tract 3 is 12.1157 acres, Tract 4 is 11.9313 acres, Tract 5 is 11.2788 acres, Tract 6 is 10.5947 acres and Tract 7 is 11,0963 acres.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2425-5 for Creekside Estates are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owners propose to subdivide their approximately 78.7102 acres and seven (7) single-family residential tracts. Based on the fact this certificate of survey meets the minimum 10 acres requirement, Staff recommends approval of Norman Rural Certificate of Survey No. COS-2425-5 for Creekside Estates.

ACTION NEEDED: Approve or disapprove Norman Rural Certificate of Survey No. COS-2425-5 for Creekside Estates and submit to City Council for its consideration.

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.

N
W E
S

April 9, 2024

0 300 600 Ft.

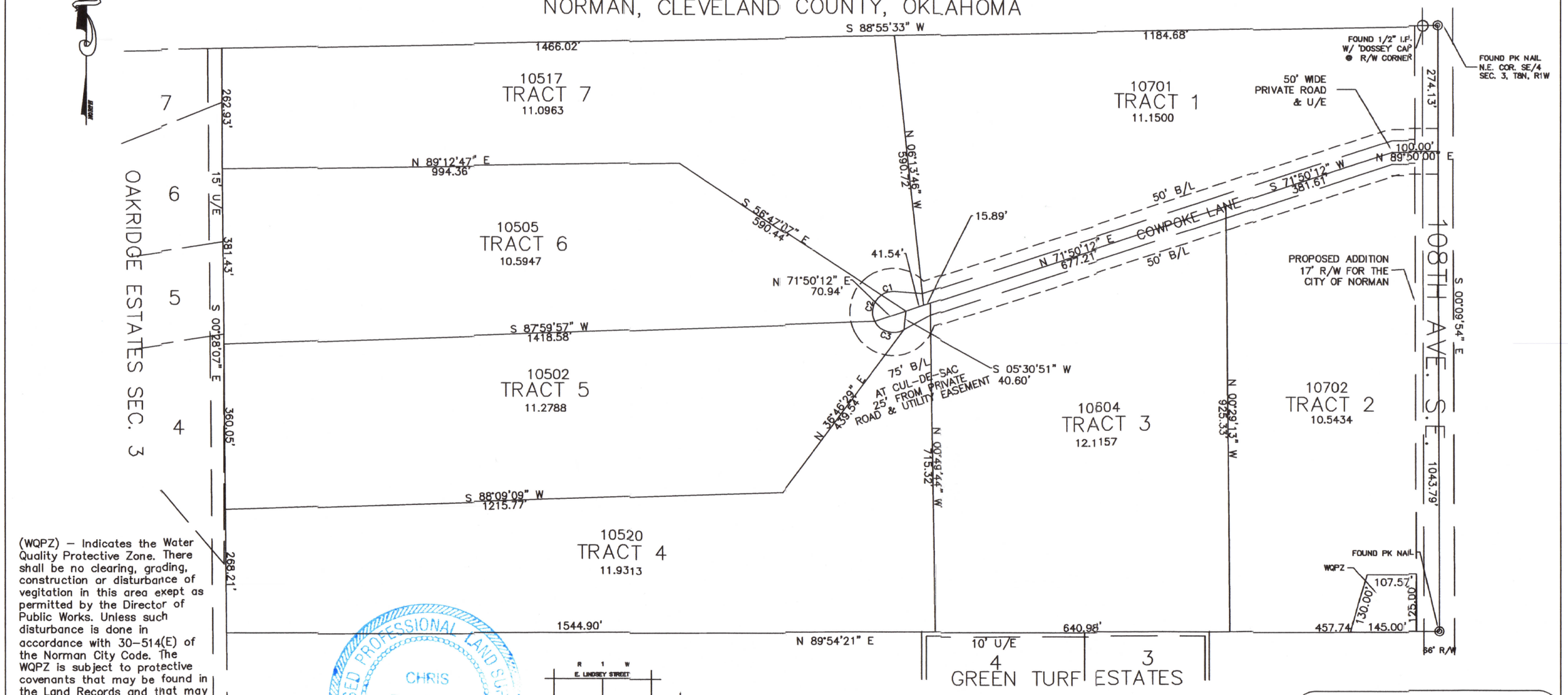
Subject Tract

G:\ArcGIS10.Map Templates\8x11_LocationMapArcMap 10.mxd

CREEKSIDE ESTATES

A NORMAN RURAL CERTIFICATE OF SURVEY SUBDIVISION

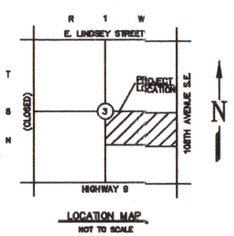
THE N/2, SE/4
SECTION 3, T8N, R1W
NORMAN, CLEVELAND COUNTY, OKLAHOMA



(WQPZ) – Indicates the Water Quality Protective Zone. There shall be no clearing, grading, construction or disturbance of vegitation in this area exept as permitted by the Director of Public Works. Unless such disturbance is done in accordance with 30-514(E) of the Norman City Code. The WQPZ is subject to protective covenants that may be found in the Land Records and that may restrict distrubance and use of these areas.

GRAPHIC SCALE
(IN FEET)
1 inch = 150 ft.

LICENSED PROFESSIONAL LAND SURVEYOR
CHRIS FAIRCHILD
1743
OKLAHOMA
10/31/24



LOCATION MAP
NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	45.00'	32.97'	32.23'	N 75°42'35" E	41°58'25"
C2	45.00'	63.93'	58.69'	S 14°01'30" W	81°23'45"
C3	45.00'	74.22'	66.09'	N 73°55'24" W	94°30'04"

N/2, SE/4, Sec. 3, T8N, R1W
Norman Certificate of Survey

A B
SURVEYING
Chris Fairchild, P.L.S. #1743, C.A. #8213
7333 Hammond Circle, West Acres, OK 73122
405.818.8217 Phone – chris.fairchild@cox.net
All rights reserved under copyright.

Project No: 2536 Date: 4/17/2023 Scale: 1"=130'
Drawn By: CJF Party Chief: RBW Revisions: 8/19/24
DWG File: 80co 3 8N 1W Survey File: 2536-4-17 Sheet: 1 of 1

Certificate of Survey

I, Chris Fairchild, a Licensed Professional Land Surveyor, do hereby certify, as of the date set forth below, that I or others under my direct supervision, have made a careful survey of a tract of land described as follows:

Legal Descriptions:

Tract 1

A tract of land in the North Half of the Southeast Quarter (N/2, SE/4) of Section Three (3)), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

BEGINNING at the said Northeast corner of the North Half of the Southeast Quarter (N/2, SE/4);

THENCE South 00º09’54” East along the said East line of the North Half of the Southeast Quarter (N/2, SE/4) a distance of 274.13 feet;

THENCE South 89º50’00” West a distance of 100.00 feet;

THENCE South 71º50’12” West a distance of 1074.71 feet

THENCE North 06º13’46” West a distance of 590.72 feet to a point on the North line of said North Half of the Southeast Quarter (N/2, SE/4);

THENCE North 88º55’33” East along the North line of the said North Half of the Southeast Quarter (N/2, SE/4) a distance of 1184.68 feet to the POINT OF BEGINNING.

AKA: Tract 1 of CREEKSIDE ESTATES, a Norman Rural Certificate of Survey Subdivision

Said tract of land has an area of 11.1500 acres, more or less.

Tract 2

A tract of land in the North Half of the Southeast Quarter (N/2, SE/4) of Section Three (3)), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the said Northeast corner of the North Half of the Southeast Quarter (N/2, SE/4);

THENCE South 00º09’54” East along the said East line of the North Half of the Southeast Quarter (N/2, SE/4) a distance of 274.13 feet to the POINT OF BEGINNING;

THENCE continuing South 00º09’54” East along the said East line of the North Half of the Southeast Quarter (N/2, SE/4) a distance of 1043.79 feet;

THENCE South 89º54’21” West a distance of 457.74 feet;

THENCE North 00º29’13” West a distance of 925.33 feet;

THENCE North 71º50’12” East a distance of 381.61 feet;

THENCE North 89º50’00” East a distance of 100.00 feet to the POINT OF BEGINNING.

AKA: Tract 2 of CREEKSIDE ESTATES, a Norman Rural Certificate of Survey Subdivision

Said tract of land has an area of 10.5434 acres, more or less.

Tract 3

A tract of land in the North Half of the Southeast Quarter (N/2, SE/4) of Section Three (3), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the said Northeast corner of the North Half of the Southeast Quarter (N/2, SE/4);

THENCE South 00º09'54" East along the said East line of the North Half of the Southeast Quarter (N/2, SE/4) a distance of 1317.92 feet;

THENCE South 89º54'21" West a distance of 457.74 feet to the POINT OF BEGINNING;4

THENCE continuing South 89º54'21" West a distance of 540.98 feet;

THENCE North 00º49'44" West a distance of 715.32 feet;

THENCE North 71º50'12" East a distance of 677.21 feet;

THENCE South 00º29'13" East a distance of 925.33 feet to the POINT OF BEGINNING.

AKA: Tract 3 of CREEKSIDE ESTATES, a Norman Rural Certificate of Survey Subdivision

Said tract of land has an area of 12.1157 acres, more or less.

Tract 4

A tract of land in the North Half of the Southeast Quarter (N/2, SE/4) of Section Three (3), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the said Northeast corner of the North Half of the Southeast Quarter (N/2, SE/4);

THENCE South 00º09'54" East along the said East line of the North Half of the Southeast Quarter (N/2, SE/4) a distance of 1317.92 feet;

THENCE South 89º54'21" West a distance of 1098.72 feet to the POINT OF BEGINNING;

THENCE continuing South 89º09'54" East a distance 1544.90 feet;

THENCE North 00º28'07" West a distance of 268.21 feet;

THENCE North 89º09'09" East a distance of 1215.77 feet;

THENCE North 36º46'29" East a distance of 439.54 feet;

THENCE North 05º30'51" East a distance of 40.60 feet;

THENCE North 71º50’12” East a distance of 41.54 feet;

THENCE South 00º49’44” East a distance of 715.32 feet to the POINT OF BEGINNING.

AKA: Tract 4 of CREEKSIDE ESTATES, a Norman Rural Certificate of Survey Subdivision

Said tract of land has an area of 11.9313 acres more or less.

Tract 5

A tract of land in the North Half of the Southeast Quarter (N/2, SE/4) of Section Three (3), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the said Northeast corner of the North Half of the Southeast Quarter (N/2, SE/4);

THENCE South 88º55’33” West along the North line of said North Half of the Southeast Quarter (N/2, SE/4) a distance of 2650.70 feet to the Northwest Corner of said North Half of the Southeast Quarter (N/2, SE/4);

THENCE South 00º28’07” East along the West line of said North Half of the Southeast Quarter (N/2, SE/4) a distance of 644.36 feet to the POINT OF BEGINNING;

THENCE North 87º59’57” East a distance of 1418.58 feet;

THENCE North 71º50’12” East a distance of 70.94 feet;

THENCE South 05º30’51” West a distance of 40.60 feet;

THENCE South 36º46’29” West a distance of 439.54 feet;

THENCE South 88º09’09” West a distance of 1215.77 feet to a point on the West line of said North Half of the Southeast Quarter (N/2, SE/4);

THENCE North 00º28’07” West along West line of the said North Half of the Southeast Quarter (N/2, SE/4) a distance of 360.05 feet to the POINT OF BEGINNING.

AKA: Tract 5 of CREEKSIDE ESTATES, a Norman Rural Certificate of Survey Subdivision

Said tract of land has an area of 11.2788 acres, more or less.

Tract 6

A tract of land in the North Half of the Southeast Quarter (N/2, SE/4) of Section Three (3), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the said Northeast corner of the North Half of the Southeast Quarter (N/2, SE/4);

THENCE South 88º55’33” West along the North line of said North Half of the Southeast Quarter (N/2, SE/4) a distance of 2650.70 feet to the Northwest Corner of said North Half of the Southeast Quarter (N/2, SE/4);

THENCE South 00º28’07” East along the West line of said North Half of the Southeast Quarter (N/2, SE/4) a distance of 262.93 feet to the POINT OF BEGINNING;

THENCE North 89º12’47” East a distance of 994.36 feet;

THENCE South 56º47’07” East a distance of 590.44 feet;

THENCE South 71º50’12” West a distance of 70.94 feet;

THENCE South 87º59’57” West a distance of 1418.58 feet to a point on the West line of said North Half of the Southeast Quarter (N/2, SE/4);

THENCE North 00º28’07” West along the West line of said North Half of the Southeast Quarter (N/2, SE/4) a distance of 381.43 feet to the POINT OF BEGINNING.

AKA: Tract 6 of CREEKSIDE ESTATES, a Norman Rural Certificate of Survey Subdivision

Said tract of land has an area of 10.5947 acres, more or less.

Tract 7

A tract of land in the North Half of the Southeast Quarter (N/2, SE/4) of Section Three (3), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the said Northeast corner of the North Half of the Southeast Quarter (N/2, SE/4);

THENCE South 88º55’33” West along the North line of said North Half of the Southeast Quarter (N/2, SE/4) a distance of 1184.68 feet to the POINT OF BEGINNING;

THENCE South 06º13’46” East a distance of 590.72 feet;

THENCE South 71º50’12” West a distance of 41.54 feet;

THENCE North 56º47’07” West a distance of 590.44 feet;

THENCE South 89º12’47” West a distance of 994.36 feet to a point on the West line of said North Half of the Southeast Quarter (N/2, SE/4);

THENCE North 00º28’07” West along the West line of said North Half of the Southeast Quarter (N/2, SE/4) a distance of 262.93 feet;

THENCE North 88º55’33” East along the North line of said North Half of the Southeast Quarter (N/2, SE/4) a distance of 1466.02 feet to the POINT OF BEGINNING.

AKA: Tract 7 of CREEKSIDE ESTATES, a Norman Rural Certificate of Survey Subdivision

Said tract of land has an area of 11.0963 acres, more or less.

WQPZ Zone Legal Description

COMMENCING at the Southeast corner of the North Half (N/2) of the Southeast Quarter (SE/4) of Section Three (3), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma;

THENCE South 89º54’21” West, along the South line of the said North Half (N/2) of the Southeast Quarter (SE/4), a distance of 50.00 feet to the POINT OF BEGINNING;

THENCE continuing South 89º54’21” West, along the South line of said North Half (N/2) of the Southeast Quarter (SE/4), a distance of 145.00 feet;

THENCE North 16º34’01” East a distance of 130.00 feet;

THENCE North 89º39’43” East a distance of 107.57 feet to a point 50.00 feet West of the East line of the said North Half (N/2) of the Southeast Quarter (SE/4);

THENCE South 00º09’54” East, and parallel to the East line of said North Half (N/2) of the Southeast Quarter (SE/4), a distance of 125.00 feet to the POINT OF BEGINNING.

I further certify that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Chris Fairchild, P.L.S. 1743

10/3/24

Date

Surveyor’s Notes:

1. The bearing of North 00º09’54” West as shown on the drawing for the East line of said North Half of the Southeast Quarter (N/2, SE/4) was used as the basis of bearing for this survey. Bearing was derived from an autonomous GPS Oklahoma State Plane North observation.
2. This survey has been prepared to create a “Norman Rural Certificate of Survey Subdivision” to be known as “CREEK SIDE ESTATES”. This is an Unplatted but filed subdivision as specified in the Norman Subdivision Regulation Sec. 19-606
3. The survey is based on the legal description as described in the Warranty Deed filed in Book 6469, Page 436, in the office of the Cleveland County Clerk:
   The North Half of the Southeast Quarter (N/2, SE/4) of Section Three (3), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma.
4. Access to the Tracts, shown hereon, is provided by a 50.00 foot wide private roadway and utility easement and is made part of this document attached to the recorded written easement document. The private roadway and utility easement is designated on the instrument, to be for roadways, utilities, and drainage purposes. The private roadway and utility easement is illustrated on the attached survey drawing.
5. There is hereby reserved and set out for any utility company an additional 10 ft utility easement lying south of the 50ft foot private road and utility easement along Tracts 2,3, 4, and 5.
6. The legal descriptions, shown hereon, are subject to easements and right-of-ways of record. This does not represent a search of the County Clerk’s records by the undersigned to determine if any easements or right-of-way affect the property except as noted and no Title Commitment was provided for this survey. Except as specifically stated or shown, this survey does not reflect any easements, right-of-way, building lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations. All homes, improvements and uses shall be subject to restrictive covenants, conditions and requirements as shown on the attachments hereto.
7. No excavations were made, as a part of this survey, to physically locate underground utilities and facilities. Call OKIE to have all underground utilities and facilities marked before excavation.
8. Each home, on each of the Seven (7) tracts, will have individual sewer systems even if the soil test are not ideal for conventional lateral fields. There are adequate areas for alternate sewer systems if required.

9. This ‘Norman Rural Certificate of Survey Subdivision” will be filed with the Cleveland County Clerk after it is approved by all parties. This documentation, as recorded in its entirety, shall be attached to or referred to on any deed, conveyance of title, contract or other instruments prepared in connection with any of the subject property.

Restrictive Covenants for Water Quality Protection Zone:

WHEREAS, the Declarant (hereinafter "Property Owner") is in the process of subdividing real property to be known as CREEKSIDE ESTATES (hereinafter the "Property"), an addition to Norman, Cleveland County, Oklahoma; and

WHEREAS, the City of Norman (hereinafter the "City") is required to protect water quality to the maximum extent practicable under its Municipal Separate Storm Sewer System permit; and

WHEREAS, Section 30-411.B of the City of Norman Water Ouality Protection Zone Design Standards requires Property Owners to enter into permanent maintenance agreements for Water Quality Protection Zone areas before the Property is developed; and

WHEREAS, Section 30-414 of the City of Norman Water Ouality Protection Zone Design Standards requires Property Owners to inspect and properly maintain all Water Quality Protection Zone areas to maintain their full function in perpetuity; and

WHEREAS, the Water Quality Protection Zone areas are located on the Property as shown on the final Survey Plat of CREEKSIDE ESTATES which is recorded with the deed after acceptance by the City as a complete and final document; and

WHEREAS, the Water Ouality Protection Zone area shown on the Norman Rural Certificate Of Survey Subdivision of CREEKSIDE ESTATES are delineated on the City of Norman Stream Planning Corridor as delineated on Exhibit 4-4 in the Storm Water Master Plan. dated October 2009•

NOW THEREFORE, the undersigned does hereby subject the Property, an addition to Norman, Cleveland County, Oklahoma, to have the following covenants and restrictions (hereinafter the "Agreement"):

1.0 **Maintenance Requirements**

1.1 The Property Owner(s) will maintain Water Quality Protection Zone areas in strict accord with the plans, specifications, calculations, and conditions required by the City as provided in Section 30-411 of the City of Norman Water Ouality Protection Zone Design Standards , in perpetuity.

1.2 Maintenance of all Water Quality Protection Zone areas will be performed by the Property Owner according to the minimum maintenance frequencies and measures provided in Section 30-514 of the City of Norman Water Ouality Protection Zone Management and Maintenance.

1.3 The Property Owner shall not use or attempt to use the Water Quality Protection Zone areas in any manner which would interfere with the continuous and perpetual maintenance and use thereof and, in particular, shall not build thereon or there over any structure which may interference or cause to interfere with the maintenance and long-term operation thereof.

1.4 It is understood by the Property Owner(s) and the City should the Water Quality Protection Zone Ordnance be repealed and is no longer in effect, the restrictive covenants, rights and restrictions here in granted are to be considered null and void and no more encumber the property here in described.

2.0 **Right of Entry**

2.1 The Property Owner does herein grant the City, its agents and contractors, reasonable access to the property necessary for the purpose

of inspecting, sampling, reconstructing, maintaining or repairing the Water Quality Protection Zone areas in accordance with Section I of this agreement.

2.2 The dedication of the Water Quality Protection Zone area to the City of Norman does not convey to the general public the right of access to this area. Furthermore, the dedication is not a mandated Public Utility easement, Right-of-Way, or for a Public Trail System or any portion thereof.

2.3 The Property Owner(s) shall, upon written request of the City, remove any temporary or permanent obstruction that prevents reasonable access to the Water Quality Protection Zone area.

2.4 For purposes of this agreement, "reasonable access" means an access path from the public street right of way to the Water Quality Protection Zone area with a minimum 20 foot width and a maximum ground slope of 10% that is accessible by construction equipment or vehicles that may be needed to inspect, sample, reconstruct, maintain, or repair the Water Quality Protection Zone area. Such access path shall remain free of obstructions that would hinder access such as retaining walls, permanent buildings, utility structures, walls, trees, landscape monuments, permanent water bodies, gardens, amenities and other items that would prevent access to the Water Quality Protection Zone area.

2.5 Water Quality Protection Zone areas and any associated access areas, Reserves or Easements are as shown on the Norman Rural Certificate Of Survey of CREEKSIDE ESTATES.

2.6 The Property Owner(s) of CREEKSIDE ESTATES has the right to clear an area Twenty (20) feet in width to construct an all-weather driving surface across the Water Quality Protection Zone for access and maintenance of said Water Quality Protection Zone.

2.7 The rights granted herein shall not be construed to interfere with or restrict the Property Owner, his/her/its heirs, executors, administrators, successors and assigns from the use of the premises with respect to the construction and maintenance of property improvements along and over the premises herein described so long as the same are so constructed as not to impair the rights of access to the Water Quality Protection Zone granted herein.

3.0 **Maintenance Enforcement by the City**

3. I The Public Works Department of the City of Norman shall, at no cost to the Property Owners, inspect the Water Quality Protection Zone annually and following severe storms for evidence of sediment deposition, erosion, and concentrated flow channels. Notice shall be given to the Property Owner(s), Twenty-Four (24) hours prior to accessing the property. Unless such notice is waived by the Property Owner(s).

3.2 If, after reasonable notice to the Property Owner(s), the Property Owner(s) shall fail to maintain the Water Quality Protection Zone areas as set forth herein and other applicable legal requirements, the City may perform necessary repair or maintenance work as deemed necessary by a complete engineering study outlining the clear and present dangers to the watershed. The cost of this study will be the responsibility of the City and may assess the Property Owner(s) and the Property for the cost of the necessary repair or maintenance work only, and any applicable penalties. For the purposes of this document, "reasonable notice" shall consist of 30 days prior written notice sent to the Property Owner by registered mail, unless there are exigent circumstances requiring either immediate or shorter response than said 30 days would provide, in which case the notice provided shall be whatever is reasonable under those circumstances.

3.3 The City may record an Affidavit of Nonpayment of Maintenance Charges in the Register of Deeds Office for Cleveland County, Oklahoma, stating(a) the legal description of the property upon which the lien is claimed, (b) the name(s) of the Property Owner(s) as last known to the City, and (c) the amount of the Maintenance Charge(s) in detail which is

unpaid. The lien shall be created at the time of the filing and recording of the affidavit and such lien shall be superior to all other charges, liens, or encumbrances which may thereafter in any manner arise or be imposed upon the subject property, whether arising from or imposed by judgment or decree by any agreement, contract, mortgage, or other instrument, saving and excepting only such liens for taxes and other public charges as are by applicable law made superior.

3.4 It is understood by Property Owner(s) that the City is under no past, present, or future obligation to expend public funds or take any other action whatsoever to maintain or improve the Water Quality Protection Zone area.

3.5 The City or Property Owner(s) shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this declaration. The City or the Property Owner(s) shall have the right to include in their claim for relief a reasonable sum to reimburse them for their attorneys' fees and any other expenses reasonably incurred in enforcing their rights hereunder. Failure by the City or by the Property Owner(s) to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. Neither shall failure by the City to enforce the provisions hereof be deemed a waiver of any provision hereof as to any other owner.

These Water Quality Protection Zone covenants and agreements as set forth herein, fully executed, shall be filed by the Register of Deeds for Cleveland County, Oklahoma, and the filing of the same shall constitute constructive notice to all heirs, successors, transferees, and assigns of the Property Owner(s) of these covenants and agreements running with the land and notice of all stipulations made thereto.

This document may not be amended or modified in any way without the prior written approval of the authorized officials of the City of Norman, Oklahoma, and that approval must be indicated on the face of any subsequently recorded document amending or modifying this document.

Notwithstanding other provisions of this document placing rights, duties, obligations and responsibilities on the Property Owner(s), as that term is defined herein, those rights, duties, obligations and responsibilities shall only be exercised or enforced in the following manner: when the property is owned by the current owner, or by a succeeding developer, those requirements shall only be exercised or enforced by or against those legal entities. It is not the intent of this document to create or impose any rights, duties, obligations and responsibilities directly on subsequent owners of individual lots within the subdivision, unless or until the Property Owner(s) is unwilling or unable to exercise or comply with and enforce the terns of this document and fully meet all the duties, obligations and responsibilities set forth herein, including, without being limited to, payment of any costs imposed by this document, including assessment of individual lot owners when necessary.

The Water Quality Protection Zone covenants, conditions, and restrictions on the property created and established in this instrument may be waived, terminated, or modified only upon written consent of the City of Norman. No such waiver, termination or modification shall be effective until such written consent is recorded in the office of the Register of Deeds for Cleveland County, Oklahoma.

The City, at Property Owner’s cost, shall cause this agreement to be filed with the Register of Deeds for Cleveland County, Oklahoma. Each party hereto shall receive a duly executed copy of this agreement for its official records.

IN WITNESS WHEREOF, THIS DECLARATION is executed by the Declarant this____ day of _____, 20__

_____
Owner

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND) SS:

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of _____, personally appeared, _____, Owners of CREEDSIDE ESTATES to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act of said party, for the uses and purposes herein set forth. Given under my hand and seal ear last above written. My Commission Expires:

_____
Notary Public

File Attachments for Item:

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-6: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY GREG SKINNER (SKINNER LAND SURVEYING) FOR FILKINS RIDGE COS FOR 19.87 ACRES, WITH A VARIANCE ON THE PRIVATE ROAD WIDTH FROM 20’ TO 12’ SERVING TWO TRACTS AND A VARAINCE IN THE MINIMUM 10 ACRES REQUIREMENT FOR TRACT 1 AT 9.94 ACRES AND TRACT 2 AT 9.93 ACRES LOCATED AT 6607 144TH AVENUE NORTHEAST.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 10/10/2024

REQUESTER: Daniel and Shelly Filkins & Greg Skinner (Skinner Land Surveying)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-6: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY GREG SKINNER (SKINNER LAND SURVEYING) FOR FILKINS RIDGE COS FOR 19.87 ACRES, WITH A VARIANCE ON THE PRIVATE ROAD WIDTH FROM 20' TO 12' SERVING TWO TRACTS AND A VARAINCE IN THE MINIMUM 10 ACRES REQUIREMENT FOR TRACT 1 AT 9.94 ACRES AND TRACT 2 AT 9.93 ACRES LOCATED AT 6607 144TH AVENUE NORTHEAST.

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2425-6 FOR FILKINS RIDGE**.

LOCATION: Generally located on the east side of 144th Avenue N.E. and approximately1/4 mile north of Indian Hills Road.

INFORMATION:

1. Owners. Daniel and Shelly Filkins.
2. Developer. Daniel and Shelly Filkins.
3. Surveyor. Greg Skinner, PLS.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1317 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 systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards

3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

4. Acreage. This property consists of 19.87 acres. Tract 1 consists of 9.94 acres and Tract 2 consists of 9.93 acres.

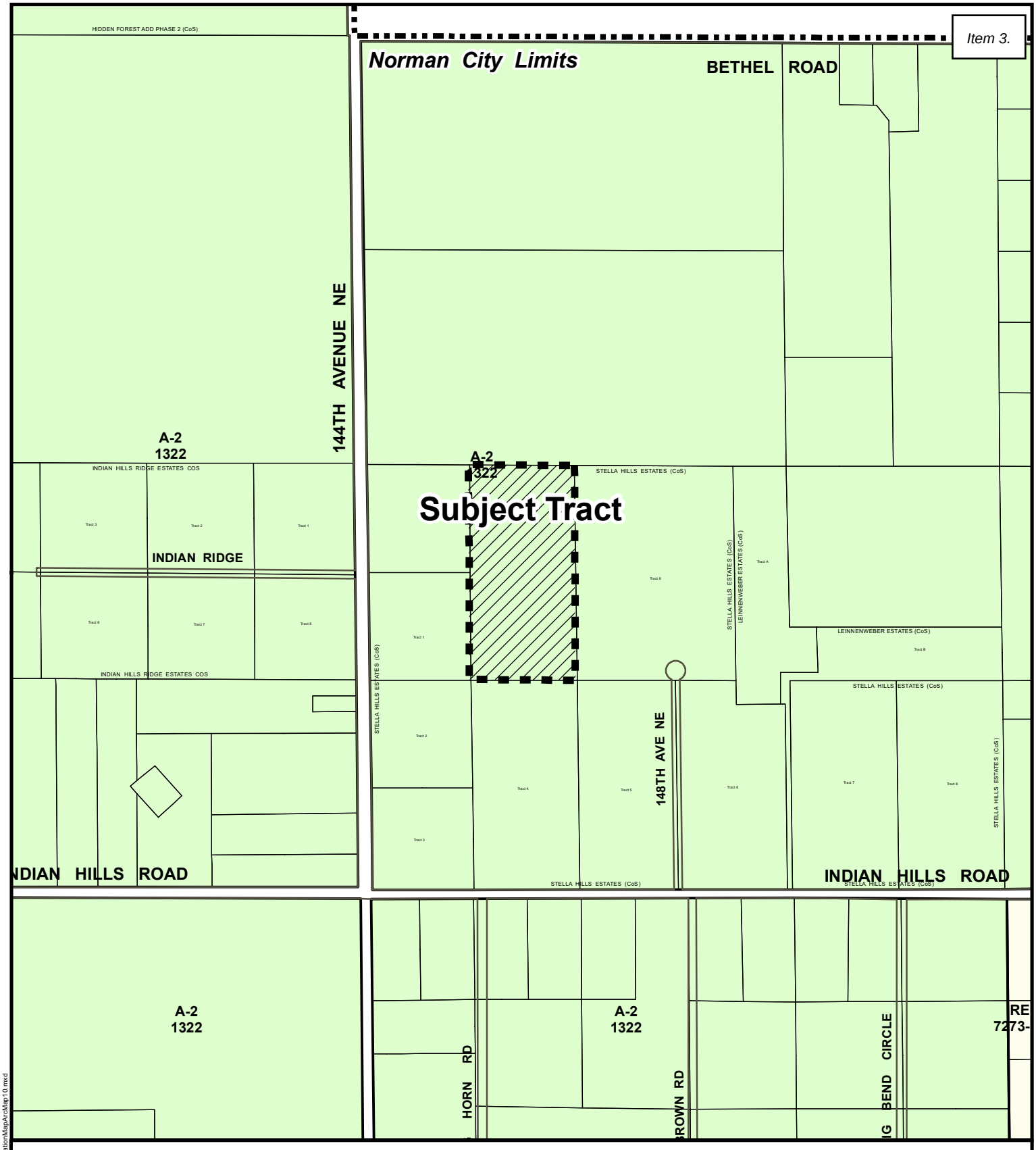
5. Private Road. The private road will serve two tracts City standards requires a private road width of twenty-feet unless serving four (4) tracts or lots or fewer. The applicant has requested a variance in the 20' width to a 12' width private road since it will serve only the two tracts.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2425-6 for Filkins Ridge and a letter of request for a variance in the minimum width requirement for a private road and a variance the the minumun acreage requirements from 10 acres to 9.94 and 9.93 acres are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The applicant's surveyor is requesting a variance in the private road width based on the fact it is serving two tracts and a variance in the minimum ten (10) acre requirements based on the fact this is a short section and unable to be ten acres per tract. Staff recommends approval of a variance in the private road width requirement from 20' width to a 12' width since it serves only two tracts and a variance in the minimum ten (10) acres requirement. Staff supports the variances and approval of Norman Rural Certificate of Survey No. COS-2425-6 for Filkins Ridge.

ACTION NEEDED: Recommend approval or disapproval of a variance in the private road width from 20' to 12' serving two tracts and a variance in the minimum 10 acres requirement for Tract 1 at 9.94 acres and Tract 2 at 9.93 acres and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2425-6 for Filkins Ridge 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.

N
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September 9, 2024

0 400 800 Ft.

Subject Tract

Zoning

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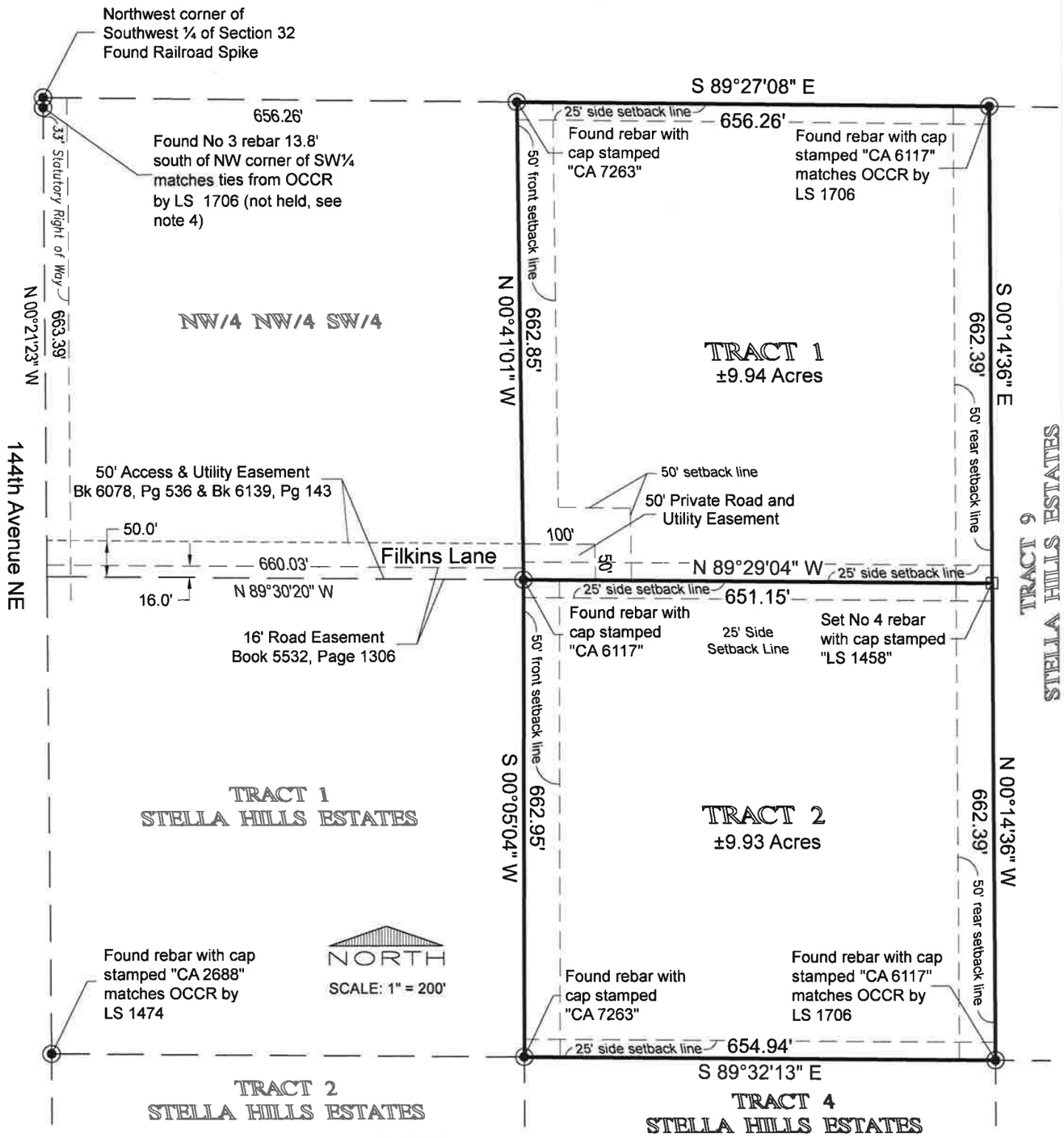
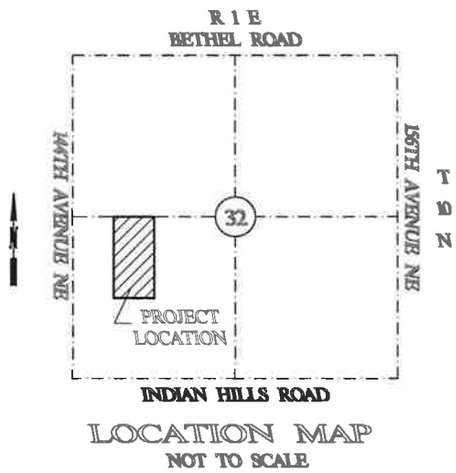
Filkins Ridge

Norman Rural Certificate of Survey

Part of the Southwest Quarter of Section 32, T 10 N, R 1 E of the I.M.
Norman, Cleveland County, Oklahoma





LOCATION MAP
NOT TO SCALE

NOTES:

1. This survey has been prepared to create a "Norman Rural Certificate of Survey" to be known as "Filkins Ridge". This is an unplatted but filed subdivision as specified in the Norman Subdivision Regulations Sec. 30-606.

2. Bearing for this survey are based on the west line of the southwest quarter being assumed to bear North 00°21'23" West as shown on the Norman Rural Certificate of Survey of STELLA HILLS ESTATES, as recorded in the Cleveland County Clerk and Recorders offices at Book 5986, Page 229.

3. This development lies beyond the City's water supply and is at risk of wildland fires. It is recommended that the development adhere to NFPA1144-2208. Reducing Structure Ignition Hazards from Wildland Fires.

4. Found railroad spike was held at the northwest corner of the southwest quarter instead of the no 3 rebar that matched the OCCR by LS 1706 due to multiple recorded surveys in southwest quarter matching to the railroad spike. The railroad spike also fit well to a split for the west section line, while the no 3 rebar did not. A new OCCR will be filed on the spike.

5. This survey was prepared using title commitment provided by Legacy Title of Oklahoma, LLC, commitment number 2024-1500-OK-C, and dated March 28, 2024.

6. Access to the subject tracts will be provided by 50 foot Access and Utility Easement recorded in Book 6139, Page 143.

Job No. 48910	Greg P. Skinner, PLS	Sheet No:
Field Date: 4/24/2024	11600 County Road 3630	1 of 3
Revised:	Ada, Oklahoma 74820	
	(405) 255-6161	

Filkins Ridge

Norman Rural Certificate of Survey

Part of the Southwest Quarter of Section 32, T 10 N, R 1 E of the I.M.
Norman, Cleveland County, Oklahoma

LEGAL DESCRIPTION: (Parent Tract)

The East Half of the Northwest Quarter of the Southwest Quarter (E/2 NW/4 SW/4) of Section Thirty-two (32) Township Ten (10) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma.

LEGAL DESCRIPTION: (Tract 1)

A parcel of land being a part of the East half of the Northwest quarter of the Southwest quarter (E/2 NW/4 SW/4) of Section Thirty-two (32) Township Ten (1) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the northwest corner of the Southwest quarter (SW/4) of said Section 32; Thence South 89°27'08" East, along the north line of said SW/4, a distance of 656.26 feet to the northwest corner of said E/2 NW/4 SW/4, said point also being the Point of Beginning.

Thence continuing South 89°27'08" East, along the north line of said E/2 NW/4 SW/4, a distance of 656.26 feet to the northeast corner of said E/2 NW/4 SW/4; Thence South 00°14'36" East, along the east line of said E/2 NW/4 SW/4, a distance of 662.39 feet; Thence North 89°29'04" West, a distance of 651.15 feet to the northeast corner of Tract 1 of Stella Hills Estates, a Norman Rural Certificate of Survey recorded at Book 5986, Page 229 in the Cleveland County Clerk and Recorders Offices; Thence North 00°41'01" West a distance of 662.85 feet to the Point of Beginning. Containing 9.94 acres, more or less.

This legal description was prepared by Greg P. Skinner, Oklahoma PLS 1458 on 4/30/2024 and has a basis of bearings hold the west line of the southwest quarter of Section 32, T10N, R1E as bearings North 00°21'23 West as shown on the Norman Rural Certificate of Survey of STELLA HILLS ESTATES as recorded in the Cleveland County Clerk and Recorders offices at Book 5986, Page 229.

LEGAL DESCRIPTION: (Tract 2)

A parcel of land being a part of the East half of the Northwest quarter of the Southwest quarter (E/2 NW/4 SW/4) of Section Thirty-two (32) Township Ten (1) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the northwest corner of the Southwest quarter (SW/4) of said Section 32; Thence South 89°27'08" East, along the north line of said SW/4, a distance of 656.26 feet to the northwest corner of said E/2 NW/4 SW/4; Thence South 00°41'01" East, a distance of 662.85 feet to the northeast corner of Tract 1 of Stella Hills Estates, a Norman Rural Certificate of Survey recorded at Book 5986, Page 229 in the Cleveland County Clerk and Recorders offices, said point also being the Point of Beginning.

Thence South 00°05'04" West, a distance of 662.95 feet to the southwest corner of said E/2 NW/4 SW/4; Thence South 89°32'13" East, a distance of 654.94 feet to the southeast corner of said E/2 NW/4 SW/4; Thence North 00°14'36" West, along the east line of said E/2 NW/4 SW/4, a distance of 662.39 feet; Thence North 89°29'04" West, a distance of 651.15 feet to the Point of Beginning. Containing 9.93 acres, more or less.

This legal description was prepared by Greg P. Skinner, Oklahoma PLS 1458 on 4/30/2024 and has a basis of bearings hold the west line of the southwest quarter of Section 32, T10N, R1E as bearings North 00°21'23 West as shown on the Norman Rural Certificate of Survey of STELLA HILLS ESTATES as recorded in the Cleveland County Clerk and Recorders offices at Book 5986, Page 229.

LEGAL DESCRIPTION: (50 foot Private Road and Utility Easement)

A Fifty foot wide Private Road and Utility Easement being a part of the East half of the Northwest quarter of the Southwest quarter (E/2 NW/4 SW/4) of Section Thirty-two (32) Township Ten (1) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the northwest corner of the Southwest quarter (SW/4) of said Section 32; Thence South 89°27'08" East, along the north line of said SW/4, a distance of 656.26 feet to the northwest corner of said E/2 NW/4 SW/4; Thence South 00°41'01" East, a distance of 612.85 feet to the Point of Beginning.

Thence continuing South 00°41'01" East, a distance of 50.00 feet; Thence South 89°29'04" East, a distance of 100.00 feet; Thence North 00°41'01" West, a distance of 50.00 feet; Thence North 89°29'04" West, a distance of 100.00 feet to the Point of Beginning.

This legal description was prepared by Greg P. Skinner, Oklahoma PLS 1458 on 4/30/2024 and has a basis of bearings hold the west line of the southwest quarter of Section 32, T10N, R1E as bearings North 00°21'23 West as shown on the Norman Rural Certificate of Survey of STELLA HILLS ESTATES as recorded in the Cleveland County Clerk and Recorders offices at Book 5986, Page 229.

CERTIFICATION:

I, Greg P. Skinner, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that this Rural Certificate of Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying which was adopted by the Board of Licensure for Professional Engineers and Land Surveyors.

_____

Greg P. Skinner Date
Oklahoma L.S. 1458

STATE OF OKLAHOMA)
COUNTY OF PONTOTOC)

Before me, a Notary Public, in and for said County and State, on this _____ day of _____, 2024, personally appeared Greg P. Skinner, to me known to be an identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

_____ _____

My Commission Expires Connie Kyle Skinner - Notary Public

Job No. 48910	Greg P. Skinner, PLS 11600 County Road 3630 Ada, Oklahoma 74820 (405) 255-6161	Sheet No: 2 of 3
Field Date: 4/24/2024		
Revised:		

Filkins Ridge

Norman Rural Certificate of Survey

Part of the Southwest Quarter of Section 32, T 10 N, R 1 E of the I.M.
Norman, Cleveland County, Oklahoma

NORMAN PLANNING COMMISSION

Accepted by the City of Norman, Oklahoma, Planning Commission on this _____ day of _____, 2024.

_____
Chairperson

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND)

Before me, a Notary Public, in and for said County and State, on this _____ day of _____, 2024, personally appeared _____ to me known to be an identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

_____ _____
My Commission Expires Notary Public

NORMAN CITY COUNCIL

Accepted by the City of Norman, Oklahoma, City Council on this _____ day of _____, 2024.

_____
City Clerk

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND)

Before me, a Notary Public, in and for said County and State, on this _____ day of _____, 2024, personally appeared _____ to me known to be an identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

_____ _____
My Commission Expires Notary Public

Job No. 48910	Greg P. Skinner, PLS	Sheet No:
Field Date: 4/24/2024	11600 County Road 3630	3 of 3
Revised:	Ada, Oklahoma 74820	
	(405) 255-6161	

Greg P. Skinner Surveying
11600 C. R. 3630
Ada, Oklahoma 74820

Phone: 405-255-6161
Email: cornerstonesurveying@gmail.com

October 01, 2024

Attn: Planning Commission and Staff

RE: Variance Request (s)
1. Short Section approval (tract less than 10 acres – 9.93 acres)
2. Width reduction of private road to 12'

Dear Commissioners and Staff;

Consideration of a Norman Rural Certificate of Survey prepared by Greg P. Skinner, Oklahoma PLS 1458, for approximately 19.87 acres of property generally located on the east side of 144th Avenue NE and north of Indian Hills Road; to be divided into approximately 10-acre tracts.

- We are requesting variance approval to sub-divide the 19.87-acre tract into two 10-acre tracts and, based on a short section, to 9.94 and 9.93 acres.
- Additionally, we are requesting variance approval for the construction of a private ingress/egress road with a width from 20' to 12' based on the fact the private road standard adopted by the City Council allows it based on the number of tracts, four (4) or less, than that it serves.

respectfully,

Greg P. Skinner
Oklahoma PLS 1458

File Attachments for Item:

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-8: 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 ALL OF BLOCK ONE (1) OF THE SECOND STATE UNIVERSITY ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (310 E BOYD STREET)

CITY OF NORMAN, OK
STAFF REPORT

MEETING DATE: 10/10/2024

REQUESTER: Trinitas Development LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-8: 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 ALL OF BLOCK ONE (1) OF THE SECOND STATE UNIVERSITY ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (310 E BOYD STREET)

APPLICANT/REPRESENTATIVE	Trinitas Development LLC/Rieger Sadler Joyce LLC
LOCATION	310 E Boyd Street, which is situated South of East Boyd Street and West of the BNSF Railroad
WARD	4
REQUESTED ACTION	Rezoning from RM-6 Medium Density Apartment District, to SPUD, Simple Planned Unit Development District
LAND USE PLAN DESIGNATION	High Density Residential
GROWTH AREA DESIGNATION	Current Urban Service Area

BACKGROUND: The applicant requests rezoning from RM-6, Medium Density Apartment District, to SPUD, Simple Planned Unit Development for approximately 2.55 acres. Sixty-four apartments are currently situated on the property. The applicant proposes demolishing the existing apartments and developing a podium-style five (5) to seven (7) story, 250-unit multi-family residential apartment building with two levels of parking underneath the living area, for a proposed seven (7) to nine (9) story structure.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING:
This request did not require a Greenbelt Enhancement Statement.

PRE-DEVELOPMENT: PD24-11, August 22, 2024
Redevelopment of an existing two-story apartment complex, to be replaced with a 7-9 story podium style apartment complex with 5-7 levels of apartment homes over 2 levels of parking. An attendee wanted to know the process for approval. Applicant representative outlined the application process.

BOARD OF PARKS COMMISSIONERS:
This request did not require platting and thus did not require an application to the Board of Parks Commissioners.

ZONING ORDINANCE CITATION:

Section 36-510 SPUD, SIMPLE PLANNED UNIT DEVELOPMENTS

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

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

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

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

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

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

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

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

STAFF ANALYSIS: The particulars of this SPUD include:

USE: The allowable uses for this SPUD are included in the SPUD Narrative as Exhibit C, Allowable Uses and generally outlined below.

Allowable Uses:

- *Multi-family residential dwelling units*
- *Option for ground floor office, commercial retail and other mixed-use within the larger apartment/residential structure*
- *Leasing offices, pool area, dog parks – similar private recreational amenities for the residents*
- *Accessory buildings*

SITE PLAN/ACCESS: The proposed Preliminary Site Development Plan shows one building with parking garage access off an existing alley located on the west side of the property. An entrance sign is shown on the northwest corner of the lot, along E. Boyd St. The setbacks shown on the Site Plan are 15' (fifteen feet) along the west and 10' (ten feet) on the north, east and south of the Property. A rain garden and detention pond is proposed in the southeast corner.

PARKING: The SPUD Narrative states the proposed building will have two levels of podium parking, as shown in the parking layout on the Preliminary Site Development Plan. The proposed development may feature multiple EV charging stations, but will comply with Norman's applicable parking ordinances, Section 36-548, Off-Street Parking Facilities, and Section 36-550, Development and Maintenance of Off-Street Parking Facilities, as amended from time to time. The parking spaces within the Property will be eighteen feet (18') by nine feet (9') or eight and one-half feet (8'½") by nineteen feet (19'). Additionally, compact spaces of seven and one-half feet (7'1/2") by fifteen feet (15') may be included, as long as the compact spaces do not exceed 5% of the total parking count.

LANDSCAPING: Landscaping shall be provided and maintained in accordance with Section 36-551, Landscaping Requirements for Off-Street Parking Facilities. Landscaping is depicted on the Preliminary Site Development Plan. Fencing shall not be required but may be installed running along the east edge of the subject property blocking access to the railroad track.

SIGNAGE: The SPUD Narrative outlines signage allowances for the property. The applicant is requesting 60 square feet of wall signage for each sign and 60 square feet per side for the ground sign. All other signs not specifically discussed in the Narrative will comply with the Medium Density Residential sign standards of the City of Norman Sign Regulations in Chapter 28. Should the site develop with any commercial/office uses, signage for the use will follow commercial zone sign standards.

LIGHTING: All exterior lighting shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards (Section 36-549), as amended from time to time

SANITATION/UTILITIES: Roll-out dumpsters will be utilized for sanitation services, the roll-out dumpsters will be located within the garage area. All locations will be reviewed and approved by City Staff.

EXTERIOR MATERIALS: The exterior of the building may be constructed of brick, glass, stone, synthetic stone, high impact quality stucco or EIFS, masonry, metal accents, and any combination thereof.

HEIGHT: The proposed building will be allowed to reach a maximum height of nine (9) stories, exclusive of any subgrade elements as well as any necessary roof top mechanical units, equipment, screening, or parapet walls.

OPEN SPACE: The Preliminary Site Development Plan shows proposed open spaces for the development. The SPUD Narrative states the impervious area for the property will not exceed 85%.

EXISTING ZONING: The property is currently zoned RM-6, Medium-Density Apartment District. RM-6 zoning allows for multi-family uses and a height of up to three stories; any height over three stories requires increased setbacks.

ALTERNATIVES/ISSUES:

IMPACTS: The number of units on the site will increase from 64-units to 250-units. As detailed below in the Traffic Engineer comments, the applicant has planned improvements to have better circulation of vehicles on and around the site.

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.

UTILITIES/SANITATION:

Utility Services - Water and sanitary sewer are adjacent to the facility but demands will need to be provided and modeled and the Applicant will be responsible for any extensions or upgrades necessary to serve the proposed development.

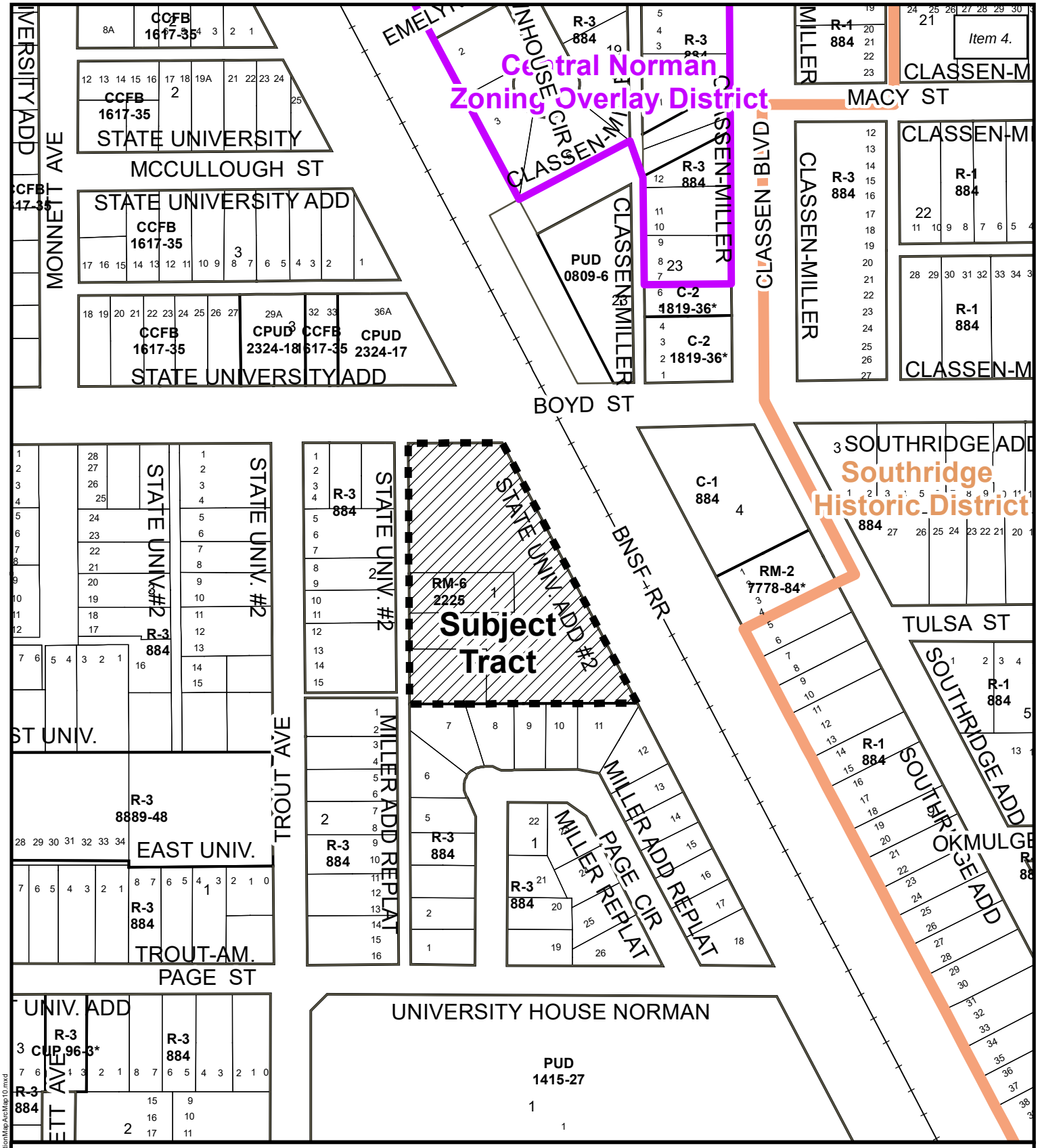
Sanitation - Trash service utilizing rolling dumpsters will be acceptable based on the following conditions:

1. Applicant and all future owners will be responsible for purchase and maintenance of dumpsters that will work with City equipment.
2. Dumpster roll-out and roll-in will be the responsibility of the Applicant/Owner with timing meeting requirements established by City ordinance for placement of trash receptacles.
3. Applicant will be responsible for design of sanitation vehicle ingress and egress in accordance with City standard details.

PUBLIC WORKS/ENGINEERING: The subject property is part of the State University Addition #2 Plat.

TRAFFIC ENGINEER: The proposed 250 multi-family dwelling units is to be located on the south side of Boyd Street between Trout Avenue and Classen Boulevard and will generate 1,135 trips on an average weekday, 93 trips during the typical AM Peak period, and 98 trips during the typical PM Peak period. Given that a 64-unit multi-family complex currently occupies the site of the proposed development, new trips will be 704 trips on an average weekday, 67 trips during the typical AM Peak period, and 65 trips during the typical PM Peak period. The development will include an internal parking garage with access via a north/south alley on the west side of the development that connects to both Boyd Street as well as Page Street. To improve access to and from the site, the developer plans to widen and improve the narrow, north/south alley to accommodate the traffic exiting the site. Plans also include the removal of the existing alley that intersects Boyd Street closer to the BNSF Railroad to better accommodate the traffic entering the site.

CONCLUSION: Staff forwards this request for rezoning to SPUD, Simple Planned Unit Development, and Ordinance O-2425-8 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.

N W E S

August 5, 2024

Subject Tract

0 100 200 Ft.

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310 E. BOYD

SIMPLE PLANNED UNIT DEVELOPMENT

APPLICANT:

TRINITAS DEVELOPMENT LLC

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

Submitted: September 3, 2024
Revised: October 4, 2024

PREPARED BY:

RIEGER SADLER JOYCE
136 Thompson Drive
Norman, Oklahoma 73069

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D. Drainage
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F. Fire Protection Services
G. Traffic Circulation and Access

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Permitted Uses
B. Development Criteria

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A. Legal Description
B. Site Development Plan
C. Allowable Uses
D. Open Space Exhibit

I. INTRODUCTION

Trinitas Development LLC (the "**Applicant**") intends to rezone the property located at 310 E. Boyd St., as more particularly described on **Exhibit A** (the "**Property**") to a Simple Planned Unit Development ("**SPUD**") in order to facilitate the development of a multi-family residential apartment building.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 310 E. Boyd St., which is situated South of East Boyd Street and West of the BNSF Railroad, as is more particularly shown on the attached exhibits.

B. Existing Land Use and Zoning

The Property's existing zoning is RM-6, Medium Density Apartment District, and the existing NORMAN 2025 Land Use Plan designation is High Density Residential.

C. Elevation and Topography

The Property is almost entirely paved through its current use as a multifamily apartment complex. The topography of the Property is relatively flat with little elevation change throughout the development.

D. Drainage

The Applicant proposes stormwater and drainage management systems that will meet or exceed the City's applicable ordinances and regulations.

E. Utility Services

The necessary utility services for this project (including water, sewer, gas, telecommunications, and electric) are already located on or near the Property, or they will be extended by the Applicant, as necessary.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by applicable City codes, ordinances, and/or regulations.

G. Traffic Circulation and Access

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Preliminary Site Development Plan. Sidewalks will be constructed along E. Boyd Street, in accordance with applicable City of Norman standards. The main entrance to the project will be from the existing alley, which shall be improved as shown on the Preliminary Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in compliance with the Preliminary Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 36-510 of the City of Norman's SPUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted

The Property will be developed as a nine (9) story multifamily residential complex. The current conceptual site plan is designed to accommodate approximately 250 units. The Property will be developed with a combination of unit types ranging from one-bedroom units to five-bedroom units. The Property will also feature a leasing office, outdoor courtyards, and various amenities. A complete list of allowable uses on the Property is attached as **Exhibit C**.

B. Development Criteria:

1. Building Height

The Property shall be allowed to reach a maximum height of nine (9) stories, exclusive of any subgrade elements as well as any necessary roof top mechanical units, equipment, screening, or parapet walls.

2. Area Regulations

The Property shall comply with the setbacks shown on the Preliminary Site Development Plan. The minimum building setback shall be ten (10') feet from any property line, except that the minimum building setback along the alley to the west of the Property shall be fifteen (15') feet.

3. Exterior Materials

The exterior of the main building may be constructed of brick, glass, stone, synthetic stone, high impact quality stucco or EIFS, masonry, metal accents, and any combination thereof.

4. Sanitation

Sanitation services for the Property will comply with the City of Norman's sanitation ordinances, rules, and regulations, as may be amended from time to time. The Property will be allowed to utilize roll-out dumpsters that are contained in an interior trash room within the parking garage and pick-up of the dumpsters shall be from the alley.

5. Signage

The Property may feature one (1) entrance ground and/or monument signs generally in the area shown on the Preliminary Site Development Plan. The entrance ground and/or monument sign identifying the building may be a maximum of 60 square feet per side. In addition to the entrance signage, the Property may utilize up to three building/wall signs. Each building/wall sign may be a maximum of 60 square feet. The Property shall be allowed to contain various directional and wayfinding signage throughout the site, such as signage directing and identifying the following: bicycle parking, scooter parking, leasing office, delivery/pick up locations, future tenant parking, amenity signage, and other similar signage as may be necessary. All signage discussed herein may be backlit or otherwise illuminated with LED or similar lighting. The ground entrance signage may be electronic. Banners, flag signs, or other similar decorative signage may be displayed on the Property from time to time, such as grand opening signage, pre-leasing, or holiday signage. All signage shall be placed in appropriate locations to not interfere with applicable traffic sight triangles. All other signs not specifically discussed herein shall comply with the medium density residential sign standards of the City of Norman Sign Regulations. In the event that the ground floor contains an allowable commercial or retail use, said use shall be permitted to utilize signage that complies with the commercial sign standards of the City of Norman Sign Regulations.

6. Traffic access and circulation

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

7. Open Space

Open space shall be utilized on the Property in the locations and manners depicted on the attached Preliminary Open Space Exhibit, attached hereto as **Exhibit D**. The impervious area for the Property shall not exceed 85%. The Applicant will also endeavor to utilize low impact development techniques ("**LIDs**") and best management practices ("**BMPs**") in the development of the Property to further assist in drainage management on site. The locations and types of LIDs and BMPs will be determined during site development.

8. Parking

The Property shall have two (2) levels of podium parking, as shown in the parking layout on the Preliminary Site Development Plan. The Property may, but is not obligated to, feature multiple EV charging stations. Further, the Property shall comply with Norman's applicable parking ordinances Section 36-548 and Section 36-550, as amended from time to time, provided that all parking spaces within the Property may be eighteen feet (18') by nine feet (9') or eight and one-half feet (8'½") by nineteen feet (19'). Additionally, compact spaces of seven and one-half feet (7'1/2") by fifteen feet (15') may be included, as long as the compact spaces do not exceed 5% of the total parking count.

9. Landscaping and Fencing

Landscaping shall be provided and maintained on the Property in locations generally depicted on the Preliminary Site Development Plan. Fencing shall not be required on the Property but may be installed running along the east edge of the Property blocking access to the railroad track which runs parallel to the Property.

10. Lighting

The Property shall comply with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time.

EXHIBIT A

Legal Description of the Property

All of Block One (1) of The Second State University Addition to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

EXHIBIT B

Site Development Plan

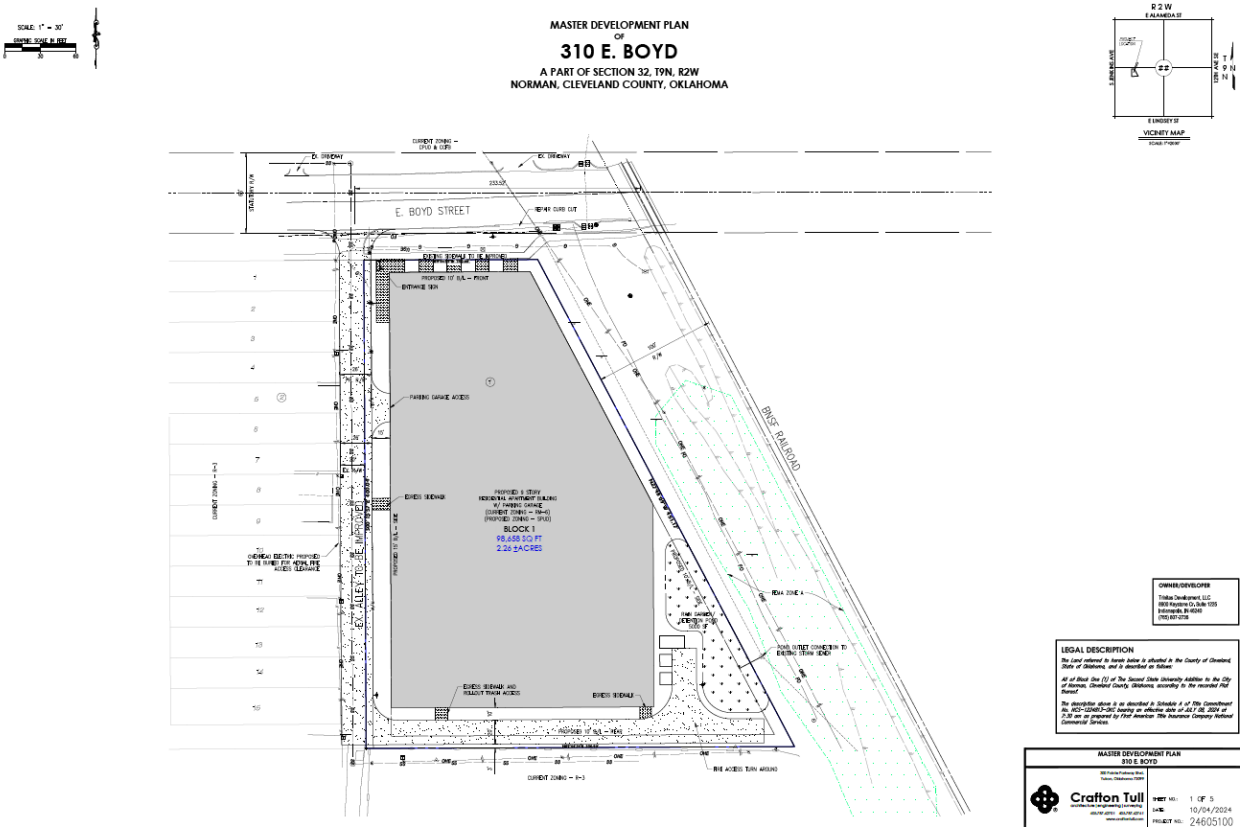


EXHIBIT C

Allowable Uses

Allowable Uses:

- Multi-family residential dwelling units
- Ground floors may contain, but are not obligated to contain, office uses, commercial shops and services, retail, and other mixed-use offerings within the larger apartment/residential structures.
- Leasing offices, pool areas, dog parks, sports courts, walking trails, fitness stations, frisbee golf, outdoor grill areas, and similar private recreational amenities for the residents of the development.

E. BOYD STREET RESIDENTIAL

NORMAN, OK

SEPTEMBER, 2024

E. BOYD STREET

EXISTING STREET TREE

EXISTING STREET TREE

REPAIR CURB CUT

EXISTING SIDEWALK

PROPERTY LINE/ROW

CRAPE MYRTLE
PLANT MATERIAL WITH AIRY NATURE
TO NOT BLOCK ELEVATION AND PROVIDE COLOR

ANNUAL / PERENNIAL COLOR

ENTRY PLAZA

RED MAPLE

NANDINA

YAUPON HOLLY

LOW PLANTINGS TO HIGHLIGHT FLOOR TO CEILING GLAZING

ARIZONA CYPRESS

LOBBY/AMENITY BELOW
APARTMENTS ABOVE

LOBLOLLY PINE

TURF GRASS

RED MAPLE

AMERICAN HOLLY

LOBLOLLY PINE

LARGE EVERGREEN FOR PERPETUAL SCREEN OF PARKING GARAGE

GARAGE ACCESS

PARKING BELOW / COURTYARD ABOVE

AMERICAN HOLLY

RED MAPLE

LOBLOLLY PINE

ARIZONA CYPRESS

AMERICAN HOLLY

RED MAPLE

LOBLOLLY PINE

LARGE EVERGREEN FOR PERPETUAL SCREEN OF PARKING GARAGE

EGRESS

APARTMENTS ABOVE

RED MAPLE

AMERICAN HOLLY

ARIZONA CYPRESS

BALD CYPRESS

TURF GRASS

PARKING BELOW / COURTYARD ABOVE

LARGE EVERGREEN TO SCREEN PARKING GARAGE

RED MAPLE

AMERICAN HOLLY

BIO-RETENTION RAIN GARDEN/ FILTRATION AREA

BALD CYPRESS

DETENTION AREA

ARIZONA CYPRESS

APARTMENTS ABOVE

AMERICAN HOLLY

BLUE ARROW JUNIPERS

RED MAPLE

EGRESS

MIXTURE OF LARGE EVERGREEN AND COLUMNAR DECIDUOUS TREES TO SCREEN PARKING GARAGE

RED MAPLE

ARIZONA CYPRESS

RED MAPLE

ARIZONA CYPRESS

RED MAPLE

BALD CYPRESS

RED MAPLE

EGRESS

EMERGENCY ACCESS TURN-AROUND

EMERGENCY / DUMPSTER ACCESS

TURF GRASS

PROPERTY LINE

EXISTING ALLEY

PROPERTY LINE

OVERHEAD ELECTRIC

BNSF RAILROAD

THE MONT

* RED MAPLES ARE COLUMNAR 'ARMSTRONG' VARIETY

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 20'

GRAPHIC SCALE IN FEET

0 20 40

CONCEPTUAL SITE PLAN
BOYD STREET RESIDENTIAL

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

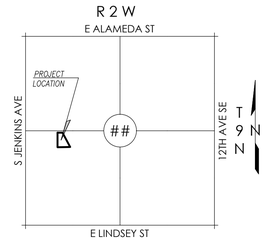
SHEET NO.: 5 OF 5
DATE: 09/03/2024
PROJECT NO.: 24605100

SCALE: 1" = 30'

GRAPHIC SCALE IN FEET

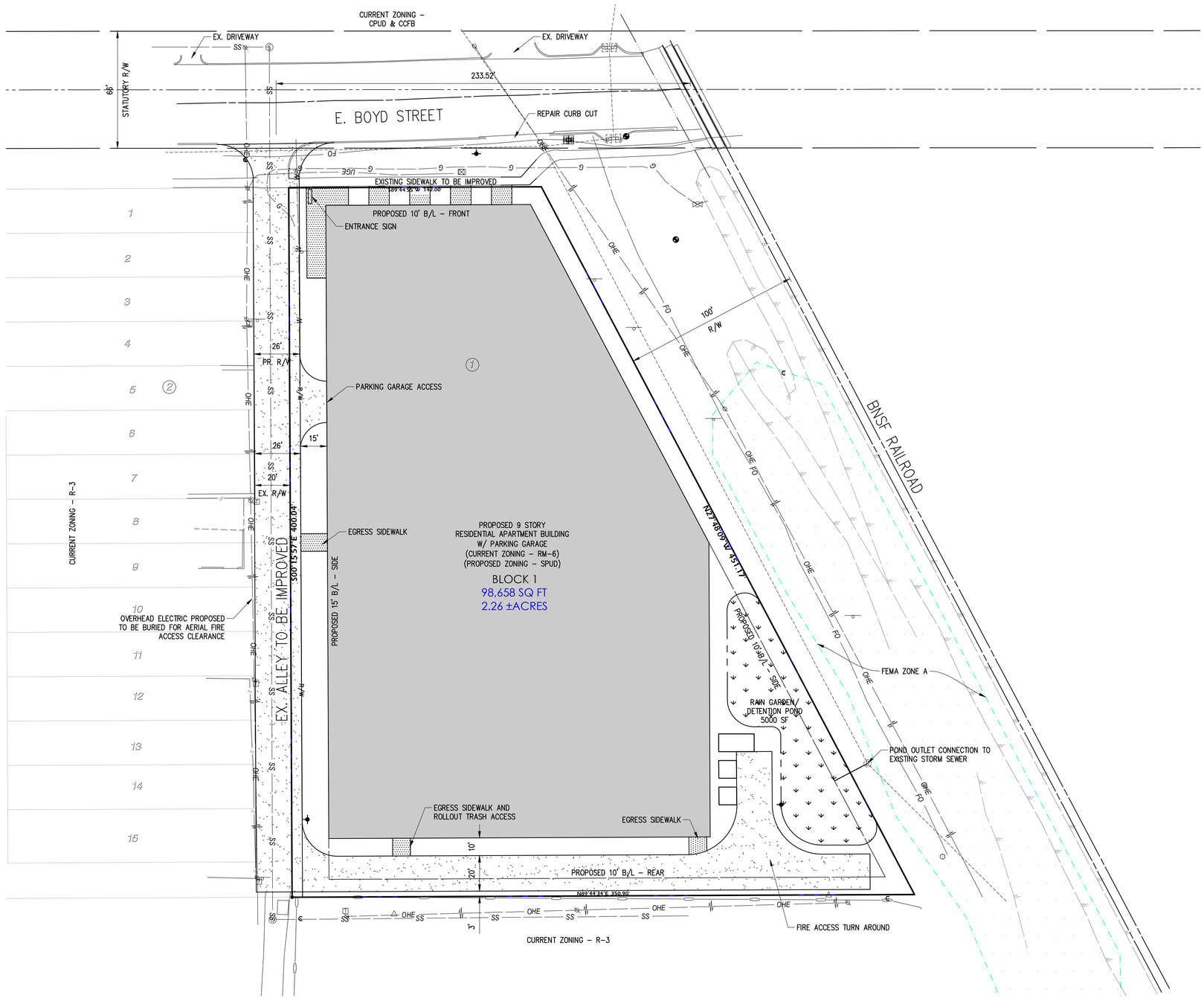
0 30 60

MASTER DEVELOPMENT PLAN
OF
310 E. BOYD
A PART OF SECTION 32, T9N, R2W
NORMAN, CLEVELAND COUNTY, OKLAHOMA



VICINITY MAP

SCALE: 1"=2000'



OWNER/DEVELOPER

Trinitas Development, LLC
8900 Keystone Cr. Suite 1225
Indianapolis, IN 46240
(765) 807-2736

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Cleveland, State of Oklahoma, and is described as follows:

All of Block One (1) of The Second State University Addition to the City of Norman, Cleveland County, Oklahoma, according to the recorded Plat thereof.

The description above is as described in Schedule A of Title Commitment No. NCS-1224813-OKC bearing an effective date of JULY 08, 2024 at 7:30 am as prepared by First American Title Insurance Company National Commercial Services.

MASTER DEVELOPMENT PLAN
310 E. BOYD

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

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CERTIFICATE OF AUTHORIZATION:
CA 973 (PEALS) EXPIRES 6/30/2026

SHEET NO.: 1 OF 5
DATE: 10/04/2024
PROJECT NO.: 24605100

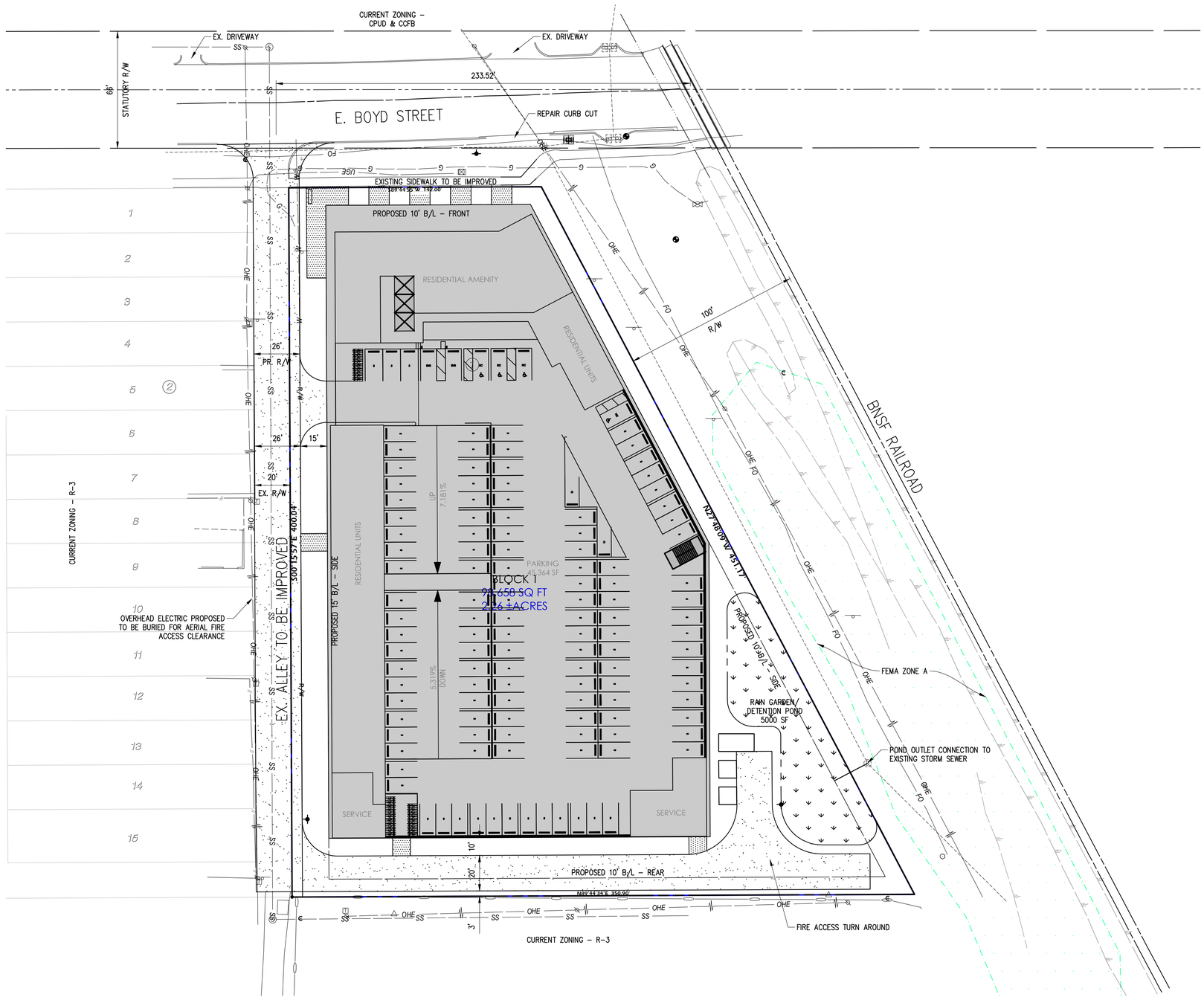
SCALE: 1" = 30'

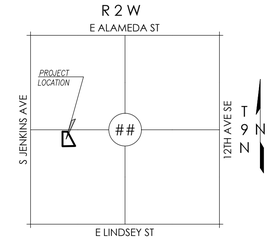
GRAPHIC SCALE IN FEET

0 30 60

MASTER DEVELOPMENT PLAN
OF
310 E. BOYD
A PART OF SECTION 32, T9N, R2W
NORMAN, CLEVELAND COUNTY, OKLAHOMA

GROUND LEVEL PARKING PLAN





VICINITY MAP

SCALE: 1"=2000'

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MASTER DEVELOPMENT PLAN
310 E. BOYD

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

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CERTIFICATE OF AUTHORIZATION:
CA 973 (PEALS) EXPIRES 6/30/2026

SHEET NO.: 2 OF 5
DATE: 10/04/2024
PROJECT NO.: 24605100

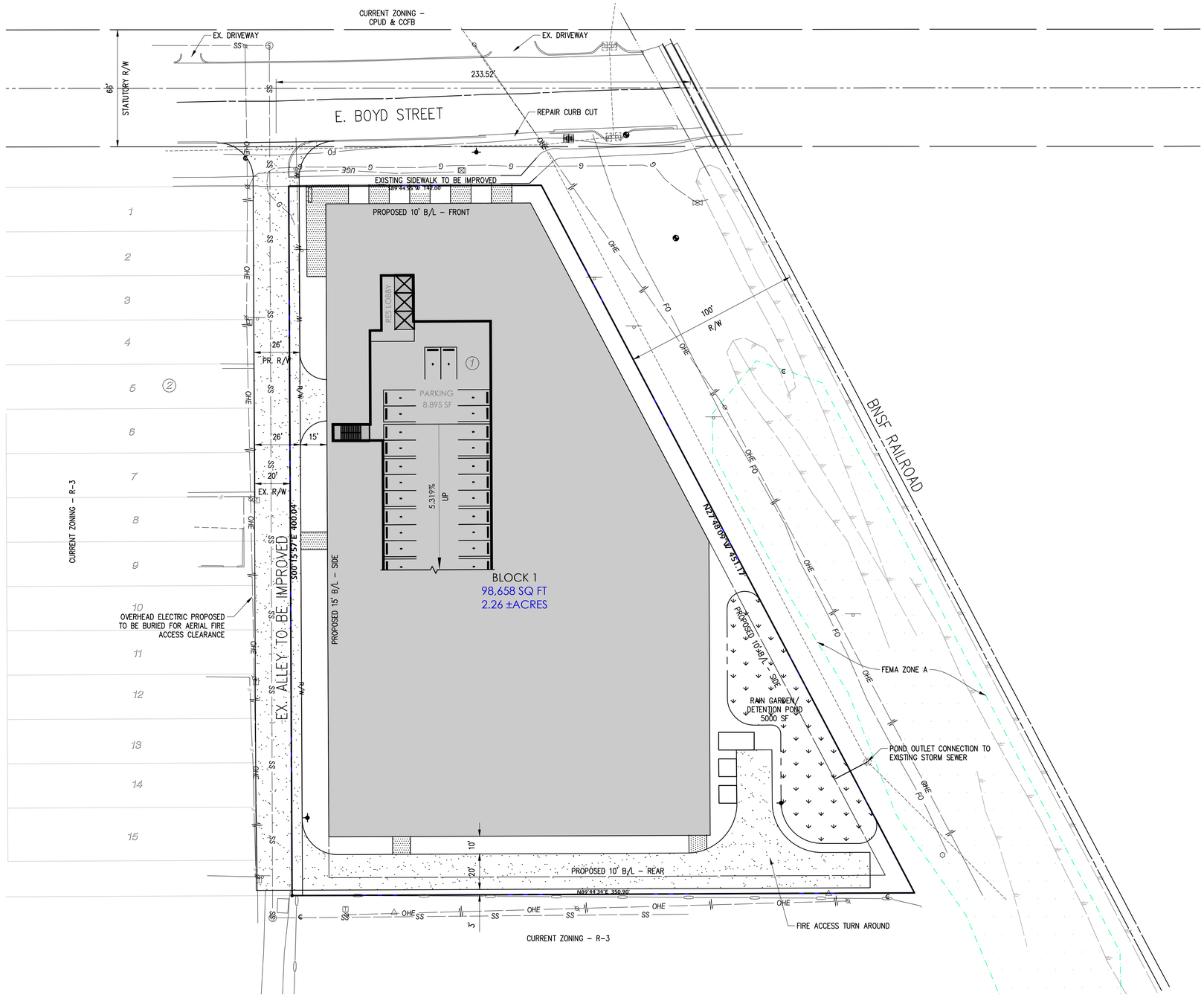
SCALE: 1" = 30'

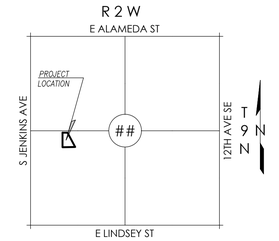
GRAPHIC SCALE IN FEET

0 30 60

MASTER DEVELOPMENT PLAN
OF
310 E. BOYD
A PART OF SECTION 32, T9N, R2W
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LOWER LEVEL PARKING PLAN





VICINITY MAP

SCALE: 1"=2000'

OWNER/DEVELOPER

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8900 Keystone Cr. Suite 1225
Indianapolis, IN 46240
(765) 807-2736

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310 E. BOYD

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

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CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 3 OF 5
DATE: 10/04/2024
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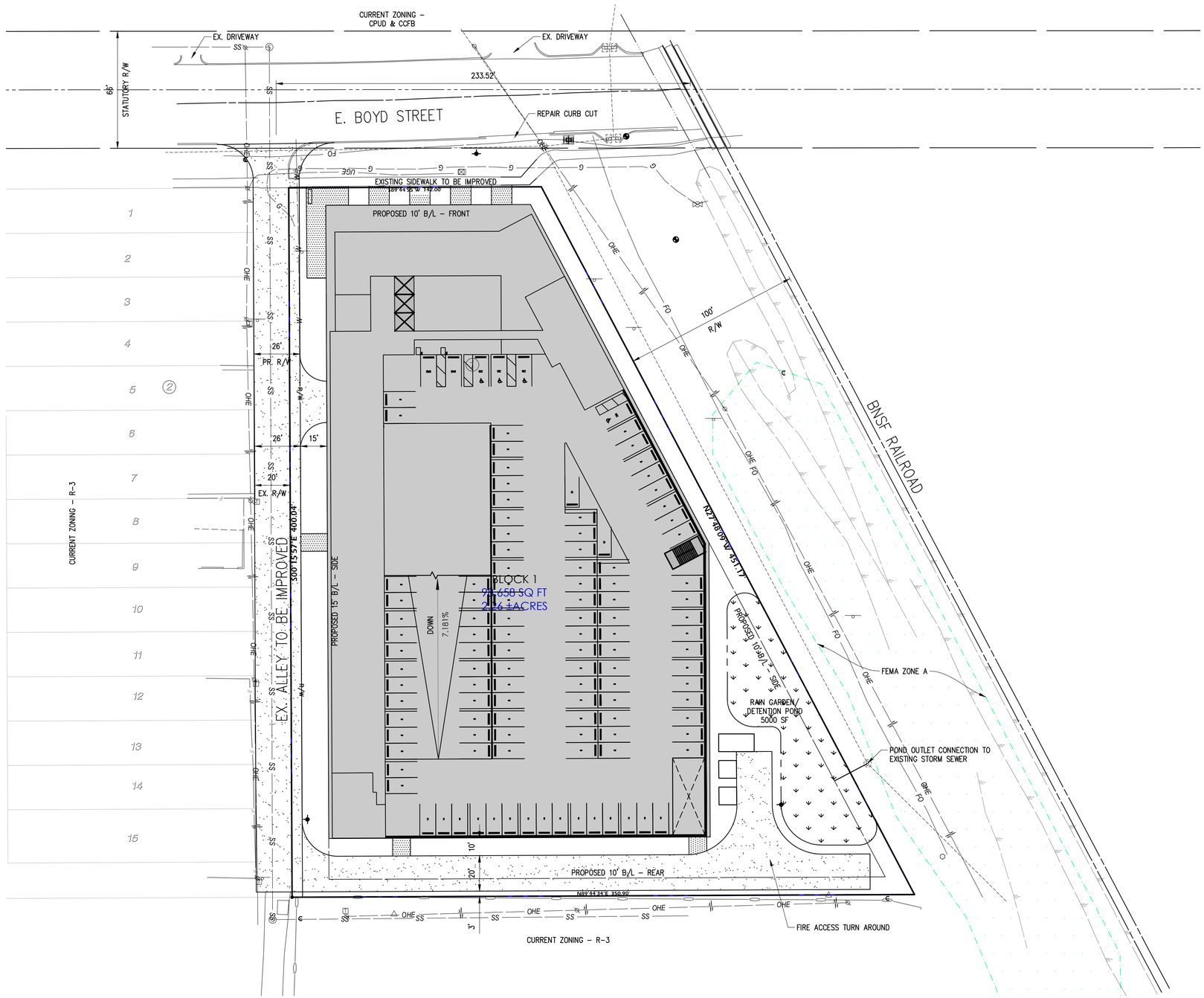
SCALE: 1" = 30'

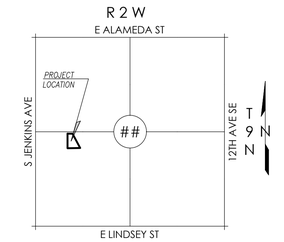
GRAPHIC SCALE IN FEET

0 30 60

MASTER DEVELOPMENT PLAN
OF
310 E. BOYD
A PART OF SECTION 32, T9N, R2W
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEVEL 2 PARKING PLAN





VICINITY MAP

SCALE: 1"=2000'

OWNER/DEVELOPER

Trinitas Development, LLC
8900 Keystone Cr. Suite 1225
Indianapolis, IN 46240
(765) 807-2736

LEGAL DESCRIPTION

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The description above is as described in Schedule A of Title Commitment No. NCS-1224813-OKC bearing an effective date of JULY 08, 2024 at 7:30 am as prepared by First American Title Insurance Company National Commercial Services.

MASTER DEVELOPMENT PLAN
310 E. BOYD

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 975 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 4 OF 5
DATE: 10/04/2024
PROJECT NO.: 24605100

E. BOYD STREET

EXISTING STREET TREE

EXISTING STREET TREE

REPAIR CURB CUT

EXISTING SIDEWALK

PROPERTY LINE/ROW

CRAPE MYRTLE
PLANT MATERIAL WITH AIRY NATURE
TO NOT BLOCK ELEVATION AND PROVIDE COLOR

ANNUAL / PERENNIAL COLOR

ENTRY PLAZA

RED MAPLE

NANDINA

YAUPON HOLLY

LOW PLANTINGS TO HIGHLIGHT FLOOR TO CEILING GLAZING

ARIZONA CYPRESS

LOBBY/AMENITY BELOW
APARTMENTS ABOVE

LOBLOLLY PINE

TURF GRASS

RED MAPLE

AMERICAN HOLLY

LOBLOLLY PINE

LARGE EVERGREEN FOR PERPETUAL SCREEN OF PARKING GARAGE

GARAGE ACCESS

PARKING BELOW / COURTYARD ABOVE

AMERICAN HOLLY

RED MAPLE

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MIXTURE OF LARGE EVERGREEN AND COLUMNAR DECIDUOUS TREES TO SCREEN PARKING GARAGE

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PROPERTY LINE

THE MONT

* RED MAPLES ARE COLUMNAR 'ARMSTRONG' VARIETY

E. BOYD STREET RESIDENTIAL

NORMAN, OK

SEPTEMBER, 2024

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 20'

GRAPHIC SCALE IN FEET

0 20 40

CONCEPTUAL SITE PLAN
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CA 973 (PE/LS) EXPIRES 6/30/2026

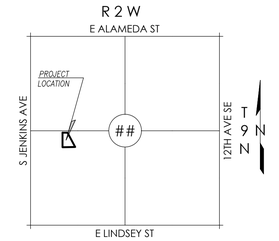
SHEET NO.: 5 OF 5
DATE: 09/03/2024
PROJECT NO.: 24605100

SCALE: 1" = 30'

GRAPHIC SCALE IN FEET

0 30 60

MASTER DEVELOPMENT PLAN
OF
310 E. BOYD
A PART OF SECTION 32, T9N, R2W
NORMAN, CLEVELAND COUNTY, OKLAHOMA



VICINITY MAP
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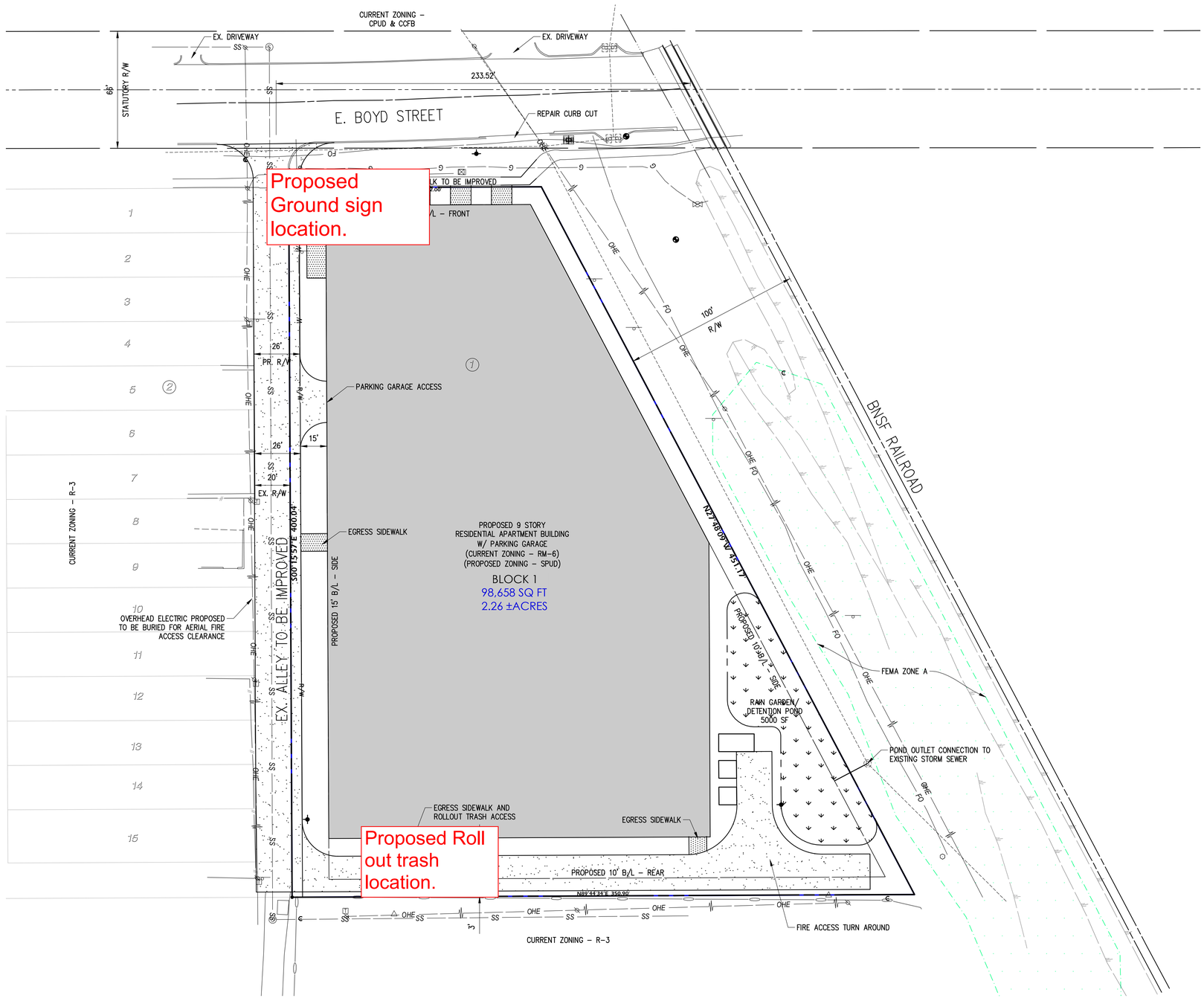

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CERTIFICATE OF AUTHORIZATION:
CA 973 (PEALS) EXPIRES 6/30/2026

SHEET NO.: 1 OF 5
DATE: 10/04/2024
PROJECT NO.: 24605100

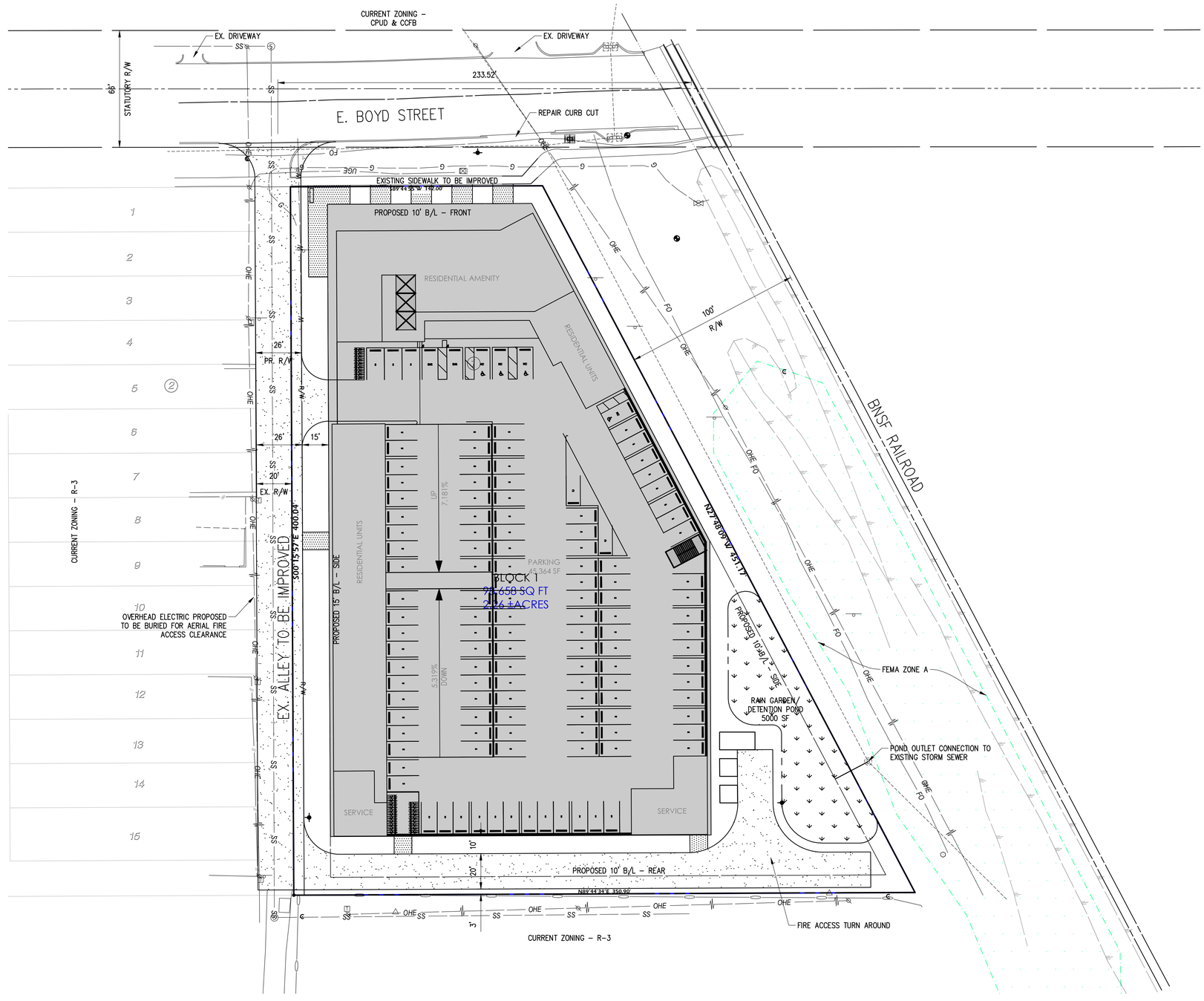
SCALE: 1" = 30'

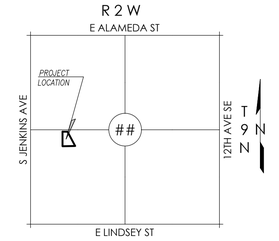
GRAPHIC SCALE IN FEET

0 30 60

MASTER DEVELOPMENT PLAN
OF
310 E. BOYD
A PART OF SECTION 32, T9N, R2W
NORMAN, CLEVELAND COUNTY, OKLAHOMA

GROUND LEVEL PARKING PLAN





VICINITY MAP

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CERTIFICATE OF AUTHORIZATION:
CA 973 (PEALS) EXPIRES 6/30/2026

SHEET NO.: 2 OF 5
DATE: 10/04/2024
PROJECT NO.: 24605100

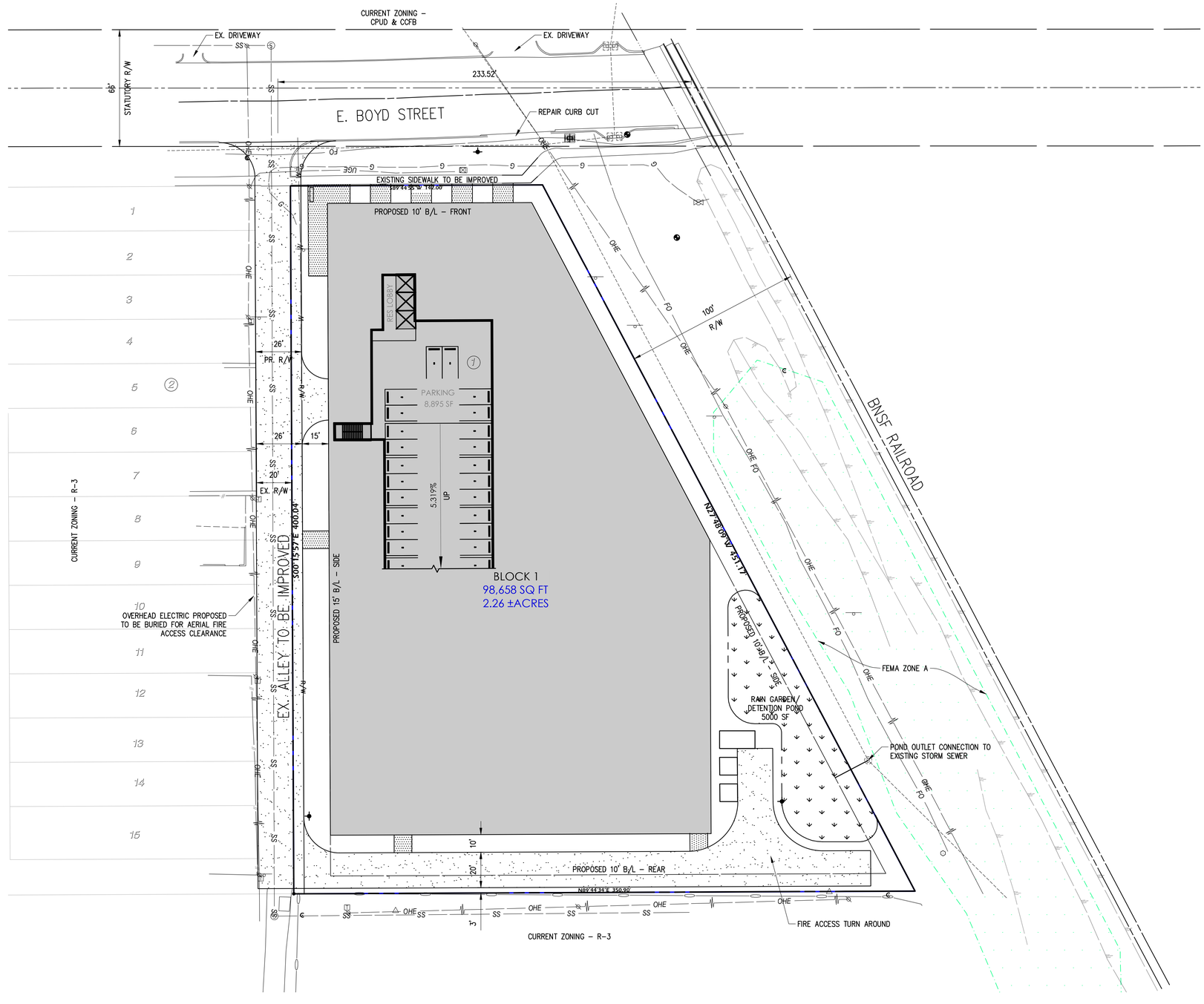
SCALE: 1" = 30'

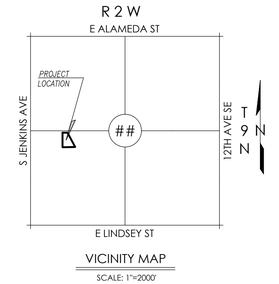
GRAPHIC SCALE IN FEET

0 30 60

MASTER DEVELOPMENT PLAN
OF
310 E. BOYD
A PART OF SECTION 32, T9N, R2W
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LOWER LEVEL PARKING PLAN





VICINITY MAP

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CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 3 OF 5
DATE: 10/04/2024
PROJECT NO.: 24605100

SCALE: 1" = 30'

GRAPHIC SCALE IN FEET

0 30 60

MASTER DEVELOPMENT PLAN
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310 E. BOYD
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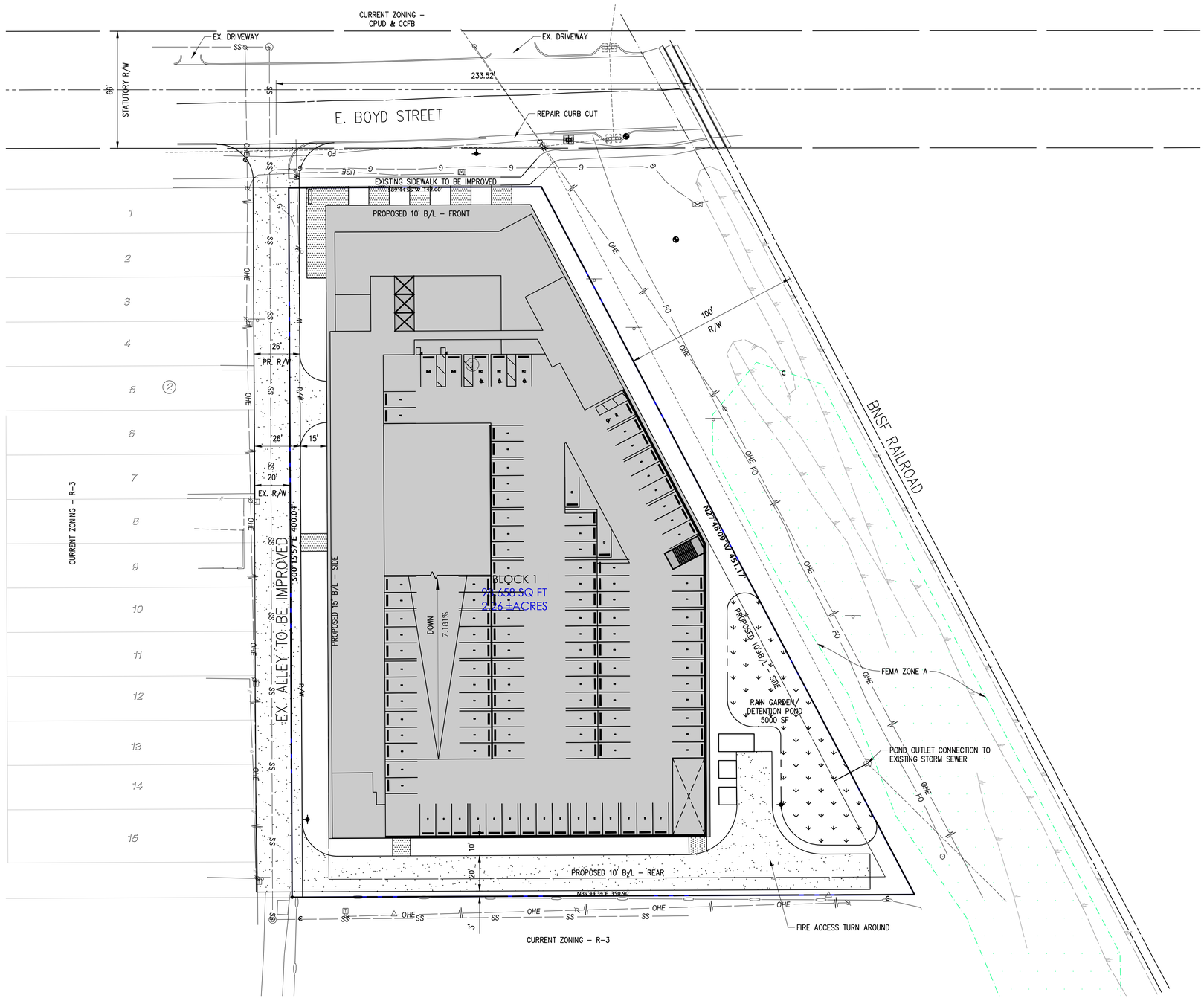
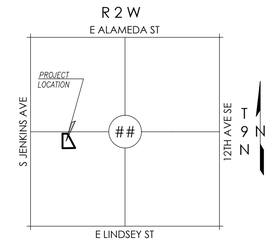
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEVEL 2 PARKING PLAN





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SHEET NO.: 4 OF 5
DATE: 10/04/2024
PROJECT NO.: 24605100

E. BOYD STREET RESIDENTIAL

NORMAN, OK

SEPTEMBER, 2024

E. BOYD STREET

EXISTING STREET TREE

EXISTING STREET TREE

REPAIR CURB CUT

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PROPERTY LINE/ROW

CRAPE MYRTLE
PLANT MATERIAL WITH AIRY NATURE
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CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 20'

GRAPHIC SCALE IN FEET

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CONCEPTUAL SITE PLAN
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CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 5 OF 5
DATE: 09/03/2024
PROJECT NO.: 24605100

Applicant: Trinitas Development, LLC

Project Location: 310 E Boyd Street

Case Number: PD24-11

Time: 5:30PM

Applicant/Representative:
Sean Rieger
Gunner Joyce
Libby Smith

Attendees:
Mike Klem
Debbie Schae

City Staff
Destiny Andrews, Planner II
Beth Muckala, City Attorney

Application Summary:
Rezoning from RM-6 Medium Density Apartment District, to SPUD, Simple Planned Unit Development District

Neighbor's Comments/Concerns/Responses
Redevelopment of an existing two-story apartment complex, to be replaced with a 7-9 story podium style apartment complex with 5-7 levels of apartment homes over 2 levels of parking. An attendee wanted to know the process for approval. Applicant representative outlined the application process.

File Attachments for Item:

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-9: 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 THE NORTHEAST QUARTER (NE/4) OF SECTION SIXTEEN (16), TOWNSHIP (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF EAST CEDAR LANE ROAD AND EAST OF CLASSEN BLVD)

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 10/10/2024

REQUESTER: Royce Enterprises, Inc. & Sooner Investment Dev. Co.

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-9: 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 THE NORTHEAST QUARTER (NE/4) OF SECTION SIXTEEN (16), TOWNSHIP (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF EAST CEDAR LANE ROAD AND EAST OF CLASSEN BLVD)

APPLICANT/REPRESENTATIVE	Royce Enterprises, INC. and Sooner Investment Development CO.
LOCATION	South of E Cedar Lane and west of 24th Avenue SE
WARD	5
REQUESTED ACTION	Rezoning from PUD, Planned Unit Development to a revised PUD and a Preliminary Plat for a proposed retail development for approximately 40.41 acres.
LAND USE PLAN DESIGNATION	Mixed Use
GROWTH AREA DESIGNATION	Current Urban Service Area

BACKGROUND: The subject property was rezoned in 2023 from I-1, Light Industrial District, to a PUD, Planned Unit Development, for a mix of uses including commercial, office, senior living, and apartments. A Preliminary Plat accompanied the zoning application. The applicant

would like to revise the Site Plan and the signage regulations with the current rezoning application.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC 23-14, June 20, 2023
The item passed on the Consent Docket, 5-1 during the Greenbelt Commission meeting on 06/20/2023. Minutes included in Planning Commission packet.

PRE-DEVELOPMENT: PD24-13, September 26, 2024
A neighbor had concerns about detention. The developer said there are two detention ponds with landscaping on the property, a pond to the north and a pond to the south. Another attendee had concerns about the additional traffic and a lack of traffic signals going in and out of the development site. The applicant stated it was up to ODOT where a traffic signal would be installed.

BOARD OF PARKS COMMISSIONERS:
This application is not required to go before Parks Board until such time the determination is made to include residential use(s) on this site. At that time, the Site Development Plan will be amended and the applicant must submit to the Board of Parks Commissioners for determination of park fees for residential unit count.

ZONING ORDINANCE CITATION:
SECTION 36-509, PUD, PLANNED UNIT DEVELOPMENT

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

Specifically, the purposes of this section are to encourage:

(a) A maximum choice in the types of environment and living units available to the public.
(b) Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.
(c) Maximum enhancement and minimal disruption of existing natural features and amenities.

(d) Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long range plan and remain compatible with surrounding developments.
(e) More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
(f) Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.

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

EXISTING ZONING: The property is currently zoned PUD, Planned Unit Development, with Ordinance O-2324-3. This PUD allowed for similar uses but had a slightly different site plan. This PUD included a residential component on the site plan.

STAFF ANALYSIS: The particulars of this PUD include:

USE: The allowable uses for this PUD are included in the PUD Narrative as Exhibit E, Allowable Uses. In general, the site is allowing retail, office, and support services for the surrounding community. The Narrative does state the option of residential uses although none are shown on the Site Plan. Should the applicant decide to include residential uses, they will be required to present to Parks Board for any required park fees and amend the Site Plan. The initial phase is anticipated to be the bank site as shown on the Site Development Plan. The timing and number of future phases will be determined by market demand and absorption rates.

SITE PLAN/ACCESS: The proposed Site Development Plan shows access from Classen Boulevard from the west by way of two private street intersections. There is one access point off of 24th Avenue SE, which is also via private street; all private streets will be designed for full access to the proposed development. Commercial and office buildings are proposed along the western and southern perimeters of the development. Two retail buildings are proposed on the east of the subject property.

HEIGHT: There are no proposed height restrictions for the commercial and office uses within the property.

PARKING: The proposed development parking will meet or exceed Section 36-548, Off-Street Parking Requirements of the Zoning Ordinance, as amended from time to time.

LANDSCAPING: Landscaping for the proposed development will be installed and maintained according to Section 36-551, Landscaping Requirements for Off-Street Parking Facilities of the Zoning Ordinance, as amended from time to time.

FENCING: Any fencing placed on the property will meet City ordinances.

SIGNAGE: The applicant submitted an overall sign package for this site. In summary, signage for all lots with an office or retail use shall comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time. Signage for all other lots shall comply with the City of Norman's applicable signage restrictions then in effect for the actual use of the lot, as may change from time to time. In addition to the signage allowances contained herein, the Property shall be allowed to feature the additional signage allowances enumerated on Exhibits F and F-1

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

SANITATION: Dumpsters will be utilized for sanitation services in locations shown on the attached Preliminary Site Development Plan. All locations will be reviewed and approved by City Staff.

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

OPEN SPACE: Open space and green space areas are located throughout the property. The development will contain a minimum of 29.7% open/impervious space throughout the development. There shall be no maximum impervious coverage restriction on each lot within the development.

ALTERNATIVES/ISSUES:

IMPACTS: The applicant submitted a traffic impact study, which was evaluated by the City Traffic Engineer. It was determined no traffic operational issues are anticipated due to the development. It was also determined the proposed improvements will allow capacity to exceed demand in this area.

OTHER AGENCY COMMENTS:

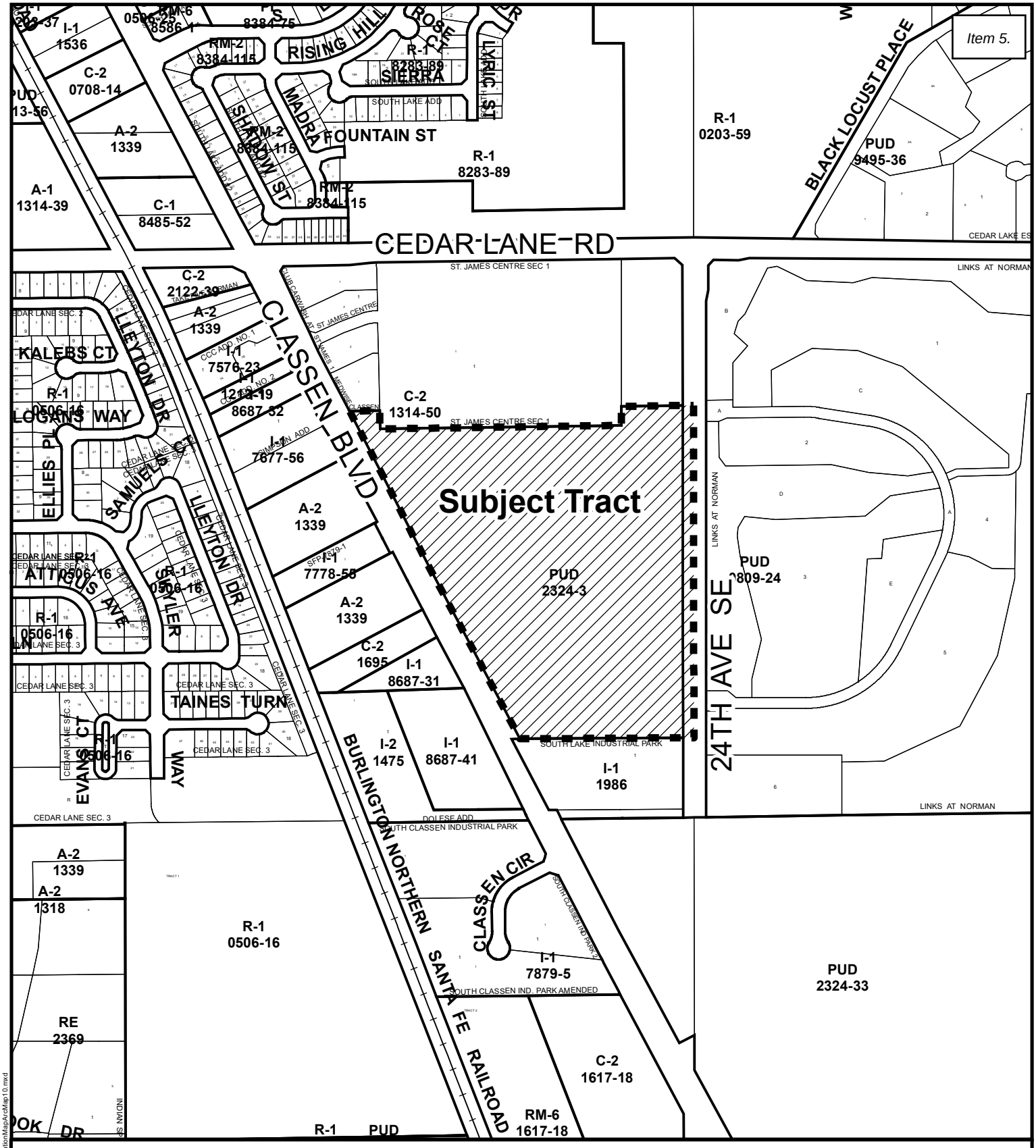
FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants and fire/building codes will be considered at the building permit stage.

PUBLIC WORKS/ENGINEERING: The applicant is concurrently submitting for platting the property.

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

UTILITIES: City Utilities are available in this area with extensions to be completed in accordance with City requirements. Sanitation services for the Property will comply with the City of Norman's sanitation ordinances, rules, and regulations.

CONCLUSION: Staff forwards this request for a new PUD, Planned Unit Development, and Ordinance O-2425-9 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.

N W E S

September 4, 2024

0 300 600 Ft.

Subject Tract

Zoning

\\con-isilon\city\departments\GIS\ArcGIS10 MapTemplates\8x11_LocationMapArcMap10.mxd

ARMSTRONG BANK CONSOLIDATION PROJECT
A PLANNED UNIT DEVELOPMENT

NORMAN, OKLAHOMA

APPLICANT:

ROYCE ENTERPRISES, INC. & SOONER INVESTMENT DEV CO.

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT

Submitted September 3, 2024
Revised September 27, 2024

PREPARED BY:

RIEGER SADLER JOYCE LLC
136 Thompson Drive
Norman, Oklahoma 73069

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I. INTRODUCTION

Royce Enterprises, Inc. and Sooner Investment Dev Co. (collectively, the "**Applicant**") seek to rezone a portion of property located in Ward 5 of the City of Norman. More particularly, the site is located South of East Cedar Lane, East of Classen Blvd., and West of 24th Ave SE, as more particularly described on the attached **Exhibit A** (collectively referred to herein as the "**Property**").

The Applicant intends to put forth the parameters for which the Property may develop over time. Through the use of this Planned Unit Development ("**PUD**"), the Property may be developed as a retail development that shall be permitted to include a mixture of uses as further laid out within this PUD.

This PUD will allow for a creative and enhanced development of the Property, providing a compatible masterplan layout that will entice private investment in the area in close proximity to the University of Oklahoma. This proposal is compatible with the Property's current NORMAN 2025 designation of Mixed-Use.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property lies South of East Cedar Lane, East of Classen Blvd., and West of 24th Ave SE. A location map is included on the attached Preliminary Site Development Plan and Preliminary Plat.

B. Existing Land Use and Zoning

The Property is currently zoned PUD, Planned Unit Development, and the current NORMAN 2025 land use designation is Mixed-Use.

The Property is surrounded by various differing zoning categories and 2025 designations, which makes this site an ideal location for the proposed mixed-use development. The property to the North is zoned C-2, General Commercial and 2025 designated as Commercial. The Links development to the East of the Property is zoned PUD, with 2025 designation of Medium Residential. The properties to the Southeast and South are zoned I-1, Light Industrial and PUD, Planned Unit Development, with Mixed-Use 2025 designations. The properties to the West of the Property are zoned I-1, Light Industrial, A-2, Rural Agricultural, and C-2, General Commercial; however, all of these properties have a 2025 designation of Industrial.

C. Elevation and Topography

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

D. Drainage

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

E. Utility Services

The necessary utility services for this project are already located in relative proximity to the Property. The Applicant shall extend such utility services to the Property, as necessary.

F. Fire Protection Services

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

G. Traffic Circulation and Access

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

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate a retail development that may also contain a mixture of uses as set forth herein. To the extent possible, the Property shall be developed in substantial compliance with the Preliminary Site Development Plan, attached to this PUD, subject to final design development and the changes allowed by Section 36-509(g) of the City of Norman's PUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

As contemplated herein, the Property will be allowed to develop over time as a retail development, that may also contain a mixture of the allowable uses as set forth on **Exhibit D**.

B. Area Regulations:

1. **Setback off of Classen Blvd:**

All Lots within the Property that front Classen Blvd. shall have a minimum ten (10') foot building setback from the property line fronting Classen Blvd.

2. **Setback off of North Property Line:**

All Lots within the Property that abut the neighboring property located to the North of the Property shall have a minimum ten (10') foot building setback from the North property line.

3. **Setback off of 24th Ave. SE:**

All Lots within the Property that front 24th Ave. SE shall have a minimum ten (10') foot building setback from the property line fronting 24th Ave. SE.

4. **Setback off of South Property Line:**

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

5. **Setback off of Interior Streets:**

All Lots within the Property that abut any interior platted private street shall have a minimum ten (10') foot building setback from the property line fronting said interior street.

6. **Setback off of Utility Easements:**

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

7. **No Interior Lot Setbacks:**

Except for the building setbacks enumerated herein, there shall be no other required setbacks, side yards, rear yards, or front yards for the Lots located within the Property to allow for a flexible development of the Property over time.

8. **Height**:

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

C. Parking:

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

D. Dumpster and Trash Enclosures

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

E. Miscellaneous Development Criteria

1. Site Plan

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

2. Open Space

Open space and green space areas are located throughout the Property. The Property shall contain a minimum of 29.7% open/impervious space throughout the development, however, the total amount of open space actually developed within the Property may be less than the amount shown on the Preliminary Open Space Plan, pursuant to final design development and the changes allowed by Section 36-509 of the City of Norman's PUD Ordinance, as may be amended from time to time. There shall be no maximum impervious coverage restriction on each Lot within the Property. The Property shall contain drainage and detention solutions that adequately control, contain, and channel stormwater runoff from the Property in accordance with all applicable City ordinances and regulations. Landscape buffers within the Property may be located within and/or may contain utility easements, waterline easements, and drainage easements.

3. Signage

Signage for all Lots with an office or retail use shall comply with the City of Norman's applicable commercial signage standards, as amended from time to time. Signage for all other Lots shall comply with the City of Norman's applicable signage restrictions then in effect for the actual use of the Lot, as may change from time to time. In addition to the signage allowances contained herein, the Property shall be allowed to feature the

additional signage allowances enumerated on Exhibit F and as more particularly shown on Exhibit F-1.

4. Traffic access/circulation/parking and sidewalks

Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan, Exhibit B. The Property shall comply with the City of Norman laws and standards to allow for emergency access and fire access as necessary, as such laws and standards may be amended from time to time. The Property shall be allowed to contain private internal streets.

5. Lighting

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

6. Landscaping

Landscaping shall be provided in conformity to the City of Norman ordinances, as amended from time to time.

7. Fencing

Fencing, such as, by way of example and not limitation, wrought iron, stockade wood, composite, and other fencing types, is permissible but is not required within the Property. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review of fencing within the development. Fencing placement and height shall comply with applicable City ordinances, as amended from time to time.

8. Phasing

It is anticipated that the Property will be developed in multiple phases. The initial phase is anticipated to be the bank site as shown on the Site Development Plan. The timing and number of future phases will be determined by market demand and absorption rates, and shall comply with Norman City Code 36-509.

9. Exterior Materials

Exterior materials of the building to be constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof. The

Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

EXHIBIT A

Legal Description of the Property

A tract of land situated within the Northeast Quarter (NE/4) of Section Sixteen (16), Township (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast Corner of said Northeast Quarter (NE/4);
Thence North 00°00'54" West along the East Line of said Northeast Quarter (NE/4) (being the basis of bearing for this description) a distance of 371.87 feet to the Northeast Corner of SOUTH LAKE INDUSTRIAL PARK ADDITION, a plat filed in the Office of the Cleveland County Clerk, in Book 15 of Plats, Page 116, same being the POINT OF BEGINNING;

Thence South 89°06'09" West along the North line of said plat a distance of 805.91 feet to a point on the current (2022) Easterly Right of Way line of State Highway 77, being marked by a 3/8" iron pin found in place;
Thence North 27°37'26' West a distance of 218.04 feet to a point marked by a 3/8" iron pin found in place;
Thence North 28°26'32" West a distance of 700.07 feet to a point marked by a 3/8" iron pin found in place;
Thence North 27°37'26" West a distance of 500.00 feet to a point marked by a 3/8" iron pin found in place;
Thence North 25°42'53" West a distance of 205.41 feet;
Thence North 25°42'53" West a distance of 93.87 feet to a point marked by a 1/2" iron pin w/ cap stamped "DTM CA6391" found in place;
Thence North 89°08'14" East a distance of 140.35 feet to a point on the exterior line of Lot 1, Block 1, ST. JAMES CENTRE SECTION 1, a plat filed in the office of the Cleveland County Clerk, in Book 24 of Plats, Page 53, being marked by a 1/2" iron pin w/ cap stamped "DTM CA6391" found in place;
Thence along said line the following three (3) courses:
1. South 01°12'49" East a distance of 85.00 feet;
2. North 89°08'14" East a distance of 1117.53 feet;
3. North 00°00'14" East a distance of 85.01 feet;
Thence North 89°08'14" East a distance of 342.10 feet to a point on the East line of said Northeast Quarter (NE/4), said point marked by a 120D nail found in place;
Thence South 00°00'54" East along said line a distance of 1532.90 feet to the POINT OF BEGINNING

Said described tract of land contains a gross area of 1,760,461 square feet or 40.4146 acres and a net area, less streets rights of way, of 1,709,941 square feet or 39.2548 acres more or less.

EXHIBIT B

Site Development Plan

Full Size Documents Submitted to City Staff

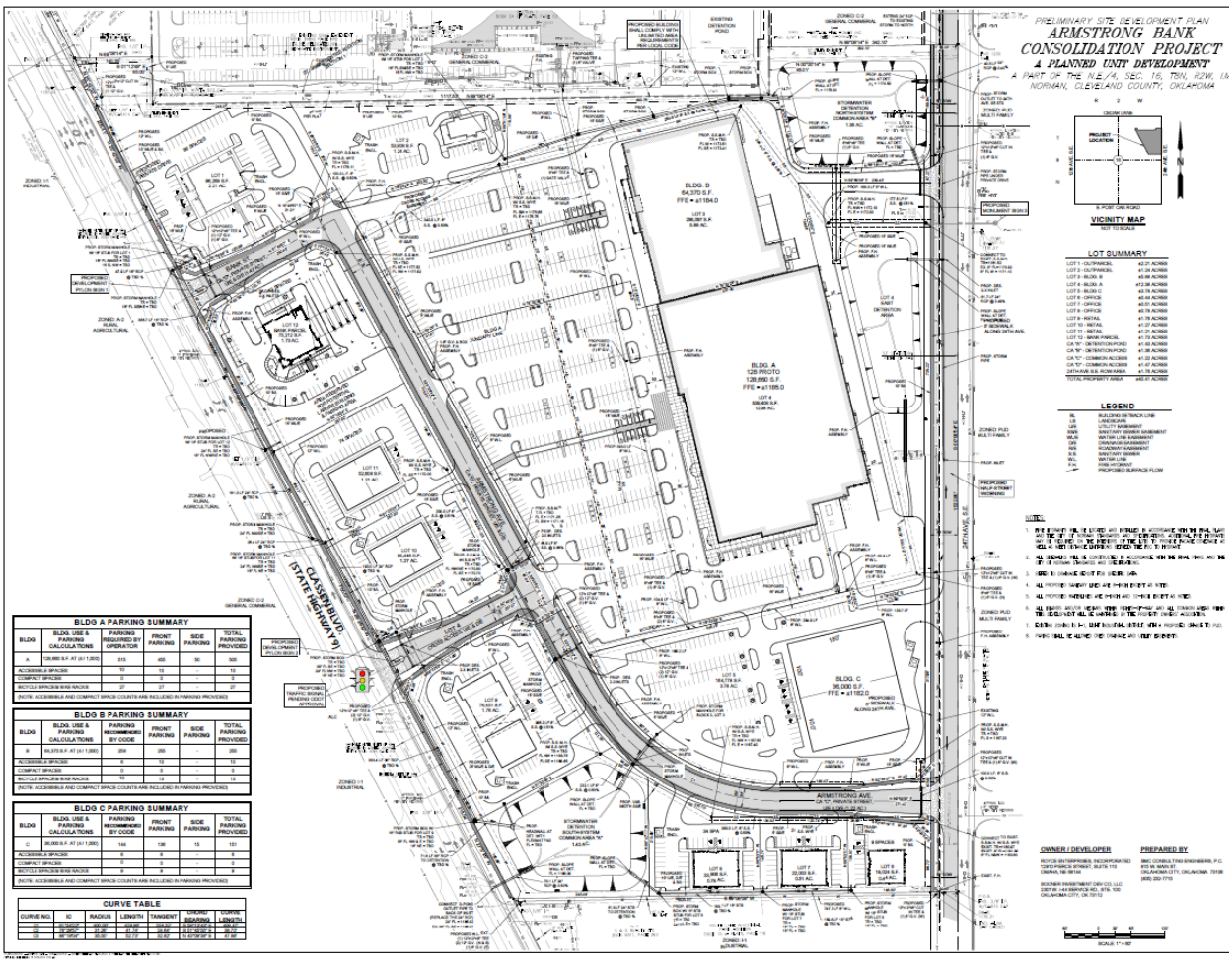

EXHIBIT C

Preliminary Plat

Full Size Documents Submitted to City Staff

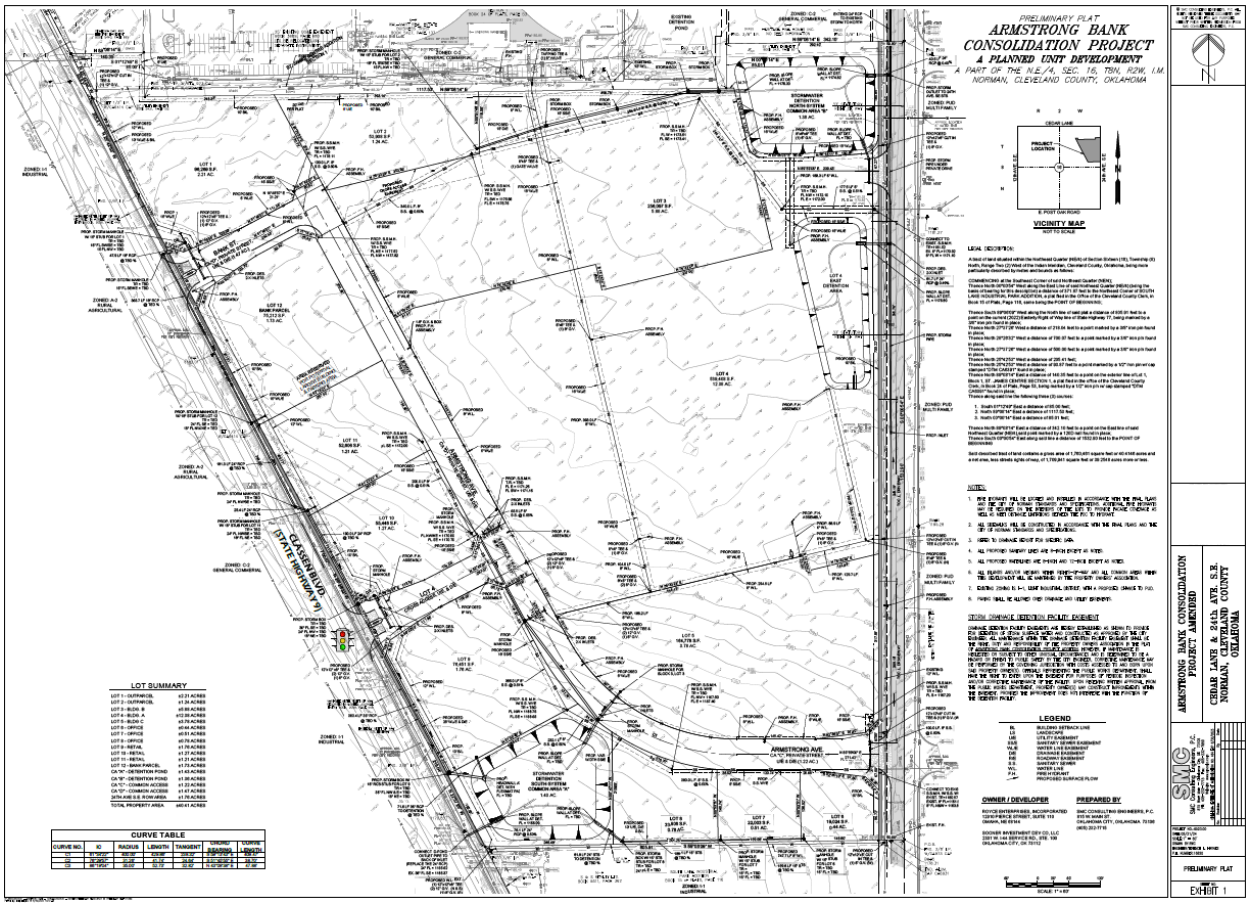

EXHIBIT D

Preliminary Open Space Plan

Full Size Documents Submitted to City Staff

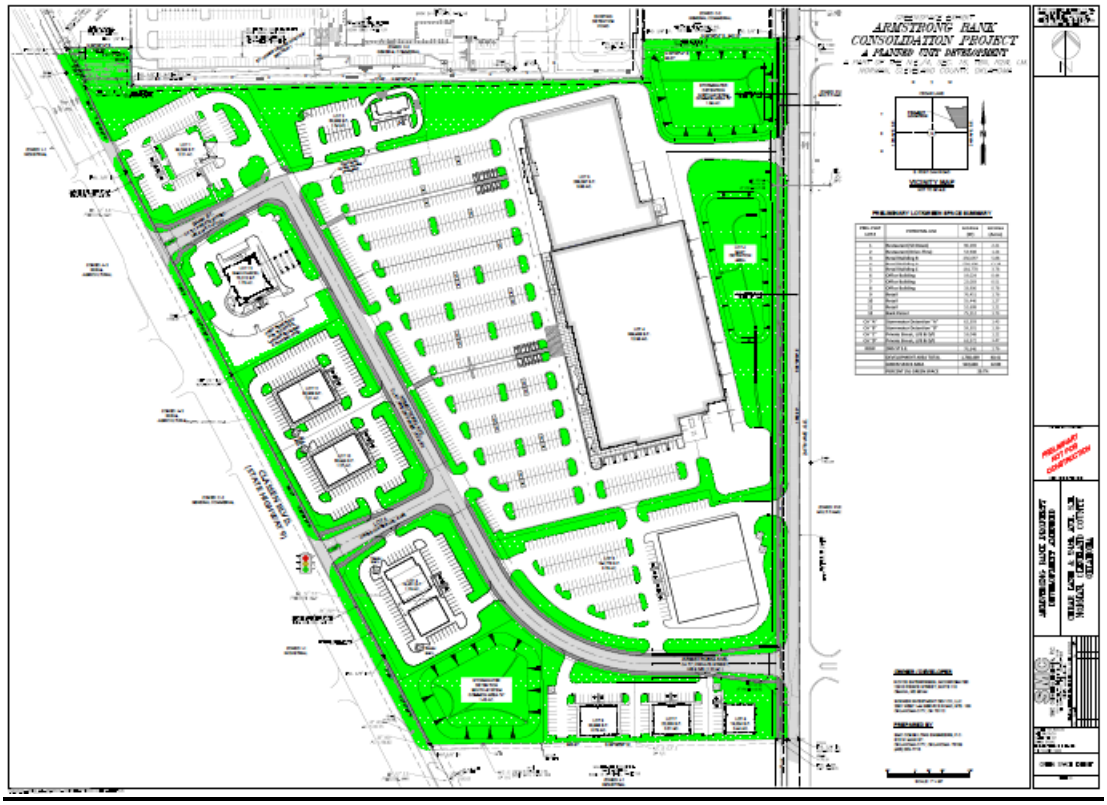

EXHIBIT E

Allowable Uses

- Art Gallery/Studio.
- Assembly Halls of non-profit corporations.
- Libraries.
- Museums.
- Music Conservatories.
- Office uses.
- Trade schools and schools for vocational training.
- Churches and other places of worship.
- Short-term rentals.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Baby shop.
- Bakery/Baked Goods store.
- Bank.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Child Care / Day Care establishment.
- Clothing or apparel store.
- Coffee house or coffee shop.
- Commercial uses/shops/or services.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Establishment.
- Dry goods store.
- Fabric or notion store.
- Florist/Flower Shop.
- Furniture Store.
- Gift Shop.
- Grocery or supermarket.
- Hardware store.
- Hotel or motel.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.

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

EXHIBIT F

Additional Signage Allowances

The following signage is permissible within the Property in addition to all other allowances enumerated in the City of Norman's Commercial Zone Sign Standards:

a. **Development Entrance Signs** – Up to four signs within the Property advertising the Property and any tenants located therein. Each Development Entrance Sign may be as shown on **Exhibit F-1**, each sign having no more than two (2) advertised sides. The maximum height for Development Entrance Signs shall be as shown on **Exhibit F-1**. Sign 1 and Sign 2 of the attached Signage Package are preliminary conceptual renderings of potential Development Entrance Signs.

b. **Monument Signs** – Each platted lot within the Property shall be entitled to include a Monument Sign as shown on **Exhibit F-1**, each sign having no more than two (2) advertised sides. The maximum height for each Monument Sign shall be as shown on **Exhibit F-1**. Signs 3 – 6 of the attached Signage Package are preliminary conceptual renderings of potential Monument Signs.

c. **Directional Signs** – Up to ten Directional Signs within the Property indicating directions to the different offices, locations, services, or entrances contained within the Property. The Directional Signs are intended to contain directions to multiple locations or destinations on each sign, such as directions to the main entrance, specific offices or services, and parking locations. Each Directional Sign may be a maximum of 150 square feet per side.

d. **Illumination** – All of the signage discussed herein may be illuminated in accordance with the maximum extent allowable under the City of Norman's applicable commercial signage restrictions, as amended from time to time.

e. **Sight Triangle Protection** – All signage within the Property shall be placed in appropriate locations to not interfere with applicable traffic sight triangles.

f. **Platted Easements** – Signs may not be placed in any platted easements without first obtaining consent to such encroachment from the applicable utility providers and City Council.

g. **Wall Signs** – Wall signs are permissible on all sides of the buildings to be constructed on the Property. The maximum height for a wall sign within the Property shall be the height of the building upon which the sign is attached. Notwithstanding the foregoing, the main anchor and junior anchor buildings, conceptually planned as Building A on Lot 4 and Building B on Lot 3 respectively, shall be allowed to have wall signs that exceed the height of the building upon which the sign is attached, up to a maximum height of 150 feet. There shall be no maximum square footage for wall signs located on the front of the main anchor and junior anchor buildings. All other sides of the anchor buildings, as well as all other buildings within the Property, shall comply with the maximum wall sign square footage allowed by the City of Norman's Commercial Zone Sign Standards.

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N

REVISED PRELIMINARY PLAT

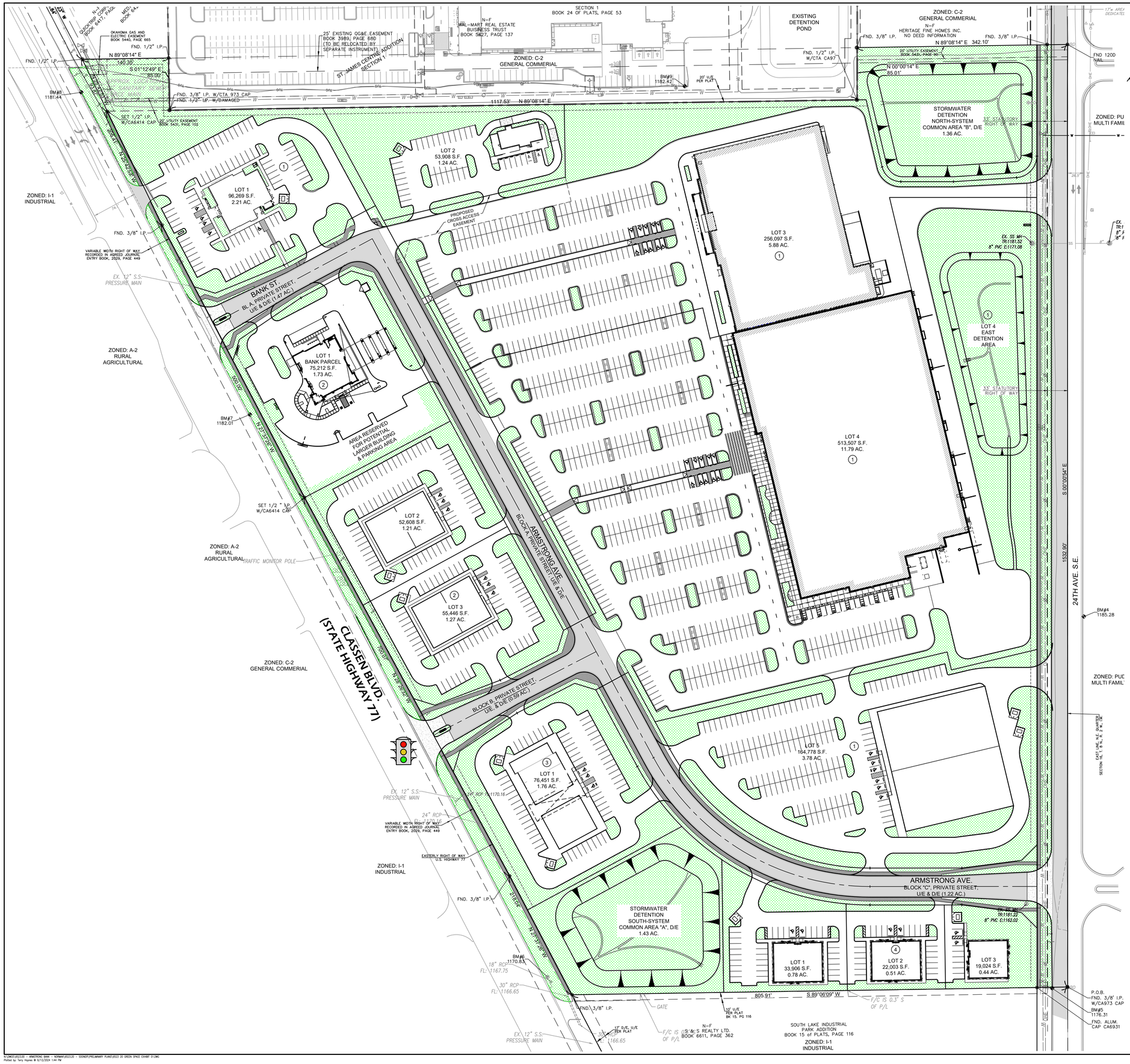
ARMSTRONG BANK CONSOLIDATION PROJECT

A PLANNED UNIT DEVELOPMENT

A PART OF THE N.E./4, SEC. 16, T8N, R2W, I.M.

NORMAN, CLEVELAND COUNTY, OKLAHOMA

SECTION 16
BOOK 24 OF PLATS, PAGE 53
ST. JAMES CENTRE ADDITION SECTION 1
BOOK 6411, PAGE 362
BOOK 15 OF PLATS, PAGE 116
BOOK 5427, PAGE 137
BOOK 5431, PAGE 90
BOOK 5427, PAGE 77
BOOK 5440, PAGE 665
BOOK 6411, PAGE 362
BOOK 2029, PAGE 449
BOOK 5431, PAGE 102
BOOK 5427, PG 137
BOOK 6411, PAGE 362
BOOK 5427, PAGE 77

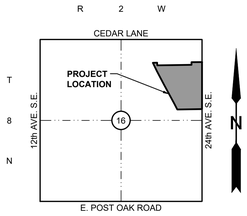


GREENSPACE EXHIBIT

ARMSTRONG BANK CONSOLIDATION PROJECT

A PLANNED UNIT DEVELOPMENT

A PART OF THE N.E./4, SEC. 16, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



VICINITY MAP
NOT TO SCALE

PRELIMINARY LOT/GREEN SPACE SUMMARY

PREL. PLAT BLOCK & LOT #	POTENTIAL USE	Lot Area (SF)	Lot Area (Acres)
BL 1, LOT 1	Restaurant (Sit Down)	96,269	2.21
BL 1, LOT 2	Restaurant (Drive-Thru)	53,908	1.24
BL 1, LOT 3	Retail Building B	256,097	5.88
BL 1, LOT 4	Retail Building A	513,507	11.79
BL 1, LOT 5	Retail Building C	164,778	3.78
BL 2, LOT 1	Bank Parcel	75,212	1.73
BL 2, LOT 2	Retail	52,608	1.21
BL 2, LOT 3	Retail	55,446	1.27
BL 3, LOT 1	Retail	76,451	1.76
BL 4, LOT 1	Office Building	33,906	0.78
BL 4, LOT 2	Office Building	22,003	0.51
BL 4, LOT 3	Office Building	19,024	0.44
CA "A"	Stormwater Detention "A"	62,393	1.43
CA "B"	Stormwater Detention "B"	59,301	1.36
BLOCK A	Cross Access, U/E & D/E	63,972	1.47
BLOCK B	Cross Access, U/E & D/E	25,902	0.59
BLOCK C	Cross Access, U/E & D/E	53,048	1.22
ROW	24th ST S.E.	76,638	1.76
	DEVELOPMENT AREA TOTAL	1,760,461	40.41
	GREEN SPACE AREA	522,669	12.00
	PERCENT (%) GREEN SPACE w/ ROW	29.7%	

OWNER / DEVELOPER

ROYCE ENTERPRISES, INCORPORATED
12910 PIERCE STREET, SUITE 110
OMAHA, NE 68144

SOONER INVESTMENT DEV CO, LLC
2301 WEST I-44 SERVICE ROAD, STE. 100
OKLAHOMA CITY, OK 73112

PREPARED BY

SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73106
(405) 232-7715

60' 0 30' 60' 120'
SCALE: 1" = 60'

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NOT VALID FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

UNLESS SIGNED IN THIS BLOCK

ARMSTRONG BANK PROPERTY DEVELOPMENT AMENDED

CEDAR LANE & 24th AVE. S.E.
NORMAN, CLEVELAND COUNTY
OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
815 West Main – Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7859
Website: www.smcokc.com
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 464 EXP 6/30/2025

No.	Revision	By	Date
1	PER CITY DRT REVIEW COMMENTS	TLH	09/13/24

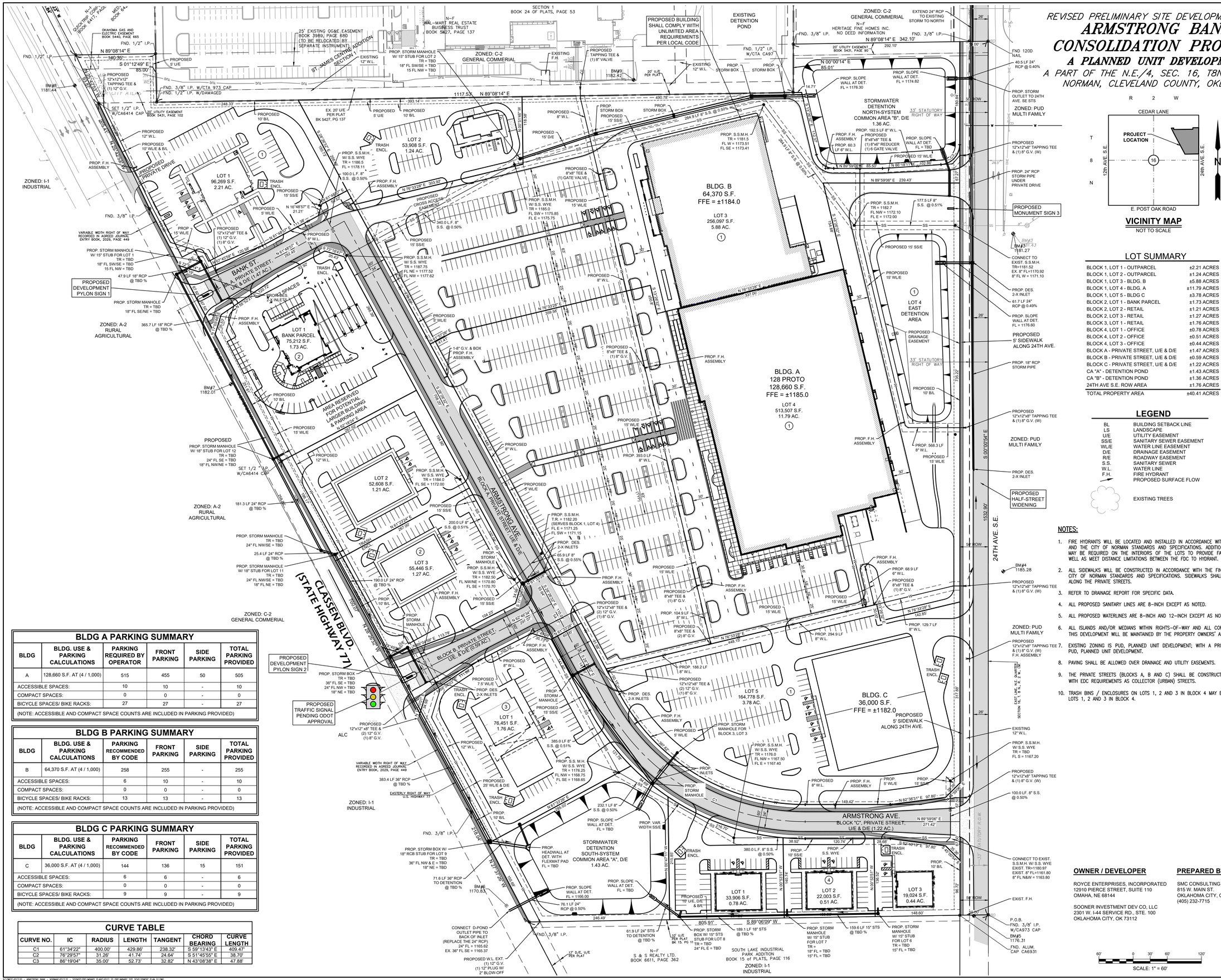
PROJECT NO.: 6523.00
DATE: 08/19/24
SCALE: 1" = 60'
DRAWN BY: RWC
ENGINEER: TERENCE L. HAYNES
P.E. NUMBER: 16820

GREEN SPACE EXHIBIT

SHEET NO.

N:\SMCO\6523.00 - ARMSTRONG BANK - NORMAN\6523.00 - SOONER\PRELIMINARY PLANS\6523 20 GREEN SPACE EXHIBIT 01.DWG
Plotted by: Terry Haynes @ 9/13/2024 1:44 PM

REVISED PRELIMINARY SITE DEVELOPMENT PLAN
ARMSTRONG BANK CONSOLIDATION PROJECT
A PLANNED UNIT DEVELOPMENT
A PART OF THE N.E./4, SEC. 16, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA


BANK ST.
A PRIVATE STREET, U/E & D/E (1.47 AC.)
ARMSTRONG AVE.
BLOCK "A", PRIVATE STREET, U/E & D/E (1.22 AC.)
BLOCK B, PRIVATE STREET, U/E & D/E (0.59 AC.)
BLOCK "C", PRIVATE STREET, U/E & D/E (1.22 AC.)
CLASSEN BLVD. (STATE HIGHWAY 77)
24TH AVE. S.E.
LOT 1 96,269 S.F. 2.21 AC.
LOT 2 53,908 S.F. 1.24 AC.
LOT 3 256,097 S.F. 5.88 AC.
LOT 4 513,507 S.F. 11.79 AC.
LOT 1 BANK PARCEL 75,212 S.F. 1.73 AC.
LOT 2 52,608 S.F. 1.21 AC.
LOT 3 55,446 S.F. 1.27 AC.
LOT 1 76,451 S.F. 1.76 AC.
LOT 4 EAST DETENTION AREA
LOT 5 164,778 S.F. 3.78 AC.
LOT 1 33,906 S.F. 0.78 AC.
LOT 2 22,003 S.F. 0.51 AC.
LOT 3 19,024 S.F. 0.44 AC.
BLDG. A 128 PROTO 128,660 S.F. FFE = ±1185.0
BLDG. B 64,370 S.F. FFE = ±1184.0
BLDG. C 36,000 S.F. FFE = ±1182.0
STORMWATER DETENTION NORTH-SYSTEM COMMON AREA "B", D/E 1.36 AC.
STORMWATER DETENTION SOUTH-SYSTEM COMMON AREA "A", D/E 1.43 AC.
ZONED: I-1 INDUSTRIAL
ZONED: A-2 RURAL AGRICULTURAL
ZONED: C-2 GENERAL COMMERIAL
ZONED: PUD MULTI FAMILY
PROPOSED DEVELOPMENT PYLON SIGN 1
PROPOSED DEVELOPMENT PYLON SIGN 2
PROPOSED TRAFFIC SIGNAL PENDING ODOT APPROVAL
PROPOSED MONUMENT SIGN 3
PROPOSED 5' SIDEWALK ALONG 24TH AVE.
PROPOSED HALF-STREET WIDENING
AREA RESERVED FOR POTENTIAL LARGER BUILDING & PARKING AREA
PROPOSED PRIVATE DRIVE
ST. JAMES CENTRE ADDITION SECTION 1
SECTION 1 BOOK 24 OF PLATS, PAGE 53
EXISTING DETENTION POND
PROPOSED BUILDING SHALL COMPLY WITH UNLIMITED AREA REQUIREMENTS PER LOCAL CODE
HERITAGE FINE HOMES INC. NO DEED INFORMATION
WAL-MART REAL ESTATE BUSINESS TRUST BOOK 5427, PAGE 137
OKAHOMA GAS AND ELECTRIC EASEMENT BOOK 5440, PAGE 665
25' EXISTING OG&E EASEMENT BOOK 3989, PAGE 680 (TO BE RELOCATED BY SEPARATE INSTRUMENT)
20' UTILITY EASEMENT BOOK 5431, PAGE 90
20' UTILITY EASEMENT BOOK 5431, PAGE 102
EXTEND 24" RCP TO EXISTING STORM TO NORTH
PROP. STORM OUTLET TO 24TH AVE. SE STS
PROP. 24" RCP STORM PIPE UNDER PRIVATE DRIVE
CONNECT TO EXIST. S.S.M.H. TR=1181.52 EX. 8" FL=1170.92 8" FL W = 1171.10
CONNECT TO EXIST. S.S.M.H. W/ S.S. WYE EXIST. TR=1180.97 EXIST. 8" FL=1161.80 8" FL N&W = 1163.80
PROP. 18" RCP STORM PIPE
EXIST. F.H.
P.O.B. FND. 3/8" I.P. W/CA973 CAP
BM#5 1176.31
FND. ALUM. CAP CA6931
BM#1 1191.27
BM#2 1182.42
BM#3 1183.43
BM#4 1185.28
BM#5 1176.31
BM#6 1181.44
BM#7 1182.01
BM#8 1170.63
FND. 1/2" I.P.
FND. 3/8" I.P.
SET 1/2" I.P. W/CA6414 CAP
FND. 1/2" I.P. W/CTA 973 CAP
FND. 1/2" I.P. W/DAMAGED
FND 120D NAIL
N 89°08'14" E 1117.53'
N 89°08'14" E 342.10'
N 89°08'14" E 140.95'
S 01°12'49" E 85.00'
N 00°00'14" E 85.01'
N 89°59'06" E 239.43'
N 89°59'06" E 85.50'
N 89°59'06" E 102.86'
N 89°59'06" E 142.80'
N 89°59'06" E 27.42'
S 89°06'05" W 805.91'
S 00°00'54" E 1532.80'
S 82°40'19" E 97.80'
N 82°38'31" E 97.80'
S 00°00'54" E 1532.80'
S 89°59'06" W 1117.53'
S 89°59'06" W 1117.53'
S 89°59'06" W 805.91'
S 89°59'06" W 490.78'
S 89°59'06" W 393.14'
S 89°59'06" W 248.33'
S 89°59'06" W 142.80'
N 76°33'26" E 393.99'
N 76°33'26" E 490.78'
N 76°33'26" E 448.19'
N 76°33'26" E 142.80'
N 76°33'26" E 559.05'
N 76°33'26" E 393.99'
N 76°33'26" E 337.05'
N 16°48'57" E 21.21'
N 61°48'57" E 202.45'
N 61°48'57" E 124.56'
N 28°11'03" W 118.58'
N 61°21'46" W 118.58'
N 28°38'02" W 760.20'
N 28°38'02" W 759.39'
N 28°38'02" W 759.39'
N 28°38'02" W 759.39

Applicant: Royce Enterprises, Inc. & Sooner Investment Development Co.

Project Location: South of E Cedar Lane and 24th Avenue SE

Case Number: PD24-13

Time: 5:30PM

Applicant/Representative
Sean Rieger
Libby Smith
Gunner Joyce
Chris Chullis
Josh White
John Cervi

Attendees
Kale Streeter
Jay Cervi
Patrick Shrank
Erica Bird
Aden Boyle
Austin Pretiger

City Staff
Kelly Abell, Planner I
Beth Muckala, City Attorney

Application Summary
Rezoning from PUD, Planned Unit Development to a revised PUD and a Preliminary Plat for a proposed retail development for approximately 40.41 acres.

Neighbor's Comments/Concerns/Responses
A neighbor had concerns about detention. The developer said there are two detention ponds with landscaping on the property, a pond to the north and a pond to the south. Another attendee had concerns about the additional traffic and a lack of traffic signals going in and out of the development site. The applicant stated it was up to ODOT where a traffic signal would be installed.

File Attachments for Item:

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-4: CONSIDERATION OF A REVISED PRELIMINARY PLAT SUBMITTED BY ROYCE ENTERPRISES, INC & SOONER INVESTMENT DEV. CO. (SMC CONSULTING ENGINEERS, PC) FOR ARMSTRONG BANK CONSOLIDATION PROJECT, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 40.41 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTH OF EAST CEDAR LANE AND EAST OF CLASSEN BLVD.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 10/10/2024

REQUESTER: Royce Enterprises, Inc & Sooner Investment Dev. Co.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-4: CONSIDERATION OF A REVISED PRELIMINARY PLAT SUBMITTED BY ROYCE ENTERPRISES, INC & SOONER INVESTMENT DEV. CO. (SMC CONSULTING ENGINEERS, PC) FOR ARMSTRONG BANK CONSOLIDATION PROJECT, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 40.41 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTH OF EAST CEDAR LANE AND EAST OF CLASSEN BLVD.

ITEM: Consideration of a Revised Preliminary Plat for **ARMSTRONG BANK CONSOLIDATION PROJECT, A PLANNED UNIT DEVELOPMENT**.

LOCATION: Generally located 800' south of Cedar Lane Road between Classen Boulevard (US Highway No. 77) and 24th Avenue S.E.

INFORMATION:

1. Owners. Royce Enterprises, Inc, and Sooner Investment Development Company.
2. Developer. Royce Enterprises, Inc, and Sooner Investment Development Company.
3. Engineer. SMC Consulting Engineers, PC

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City limits without zoning.

2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.

3. September 12, 1967. City Council adopted Ordinance No. 1986 placing a portion of this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.

4. February 27, 1968. City Council adopted Ordinance No. 2033 placing the remainder of this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.

5. December 13, 1984. Planning Commission, on a vote of 9-0, approved the preliminary plat for South Lake Industrial Park Addition.

6. August 3, 2023. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended fee in lieu of park land dedication for the area proposed as residential.

7. August 10, 2023. Planning Commission, on a vote of 7-1, recommended amending the NORMAN 2025 Land Use and Transportation Plan to remove this property from the Special Planning Area No. 7 (SPA-7) while retaining the Mixed Use Designation, and amendment of the Future Urban Service Area to Current Urban Service Area.

8. August 10, 2023. Planning Commission, on a vote of 7-1, recommended placing this property into the PUD, Planned Unit Development and removing it from I-1, Light Industrial District

9. August 10, 2023. Planning Commission, on a vote of 7-1 recommended to City Council that the preliminary plat for Armstrong Bank Consolidation Project, a Planned Unit Development be approved.

10. September 26, 2023. City Council amended the NORMAN 2025 Land Use and Transportation Plan to remove this property from the Special Planning Area No. 7 (SPA-7) while retaining the Mixed Use Designation, and placing this property in the Current Urban Service Area.

11. September 26, 2023. City Council adopted Ordinance No. O-2324-3 placing this property in the PUD, Planned Unit Development and removing it from I-1, Light Industrial District.

12. September 26, 2023. City Council approved the preliminary plat for Armstrong Bank Consolidated Project, a Planned Unit Development.

13. September 26, 2023. City Council approved Contract K-2324-32 a contract by and between the Norman Utilities Authority and Armstrong Bank implementing the Post Oak Lift Station Fee for the Armstrong Bank Consolidation Project development to the City of Norman.

14. October 10, 2024. The applicant has made a request to rezone this property from PUD, Planned Unit Development to PUD, Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department. Additional fire hydrants will be required for the large tracts when a final site development plan is submitted with a final plat.

2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.

3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. The property will utilize the Post Oak lift station. Utilities Department supports the sanitary sewer solution as long as the developer and City Council approve a Lift Station Agreement and Fee to be included on future utility bills for this development. City Council approved Contract No. K-2324-32 at its meeting of September 26, 2023.

4. Sidewalks. Sidewalks will be constructed adjacent to Classen Boulevard and 24th Avenue S.E. Sidewalks will be constructed adjacent to all open space areas and each lot prior to occupancy.

5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately-maintained detention facilities located in the northeast portion of the property and southwest portion of the property.

6. Streets. Twenty-Fourth Avenue S.E. will be constructed as Minor Urban Arterial street. Classen Boulevard is existing. Interior streets are proposed as private streets but will constructed in accordance with approved plans and City paving standards but maintained by the property owners.

7. Water Main. There is a proposed 12" water main adjacent to Classen Boulevard. There is an existing twelve-inch (12") water main adjacent to 24th Avenue S.E. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards within the development. Depending on how the property is phased, some interior twelve-inch (12") water mains may be required.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat. Additional off plat sanitary sewer easements will be required prior to installation.

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

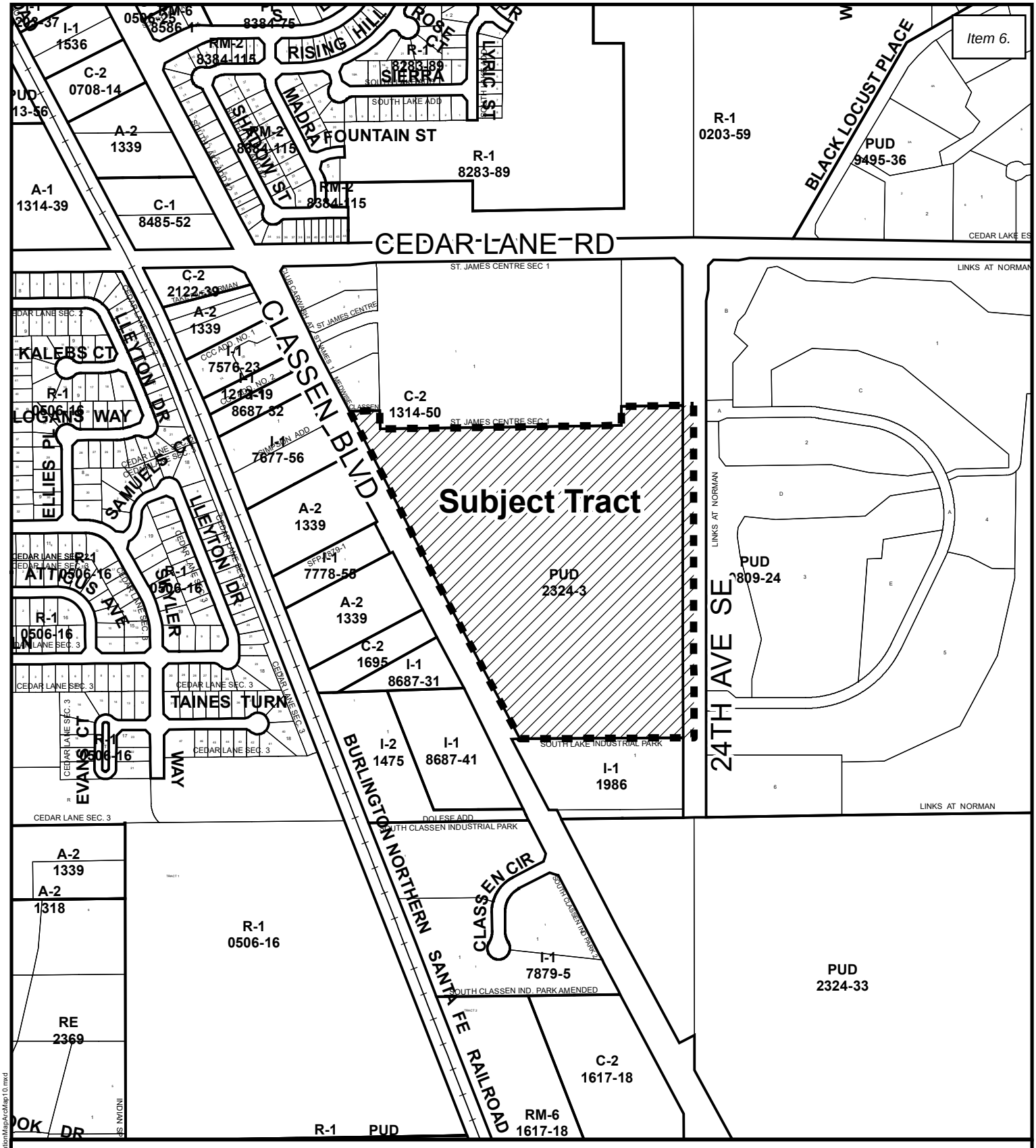
SUPPLEMENTAL MATERIAL: Copies of a location map, revised preliminary site development plan and revised preliminary plat are included in the Agenda Book

.

STAFF COMMENTS AND RECOMMENDATION: The property consists of 40.41 acres with a total of twelve (12) lots. The project proposes several commercial lots and commercial office lots. There are several open space areas including detention facilities.

ACTION NEEDED: Recommend approval or disapproval of the revised preliminary plat for Armstrong Bank Consolidation Project, a Planned Unit Development 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.

N W E S

September 4, 2024

0 300 600 Ft.

Subject Tract

Zoning

\\con-isilon\city\departments\GIS\ArcGIS10 MapTemplates\8x11_LocationMapArcMap10.mxd

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REVISED PRELIMINARY PLAT

ARMSTRONG BANK CONSOLIDATION PROJECT

A PLANNED UNIT DEVELOPMENT

A PART OF THE N.E./4, SEC. 16, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

SECTION 1
BOOK 24 OF PLATS, PAGE 53
ST. JAMES CENTRE ADDITION SECTION 1
EXISTING DETENTION POND
ZONED: C-2 GENERAL COMMERCIAL
ZONED: I-1 INDUSTRIAL
ZONED: A-2 RURAL AGRICULTURAL
ZONED: PUD MULTI FAMILY
ZONED: I-1 INDUSTRIAL
LOT 1 96,269 S.F. 2.21 AC.
LOT 2 53,908 S.F. 1.24 AC.
LOT 3 256,097 S.F. 5.88 AC.
LOT 4 EAST DETENTION AREA
LOT 4 513,507 S.F. 11.79 AC.
LOT 1 BANK PARCEL 75,212 S.F. 1.73 AC.
LOT 2 52,608 S.F. 1.21 AC.
LOT 3 55,446 S.F. 1.27 AC.
LOT 1 76,451 S.F. 1.76 AC.
LOT 1 33,906 S.F. 0.78 AC.
LOT 2 22,003 S.F. 0.51 AC.
LOT 3 19,024 S.F. 0.44 AC.
LOT 5 164,778 S.F. 3.78 AC.
BANK ST. BLK A, PRIVATE STREET, U/E & D/E (1.47 AC.)
ARMSTRONG AVE. BLOCK "C", PRIVATE STREET, U/E & D/E (1.22 AC.)
ARMSTRONG AVE. BLOCK A, PRIVATE STREET, U/E & D/E
BLOCK B, PRIVATE STREET, U/E, & D/E (0.59 AC.)
CLASSEN BLVD. (STATE HIGHWAY 77)
STORMWATER DETENTION NORTH-SYSTEM COMMON AREA "B", D/E 1.36 AC.
STORMWATER DETENTION SOUTH-SYSTEM COMMON AREA "A", D/E 1.43 AC.
AREA RESERVED FOR POTENTIAL LARGER BUILDING & PARKING AREA
SOUTH LAKE INDUSTRIAL PARK ADDITION BOOK 15 of PLATS, PAGE 116
BM#1 1181.44
BM#2 1182.82
BM#3 1181.27
BM#4 1185.28
BM#5 1176.31
BM#6 1170.83
BM#7 1182.01
N 89°08'14" E 1117.53'
N 89°08'14" E 342.10'
S 01°12'49" E 85.00'
N 00°00'14" E 85.01'
N 89°08'14" E 140.35'
N 89°08'14" E 1332.90'
S 89°06'09" W 805.91'
S 89°06'09" W 1322.00'
S 00°00'54" E 1532.90'
N 00°00'54" W 1532.90'
N 25°14'43" W 1004.47'
S 27°37'26" W 365.96'
S 25°42'53" W 205.41'
N 76°33'26" E 303.95'
N 76°33'26" E 337.00'
N 76°33'26" E 309.95'
N 89°59'06" E 239.43'
N 89°59'06" E 271.42'
N 89°59'06" E 85.50'
N 86°18'11" E 102.60'
S 73°18'49" E 35.43'
S 17°26'05" E 429.8'
S 17°26'05" E 41.41'
S 17°26'05" E 760.30'
S 17°26'05" E 124.88'
S 17°26'05" E 149.15'
S 17°26'05" E 317.68'
S 17°26'05" E 340.19'
S 17°26'05" E 252.22'
S 17°26'05" E 341.76'
S 17°26'05" E 181.73'
S 17°26'05" E 142.85'
S 17°26'05" E 129.7'
S 17°26'05" E 294.9'
S 17°26'05" E 188.2'
S 17°26'05" E 385.0'
S 17°26'05" E 232.1'
S 17°26'05" E 380.0'
S 17°26'05" E 159.56'
S 17°26'05" E 148.60'
N 17°26'05" W 216.65'
N 17°26'05" W 158.52'
N 17°26'05" W 104.24'
N 17°26'05" W 216.04'
N 17°26'05" W 181.3'
N 17°26'05" W 190.0'
N 17°26'05" W 200.0'
N 17°26'05" W 65.9'
N 17°26'05" W 76.1'
N 17°26'05" W 246.49'
N 17°26'05" W 61.9'
N 17°26'05" W 189.1'
N 17°26'05" W 159.6'
N 17°26'05" W 168.5'
N 17°26'05" W 148.6'
N 17°26'05" W 50.00'
N 17°26'05" W 50.00'
N 17°26'05" W 50.00

REVISED PRELIMINARY SITE DEVELOPMENT PLAN
ARMSTRONG BANK CONSOLIDATION PROJECT
A PLANNED UNIT DEVELOPMENT
A PART OF THE N.E./4, SEC. 16, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

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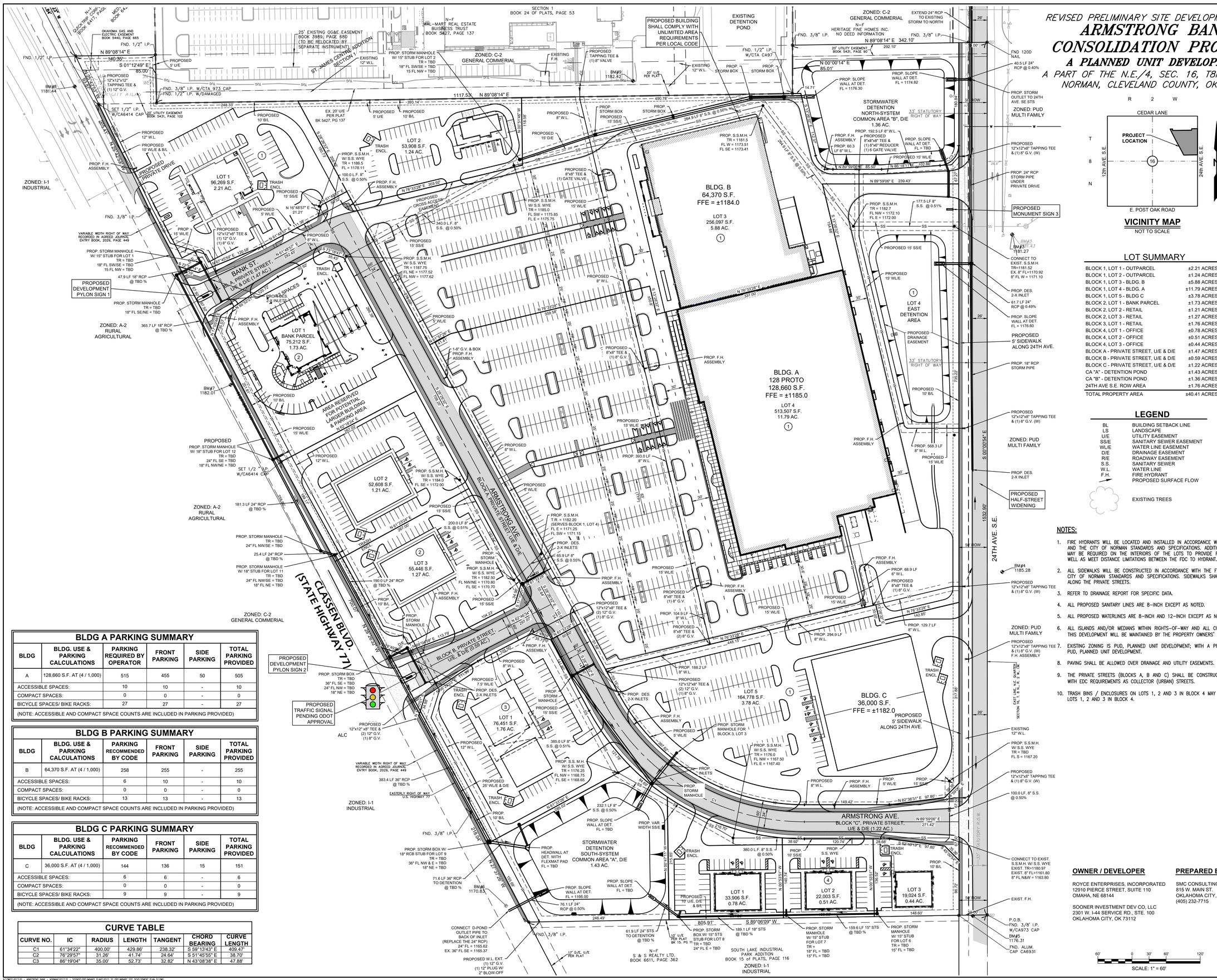

SECTION 1
BOOK 24 OF PLATS, PAGE 53
ST. JAMES CENTRE ADDITION SECTION 1
ZONED: C-2
GENERAL COMMERCIAL
EXISTING DETENTION POND
PROPOSED BUILDING SHALL COMPLY WITH UNLIMITED AREA REQUIREMENTS PER LOCAL CODE
ZONED: C-2
GENERAL COMMERIAL
HERITAGE FINE HOMES INC.
NO DEED INFORMATION
N 89°08'14" E 342.10'
N 00°00'14" E 85.01'
STORMWATER DETENTION NORTH-SYSTEM COMMON AREA "B", D/E 1.36 AC.
33' STATUTORY RIGHT OF WAY
ZONED: PUD MULTI FAMILY
PROPOSED MONUMENT SIGN 3
PROPOSED 24" RCP STORM PIPE UNDER PRIVATE DRIVE
PROPOSED 5' SIDEWALK ALONG 24TH AVE.
PROPOSED DRAINAGE EASEMENT
PROPOSED HALF-STREET WIDENING
24TH AVE. S.E.
50' ROW
1532.80'
ZONED: I-1
INDUSTRIAL
ZONED: A-2
RURAL AGRICULTURAL
ZONED: C-2
GENERAL COMMERIAL
ZONED: I-1
INDUSTRIAL
LOT 1
96,269 S.F.
2.21 AC.
LOT 2
53,908 S.F.
1.24 AC.
LOT 3
256,097 S.F.
5.88 AC.
LOT 1
BANK PARCEL
75,212 S.F.
1.73 AC.
LOT 2
52,608 S.F.
1.21 AC.
LOT 3
55,446 S.F.
1.27 AC.
LOT 1
76,451 S.F.
1.76 AC.
LOT 4
513,507 S.F.
11.79 AC.
LOT 4
EAST DETENTION AREA
LOT 5
164,778 S.F.
3.78 AC.
BLDG. A
128 PROTO
128,660 S.F.
FFE = ±1185.0
BLDG. B
64,370 S.F.
FFE = ±1184.0
BLDG. C
36,000 S.F.
FFE = ±1182.0
BANK ST.
(A PRIVATE STREET, U/E & D/E (1.47 AC.)
ARMSTRONG AVE.
BLOCK "C", PRIVATE STREET, U/E & D/E (1.22 AC.)
BLOCK A, PRIVATE STREET, U/E & D/E
BLOCK B, PRIVATE STREET, U/E & D/E (0.59 AC.)
CLASSEN BLVD. (STATE HIGHWAY 77)
STORMWATER DETENTION SOUTH-SYSTEM COMMON AREA "A", D/E 1.43 AC.
AREA RESERVED FOR POTENTIAL LARGER BUILDING & PARKING AREA
PROPOSED DEVELOPMENT PYLON SIGN 1
PROPOSED DEVELOPMENT PYLON SIGN 2
PROPOSED TRAFFIC SIGNAL PENDING ODOT APPROVAL
PROPOSED 5' U/E
PROPOSED 10' B/L
PROPOSED 12" W.L.
PROPOSED 10' W.L/E & B/L
PROPOSED PRIVATE DRIVE
PROPOSED 15' SS/E
PROPOSED 5' W.L/E
PROPOSED 8" W.L.
PROPOSED 15' W.L/E
PROPOSED 15' D/E
PROPOSED 7.5' W.L/E
PROPOSED 25' W.L/E & D/E
PROPOSED 10' U/E, D/E & B/L
PROPOSED 12"x12"x8" TEE & (2) 12" G.V. (1) 8" G.V.
PROPOSED 12"x12"x8" TEE & (1) 12" G.V. (1) 8" G.V.
PROPOSED 8"x8" TEE & (1) 8" G.V.
PROPOSED 8"x8" TEE & (1) GATE VALVE
PROPOSED 8"x8" TEE & (1) 8"x6" REDUCER (1) 6 GATE VALVE
PROPOSED 12"x12"x8" TAPPING TEE & (1) 8" G.V. (W)
PROPOSED 8"x8" TEE & (2) 8" G.V.
PROPOSED 12"x12"x8" TEE & (2) 12" G.V. (1) 8" G.V.
PROPOSED 12"x12"x8" TEE & (1) 8" G.V. (W) F.H. ASSEMBLY
PROPOSED 12"x12"x8" TAPPING TEE & (1) 8" G.V. (W)
PROPOSED 8"x8" TEE & (2) 8" G.V.
PROPOSED 12"x12"x8" TEE & (2) 12" G.V. (1) 8" G.V.
PROPOSED 12"x12"x8" TAPPING TEE & (1) 8" G.V. (W)

Armstrong Bank Consolidation Project Preliminary Plat

The proposed 289,885 square foot planned unit development (PUD) is expected to generate approximately 13,647 trips per day, 486 AM peak hour trips, and 1,417 PM peak hour trips. The development is proposed for location on the east side of Classen Boulevard south of Cedar Lane Road and the existing Wal-Mart. Obviously being well above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer is required to submit a traffic impact study with this application. On behalf of the developer, Traffic Engineering Consultants, Inc., submitted a traffic impact study. 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)
Classen Boulevard	5	20,926	12,283*	33,209	36,000	58.13	92.25
24th Avenue SE	2	1,500**	1,364*	2,864	17,100	8.77	16.75

*90/10 percent split of Projected Traffic between Classen Boulevard and 24th Avenue SE, respectively

** Estimated AADT

The proposed development will access Classen Boulevard from the east by way of two private street intersections and one private driveway intersection. The proposed development will also access 24th Avenue SE from the west by way of one private street intersections and two private driveway intersections. All proposed private driveways will be designed for full access. Capacity exceeds demand in this area. However, additional off-site improvements are anticipated with the development of the Armstrong Bank Consolidation Project site. With full build-out, expected around 2030, improvements are required to the Classen Boulevard intersection with Cedar Lane Road to add an additional eastbound right-turn lane with associated modifications to the existing traffic signal and roadway striping. In addition, with Oklahoma Department of Transportation approval, a new traffic signal is proposed on Classen Boulevard at the south private street intersection. All design and construction costs of these improvements will be the responsibility of the developer. The intersection should be evaluated with each Final Plat that comes forward to determine the appropriate time to implement these improvements.

Two locations will require the payment of traffic impact fees. First, there is the series of future traffic signals along Classen Boulevard between State Highway 9 and Cedar Lane Road. An assessment of impact fees for this series of traffic signals was previously established at $163.74 per PM peak hour trip for a series of future traffic signals on Classen Boulevard between State Highway 9 and Cedar Lane Road. As a result, $143,763.72 (163.74*878=143,763.72) in traffic impact fees will need to be collected with the filing of the Final Plat. Second, is a future traffic signal at the Classen Boulevard intersection with Post Oak Road. Based upon a previous assessment of impact fees for this signal of $113.46 per PM peak hour trip, $46,518.60 (113.46*410=46,518.60) in traffic impact fees will need to be collected with the filing of the Final Plat. All of these impact fees are based upon full build-out and can be adjusted should only a portion of the development advance to a Final Plat.

CITY OF NORMAN
Development Review Form
Transportation Impacts

DATE: September 27, 2024 **STAFF REVIEW BY:** Awet Frezgi, P.E.
City Traffic Engineer

PROJECT NAME: Armstrong Bank Consolidation Project PP **PROJECT TYPE:** Planned Unit Development (PUD)
Owner: Republic Bank of Norman
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)
Mixed use developments surround the site with some Industrial to the west across Classen Boulevard.

ALLOWABLE ACCESS:
The site proposes three access points along Classen Boulevard and three along 24th Avenue SE. All access connections to either Classen Boulevard or 24th Avenue SE meet the minimum spacing requirements and corner clearance in the City's Engineering Design Criteria (EDC).

EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)
Classen Boulevard: 5 lanes (existing and future). Speed Limit - 50 mph. No sight distance problems. No median.
24th Avenue SE: 2 lanes (existing and future). Speed Limit - 40 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE: **YES** ■ **NO** ☐

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

TRIP GENERATION

Time Period	Total	In	Out
Weekday	13,647	6,824	6,823
A.M. Peak Hour	486	285	201
P.M. Peak Hour	1,417	701	716

TRANSPORTATION IMPACT STUDY REQUIRED? **YES** ■ **NO** ☐

The development is proposed for location on the east side of Classen Boulevard and south of Cedar Lane Road and the existing Wal-Mart. Obviously being well above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer is required to submit a traffic impact study with this application. On behalf of the developer Traffic Engineering Consultants, Inc., submitted a traffic impact study. With proposed improvements in place, no traffic operational issues are anticipated due to the development.

The proposed development will access Classen Boulevard from the east by way of two street intersections and one driveway intersection. The proposed development will also access 24th Avenue SE from the west by way of one street intersection and two private driveway intersections. All proposed driveways will be designed for full access. With proposed improvements in place, capacity exceeds demand in this area. The improvements to be completed include improving the Classen Boulevard intersection with Cedar Lane Road to add an additional eastbound right-turn lane with associated modifications to the existing traffic signal and roadway striping as well as construction of a new traffic signal at the south street intersection with Classen Boulevard. All design and construction costs of these improvements will be the responsibility of the developer. The intersection should be evaluated with each Final Plat that comes forward to determine the appropriate time to implement these improvements.

RECOMMENDATION: APPROVAL ■ **DENIAL** ☐ **N/A** ☐ **STIPULATIONS** ☐

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

Two locations will require the payment of traffic impact fees. First, there is the series of future traffic signals along Classen Boulevard between State Highway 9 and Cedar Lane Road. An assessment of impact fees for this series of traffic signals was previously established at $163.74 per PM peak hour trip for a series of future traffic signals on Classen Boulevard between State Highway 9 and Cedar Lane Road. As a result, $143,763.72 (163.74*878=143,763.72) in traffic impact fees will need to be collected with the filing of the Final Plat. Second, is a future traffic signal at the Classen Boulevard intersection with Post Oak Road. Based upon a previous assessment of impact fees for this signal of $113.46 per PM peak hour trip, $46,518.60 (113.46*410=46,518.60) in traffic impact fees will need to be collected with the filing of the Final Plat. All of these impact fees are based upon full build-out and can be adjusted should only a portion of the development advance to a Final Plat .

File Attachments for Item:

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-76: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTRE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 10/10/2024

REQUESTER: Highway 9 Jenkins M&J Investments, LLC

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-76: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTRE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

APPLICANT/REPRESENTATIVE:	Highway 9 Jenkins M&J Investments, LLC/Rieger Sadler Joyce LLC
LOCATION:	Southeast corner of East State Hwy 9 and Jenkins Ave.
WARD:	7
CORE AREA:	No
REQUESTED ACTION:	NORMAN 2025 Land Use Plan Amendment from Industrial to Mixed Use Designation and from Future Urban Service Area to Current Urban Service Area

BACKGROUND: The subject property is currently designated as Industrial in the NORMAN 2025 Land Use Plan. The applicant is proposing to rezone the 56.54 acres of this parcel to PUD, Planned Unit Development, with the intent to develop mixed-use commercial and multifamily residential uses on the property. Under the NORMAN 2025 Land Use and Transportation Plan, the subject property is designated as both Current and Future Urban Service Area. The new proposal requires an amendment to the NORMAN 2025 Land Use Plan from the Industrial Designation to the Mixed Use Designation and from Future Urban Service Area to Current Urban

Service Area. The subject property is approximately 56.54 acres and is currently undeveloped. This Land Use change application is accompanied by a preliminary plat request and a rezoning request.

Proposed development on this property features uses including, but not limited to, commercial, office, light-industrial, and a variety of multi-family residential uses. Residential uses will primarily be located on the east side of the development. Commercial uses will be located to the north along State Hwy. 9, and west along Jenkins Ave.

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

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

1. ***Has there been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest?***
   This area has seen moderate change in development in recent years, which has been mainly municipal expansion. Independence Valley, a residential development, is located southeast of the subject property. East of the subject property, south of State Hwy. 9, has seen recent commercial developments including but not limited to a gas station, fast-food services and self-storage. To the west, Jenkins Ave. separates the property from existing agricultural land. Located on this agricultural land is the City of Norman's Water Reclamation Facility, a Solar Farm, Animal Welfare, and the Norman Police Department's Gun Range. To the north of the subject property, across State Hwy. 9, is State owned land. University of Oklahoma facilities are located on this land. The east side of the subject property is a floodplain zone running north to south. The subject property has remained undeveloped. The property is bounded to the south by agricultural uses and single family use. State Hwy. 9 runs along the entire north boundary of the property.

2. ***Is there a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity?***
   The proposed use will be more intense than the existing undeveloped traffic patterns of the current zoning and land use designations. Five new access points to the property are proposed along Jenkins Ave. The City Traffic Engineer has determined future traffic capacities on Jenkins Ave. and State Hwy. 9 will exceed the demand for existing and proposed trips from this development due to ODOT improvements to State Hwy. 9 and the developer widening Jenkins Ave south of State Hwy. 9.

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

An integral part of the NORMAN 2025 Land Use and Transportation Plan is the continued designation of various Growth Areas related to the character, density and level of appropriate public services. The Growth Areas are designated as part of the ongoing effort to accomplish

the Goals and Policies related to managing the location of growth in relation to infrastructure and the suitability of land for development.

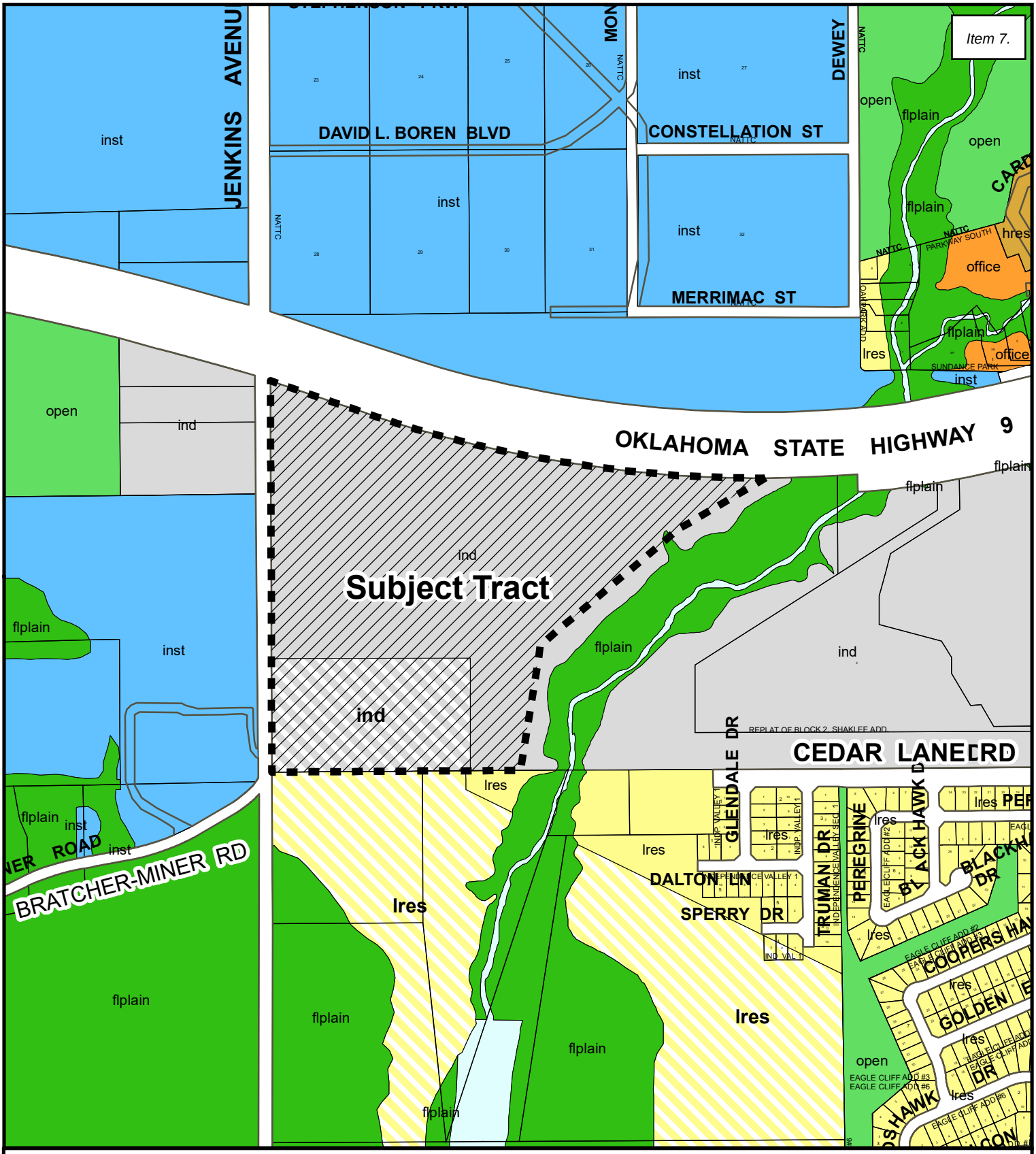
Growth Area Boundary Changes:

The Growth Area boundaries are approximate, and may be modified slightly as a result of detailed engineering or topographic studies at the time of application for a designation change. Such minor adjustments are not considered to be formal Plan amendments. The following criteria shall apply and set requirements for changes in Growth Area Boundaries:

1. ***The area proposed for change is contiguous to the Current Urban Service Area and constitutes a logical and cohesive service area expansion.*** Only a portion of the subject property, approximately 11 acres on the southern end of the property, is designated as Future Urban Service Area. The rest of the subject property is in the Current Urban Service Area and is therefore contiguous.

2. ***The request for amendment demonstrates that the subject area has been provided, or will be at the time of development, with complete infrastructure systems. At a minimum, these systems will consist of:***
    a. ***Additional sanitary sewer collection and treatment capacity needed to serve the expanded area.*** Sewer services for the subject property are adequate for the proposed development.
    b. ***Water service with adequate pressure for fire-fighting.*** Water services for the subject property are adequate for the proposed development.
    c. ***Adequate storm drainage to insure that the proposed development will not create downstream drainage problems.*** The applicant has proposed detention ponds to handle stormwater runoff generated by this development.
    d. ***Access to at least one arterial street connecting the subject area to the Current Urban Service Area.*** Jenkins Ave. along the western boundary of the property is designated as Minor Urban Arterial.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Industrial Designation to Mixed Use Designation and from Future Urban Service Area to Current Urban Service Area for the subject property as Resolution R-2324-76 for consideration by the Planning Commission and recommendation to City Council.



Norman 2025 Land Use Plan

Subject Tract

October 10, 2023

0 300 600 Ft.

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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.

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File Attachments for Item:

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-28: 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 SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKIINGS AVENUE)

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 10/10/2024

REQUESTER: Highway 9 Jenkins M&J Investments, LLC

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-28: 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 SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKIINGS AVENUE)

APPLICANT/REPRESENTATIVE:	Highway 9 Jenkins M&J Investments, LLC/Rieger Sadler Joyce LLC
LOCATION:	Southeast corner of East State Hwy 9 and Jenkins Ave
WARD:	7
CORE AREA:	No
REQUESTED ACTION:	Rezoning from I-1, Light Industrial District to PUD, Planned Unit Development District
LAND USE PLAN DESIGNATION:	Industrial
PROPOSED LAND USE PLAN DESIGNATION:	Mixed Use
GROWTH AREA DESIGNATION:	Future and Current Urban Service Area
PROPOSED GROWTH AREA DESIGNATION:	Current Urban Service Area

BACKGROUND: The applicant requests rezoning from I-1, Light Industrial District, to a Planned Unit Development, PUD, District for approximately 56.54 acres. The PUD would allow for the development of a mixed-use community, featuring a variety of uses including, but not limited to, commercial, office, light-industrial, and a diversity of multi-family residential uses within the property. The requested rezoning will also require a NORMAN 2025 Land Use Plan amendment and a preliminary plat.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC23-26, October 17, 2023
There was no quorum for the October 17, 2023 Greenbelt Commission meeting.

PRE-DEVELOPMENT: PD23-40, November 30, 2023
The applicant explained the rezoning process and details of the project to attendees. A neighbor asked about the drainage plan of the project because he is worried the runoff will go to his property. The applicant explained the project would follow the city's standards. Another neighbor asked about protecting the creek from oil spills on parking lots. Again, the applicant explained that the project would follow the city's standards. An attendee asked about the trees and the reserve close by. The applicant explained the site was cleared a few years ago, and they are unaware of any reserve. There were other questions regarding the height of buildings, the width of the right of way, and who was paying for the road improvements. The applicant replied the buildings would be three stories, the right of way 50 feet, and the developer would pay for road improvements. The applicant's engineer arrived and explained the drainage plan in more detail.

BOARD OF PARKS COMMISSIONERS: This proposal went to the Board of Parks Commissioners in December 2023. It received a Private Park decision in a unanimous vote.

ZONING ORDINANCE CITATION:
SECTION 36-509, PUD, PLANNED UNIT DEVELOPMENT

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

Specifically, the purposes of this section are to encourage:

(a) A maximum choice in the types of environment and living units available to the public.
(b) Provision of more usable and suitably located open space, recreation areas, or other

common facilities than would otherwise be required under conventional land development regulations.

(c) Maximum enhancement and minimal disruption of existing natural features and amenities.

(d) Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long range plan and remain compatible with surrounding developments.

(e) More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.

(f) Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.

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

STAFF ANALYSIS:

USE: The allowable uses for this PUD are included in the PUD Narrative as Exhibit C, Allowable Uses. The uses are divided into Development Area. Area 1 contains the bulk of commercial uses with additional allowances for mixed-use multifamily residential. Development Area 2 contains office, warehouse, commercial, and light-industrial uses. Development Area 3 will contain medium density uses such as duplexes and is expected to contain approximately 20 dwelling units. Development Area 4 is comprised of approximately 135 dwelling units of medium to high density residential uses. A complete list of the allowable uses for each Development Area within the Property is shown within Exhibit C.

SITE PLAN/ACCESS:
The proposed Site Development plan shows five new access points off Jenkins Ave. Tracts five and six are only accessible from one dedicated access point. Sooner Ave. and Oklahoma Ave. are the two main access points for the proposed development. Tracts one, two, three, four, seven, eight, and nine can be accessed from either of these points of access. Detention will be provided in several areas throughout the development. Sidewalks are shown throughout all tracts except five and six. The Preliminary Site Development Plan details the proposed use for each tract.

PARKING: The PUD narrative states that parking for the Property may be developed in general compliance with the parking layout shown on the Conceptual Site Development Plan. The Property shall comply with Norman’s applicable parking ordinances, as amended from time to time.

LANDSCAPING: As applicable, landscaping will be installed and maintained according to Section 36-551, Landscaping Requirements for Off-Street Parking Facilities.

SIGNAGE: Each lot may contain up to two (2) identification/directional ground signs. The identification ground signs for each lot may be a maximum of 100 square feet per side and shall generally be located at the entrance to each lot. Also, each lot may contain up to two (2) monument or pylon signs generally located near the entrances to each lot, and with each monument sign allowing for a maximum of 300 square feet per side. The identification ground and/or monument signs shall otherwise comply with the sign standards of the City of Norman Sign Code, as may be amended, as applicable to the underlying use for each lot. All other Signage will comply with the applicable commercial or residential signage regulations in Chapter 28.

LIGHTING: All exterior lighting shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards (Section 36-549), as amended from time to time.

SANITATION/UTILITIES: Dumpsters will be utilized for sanitation services in locations shown on the attached Preliminary Site Development Plan. All locations will be reviewed and approved by City Staff.

EXTERIOR MATERIALS: The exterior of the commercial, office, or apartment buildings constructed within the property may be constructed of brick, stone, synthetic stone, wood, glass, stucco, EIFS, masonry, metal accents, and any combination thereof. Industrial, warehouse, and storage buildings shall be allowed to be constructed of all of the above materials as well as metal exteriors with aggregate, sandblasted or textured coating finish. The applicant may file restrictive covenants against the property to more narrowly tailor architectural review within the development.

HEIGHT: There shall be no height limit for any building or structure in Development Areas 1 or 2. The maximum height for Development Area 3 shall be three (3) stories. The maximum height for Development Area 4 shall be five (5) stories.

FENCING/WALLS: Any fencing placement and height shall comply with Section 36-552, Fencing, Walls, and Screening, as amended from time to time.

OPEN SPACE: The PUD Narrative states approximately 20% of the subject property shall be used as open space. The areas initially planned as open space are depicted on Exhibit E, Open Space.

PHASING: It is anticipated that the property will be developed in multiple phases. The timing and number of future phases will be determined by market demand and absorption rates and shall comply with Norman City Code 36-509, Planned Unit Developments, as may be amended.

EXISTING ZONING: The property is currently zoned I-1, Light Industrial District. I-1 does not allow for the various residential and commercial uses being proposed.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed use will be more intense than the existing undeveloped traffic patterns of the current zoning and land use designations. Five new access points to the property

are proposed along Jenkins Ave. The City Traffic Engineer has determined future traffic capacities on Jenkins Ave. and State Hwy 9 will exceed the demand for existing and proposed trips of this development as a result of ODOT designing improvements to State Hwy 9 and the developer agreeing to widen Jenkins Ave south of State Hwy 9.

OTHER AGENCY COMMENTS:

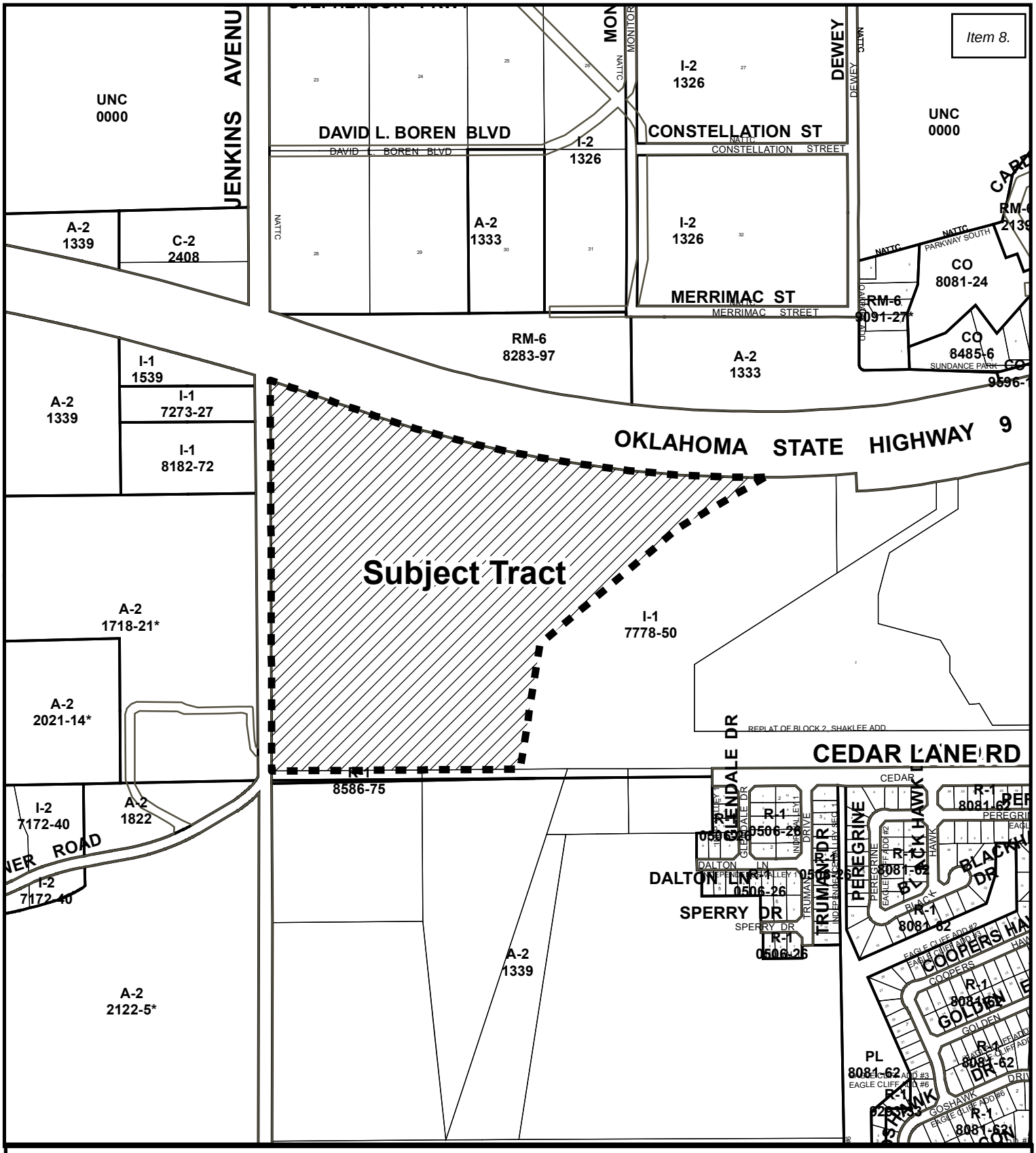
FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants and fire/building codes will be considered at the building permit stage.

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

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

UTILITIES: A 12-inch water main is required along Jenkins Avenue if the existing water main is confirmed to be an 8-inch water main. Proposed development is in close proximity to the existing City of Norman Water Reclamation Facility.

CONCLUSION: Staff forwards this request for rezoning to a PUD, Planned Unit Development and Ordinance O-2324-28 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.

N W E S

April 6, 2023

0 300 600 Ft.

Subject Tract

Zoning

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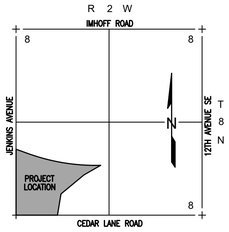
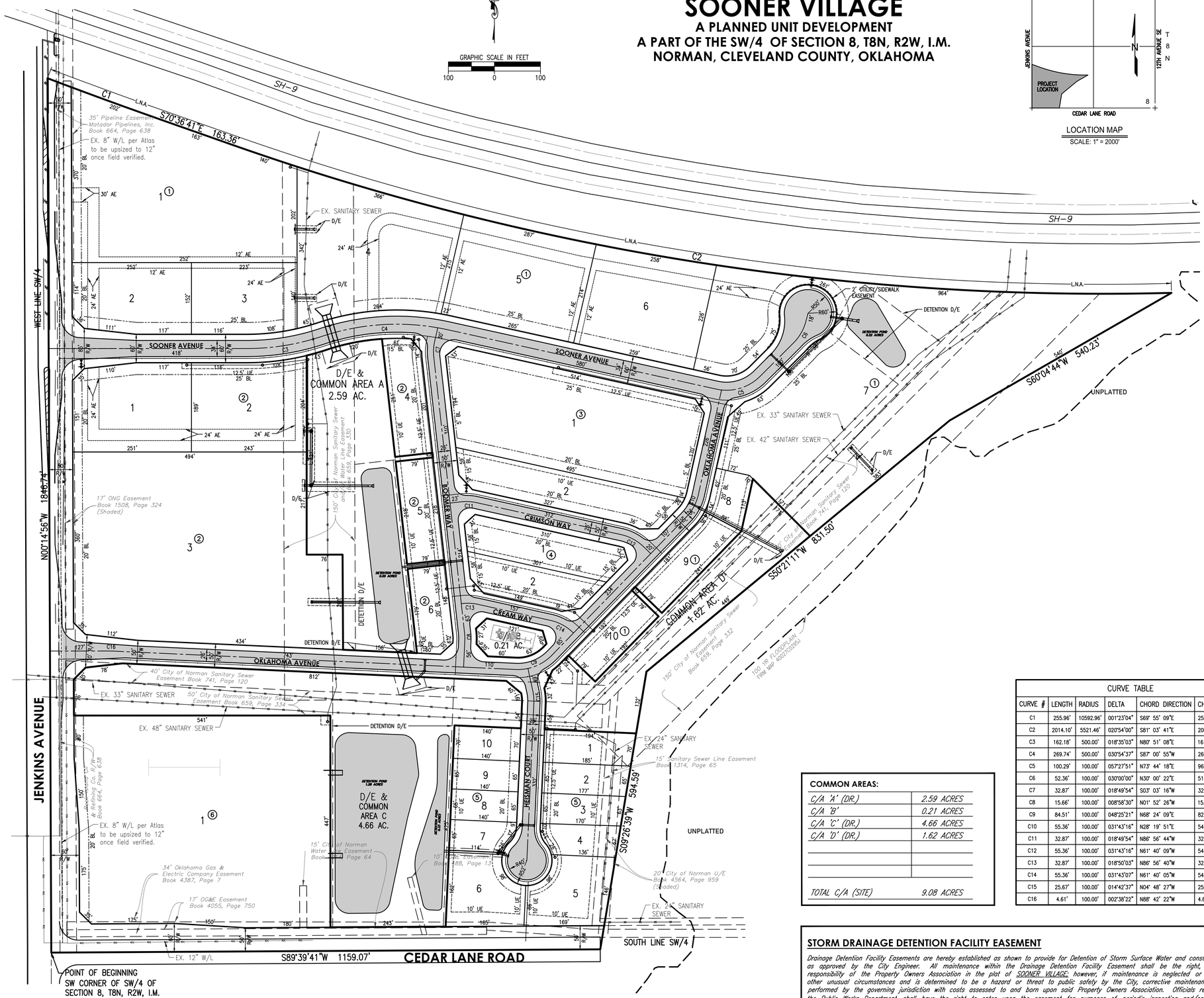
PRELIMINARY PLAT
OF
SOONER VILLAGE
A PLANNED UNIT DEVELOPMENT
A PART OF THE SW/4 OF SECTION 8, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

GRAPHIC SCALE IN FEET
100 0 100



LOCATION MAP
SCALE: 1" = 2000'



COMMON AREAS:	
C/A 'A' (DR.)	2.59 ACRES
C/A 'B'	0.21 ACRES
C/A 'C' (DR.)	4.66 ACRES
C/A 'D' (DR.)	1.62 ACRES
TOTAL C/A (SITE)	9.08 ACRES

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	255.96'	10592.96'	001°23'04"	S69° 55' 09"E	255.96'
C2	2014.10'	5521.46'	020°54'00"	S81° 03' 41"E	2002.95'
C3	162.18'	500.00'	018°35'03"	N80° 51' 08"E	161.47'
C4	269.74'	500.00'	030°54'37"	S87° 00' 55"W	266.48'
C5	100.29'	100.00'	057°27'51"	N73° 44' 18"E	96.14'
C6	52.36'	100.00'	030°00'00"	N30° 00' 22"E	51.76'
C7	32.87'	100.00'	018°49'54"	S03° 03' 16"W	32.72'
C8	15.66'	100.00'	008°58'30"	N01° 52' 26"W	15.65'
C9	84.51'	100.00'	048°25'21"	N68° 24' 09"E	82.02'
C10	55.36'	100.00'	031°43'16"	N28° 19' 51"E	54.66'
C11	32.87'	100.00'	018°49'54"	N86° 56' 44"W	32.72'
C12	55.36'	100.00'	031°43'16"	N51° 40' 09"W	54.66'
C13	32.87'	100.00'	018°50'03"	N86° 56' 40"W	32.72'
C14	55.36'	100.00'	031°43'07"	N51° 40' 05"W	54.66'
C15	25.67'	100.00'	014°42'37"	N04° 48' 27"W	25.60'
C16	4.61'	100.00'	002°38'22"	N88° 42' 22"W	4.61'

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 SOONER VILLAGE; 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.

OWNER/DEVELOPER

HIGHWAY 9 JENKINS M&J INVESTMENTS GROUP, LLC
2252 N BROADWAY
MOORE, OK 73160

PH: 405.692.2222

RESIDENTIAL COUNT:

DUPLEX UNITS	*20 UNITS*
MULTIPLEX UNITS	*75 UNITS*
APARTMENT UNITS	*60 UNITS*

LEGEND

BL	BUILDING LIMIT LINE
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
SE	SIDEWALK EASEMENT (3')
PE	EX. PIPELINE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA
LB	LANDSCAPE BUFFER

NOTES

1. *EXISTING ZONING IS I-1 LIGHT INDUSTRIAL DISTRICT. PROPOSED ZONING IS P.U.D..*
2. *ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.*
3. *ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.*
4. *ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.*
5. *ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.*
6. *ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.*
7. *FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.*
8. *ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF SOONER VILLAGE.*
9. *REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.*
10. *ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.*
11. *THE WATERLINE CONSTRUCTION WILL BE DESIGNED WITH FINAL PLATS TO LOOP THE 8" WATERLINES TO COMPLY WITH ENGINEERING REQUIREMENTS.*
12. *PARK LAND DEDICATION REQUIRED:*
    0.83 ACRES (SINGLE-FAMILY & DUPLEX)
    1.77 ACRES (MULTI-FAMILY)

LEGAL DESCRIPTION

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

Beginning at the Southwest corner of said Southwest Quarter (SW/4); thence

North 00°12'02" West (N00°14'56"W m) along the West line of said Southwest Quarter (SW/4) a distance of 1846.74 feet to a point on the Southerly Right-of-Way line of State Highway No. 9; thence along said Right-of-Way line the following three (3) courses:

1) Along a curve to the left having a radius of 10,592.95 feet, a chord bearing South 69°52'15" East (S69°55'09"E m) and a chord distance of 255.98 feet for an arc distance of 255.96 feet; thence
2) South 70°33'47" East (S70°36'41"E m) for a distance of 153.36 feet; thence
3) Along a curve to the left having a radius of 5,521.46 feet, a chord bearing South 81°00'47" East (S81°03'41"E m) and a chord distance of 2002.95 feet, for an arc distance of 2014.10 feet; thence

South 60°07'38" West (S60°04'44"W m) for a distance of 540.23 feet; thence South 50°24'05" West (S50°21'11"W m) a distance of 831.50 feet; thence South 08°29'33" West (S09°26'39"W m) for a distance of 594.59 feet to a point on the South line of said Southwest Quarter (SW/4); thence South 89°42'35" West (S89°39'41"W m) along said South line a distance of 1159.07 feet to the Point of Beginning.

Said tract contains 2,462,745 Sq Ft or 56.55 Acres, more or less.

PRELIMINARY PLAT
SOONER VILLAGE - A PLANNED UNIT DEVELOPMENT

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com
CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 of 2
DATE: 09/30/2024
PROJECT NO.: 23602100

DRAWING: I:\DOCFILES\DOCFILES2\23602100_SHNJENKINSWAJINFRASTRUCTURE\CIVIL\DWG\PRELIMINARY PLAT\PRELIMINARY PLAT.DWG

OWNER/DEVELOPER

HIGHWAY 9 JENKINS M&J INVESTMENTS GROUP, LLC
2252 N BROADWAY
MOORE, OK 73160

PH: 405.692.2222

COMMON AREAS:	
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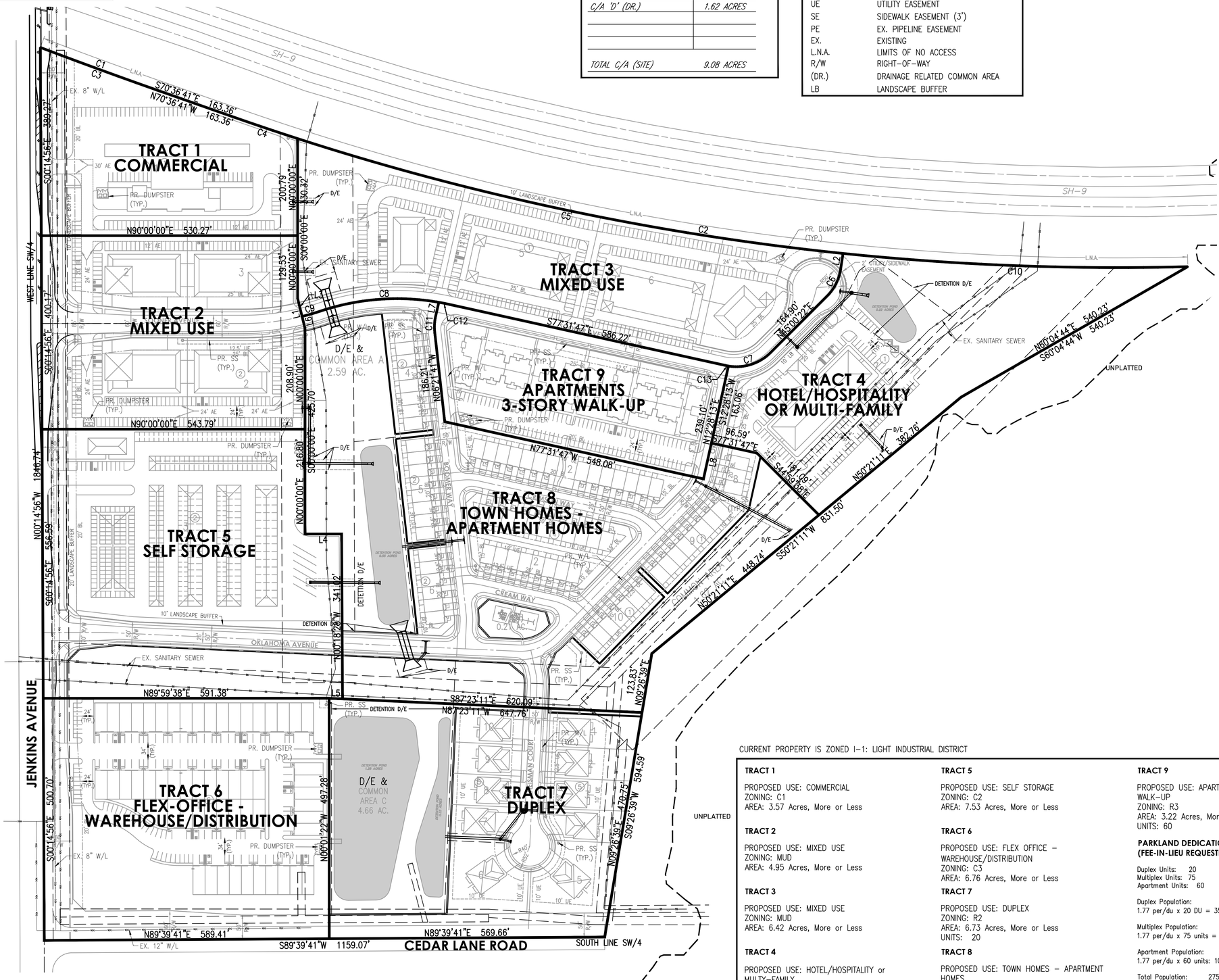
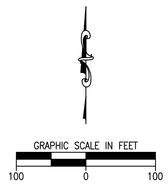
TOTAL C/A (SITE)	9.08 ACRES

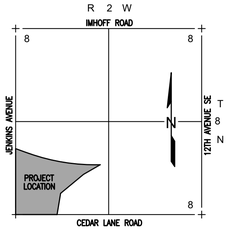
LEGEND

BL	BUILDING LIMIT LINE
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
SE	SIDEWALK EASEMENT (3')
PE	EX. PIPELINE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA
LB	LANDSCAPE BUFFER

PRELIMINARY SITE DEVELOPMENT PLAN
OF
SOONER VILLAGE
A PLANNED UNIT DEVELOPMENT
A PART OF THE SW/4 OF SECTION 8, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA







LOCATION MAP
SCALE: 1" = 2000'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	63.60'	N13° 52' 47"W
L2	33.36'	N08° 48' 24"E
L3	38.60'	S13° 52' 47"E
L4	75.82'	S89° 58' 38"W
L5	27.67'	S87° 23' 11"E
L6	25.00'	S13° 52' 47"E
L7	29.96'	N12° 55' 54"E
L8	76.04'	S12° 28' 13"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	255.96'	10592.96'	001°23'04"	S69° 55' 09"E	255.96'
C2	2014.10'	5521.46'	020°54'00"	S81° 03' 41"E	2002.95'
C3	255.96'	10592.96'	001°23'04"	N69° 55' 09"W	255.96'
C4	145.08'	5521.46'	001°30'20"	N71° 21' 51"W	145.08'
C5	1154.96'	5521.46'	011°59'06"	N78° 06' 34"W	1152.85'
C6	63.18'	100.00'	036°11'58"	N26° 54' 23"E	62.13'
C7	100.29'	100.00'	057°27'51"	N73° 44' 18"E	96.14'
C8	269.74'	500.00'	030°54'37"	N87° 00' 55"E	266.48'
C9	39.80'	500.00'	004°33'37"	N73° 50' 25"E	39.78'
C10	714.06'	5521.46'	007°24'35"	N87° 48' 24"W	713.56'
C11	32.87'	100.00'	018°49'54"	N03° 03' 16"E	32.72'
C12	21.91'	500.00'	002°30'40"	N78° 47' 07"W	21.91'
C13	5.18'	100.00'	002°58'05"	N79° 00' 49"W	5.18'

CURRENT PROPERTY IS ZONED I-1: LIGHT INDUSTRIAL DISTRICT

TRACT 1

PROPOSED USE: COMMERCIAL
ZONING: C1
AREA: 3.57 Acres, More or Less

TRACT 2

PROPOSED USE: MIXED USE
ZONING: MUD
AREA: 4.95 Acres, More or Less

TRACT 3

PROPOSED USE: MIXED USE
ZONING: MUD
AREA: 6.42 Acres, More or Less

TRACT 4

PROPOSED USE: HOTEL/HOSPITALITY or MULTY-FAMILY
ZONING: CO
AREA: 5.35 Acres, More or Less

TRACT 5

PROPOSED USE: SELF STORAGE
ZONING: C2
AREA: 7.53 Acres, More or Less

TRACT 6

PROPOSED USE: FLEX OFFICE – WAREHOUSE/DISTRIBUTION
ZONING: C3
AREA: 6.76 Acres, More or Less

TRACT 7

PROPOSED USE: DUPLEX
ZONING: R2
AREA: 6.73 Acres, More or Less
UNITS: 20

TRACT 8

PROPOSED USE: TOWN HOMES – APARTMENT HOMES
ZONING: RM-6
AREA: 12.00 Acres, More or Less
UNITS: 75

TRACT 9

PROPOSED USE: APARTMENTS 3-STORY WALK-UP
ZONING: R3
AREA: 3.22 Acres, More or Less
UNITS: 60

PARKLAND DEDICATION (FEE-IN-LIEU REQUESTED)

Duplex Units: 20
Multiplex Units: 75
Apartment Units: 60

Duplex Population:
1.77 per/du x 20 DU = 35.40 per

Multiplex Population:
1.77 per/du x 75 units = 132.75 per

Apartment Population:
1.77 per/du x 60 units: 106.20 per

Total Population: 275 per

Parkland Requirement:
275 per x 0.0025ac/per = 0.69 ac.

LEGAL DESCRIPTION

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

Beginning at the Southwest corner of said Southwest Quarter (SW/4); thence

North 00°12'02" West (N00°14'56"W m) along the West line of said Southwest Quarter (SW/4) a distance of 1846.74 feet to a point on the Southerly Right-of-Way line of State Highway No. 9; thence along said Right-of-Way line the following three (3) courses:

1) Along a curve to the left having a radius of 10,592.95 feet, a chord bearing South 69°52'15" East (S69°55'09"E m) and a chord distance of 255.98 feet for an arc distance of 255.96 feet; thence
2) South 70°33'47" East (S70°36'41"E m) for a distance of 153.36 feet; thence
3) Along a curve to the left having a radius of 5,521.46 feet, a chord bearing South 81°00'47" East (S81°03'41"E m) and a chord distance of 2002.95 feet, for an arc distance of 2014.10 feet; thence

South 60°07'38" West (S60°04'44"W m) for a distance of 540.23 feet; thence
South 50°24'05" West (S50°21'11"W m) a distance of 831.50 feet; thence
South 08°29'33" West (S09°26'39"W m) for a distance of 594.59 feet to a point on the South line of said Southwest Quarter (SW/4); thence
South 89°42'35" West (S89°39'41"W m) along said South line a distance of 1159.07 feet to the Point of Beginning.

Said tract contains 2,462,745 Sq Ft or 56.54 Acres, more or less.

PRELIMINARY SITE DEVELOPMENT PLAN
SOONER VILLAGE - A PLANNED UNIT DEVELOPMENT

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE,LS) EXPIRES 6/30/2024

SHEET NO.: 2 of 2
DATE: 09/30/24
PROJECT NO.: 23602100

DRAWING: I:\CRAFTULL\JOBFILES\2360210\0_SHEA\WORKINPROGRESS\TRACTS\TRACTS\CIVIL\DWG\PRELIMINARY PLAT.DWG

SOONER VILLAGE

A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA

APPLICANT:
HIGHWAY 9 JENKINS M&J INVESTMENTS, LLC

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT
NORMAN 2025

Submitted October 2, 2023
Revised October 8, 2024

PREPARED BY:

RIEGER SADLER JOYCE LLC
136 Thompson Drive
Norman, Oklahoma 73069

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A. Legal Description of the Property
B. Preliminary Site Development Plan
C. Allowable Uses
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I. INTRODUCTION

Highway 9 Jenkins M&J Investments, LLC (the "**Applicant**") intends to rezone and plat the property that is more particularly described on **Exhibit A** (the "**Property**") to a Planned Unit Development ("**PUD**") in order to develop a mixed-use community, featuring a variety of uses including, but not limited to, commercial, office, light-industrial, and a diversity of multi-family residential uses within the Property. The Applicant also seeks to amend the property's NORMAN 2025 Designation to Mixed-Use in order to facilitate this development. The Property contains approximately 56.54 acres, and a conceptual site plan of the proposed development has been attached hereto as **Exhibit B**.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located at the Southeast corner of the Highway 9 and Jenkins Ave. intersection, as more particularly shown on the attached exhibits.

B. Existing Land Use and Zoning

The Property is undeveloped and is currently zoned I-1, Light Industrial, with a NORMAN 2025 designation of Industrial. This request seeks to rezone the Property to a Planned Unit Development and amend the Property's NORMAN 2025 designation to Mixed-Use.

C. Elevation and Topography

The Property contains elevations ranging from approximately 1130 to 1104. The Property generally slopes to the floodplain located south and southeast of the Property.

D. Drainage

A drainage report will be provided to City Staff as part of the Preliminary Plat application.

E. Utility Services

All necessary utilities for this project (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve the Property, or they will be extended as necessary.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by applicable City codes, ordinances, and/or regulations.

G. Traffic Circulation and Access

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

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in compliance with the Conceptual Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 36-509 of the City of Norman's PUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference, and further depict the development criteria for the Property.

A. Uses Permitted:

The Property will be developed as mixed-use development, featuring a variety of uses including, but not limited to, commercial, office, light-industrial, and a diversity of multi-family residential uses within the Property. The development of the Property shall be divided into four (4) development areas for purposes of allowable uses and area regulations. Development Area 1 will contain Tracts 1 – 4 and will contain the bulk of the commercial allowances within the Property with additional allowances for mixed-use multifamily residential. Development Area 2 will contain Tracts 5 – 6 and will feature a diversity of office, warehouse, commercial, and light-industrial uses. Development Area 3 will contain Tract 7 and will allow for duplexes. Development Area 3 is expected to contain approximately 20 dwelling units. Development Area 4 will contain Tracts 8 – 9 and will allow for multifamily townhomes and apartments. Development Area 4 is expected to contain approximately 135 dwelling units including approximately 75 units in Tract 8 and 60 units in Tract 9. A complete list of the allowable uses for each Development Area within the Property is attached as **Exhibit C**. It is understood and acknowledged that the boundaries of the individual Tracts and Development Areas have not been finalized as this development is at the preliminary plat stage, and, subject to Section 36-509 of the City of Norman's PUD Ordinance, the final legal descriptions and lot sizes may fluctuate prior to the filing of a final plat. Therefore, the boundaries of the Development Areas may fluctuate so long as such modification does not result in a substantial deviation from the Conceptual Site Development Plan.

B. Area Regulations:

1. Development Area 1: Commercial, Hospitality, & Mixed-Use Residential

Building Setback: There shall be a twenty foot (20') building setback from Jenkins Ave. There shall be a twenty-five foot (25') setback from Sooner Ave. and Oklahoma Ave. Buildings may not encroach upon public easements or rights-of-way. Otherwise, there is no required front, rear, or side yard building setback.

Height: There shall be no height limit for any building or structure in Development Area 1 of the Property.

2. Development Area 2: Office, Warehouse, and Light-Industrial

Building Setback: There shall be a twenty foot (20') building setback from Jenkins Ave. Otherwise, there is no required front, rear, or side yard setback.

Height: There shall be no height limit for any building or structure in Development Area 2 of the Property.

3. Development Area 3: Multi-Family Duplexes

Front Yard: The minimum depth of the front yard shall be 20 feet.

Side Yard: There shall be no minimum side yard setback, except to the extent necessary to accommodate any applicable fire rating separation.

Rear Yard: The minimum rear yard setback shall be ten feet (10').

Height: The maximum height for Development Area 3 shall be three (3) stories.

Lot Width: Minimum lot width shall be forty-five-feet (45').

Impervious Area: Impervious area of a lot shall not exceed sixty-five percent (65%).

4. Development Area 4: Multi-Family Apartments and Townhomes

Front Yard: For Tract 9 (Lot 1, Block 3 of the Preliminary Plat), the North setback shall be twenty-five feet (25') and shall be deemed the front yard. All other lots within Development Area 4 shall have a minimum twenty-foot (20') setback, with corner lots allowed to have a fifteen-foot (15') setback as shown on the Conceptual Site Development Plan.

Side Yard: Tract 9 shall have a five-foot (5') side yard setback. All other lots within Development Area 4 shall have a fifteen foot (15') side yard setback.

Rear Yard: Tract 9 shall have a twenty-foot (20') rear yard setback (along the southern property line). All other lots within Development Area 4 shall have a minimum ten foot (10') rear yard setback.
Height: The maximum height for Development Area 4 shall be five (5) stories.

Lot Width: Minimum lot width shall be fifty feet (50').
Impervious Area: Impervious area of a lot shall not exceed sixty-five percent (65%).

C. Additional Development Criteria:

1. Exterior Materials

The exterior of the commercial, office, or apartment buildings constructed within the Property may be constructed of brick, stone, synthetic stone, wood, glass, stucco, EIFS, masonry, metal accents, and any combination thereof. Industrial, warehouse, and storage buildings shall be allowed to be constructed of all of the above materials as well as metal exteriors with aggregate, sandblasted or textured coating finish. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

2. Sanitation

Trash dumpsters may be located as depicted on the Conceptual Site Development Plan or in locations as may be approved by City sanitation services.

3. Signage

Each Tract may contain up to two (2) identification/directional ground signs. The identification ground signs for each Tract may be a maximum of 100 square feet per side and shall generally be located at the entrance to each Tract. Also, each Tract may contain up to two (2) monument or pylon signs generally located near the entrances to each Tract, and with each Monument sign allowing for a maximum of 300 square feet per side. The identification ground and/or monument signs shall otherwise comply with the sign standards of the City of Norman Sign Code, as may be amended, as applicable to the underlying use for each Tract. All other signs shall comply with the sign standards of the City of Norman Sign Code as applicable to the underlying use for each Tract.

4. Traffic access and circulation

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

5. Open Space

The areas initially planned as open space are depicted on the conceptual open space exhibit attached hereto as **Exhibit E**. The current layout shows approximately 20% of the total acreage as open space.

6. Parking

Parking for the Property may be developed in general compliance with the parking layout shown on the Conceptual Site Development Plan. The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

7. Landscaping and Fencing

Landscaping shall be installed in order to meet or exceed the City of Norman's applicable landscaping requirements. Fencing, such as, by way of example and not limitation, wrought iron, stockade wood, composite, and other fencing types, is permissible but is not required within the Property. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review of fencing within the development. Fencing placement and height shall comply with applicable City ordinances, as amended from time to time.

8. Lighting

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

9. Phasing

It is anticipated that the Property will be developed in multiple phases. The timing and number of future phases will be determined by market demand and absorption rates and shall comply with Norman City Code 36-509, as may be amended.

EXHIBIT A

Legal Description of the Property

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

Beginning at the Southwest corner of said Southwest Quarter (SW/4);

Thence North 00°12'02" West along the West line of said Southwest Quarter (SW/4) a distance of 1846.74 feet to a point on the Southerly Right-of-Way line of State Highway No. 9;

Thence along said Right-of-Way line the following three (3) courses:

1) Along a curve to the left having a radius of 10,592.95 feet, a chord bearing South 69°52'15" East and a chord distance of 255.98 feet for an arc distance of 255.96 feet;

2) South 70°33'47" East for a distance of 153.36 feet;

3) Along a curve to the left having a radius of 5,521.46 feet, a chord bearing South 81°00'47" East and a chord distance of 2002.95 feet, for an arc distance of 2014.10 feet; Thence South 60°07'38" West for a distance of 540.23 feet; Thence South 50°24'05" West a distance of 831.50 feet;

Thence South 08°29'33" West for a distance of 594.59 feet to a point on the South line of said Southwest Quarter (SW/4);

Thence South 89°42'35" West along said South line a distance of 1159.07 feet to the Point of Beginning.

EXHIBIT B

Preliminary Site Development Plan

Full Size Documents Submitted to City Staff

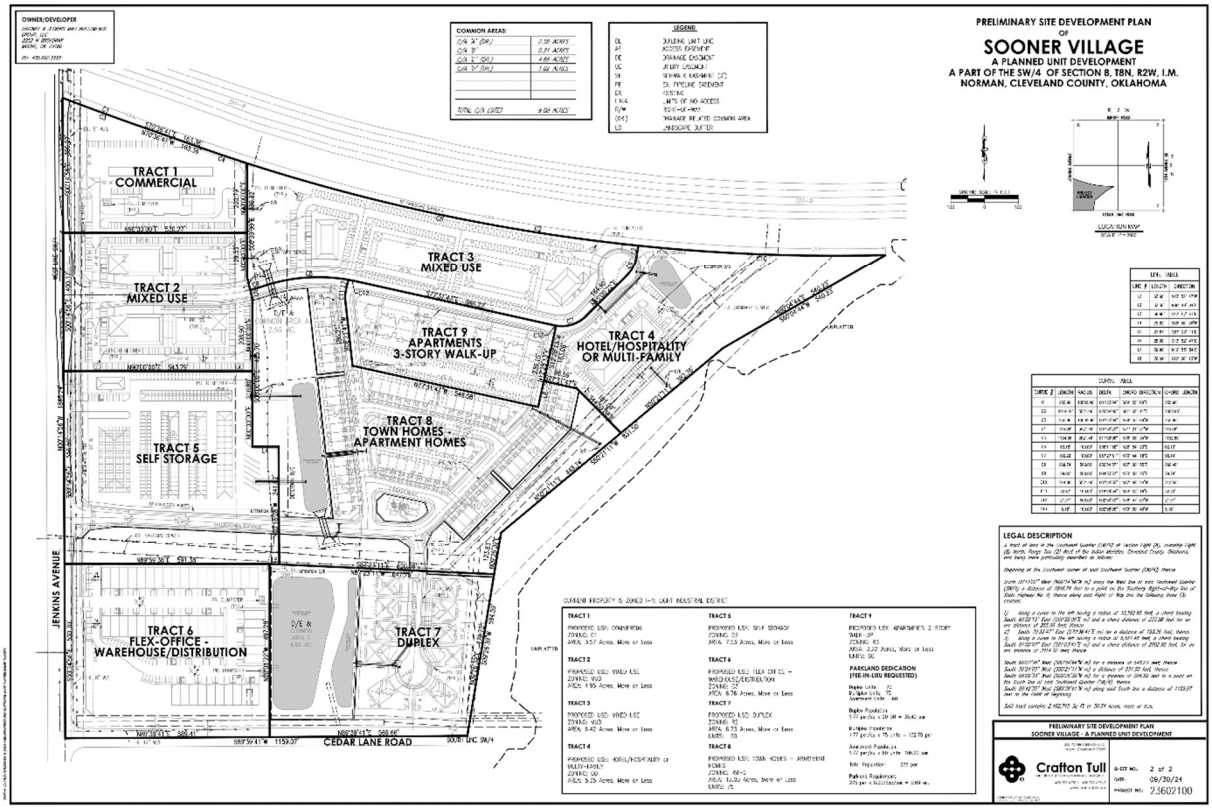


EXHIBIT C
Allowable Uses

Allowable Uses:

Development Area 1

- Gas Station/Convenience
- Art Gallery/Studio.
- Assembly Halls of non-profit corporations.
- Libraries.
- Museums.
- Music Conservatories.
- Office buildings and office uses.
- Trade schools and schools for vocational training.
- Churches.
- Short-term rentals.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Baby shop.
- Bakery/Baked Goods store.
- Bank.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Child Care / Day Care establishment.
- Clothing or apparel store.
- Coffee house or coffee shop.
- Commercial uses/shops/or services.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Establishment.
- Dry goods store.
- Fabric or notion store.
- Florist/Flower Shop.

- Furniture Store.
- Gift Shop.
- Grocery or supermarket.
- Hardware store.
- Hotel.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Locksmith.
- Medical Marijuana Dispensary, as allowed by state law.
- Music, Radio, Electronics, Telephone, or Television Store.
- Outdoor Patio.
- Painting and decorating shop.
- Pet shop/or Small Animal Hospital.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern
    - may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Smoke, Tobacco, Vape, or Similar Shop.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- T-Shirt Printing or Similar Sales or Services.
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Theater (excluding drive-in theaters), Bowling Alley, Arcade, or Similar Establishments, including those that sell alcoholic beverages in compliance with state law.
- Tier I Medical Marijuana Processor, as allowed by state law.
- Tier II Medical Marijuana Processor, as allowed by state law.
- Toy store.
- High Density Multifamily Uses, which includes apartment buildings, either stand alone or above ground floor office/commercial uses, together with clubhouse, leasing office, fitness center, garage buildings, and similar associated uses;

- Short-term rentals.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

Development Area 2

- Office buildings and office uses.
- Self-Storage/Personal Storage.
- Warehouse buildings and warehouse uses.
- Automobile sales and service, but not including automobile or machinery wrecking establishments or junk yards.
- Boat sales and service.
- Building materials sales yard, including the sale of rock, sand, gravel, and cement and the like as an incidental part of the main business. This shall not be construed as permitting a cement batch plant or transit mix plant.
- Contractor's equipment storage yard or yard for rental equipment of a type commonly used by contractors.
- Farm machinery or contractor's machinery storage yard.
- Mobile home and camper sales.
- Public utility service company yard or electric receiving or transforming station.
- Truck and farm implement sales and service.
- Truck terminal.
- Veterinary hospital.
- Trade schools and schools for vocational training.
- Medical buildings and medical uses.

Development Area 3

- Single Family dwelling
- Two-family dwelling (duplex)
- Single Family dwelling and a garage apartment
- Family day care home
- General purpose farm or garden
- Home occupation
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot
- Short-term rentals

Development Area 4

- High Density Multifamily Uses, which include:
    - Apartment buildings, together with clubhouse, leasing office, fitness center, garage buildings, and similar associated uses;
    - Townhouse Development;
    - Short-term rentals; and
    - Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

- Attached single family dwellings or detached zero lot line single family dwellings, provided that such uses comply with the area regulations enumerated above for this allowable use category;
- Two-family dwelling (duplex), or a single-family dwelling with a garage apartment.

EXHIBIT D

Preliminary Plat

Full Size Documents Submitted to City Staff

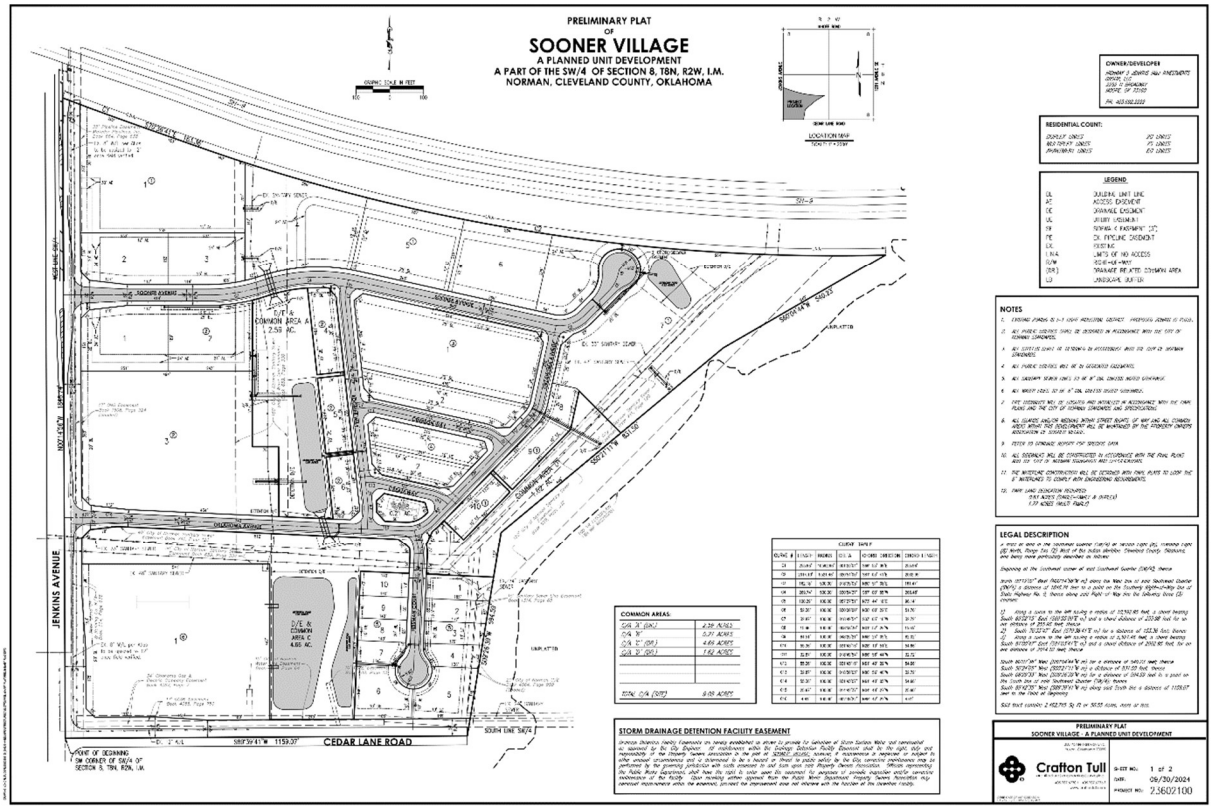


EXHIBIT E

Open Space

Full Size Documents Submitted to City Staff

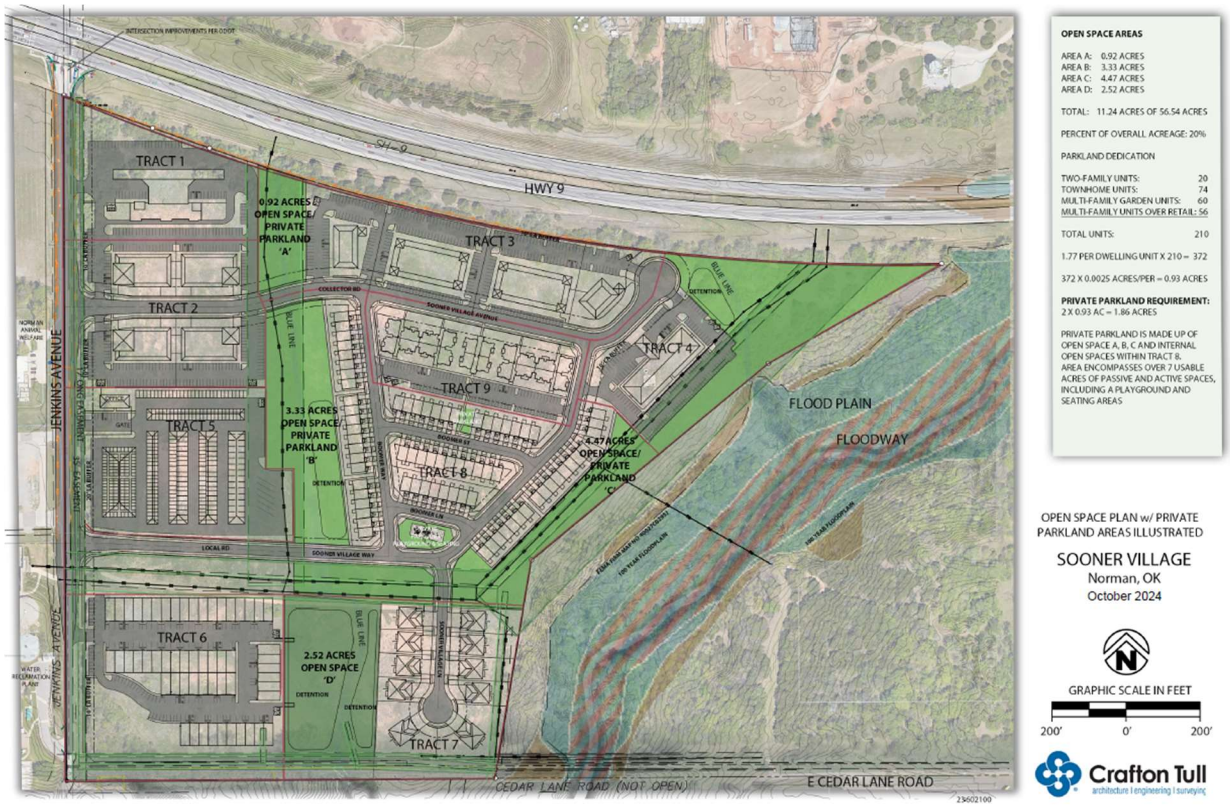
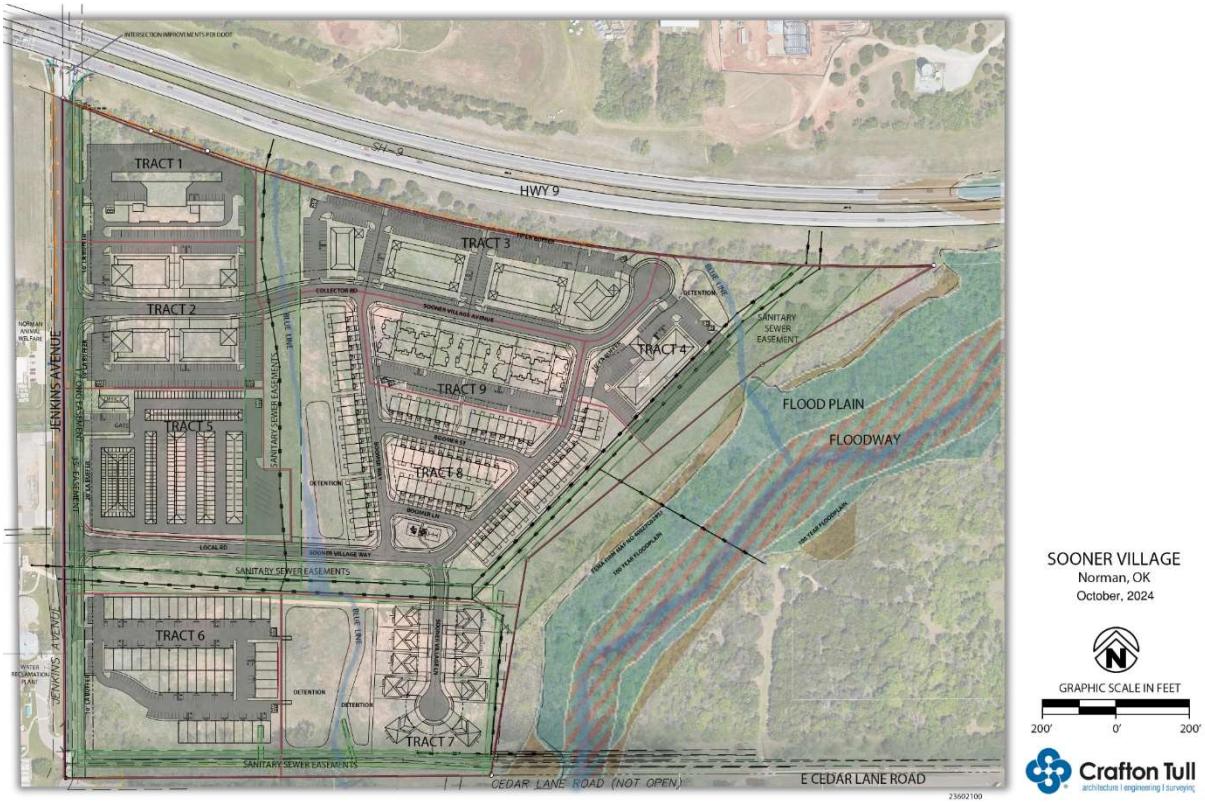
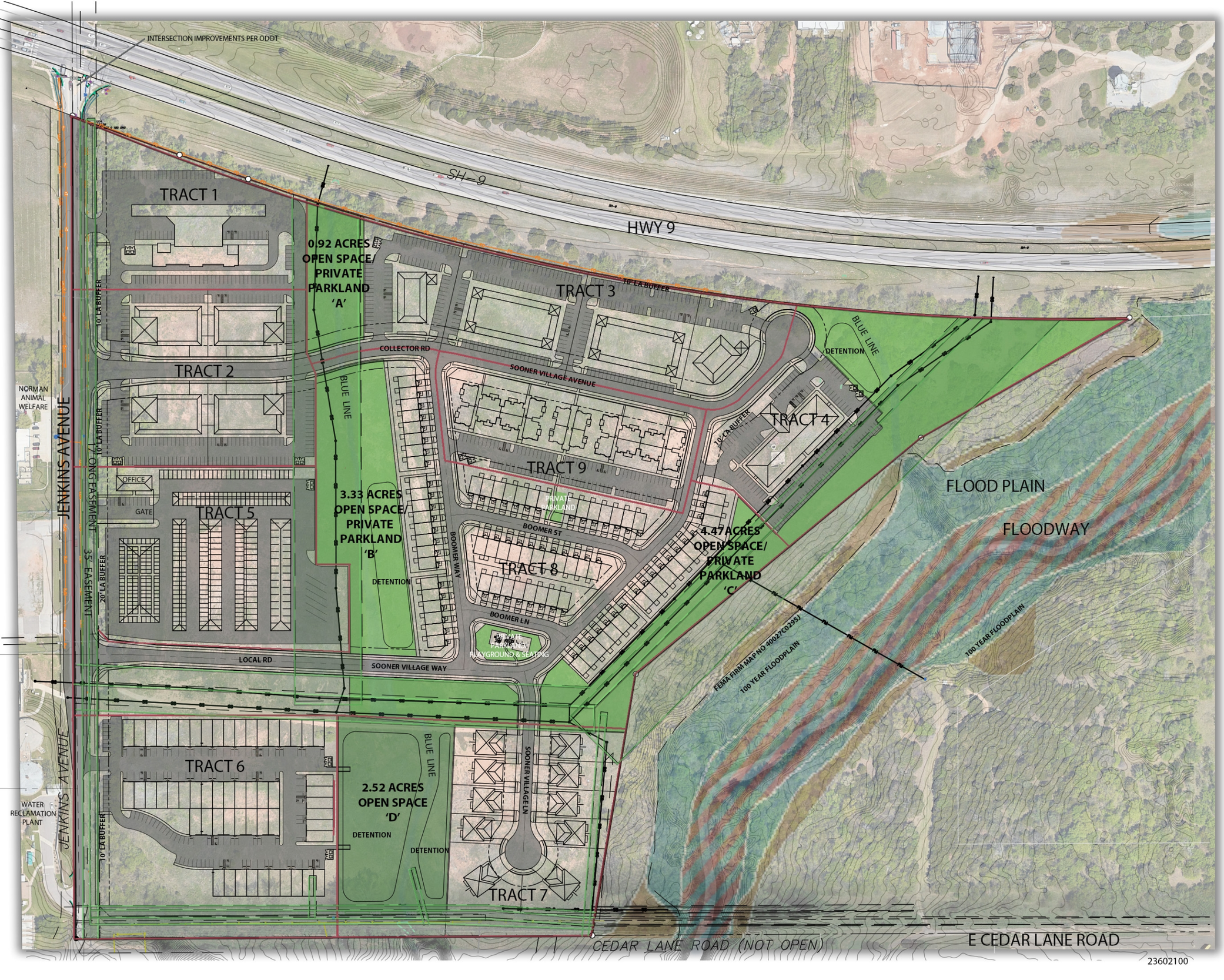


EXHIBIT F

Site Plan

Full Size Documents Submitted to City Staff





OPEN SPACE AREAS

AREA A: 0.92 ACRES
AREA B: 3.33 ACRES
AREA C: 4.47 ACRES
AREA D: 2.52 ACRES

TOTAL: 11.24 ACRES OF 56.54 ACRES

PERCENT OF OVERALL ACREAGE: 20%

PARKLAND DEDICATION

TWO-FAMILY UNITS:	20
TOWNHOME UNITS:	74
MULTI-FAMILY GARDEN UNITS:	60
MULTI-FAMILY UNITS OVER RETAIL:	56
TOTAL UNITS:	210

1.77 PER DWELLING UNIT X 210 = 372

372 X 0.0025 ACRES/PER = 0.93 ACRES

PRIVATE PARKLAND REQUIREMENT:
2 X 0.93 AC = 1.86 ACRES

PRIVATE PARKLAND IS MADE UP OF OPEN SPACE A, B, C AND INTERNAL OPEN SPACES WITHIN TRACT 8. AREA ENCOMPASSES OVER 7 USABLE ACRES OF PASSIVE AND ACTIVE SPACES, INCLUDING A PLAYGROUND AND SEATING AREAS

OPEN SPACE PLAN w/ PRIVATE PARKLAND AREAS ILLUSTRATED

SOONER VILLAGE
Norman, OK
October 2024

GRAPHIC SCALE IN FEET
200′ 0′ 200′

Crafton Tull
architecture | engineering | surveying

23602100

Applicant: Highway 9 Jenkins M&J Investments, LLC

Project Location: SE Corner of Highway 9 and Jenkins Ave

Case Number: PD 23-40

Time: 5:30 p.m.

Applicant Representative:
Sean Rieger, Applicant representative

Attendees:
Roberta Pailes
Sonja Potts
Allyson Wilson
T. Perkins
Adam Ross
Rex Valouch
Kevin Potts
Council Member Stephen Holman
Council Member Helen Grant

City Staff:
Mayor Larry Heikkila
Jane Hudson, Planning and Community Development Director
Scott Sturtz, City Engineer
David Riesland, Transportation Engineer
Kathryn Walker, City Attorney
Melissa Navarro, Planner II
Whitney Klin, Admin Tech III

Application Summary:
A request for rezoning from L-1, Light Industrial District, to PUD Planned Unit Development, amendment to Norman 2025 and platting to facilitate a mixed-use development.

Neighbor's Comments/Concerns/Responses:
The applicant explained the rezoning process and details of the project to attendees. A neighbor asked about the drainage plan of the project because he is worried the runoff will go to his property. The applicant explained the project would follow the city's standards. Another neighbor asked about protecting the creek from oil spills on parking lots. Again, the applicant explained that the project would follow the city's standards. An attendee asked about the trees and the reserve close by. The applicant explained the site was cleared a few years ago, and they are unaware of any reserve. There were other questions regarding the height of buildings, the width of the right of way, and who was paying for the road improvements. The applicant replied the buildings would be three, the right of way 50 feet, and the developer would pay for road improvements. The applicant's engineer arrived and explained the drainage plan in more detail.

File Attachments for Item:

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HIGHWAY 9 JENKINS M&J INVESTMENTS, LLC (CRAFTON TULL) FOR SOONER VILLAGE, A PLANNED UNIT DEVELOPMENT FOR 56.54 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAT CORNER OF HIGHWAY 9 AND JENKINS AVENUE.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 10/10/2024

REQUESTER: Highway 9 Jenkins M&J Investments LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HIGHWAY 9 JENKINS M&J INVESTMENTS, LLC (CRAFTON TULL) FOR SOONER VILLAGE, A PLANNED UNIT DEVELOPMENT FOR 56.54 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAT CORNER OF HIGHWAY 9 AND JENKINS AVENUE.

ITEM: Consideration of a preliminary plat for **SOONER VILLAGES, A PLANNED UNIT DEVELOPMENT**

LOCATION: Located at the southeast corner of the intersection of State Highway No. 9 and Jenkins Avenue.

INFORMATION:

1. Owners. Highway 9 Jenkins M & J Investments.
2. Developer. Highway 9 Jenkins M & J Investments.
3. Engineer. Crafton Tull

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Corporate City Limits without zoning.
2. December 19, 1961. Planning Commission, on a vote of 8-0, recommended to the City Council that this property be placed in A-2 zoning classification.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.

4. February 9, 1978. Planning Commission, on a vote of 8-0, recommended to the City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.

5. February 9, 1978. Planning Commission, on a vote of 8-0, approved the preliminary plat for Shaklee Addition.

HISTORY (Con't)

7. February 28, 1978. City Council adopted Ordinance No. O-7778-50 placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.

8. December 7, 2023. The Norman Board of Parks Commissioners recommended private park land for Sooner Villages, a Planned Unit Development.

9. December 14, 2023, January 11, 2024, February 8, 2024, March 14, 2024, May 9, 2024, and August 8, 2024. Planning Commission postponed Resolution No. R-2324-76, Ordinance No. O-2324-28 and Preliminary Plat No. PP-2324-10 for Sooner Villages, a Planned Unit Development at the request of the applicants.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City standards. Their locations will be reviewed by the Fire Department.

2. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

3. Sidewalks. Sidewalks will be constructed on each lot and open space prior to occupancy. Sidewalks are not required adjacent to State Highway No. 9. Sidewalks will be required adjacent to Jenkins Avenue and Cedar Lane Road.

.

4. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately-maintained detention facilities. A property owner association will be responsible for maintenance of the detention pond, common open area and public rights-of-way.

5. Streets. Jenkins Avenue and Cedar Lane Road are classified as Minor Urban Arterials. At the time of final platting it will be determined if these streets will be constructed or deferred for a future project. The interior streets will be constructed to City standards.

6. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards. A 12" water main

will be required adjacent to Jenkins Avenue. There is an existing 12" water main adjacent to Cedar Land Road.

PUBLIC DEDICATIONS:

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

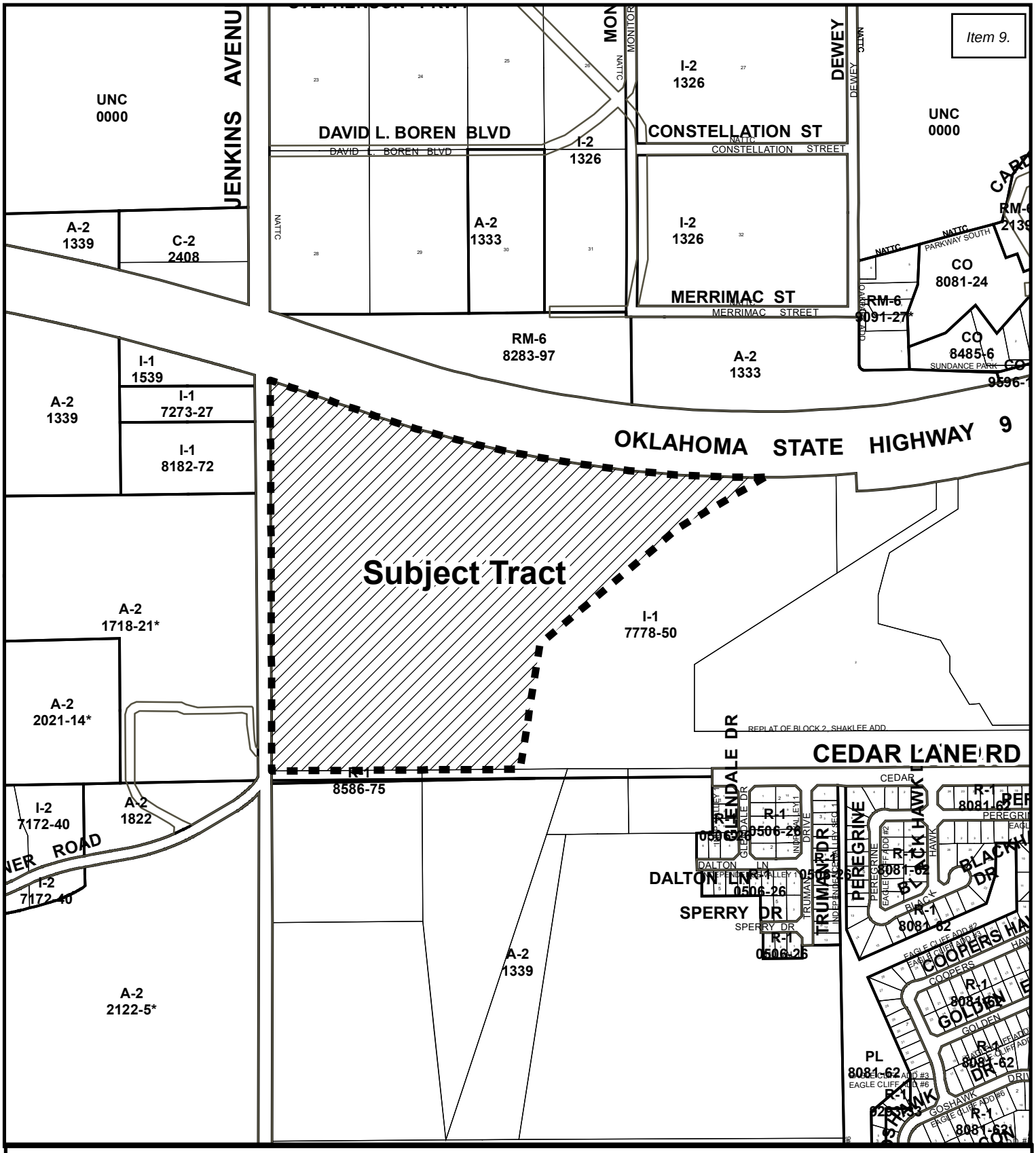
2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.

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

STAFF RECOMMENDATION: This property consist of 56.54 acres with 32 lots. The proposed use is commercial on 3.57 acres, mixed use on 4,95 and 6.42 acres, hotel/hospitality or multi-family on 5.35 acres, self storage on 7.53 acres, flex office-warehouse distribution on 6.76 acres, duplex on 6.73 acres, town homes – apartment homes on 12 acres, apartments on 3.22 acres and 9.08 acres of common area/private park. Staff recommends approval of the preliminary plat for Sooner Villages, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Sooner Villages, a Planned Unit Development 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.

N W E S

April 6, 2023

0 300 600 Ft.

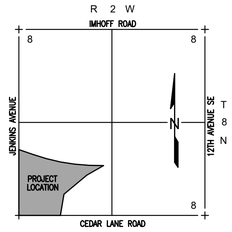
Subject Tract

Zoning

G:\ArcGIS10.MapTemplates\8x11_LocationMapArcMap10.mxd

PRELIMINARY PLAT
OF
SOONER VILLAGE
A PLANNED UNIT DEVELOPMENT
A PART OF THE SW/4 OF SECTION 8, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

GRAPHIC SCALE IN FEET
100 0 100



LOCATION MAP
SCALE: 1" = 2000'

OWNER/DEVELOPER

HIGHWAY 9 JENKINS M&J INVESTMENTS GROUP, LLC
2252 N BROADWAY
MOORE, OK 73160

PH: 405.692.2222

RESIDENTIAL COUNT:

DUPLEX UNITS	*20 UNITS*
MULTIPLEX UNITS	*75 UNITS*
APARTMENT UNITS	*60 UNITS*

LEGEND

BL	BUILDING LIMIT LINE
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
SE	SIDEWALK EASEMENT (3')
PE	EX. PIPELINE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA
LB	LANDSCAPE BUFFER

COMMON AREAS:

C/A 'A' (DR.)	*2.59 ACRES*
C/A 'B'	*0.21 ACRES*
C/A 'C' (DR.)	*4.66 ACRES*
C/A 'D' (DR.)	*1.62 ACRES*
TOTAL C/A (SITE)	*9.08 ACRES*

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	255.96'	10592.96'	001°23'04"	S69° 55' 09"E	255.96'
C2	2014.10'	5521.46'	020°54'00"	S81° 03' 41"E	2002.95'
C3	162.18'	500.00'	018°35'03"	N80° 51' 08"E	161.47'
C4	269.74'	500.00'	030°54'37"	S87° 00' 55"W	266.48'
C5	100.29'	100.00'	057°27'51"	N73° 44' 18"E	96.14'
C6	52.36'	100.00'	030°00'00"	N30° 00' 22"E	51.76'
C7	32.87'	100.00'	018°49'54"	S03° 03' 16"W	32.72'
C8	15.66'	100.00'	008°58'30"	N01° 52' 26"W	15.65'
C9	84.51'	100.00'	048°25'21"	N68° 24' 09"E	82.02'
C10	55.36'	100.00'	031°43'16"	N28° 19' 51"E	54.66'
C11	32.87'	100.00'	018°49'54"	N86° 56' 44"W	32.72'
C12	55.36'	100.00'	031°43'16"	N61° 40' 09"W	54.66'
C13	32.87'	100.00'	018°50'03"	N86° 56' 40"W	32.72'
C14	55.36'	100.00'	031°43'07"	N61° 40' 05"W	54.66'
C15	25.67'	100.00'	014°42'37"	N04° 48' 27"W	25.60'
C16	4.61'	100.00'	002°38'22"	N88° 42' 22"W	4.61'

NOTES

1. *EXISTING ZONING IS I-1 LIGHT INDUSTRIAL DISTRICT. PROPOSED ZONING IS P.U.D..*
2. *ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.*
3. *ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.*
4. *ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.*
5. *ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.*
6. *ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.*
7. *FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.*
8. *ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF SOONER VILLAGE.*
9. *REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.*
10. *ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.*
11. *THE WATERLINE CONSTRUCTION WILL BE DESIGNED WITH FINAL PLATS TO LOOP THE 8" WATERLINES TO COMPLY WITH ENGINEERING REQUIREMENTS.*
12. *PARK LAND DEDICATION REQUIRED:*
    0.83 ACRES (SINGLE-FAMILY & DUPLEX)
    1.77 ACRES (MULTI-FAMILY)

LEGAL DESCRIPTION

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

Beginning at the Southwest corner of said Southwest Quarter (SW/4); thence

North 00°12'02" West (N00°14'56"W m) along the West line of said Southwest Quarter (SW/4) a distance of 1846.74 feet to a point on the Southerly Right-of-Way line of State Highway No. 9; thence along said Right-of-Way line the following three (3) courses:

1) Along a curve to the left having a radius of 10,592.95 feet, a chord bearing South 69°52'15" East (S69°55'09"E m) and a chord distance of 255.98 feet for an arc distance of 255.96 feet; thence
2) South 70°33'47" East (S70°36'41"E m) for a distance of 153.36 feet; thence
3) Along a curve to the left having a radius of 5,521.46 feet, a chord bearing South 81°00'47" East (S81°03'41"E m) and a chord distance of 2002.95 feet, for an arc distance of 2014.10 feet; thence

South 60°07'38" West (S60°04'44"W m) for a distance of 540.23 feet; thence South 50°24'05" West (S50°21'11"W m) a distance of 831.50 feet; thence South 08°29'33" West (S09°26'39"W m) for a distance of 594.59 feet to a point on the South line of said Southwest Quarter (SW/4); thence South 89°42'35" West (S89°39'41"W m) along said South line a distance of 1159.07 feet to the Point of Beginning.

Said tract contains 2,462,745 Sq Ft or 56.55 Acres, more or less.

STORM DRAINAGE DETENTION FACILITY EASEMENT

Drainage Detention Facility Easements are hereby established as shown to provide for Detention of Storm Surface Water and constructed as approved by the City Engineer. All maintenance within the Drainage Detention Facility Easement shall be the right, duty and responsibility of the Property Owners Association in the plat of SOONER VILLAGE; 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.

PRELIMINARY PLAT
SOONER VILLAGE - A PLANNED UNIT DEVELOPMENT

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com
CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 of 2
DATE: 09/30/2024
PROJECT NO.: 23602100

DRAWING: I:\2023\FILES\23602100_SHRLINGINC\INFRASTRUCTURE\CIVIL\DWG\PRELIMINARY PLAT\PRELIMINARY PLAT.DWG

OWNER/DEVELOPER

HIGHWAY 9 JENKINS M&J INVESTMENTS GROUP, LLC
2252 N BROADWAY
MOORE, OK 73160

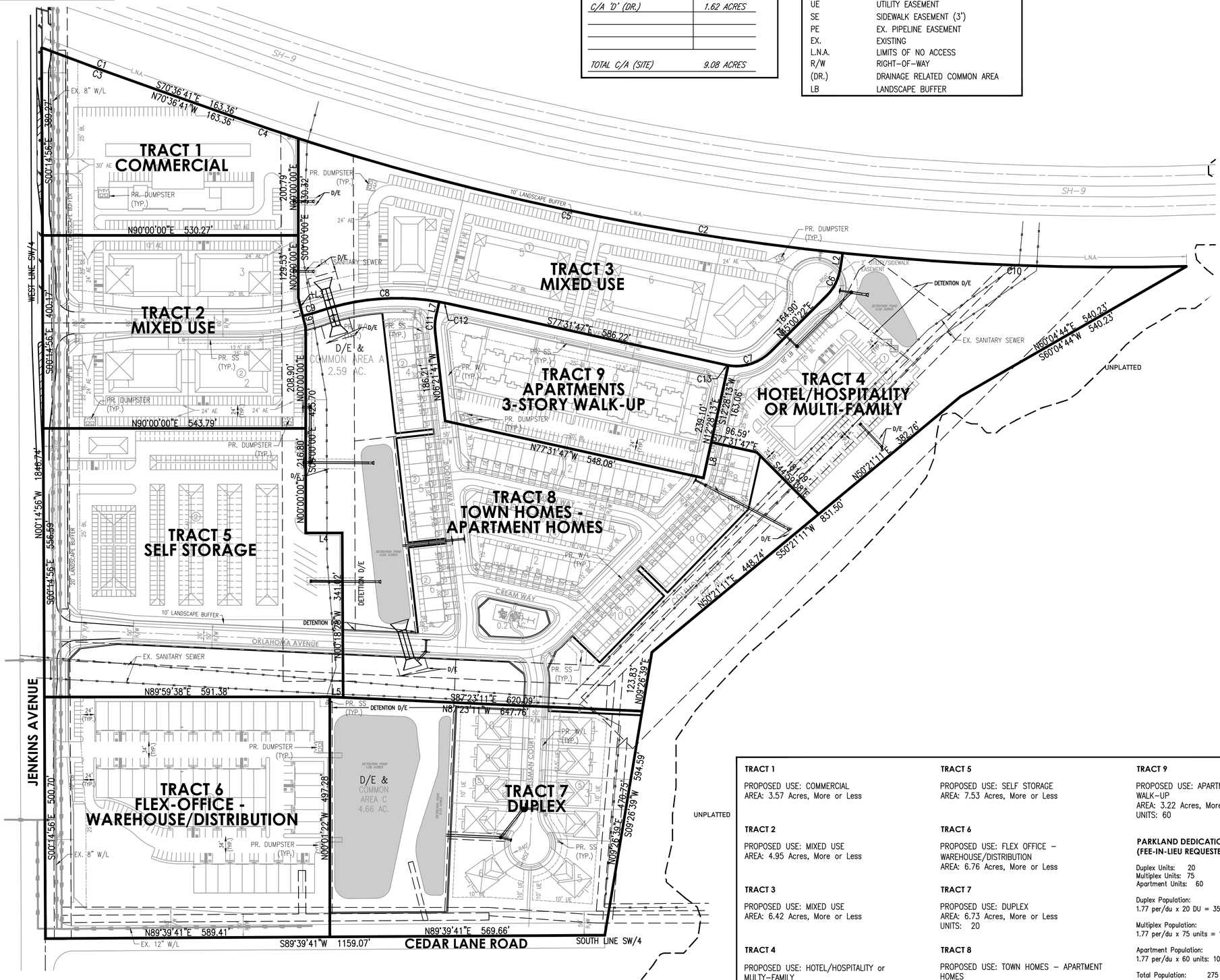
PH: 405.692.2222

COMMON AREAS:	
C/A 'A' (DR.)	2.59 ACRES
C/A 'B'	0.21 ACRES
C/A 'C' (DR.)	4.66 ACRES
C/A 'D' (DR.)	1.62 ACRES
TOTAL C/A (SITE)	9.08 ACRES

LEGEND

BL	BUILDING LIMIT LINE
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
SE	SIDEWALK EASEMENT (3')
PE	EX. PIPELINE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA
LB	LANDSCAPE BUFFER

PRELIMINARY SITE DEVELOPMENT PLAN
OF
SOONER VILLAGE
A PLANNED UNIT DEVELOPMENT
A PART OF THE SW/4 OF SECTION 8, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA


TRACT 1
COMMERCIAL
TRACT 2
MIXED USE
TRACT 3
MIXED USE
TRACT 4
HOTEL/HOSPITALITY
OR MULTI-FAMILY
TRACT 5
SELF STORAGE
TRACT 6
FLEX-OFFICE -
WAREHOUSE/DISTRIBUTION
TRACT 7
DUPLEX
TRACT 8
TOWN HOMES -
APARTMENT HOMES
TRACT 9
APARTMENTS
3-STORY WALK-UP
SH-9
JENKINS AVENUE
OKLAHOMA AVENUE
CEDAR LANE ROAD
CREAM WAY
WEST LINE SW/4
SOUTH LINE SW/4
UNPLATTED
D/E & COMMON AREA A 2.59 AC.
D/E & COMMON AREA C 4.66 AC.
DETENTION D/E
EX. SANITARY SEWER
EX. 8" W/L
EX. 12" W/L
PR. DUMPSTER (TYP.)
PR. SS (TYP.)
PR. W/L (TYP.)
10' LANDSCAPE BUFFER
20' LANDSCAPE BUFFER
L.N.A.
S70°36'41"E 163.36'
N70°36'41"W 163.36'
N00°14'56"W 1846.74'
S00°14'56"E 556.58'
S00°14'56"E 389.27'
S00°14'56"E 400.17'
S00°14'56"E 500.70'
N00°12'02"W 1846.74'
N90°00'00"E 530.27'
N90°00'00"E 543.79'
N89°59'38"E 591.38'
N89°39'41"E 589.41'
S89°39'41"W 1159.07'
N89°39'41"E 569.66'
S87°23'11"E 620.09'
N87°23'11"W 647.76'
S77°31'47"E 586.22'
N77°31'47"W 548.08'
S12°28'13"W 163.06'
S27°31'47"E 96.59'
S44°39'39"E 187.49'
S50°21'11"W 831.50'
S50°21'11"E 448.74'
N60°04'44"E 540.23'
S60°04'44"W 540.23'
N09°26'39"E 123.83'
S09°26'39"W 594.59'
N00°18'28"W 341.02'
N00°00'00"E 208.90'
N00°00'00"E 216.80'
N00°01'22"W 497.28'
S00°00'00"E 215.70'
N00°00'00"E 200.79'
N00°00'00"E 130.32'
N00°00'00"E 129.53'
S00°00'00"E 130.32'
S00°00'00"E 216.80'
N06°21'41"W 186.21'
S12°28'13"W 239.10'
S09°26'39"E 470.75'
S50°21'11"W 382.76'
S50°21'11"E 382.76'
S50°21'11"W 382.76'
S50°21'11"E 382.76'
S50°21'11"W 382.76'
S50°21'11"E 382.76

Sooner Village Preliminary Plat

The proposed mixed-use development will include a gas station with convenience store, mixed-use office or commercial space, mixed-use retail with residential, a hotel or multifamily residential, a self-storage facility, office space, warehouse facility or distribution facility, residential duplexes, residential townhomes, and a multifamily residential complex. In total, the entire development is expected to generate approximately 9,884 trips per day, 519 AM peak hour trips, and 778 PM peak hour trips. Obviously being well above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact analysis documenting the trip generation information for this addition as well as a discussion regarding the proposed access points relative to existing streets and/or driveways along Jenkins Avenue. On behalf of the developer, Traffic Engineering Consultants, Inc., submitted the traffic impact analysis. A number of off-site improvements are recommended to mitigate operational issues 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)
State Highway 9	4 lanes existing/ 6 lanes future	39,000	6,919*	45,919	38,000 existing/ 125,000 proposed	102.63 existing/ 31.20 future	120.84 existing /36.74 future
Jenkins Avenue	2	700	9,884*	10,584	17,100	4.09	61.89

* Trip distribution split is calculated as 100% use Jenkins Avenue and followed by 70% use State Highway 9

The proposed development will have five access points along Jenkins Avenue as the Oklahoma Department of Transportation did not approve any direct connection from the site to State Highway 9. The location of the access points, Driveway #1, #2, #3, #4, and #5, do not meet the minimum driveway spacing requirement in the city's Engineering Design Criteria and will require variance requests. To address the capacity issues along State Highway 9, ODOT is designing improvements to State Highway 9 in the area to widen from four lanes to six lanes incorporating significant access changes. The developer has agreed to widen Jenkins Avenue south of State Highway 9 to provide a dedicated northbound left turn lane at State Highway 9 and carry the widening south to the second site driveway which will provide a southbound left turn lane at the two north driveways. With these improvements in place, demand will exceed capacity in this area.

CITY OF NORMAN
Development Review Form
Transportation Impacts

DATE: September 27, 2024

STAFF REVIEW BY: Awet Frezgi, P.E.
City Traffic Engineer

PROJECT NAME: Sooner Village **PROJECT TYPE:** Mixed Use
Owner: Highway 9 Jenkins M&J Investments, LLC
Developer's Engineer: Crafton Tull
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)
Open space and industrial/commercial area surrounds the proposed site with some open space further west.

ALLOWABLE ACCESS:
The site proposes five access points all located along Jenkins Avenue as the Oklahoma Department of Transportation (ODOT) did not approve any direct connection from the site to State Highway 9. The locations of the access points Driveway #1, #2, #3, #4 and #5 do not meet the minimum driveway spacing requirement in the city's Engineering Design Criteria and will require variance requests.

EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)
State Highway 9: 4 lanes (existing)/6 lanes (future). Speed Limit - 50 mph. No sight distance problems.
Jenkins Avenue: 2 lanes (existing). Speed Limit - 25 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE: **YES** ■ **NO** ☐
Proposed number of access points for the development is in compliance with what is allowed in the subdivision regulations.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	9,884	4,942	4,942
A.M. Peak Hour	519	283	236
P.M. Peak Hour	778	371	408

TRANSPORTATION IMPACT STUDY REQUIRED? **YES** ■ **NO** ☐

Being well above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc.., submitted a traffic impact analysis in February, 2024, documenting the trip generation characteristics of the site as well as the proposed access locations with respect to existing driveways and/or streets along Jenkins Avenue and the operations at the junction of State Highway 9 and Jenkins Avenue. The development will feature five access points—all located along Jenkins Avenue corridor. The proposed connections to the public roadways will afford full access.

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 9,884 trips per day, 519 AM peak hour trips, and 778 PM peak hour trips. Future traffic capacities on Jenkins Avenue and State Highway 9 will exceed the demand for existing and proposed trips as a result of this development. This is because ODOT is currently designing improvements to State Highway 9 in the area to widen from four lanes to six lanes incorporating significant access changes. The developer has agreed to widen Jenkins Avenue south of State Highway 9 to provide a dedicated northbound left turn lane at State Highway 9 and carry the widening south to the second site driveway which will provide a southbound left turn lane at the two north driveways. With these improvements in place, demand will exceed capacity in this area.

File Attachments for Item:

10. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-6: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 26 (“ZONING”), SECTIONS 36-101 (“DEFINITIONS”), 36-513 (“RE, RESIDENTIAL ESTATE DWELLING DISTRICT”), 36-518 (“RM-4, MOBILE HOME PARK DISTRICT”) AND 36-564 (“HOME OCCUPATIONS”) IN ORDER TO ALLOW HOME OCCUPATIONS TO BE CARRIED ON IN RE, RESIDENTIAL ESTATE DWELLING DISTRICT, AND RM-4, MOBILE HOME PARK DISTRICT, AND TO REDEFINE, TO MAKE LANGUAGE THROUGHOUT THE ZONING ORDINANCE CONSISTENT, AND ALLOW ADDITIONAL ACTIVITES AS HOME OCCUPATIONS WITH STATED RESTRICTIONS, AND PROVIDING FOR THE SEVERABILITY THEREOF.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 10/10/2024

REQUESTER: City of Norman

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-6: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 26 ("ZONING"), SECTIONS 36-101 ("DEFINITIONS"), 36-513 ("RE, RESIDENTIAL ESTATE DWELLING DISTRICT"), 36-518 ("RM-4, MOBILE HOME PARK DISTRICT") AND 36-564 ("HOME OCCUPATIONS") IN ORDER TO ALLOW HOME OCCUPATIONS TO BE CARRIED ON IN RE, RESIDENTIAL ESTATE DWELLING DISTRICT, AND RM-4, MOBILE HOME PARK DISTRICT, AND TO REDEFINE, TO MAKE LANGUAGE THROUGHOUT THE ZONING ORDINANCE CONSISTENT, AND ALLOW ADDITIONAL ACTIVITES AS HOME OCCUPATIONS WITH STATED RESTRICTIONS, AND PROVIDING FOR THE SEVERABILITY THEREOF.

BACKGROUND: For several years, Planning staff has received numerous calls requesting information about home occupation opportunities which are prohibited by current Code, the most common being a request for personal services. In the wake of the COVID-19 pandemic, as many turned to home and remote work, City Council directed staff to review home occupation regulations.

On June 6, 2024 staff presented the proposed changes to Councilmembers at the Business & Community Affairs Committee, including:

- A proposal for allowing personal services as a home occupation,
- Provisions allowing home occupations within the RE, Residential Estate Dwelling District, and the RM-4, Mobile Home Park District, the only residential districts not allowing for home occupations, and
- Clarifying language permitting home occupations within residential dwellings, as opposed to "main buildings" on residential lots; allowing home occupations to be conducted from ADUs and other dwelling types expressly.

Councilmembers expressed interest in the changes but noted concerns for parking if personal services were permitted. It was agreed that, due to the nature of personal service operations, allowing a maximum of two cars, parked on the premises or within a reasonable distance of the home occupation would allow for client changeover without inhibiting the home occupation or

disturbing the surrounding neighborhood. Councilmembers also instructed that language allowing residents, as opposed to only property owners, to operate home occupations should be reflected in the final iteration of the amendment.

Below are the proposed amendments, as refined:

Sec. 36-101 Definitions

* * *

Accessory means a use, building, structure, part of a building, or part of a structure which is clearly subordinate to, and the use of which is incidental to, that of the principal building, structure, or use on the same parcel. If a building otherwise qualified as an accessory building is attached to the principal building by a common wall or roof, such building shall be considered a part of the principal building. Accessory buildings include, but are not limited to, barns, sheds, guest houses without cooking facilities, and private garages. Where Accessory Dwelling Unit ("ADU") is specifically allowed as a listed use in a zoning district, "accessory" shall also include an ADU, as further defined herein. Accessory uses include customary ~~house~~home occupations, the keeping of pets, off-street parking and loading facilities. Live entertainment, when offered in conjunction with an otherwise unrelated legal commercial use, will be considered an accessory use when it constitutes no more than ten percent of the gross monthly revenue of the establishment. Uses accessory to apartment houses include prepackaged food and toiletries stores, subject to the provisions of NCC 36-515.

* * *

Home occupation means an accessory use of a dwelling unit, conducted entirely enclosed within the dwelling unit, carried on by one or more persons, all of whom reside within the dwelling unit, and where no other persons are employed other than maintenance and domestic help. Home occupations may only be carried out by persons residing in the dwelling unit. Letting, leasing, renting or similar arrangement with non-residents for part or whole of the dwelling, or any fixture therein, is expressly prohibited with home occupation operations. The use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof. There shall be no sale or display of merchandise nor outside storage of any kind. (See NCC 36-564.)

* * *

Parking space means a permanently surfaced area, enclosed or unenclosed, sufficient in size to store one automobile together with a permanently surfaced driveway connecting the parking space with a street or alley and permitting ingress or egress of an automobile.

Personal service salon or establishment means a facility at which personal services are provided including: hair, nail and skin care services; cosmetology and makeup; massage; tanning; tattooing; and piercing.

Planned unit development means a land development project comprehensively planned as an entity utilizing a site development plan which permits flexibility in building siting, mixtures of all types of attached and detached housing, usable open spaces, and the preservation of significant natural features.

Sec. 36-513 RE, Residential Estate Dwelling District

* * *

(a) *Purpose*. This district is established to provide for a low population density in the Suburban Residential Growth Area as reflected in the Comprehensive Plan. The principal use of land is for single-family detached dwellings and related recreational, religious, and educational facilities. These areas are intended to be defined and protected from encroachment by uses which are incompatible with a residential environment.

(b) *Uses permitted*. Property and buildings in an RE, Residential Estate Dwelling District shall be used only for the following purposes:

(1) Detached one-family dwelling.

(2) Family day care home.

(3) General purpose farm or garden.

(4) Type 1 Mobile Home.

(5) Accessory buildings, including barns, sheds and other farm buildings which are not a part of the main building.

(6) One accessory dwelling unit ("ADU").

(7) Short-term rentals.

(8) Home occupation.

36-518 RM-4, Mobile Home Park District

* * *

(a) *Purposes*. The RM-4 district is designed to encourage the developing of properly planned mobile home parks in residential environments, as well as to protect existing mobile home parks.

(b) *Uses permitted*. Property and buildings in the RM-4 district shall be used only for the following purposes:

(1) Mobile home park, subject to those provisions in NCC 20.64 which relate to mobile home parks.

(2) Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

(3) Mobile home subdivision.

(4) Short-term rentals.

(5) Home occupation.

Sec. 36-564 Home Occupations

* * *

The standards for home occupations in this chapter are intended to ensure compatibility with other permitted uses and with the residential character of the neighborhood, plus a clearly secondary or incidental status in relation to the residential use of the dwelling unit ~~main building~~ as the criteria for determining whether a proposed accessory use qualifies as a home occupation. (Cross reference NCC 36-101.)

(a) Home occupations are permitted accessory uses in ~~residential~~ districts with residential uses, where allowed, only if all the following conditions are observed:

(1) Such occupation shall be conducted solely by resident occupants in their dwelling unit ~~residence~~ and no employees shall be permitted;

(2) No more than one room or 25 percent of the gross area of one floor of said dwelling unit ~~residence~~, whichever is less, shall be used for such purpose;

(3) No mechanical equipment is used, or activity is conducted which creates any noise, dust, odor, or electrical disturbance beyond the confines of the lot on which said occupation is conducted;

(4) There shall be no sale or display of merchandise;

(5) There shall be no outside storage of any kind related to the home occupation;

(6) The use may increase vehicular traffic flow and parking by no more than one additional vehicle at a time, except as otherwise specifically provided herein; ~~and~~

(7) Only one sign may be allowed. The sign shall not exceed one square foot in area, shall be non-illuminated, and shall display only the name of the occupant and/or the name of the home occupation~~.~~; and

(8) In the case of a beauty shop, barber shop, or other personal service salon or establishment, no more than two personal vehicles of customers may be parked within reasonable close proximity of the home occupation premises, or on the home occupation premises, at any one time.

(b) The following uses by the nature of the investment or operation have a tendency once started to rapidly increase beyond the limits permitted for home occupations and thereby impair the use and value of a residentially zoned area for residential purposes. Therefore, the uses specified below shall not be permitted as home occupations: auto repair, major or minor; ~~barber shop; beauty shop;~~ carpentry work; dance instruction; medical or dental offices; painting of vehicles, trailers, or boats; private schools with organized classes; childcare establishment; radio or television repair; upholstering; restaurant; or rest home.

(c) Marijuana establishments shall not be permitted as home occupations.

DISCUSSION: This proposed amendment is intended to enhance clarity with the Home Occupation regulations and expand resident rights to personal services in an ever increasingly remote work environment. The proposed amendment also ensures consistency with language regarding the description of *residential* and operator status, as well as expands home occupations into all existing residential districts. The attached ordinance provides for clarification within the Zoning Code.

RECOMMENDATION: Staff forwards this possible amendment to Chapter 36, Zoning Ordinance, as Ordinance No. O-2425-6 to the Planning Commission for consideration and recommendation to City Council.

Ordinance No. O-2425-6

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 36 ("ZONING"), SECTIONS 36-101 ("DEFINITIONS"), 36-513 ("RE, RESIDENTIAL ESTATE DWELLING DISTRICT"), 36-518 ("RM-4, MOBILE HOME PARK DISTRICT") AND 36-564 ("HOME OCCUPATIONS") IN ORDER TO ALLOW HOME OCCUPATIONS TO BE CARRIED ON IN RE, RESIDENTIAL ESTATE DWELLING DISTRICT, AND RM-4, MOBILE HOME PARK DISTRICT, AND TO REDEFINE, TO MAKE LANGUAGE THROUGHOUT THE ZONING ORDINANCE CONSISTENT, AND TO ALLOW ADDITIONAL ACTIVITIES AS HOME OCCUPATIONS WITH STATED RESTRICTIONS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

§ 1. That Section 36-101 ("Definitions") of the Code of the City of Norman shall be amended, and hereafter read, as follows:

36-101 Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

* * *

Accessory means a use, building, structure, part of a building, or part of a structure which is clearly subordinate to, and the use of which is incidental to, that of the principal building, structure, or use on the same parcel. If a building otherwise qualified as an accessory building is attached to the principal building by a common wall or roof, such building shall be considered a part of the principal building. Accessory buildings include, but are not limited to, barns, sheds, guest houses without cooking facilities, and private garages. Where Accessory Dwelling Unit ("ADU") is specifically allowed as a listed use in a zoning district, "accessory" shall also include an ADU, as further defined herein. Accessory uses include customary ~~house~~home occupations, the keeping of pets, off-street parking and loading facilities. Live entertainment, when offered in conjunction with an otherwise unrelated legal commercial use, will be considered an accessory use when it constitutes no more than ten percent of the gross monthly revenue of the establishment. Uses accessory to apartment houses include prepackaged food and toiletries stores, subject to the provisions of NCC 36-515.

* * *

Home occupation means an accessory use of a dwelling unit, conducted entirely within the dwelling unit, carried on by one or more persons, all of whom reside within the dwelling unit, and where no other persons are employed other than maintenance and domestic help. Home

occupations may only be carried out by persons residing in the dwelling unit. Letting, leasing, renting or similar arrangement with non-residents for part or whole of the dwelling, or any fixture therein, is expressly prohibited with home occupation operations. The use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof. There shall be no sale or display of merchandise nor outside storage of any kind. (See NCC 36-564.)

* * *

Parking space means a permanently surfaced area, enclosed or unenclosed, sufficient in size to store one automobile together with a permanently surfaced driveway connecting the parking space with a street or alley and permitting ingress or egress of an automobile.

Personal service salon or establishment means a facility at which personal services are provided including: hair, nail and skin care services; cosmetology and makeup; massage; tanning; tattooing; and piercing.

Planned unit development means a land development project comprehensively planned as an entity utilizing a site development plan which permits flexibility in building siting, mixtures of all types of attached and detached housing, usable open spaces, and the preservation of significant natural features.

* * * *

§ 2. That Section 36-513 ("RE, Residential Estate Dwelling District") of the Code of the City of Norman shall be amended, and hereafter read, as follows:

36-513 RE, Residential Estate Dwelling District

(a) *Purpose*. This district is established to provide for a low population density in the Suburban Residential Growth Area as reflected in the Comprehensive Plan. The principal use of land is for single-family detached dwellings and related recreational, religious, and educational facilities. These areas are intended to be defined and protected from encroachment by uses which are incompatible with a residential environment.

(b) *Uses permitted*. Property and buildings in an RE, Residential Estate Dwelling District shall be used only for the following purposes:

(1) Detached one-family dwelling.

(2) Family day care home.

(3) General purpose farm or garden.

(4) Type 1 Mobile Home.

(5) Accessory buildings, including barns, sheds and other farm buildings which are not a part of the main building.

(6) One accessory dwelling unit ("ADU").

(7) Short-term rentals.

(8) Home occupation.

* * * *

§ 3. That Section 36-518 (RM-4, Mobile Home Park District") of the Code of the City of Norman shall be amended, and hereafter read, as follows:

36-518 RM-4, Mobile Home Park District

(a) *Purposes*. The RM-4 district is designed to encourage the developing of properly planned mobile home parks in residential environments, as well as to protect existing mobile home parks.

(b) *Uses permitted*. Property and buildings in the RM-4 district shall be used only for the following purposes:

(1) Mobile home park, subject to those provisions in NCC 20.64 which relate to mobile home parks.

(2) Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

(3) Mobile home subdivision.

(4) Short-term rentals.

(5) Home occupation.

* * * *

§ 4. That Section 36-564 ("Home Occupations") of the Code of the City of Norman shall be amended, and hereafter read, as follows:

36-564 Home Occupations

The standards for home occupations in this chapter are intended to ensure compatibility with other permitted uses and with the residential character of the neighborhood, plus a clearly

secondary or incidental status in relation to the residential use of the dwelling unit ~~main building~~ as the criteria for determining whether a proposed accessory use qualifies as a home occupation. (Cross reference NCC 36-101.)

(a) Home occupations are permitted accessory uses in ~~residential~~ districts with residential uses, where allowed, only if all the following conditions are observed:

(1) Such occupation shall be conducted solely by resident occupants in their dwelling unit~~residence~~ and no employees shall be permitted;

(2) No more than one room or 25 percent of the gross area of one floor of said dwelling unit~~residence~~, whichever is less, shall be used for such purpose;

(3) No mechanical equipment is used, or activity is conducted which creates any noise, dust, odor, or electrical disturbance beyond the confines of the lot on which said occupation is conducted;

(4) There shall be no sale or display of merchandise;

(5) There shall be no outside storage of any kind related to the home occupation;

(6) The use may increase vehicular traffic flow and parking by no more than one additional vehicle at a time, except as otherwise specifically provided herein; ~~and~~

(7) Only one sign may be allowed. The sign shall not exceed one square foot in area, shall be non-illuminated, and shall display only the name of the occupant and/or the name of the home occupation~~.~~; and

(8) In the case of a beauty shop, barber shop, or other personal service salon or establishment, no more than two personal vehicles of customers may be parked within reasonably close proximity of the home occupation premises, or on the home occupation premises, at any one time.

(b) The following uses by the nature of the investment or operation have a tendency once started to rapidly increase beyond the limits permitted for home occupations and thereby impair the use and value of a residentially zoned area for residential purposes. Therefore, the uses specified below shall not be permitted as home occupations: auto repair, major or minor; ~~barber shop; beauty shop;~~ carpentry work; dance instruction; medical or dental offices; painting of vehicles, trailers, or boats; private schools with organized classes; childcare establishment; radio or television repair; upholstering; restaurant; or rest home.

(c) Marijuana establishments shall not be permitted as home occupations.

§ 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent

jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance, except that the effective date provision shall not be severable from the operative provisions of the ordinance.

ADOPTED this _____ day of _____, 2024.

_____
(Mayor)

NOT ADOPTED this _____ day of _____, 2024.

_____
(Mayor)

ATTEST:

_____
(City Clerk)