



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, October 12, 2023 at 6:30 PM

AGENDA

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

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

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

ROLL CALL

CONSENT ITEMS

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

Minutes

1. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of the Minutes of September 14, 2023 Regular Planning Commission Meeting.

Short Form Plats

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-5: Consideration of a Short Form Plat submitted by Landmark Storage, L.L.C. (Durham Surveying, Inc.) for 1010-The REVV for 1.2189 acres of property located at 1010 College Avenue.

NON-CONSENT ITEMS

SPUD Amendment

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-19: Emmanuel Enguerra requests amendment of the SPUD (O-2021-39), Simple Planned Unit Development, for property located at 119 and 117 E. Acres Street.

Special Use for Bar, Lounge or Tavern

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-21: Dr. Greg Emmert requests Special Use for a Bar, Lounge or Tavern for 0.34 acres of property located at 1134 McGee Drive.

This item has been withdrawn by the applicant.

Simple Planned Unit Development

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-22: City of Norman requests rezoning from PUD (O-0809-1) to SPUD, Simple Planned Unit Development, for 4.99 acres of property generally located at the Northeast corner of Imhoff Road and Oakhurst Avenue.
6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-7: Consideration of a Preliminary Plat submitted by City of Norman (SMC Consulting Engineers, P.C.) for CRIMSON FLATS, A Simple Planned Unit Development for 4.99 acres of property generally located at the Northeast corner of Imhoff Road and Oakhurst Avenue.

Center City PUDs

7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-17: CCR Boyd, L.L.C. requests rezoning from CCFBC, Center City Form-Based Code, to CCPUD, Center City Planned Unit Development, for 0.454 acres of property located at 305 E. Boyd Street.
8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-18: 208Apache, L.L.C. requests rezoning from CCFBC, Center City Form-Based Code, to CCPUD, Center City Planned Unit Development, for 0.321 acres of property located at 221 E. Boyd Street.

NORMAN 2025 Amendment & SPUD

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-63: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Office Designation to High

Density Residential Designation for 1.48 acres of property located at 2281 36th Avenue N.W.

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting

NORMAN 2025, PUD & Preliminary Plat

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-62: DAR, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Very Low Density Residential Designation to Low Density Residential Designation for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.
12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-16: DAR, L.L.C. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.
13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-6: Consideration of a Preliminary Plat submitted by DAR, L.L.C. (SMC Consulting Engineers, PC) for MONTE VISTA ESTATES, A Planned Unit Development, for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.

NORMAN 2025, PUD & Preliminary Plat

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting

NORMAN 2025, CR Zoning & Preliminary Plat

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting

NORMAN 2025, CR Zoning & Preliminary Plat

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting

Zoning Ordinance Amendments

23. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-14: AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 533 (“FH, FLOOD HAZARD DISTRICT”) OF THE ZONING ORDINANCE, TO REVISE AND ADD DEFINITIONS TO SUBPART (C) (“DEFINITIONS”), TO ALLOW FOR “CUMULATIVE COST” TO BE ACCOUNTED FOR IN DETERMINING “SUBSTANTIAL IMPROVEMENTS” AND TO DEFINE “MARKET VALUE”; AND PROVIDING FOR THE SEVERABILITY THEREOF.

24. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-24: AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SEC. 36-552, FENCING, WALLS AND SCREENING, OF CHAPTER 36, ZONING, OF THE CODE OF THE CITY OF NORMAN, TO ALLOW FOR ADMINISTRATIVE REVIEW AND APPROVAL OF REQUESTS FOR VARIATIONS IN FENCE HEIGHT IN THE A-1, GENERAL AGRICULTURAL DISTRICT, A-2, RURAL AGRICULTURAL DISTRICT, AND RE, RESIDENTIAL ESTATE DWELLING DISTRICT; 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 of September 14, 2023 Regular Planning Commission Meeting.



CITY OF NORMAN, OK STAFF REPORT

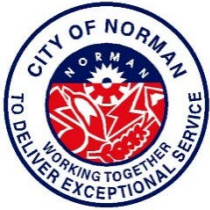
MEETING DATE: 10/12/2023

REQUESTER: Rone' Tromble, Admin. Tech. IV

PRESENTER: Rone' Tromble, Admin. Tech. IV

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of the Minutes of September 14, 2023 Regular Planning Commission Meeting.

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of the September 14, 2023 Regular Planning Commission Minutes.



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, September 14, 2023 at 7:00 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 14th day of September, 2023.

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

Chair Erica Bird called the meeting to order at 7:00 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Erica Bird
Douglas McClure
Jim Griffith
Maria Kindel

ABSENT

Kevan Parker
Michael Jablonski

A quorum was present.

STAFF PRESENT

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

CONSENT ITEMS

Chair Bird announced there has been a request to remove Item 3 from the Consent Docket. She asked if any Commissioners or public wished to remove any other items. There being none, she asked for a motion.

Motion made by McDaniel, seconded by McKown, to approve the Consent Docket, consisting of Items 1 and 2, as presented.

Voting Yea: Brewer, McDaniel, McKown, Bird, McClure, Griffith, Kindel

The motion to approve Items 1 and 2 of the Consent Docket as presented passed by a vote of 7-0.

Minutes

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the August 10, 2023 Regular Planning Commission meeting.

The August 10, 2023 Regular Planning Commission Minutes were approved on the Consent Docket by a vote of 7-0.

Short Form Plats

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Short Form Plat SFP-2324-3: Consideration of a Short Form Plat submitted by Tammy McCown (Cornerstone Surveying) for JENKINS PLACE for 0.42 acres of property located at 1727 S. Jenkins Avenue.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Short Form Plat – Jenkins Place
3. Staff Report

Short Form Plat SFP-2324-3 for JENKINS PLACE was approved on the Consent Docket by a vote of 7-0.

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Chair Bird announced that there is a request for recusal.

Motion made by McDaniel, seconded by Kindel, to allow Liz McKown to recuse on Items 3, 8, 9, 10, 11, 12, and 13.

Voting Yea: Brewer, McDaniel, Bird, McClure, Griffith, Kindel

The motion to allow Ms. McKown to recuse on Items 3, 8, 9, 10, 11, 12, and 13 passed by a vote of 6-0.

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Ms. McKown vacated her seat.

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Short Form Plat SFP-2324-4: Consideration of a Short Form Plat submitted by Our Lady of Lebanon (Pixis, L.L.C.) for LADY OF MERCY for 1.43 acres of property located at 500 Alameda Street.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Short Form Plat – LADY OF MERCY
- 3. Staff Report
- 4. Site Plan

PRESENTATION BY STAFF: None

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by McDaniel, seconded by Kindel, to approve SFP-2324-4, Lady of Mercy Short Form Plat.

Voting Yea: Brewer, McDaniel, Bird, McClure, Griffith, Kindel

The motion to approve SFP-2324-4 was adopted by a vote of 6-0.

Ms. McKown returned to her seat.

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NON-CONSENT ITEMS**Holiday Heights 2025 & SPUD**

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-41: Holiday Heights Real Estate, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Office Designation for 0.22 acres of property located at 1413 N. Crawford Avenue.

ITEMS SUBMITTED FOR THE RECORD:

1. NORMAN 2025 Map
2. Staff Report

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-11: Holiday Heights Real Estate, L.L.C. requests rezoning from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, for 0.22 acres of property located at 1413 N. Crawford Avenue.

ITEMS SUBMITTED FOR THE RECORD:

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

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

PRESENTATION BY THE APPLICANT: None

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Griffith, seconded by Brewer, to recommend adoption of Resolution No. R-2324-41 and Ordinance No. O-2324-11 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Bird, McClure, Griffith, Kindel

The motion to recommend adoption of Resolution No. R-2324-41 and Ordinance No. O-2324-11 to City Council passed by a vote of 7-0.

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6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-42: Sooner Traditions, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Office Designation and Low Density Residential Designation to Commercial Designation for 1.33 acres of property generally located at the Northeast corner of Lindsey Street and Berry Road.

ITEMS SUBMITTED FOR THE RECORD:

- 1. NORMAN 2025 Map
- 2. Staff Report

7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-12: Sooner Traditions, L.L.C. requests rezoning from CO, Suburban Office Commercial, and R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, for 1.33 acres of property generally located at the Northeast corner of Lindsey Street and Berry Road.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Staff Report
- 3. SPUD Narrative with Exhibits A-C
- 4. Pre-Development Summary
- 5. Transportation Impacts
- 6. TEC Memorandum

PRESENTATION BY STAFF: Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes. There is 9.5% protest within the notification area.

Ms. Bird asked the building line on the north; there was a discrepancy between the language in the PUD and the site plan. Ms. Hoggatt said they would have to go off the site plan (Exhibit A) at 190', and they would have to do a site plan amendment if they were going to change the building layout on the property. Ms. Hudson added that the site plan attached to the traffic report was not correct, and will be updated before it goes to City Council. The Open Space Diagram (Exhibit C) also shows an incorrect building setback line.

PRESENTATION BY THE APPLICANT:

Gunner Joyce, Rieger Law Group, representing the applicant, introduced the remainder of the development team: Rick McKinney, Steve Rollins, B.J. Hawkins, and Hunter Miller. He presented the project.

Rick McKinney, McKinney Partnership, provided additional detail on the project.

Mr. Joyce discussed the stormwater drainage plan and traffic memo for the project.

Mr. Brewer asked about the seating in the central landscaping area. Mr. McKinney said there will be some seating there, and it can be a waiting area. Mr. Joyce added that there will be benches.

AUDIENCE PARTICIPATION:

Dennis Yarbro, 803 S. Berry Road, spoke in opposition, citing inaccuracies, the curb cuts, mention of a commercial shopping center in the staff report, drainage changes with the masonry wall, and the way protests are tracked.

David Nehrenz, 902 Carey Drive, spoke in opposition, citing the residential nature of Berry Road, and traffic impacts.

Susan Meyer, 808 Carey Drive, spoke in opposition, questioning whether the right-in/right-out access would work, stating Berry Road is an emergency services corridor, and that the traffic study didn't consider the 150,000 cars that go through Starbucks.

James Akey, 819 and 815 Carey Drive, said they had a wonderful meeting with Mr. Miller, but need to get all of the stuff on paper so they have time to really look at it. He asked that this item be postponed.

Kristine Akey, 819 Carey Drive, spoke regarding the traffic on Berry Road and the difficulty getting out of Brooks Street because of traffic backing up.

Patrick Schrank, 1309 Rebecca Lane, spoke in support, but suggested some mixed uses.

Kristi Morgan, 2601 Smoking Oak Road, spoke in support. Dining options in the area are limited beyond fast food chains. We need to encourage space for visitors.

Dana Drury, 951 S. Berry Road, appreciates the applicant's efforts. She enjoys being in walking distance to great restaurants. She is concerned with the traffic on Berry Road.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Brewer said this is a much-improved site plan with the siting of the building, the deck and the trees. You can't count on a certain restaurant being there in perpetuity, but the operator is a known entity. Concerns are the number of parking spaces and this corridor is not highly walkable. He asked about the inconsistencies in the report.

Ms. Hudson stated that Exhibit A in the SPUD document is the site development plan, which shows the building 194'; the applicant is correct there are some variances where the building could be moved a few feet. Exhibit B states the allowable uses: restaurant with outdoor patio, parking, and ancillary uses; detached one-family dwelling; and office. The staff report say a commercial shopping center; that is not correct and that will be fixed before it goes forward to City Council. Exhibit C, Open Space Diagram, in the SPUD is not the controlling document for the SPUD, but is there to show the open space. The building setback line on that exhibit will be fixed before it goes to City Council, as well as Figure 2 in the TEC report.

Mr. McDaniel commented he has seen this site come to the Planning Commission with various types of buildings. On this proposal the building is pulled to the very front, away from the residential area. The changes indicate the developer has been listening to what has been said. The other three corners of the intersection are all commercial. This corner should be commercial.

Mr. Brewer heard that additional concessions were made to the neighborhood resident. He recommended those be included as part of the plan before going to City Council.

Mr. Joyce responded that those concessions have already been drafted into the document: LED lighting, masonry wall. The setback line is the only discrepancy that has not been cleaned up. It is only on the drainage plan, which shouldn't even show the setback lines.

Mr. McClure asked whether the 83 parking spaces are based on the seating capacity. Mr. Joyce responded that the number came from Hal Smith, and is the minimum possible to make the site work.

Mr. McClure asked about an additional entry on Berry Road. Mr. Joyce responded that any more entries will reduce parking. Previously, staff did not want a left-turn from Lindsey into the site, especially so close to the signalized intersection.

Ms. Bird asked if there was any consideration for adding a right-turn lane on Berry Road. B.J. Hawkins responded that the right-in/right-out is too close to the intersection to allow any left turns because of the potential to back up into the intersection. The volume of traffic on Lindsey is 2.5-3 times the traffic on Berry Road. There is not adequate right-of-way in that area to add a left-turn lane into the site. The number of vehicles to require of right-turn lane usually is around 100 vehicles/hour. The entire site generates about 40 for peak hours, both entering and exiting.

Ms. Bird commented that this is the third time she has reviewed a project for this property as a member of the Planning Commission. Each time the applicant took the feedback and incorporated that. One of the concerns that was raised when the proposal was for a strip center was vacancies in retail space. There is a 5,000 sq. ft. maximum on the building size, and the building they are proposing is only 4,200 sq. ft.

Motion made by Brewer, seconded by McKown, to recommend adoption of Resolution No. R-2324-42 and Ordinance No. O-2324-12 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Bird, McClure, Griffith, Kindel

The motion to recommend adoption of Resolution No. R-2324-42 and Ordinance No. O-2324-12 to City Council passed by a vote of 7-0.

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Ms. McKown vacated her seat.

- 8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-43: G2SOK Investments, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation for approximately 5 acres of property located at 3800 36th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

- 1. NORMAN 2025 Map
- 2. Staff Report

- 9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-13: G2SOK Investments, L.L.C. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for approximately 5 acres of property located at 3800 36th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

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

- 10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Preliminary Plat PP-2324-4: Consideration of a Preliminary Plat submitted by G2SOK Investments, L.L.C. (Crafton Tull) for 3800 36th Avenue NW for approximately 5 acres of property located at 3800 36th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Preliminary Plat
- 3. Staff Report
- 4. Preliminary Site Development Plan
- 5. Transportation Impacts
- 6. Traffic Impact Memorandum

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

Mr. Griffith asked if any storage will be allowed outside. Ms. Navarro responded that all the storage will be indoors.

PRESENTATION BY THE APPLICANT:

Gunner Joyce, Rieger Law Group, representing the applicant, introduced the project team: Jason Spencer, Bryan Stambeck, and Dean Anderson. He reviewed the request for Commercial Designation in the NORMAN 2025 Plan, and PUD zoning, as well as a preliminary plat for one lot.

Mr. Griffith asked if the landscaping will be irrigated. Mr. Joyce responded affirmative. Mr. Griffith suggested that the building on the north of the entry should also have brick façade on the front because it will be visible from the south.

AUDIENCE PARTICIPATION:

Peggy Cook, 4005 Stonehurst Street, representing the Board of Castlerock Homeowners Association, spoke in opposition.

Daphne Summers, 3701 Buckingham Drive, spoke in support.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Bird appreciated the comment about the façade being visible. She met with the applicant’s before the meeting to ask questions, including the feasibility for residential use. She appreciated the sight line diagram being included.

Mr. McClure thinks the idea is great, but he agrees that any buildings that are visible from the street should have brick façade. Mr. Joyce responded that they would be happy to have the brick façade included in the motion as a recommendation.

Motion made by Kindel, seconded by McClure, to recommend adoption of Resolution No. R-2324-43, Ordinance No. O-2324-13, and PP-2324-4 to City Council, with the recommendation that the building to the north of the office also have masonry frontage because it is partially visible from the street.

Voting Yea: Brewer, McDaniel, Bird, McClure, Griffith, Kindel

The motion to recommend adoption of Resolution No. R-2324-43, Ordinance No. O-2324-13, and PP-2324-4 to City Council passed by a vote of 6-0.

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11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-11: Alliance Development Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Future Urban Service Area to Current Urban Service Area and from Medium Density Residential Designation to Mixed Use Designation and removal of Special Planning Area 5 for 60.4801 acres of property generally located at the Northeast corner of 36th Avenue N.W. and Franklin Road.

ITEMS SUBMITTED FOR THE RECORD:

- 1. NORMAN 2025 Map
- 2. Staff Report

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-1: Alliance Development Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for 60.4801 acres of property generally located at the Northeast corner of 36th Avenue N.W. and Franklin Road.

ITEMS SUBMITTED FOR THE RECORD:

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

13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Preliminary Plat PP-2324-5: Consideration of a Preliminary Plat submitted by Raven Investments, L.L.C. (SMC Consulting Engineers, P.C.) for FRANKLIN WOODS, A Planned Unit Development for 60.4801 acres of property generally located at the Northeast corner of 36th Avenue N.W. and Franklin Road.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Preliminary Plat
- 3. Staff Report
- 4. Transportation Impacts
- 5. Preliminary Site Development Plan
- 6. Request for Variance in Cul-de-sac Length

PRESENTATION BY STAFF: Ms. Hoggatt reviewed the staff report, a copy of which is filed with the minutes. There is 17.4% protest within the notification area.

Ms. Bird asked the speed limit on 36th Avenue N.W. and Franklin Road in this area. Ms. Hoggatt responded it is 40 mph.

PRESENTATION BY THE APPLICANT:

Gunner Joyce, Rieger Law Group, representing the applicant, introduced the development team: Richard McKown, Alliance Development Group; Chris Anderson, SMC Consulting Engineers; and B.J. Hawkins, TEC. He presented the project.

Richard McKown, 4409 Cannon Drive, provided additional information on the apartment portion of the project.

Mr. Joyce reported on the meetings with Greenbelt Commission and Parks Board. This project requires a full TIA, which was done.

Mr. Brewer noted the protest letters had discussion about flooding concerns. Mr. Joyce responded and noted that 45% of the area will remain open space. They went through the Floodplain Permit Committee and got approval for the roadway that crosses through the floodplain. Chris Anderson explained how the plans address water concerns.

Mr. Brewer asked about safe pedestrian connectivity. Mr. McKown responded.

AUDIENCE PARTICIPATION:

Patrick Schrank, 1309 Rebecca Lane, spoke in support.

Wes Hubert, 3300 Crystal Spring Drive, expressed concerns, including his property value, use of Ruby Grant Park, flooding of the road, and concern that the park will be used for overflow parking.

Ramona Blue, 5201 Crystal Spring Court, spoke in opposition, with concerns about the size of the lots, the size of the homes, duplexes, the number of apartments in a 2 mile stretch on 36th Avenue N.E. and the impact on home values.

James Arms, 5200 Crystal Spring Court, showed a photo of the flooding behind his house. He was concerned the development will result in additional flooding issues.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Bird asked about duplexes. Mr. Joyce responded the proposal does not contain duplexes, but they would have been allowed under the current NORMAN 2025 designation.

Ms. Bird asked about lot sizes and home sizes. Mr. McKown responded the lots will be 7,200 sq. ft. and larger, and the homes will cost \$450,000 to \$500,000. The entire primary street is a divided boulevard.

Ms. Bird commented that she would like to see the developer have a meeting with the neighbors. Mr. McKown said they would be happy to meet with them.

Mr. Brewer commented that this project is a reduction in density from what is called for in the NORMAN 2025. The project has lower density on the north side, adjacent to Crystal Springs, and higher density on the south side, which encourages park use. He likes the ADUs that provide for aging in place. He encouraged the developer to meet with the neighbors to the north, and also to look at the flooding issues.

Ms. Bird commented that City Council might also benefit from a report on the status of 36th Avenue N.W. widening.

Ms. Kindel commented that she likes how much green space is included in the project. She is concerned with traffic and flooding.

Motion made by Griffith, seconded by McClure, to recommend adoption of Resolution No. R-2324-11, Ordinance No. O-2324-1, and PP-2324-5 to City Council.

Item 1.

Voting Yea: Brewer, McDaniel, Bird, McClure, Griffith, Kindel

The motion to recommend adoption of Resolution No. R-2324-11, Ordinance No. O-2324-1, and PP-2324-5 to City Council passed by a vote of 6-0.

Ms. McKown resumed her seat.

*

Zoning Code Amendment

Item 1.

14. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-7: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-552, FENCING, WALLS AND SCREENING, OF CHAPTER 36, ZONING, OF THE CODE OF THE CITY OF NORMAN, TO ALLOW FOR ADMINISTRATIVE REVIEW AND APPROVAL OF REQUESTS FOR VARIATIONS IN FENCE HEIGHT FORWARD OF THE FRONT SETBACK LINE; AND PROVIDING FOR THE SEVERABILITY THEREOF.

This item has been withdrawn. No action was required.

*

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF - None

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 9:45 p.m.

Planning Commission

File Attachments for Item:

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-5: Consideration of a Short Form Plat submitted by Landmark Storage, L.L.C. (Durham Surveying, Inc.) for 1010-The REVV for 1.2189 acres of property located at 1010 College Avenue.



CITY OF NORMAN, OK STAFF REPORT

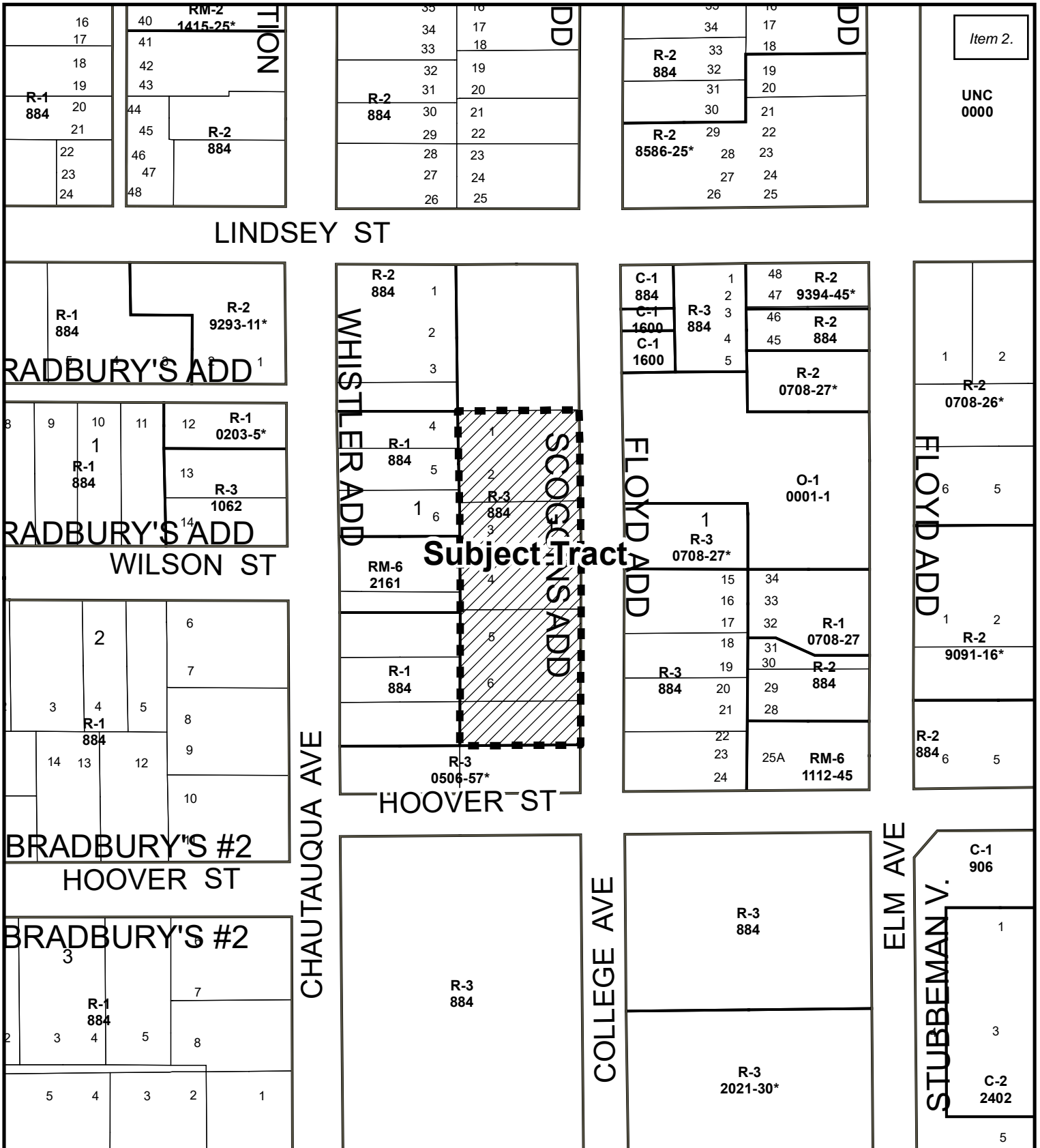
MEETING DATE: 10/12/2023

REQUESTER: Landmark Storage, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-5: Consideration of a Short Form Plat submitted by Landmark Storage, L.L.C. (Durham Surveying, Inc.) for 1010-The REVV for 1.2189 acres of property located at 1010 College Avenue.

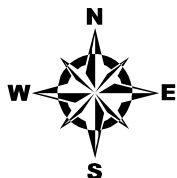
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of SFP-2324-5 for 1010-The REVV Short Form Plat.



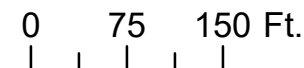
Location Map





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



October 3, 2023

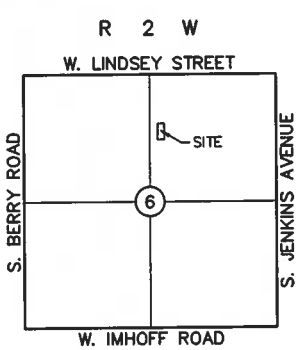
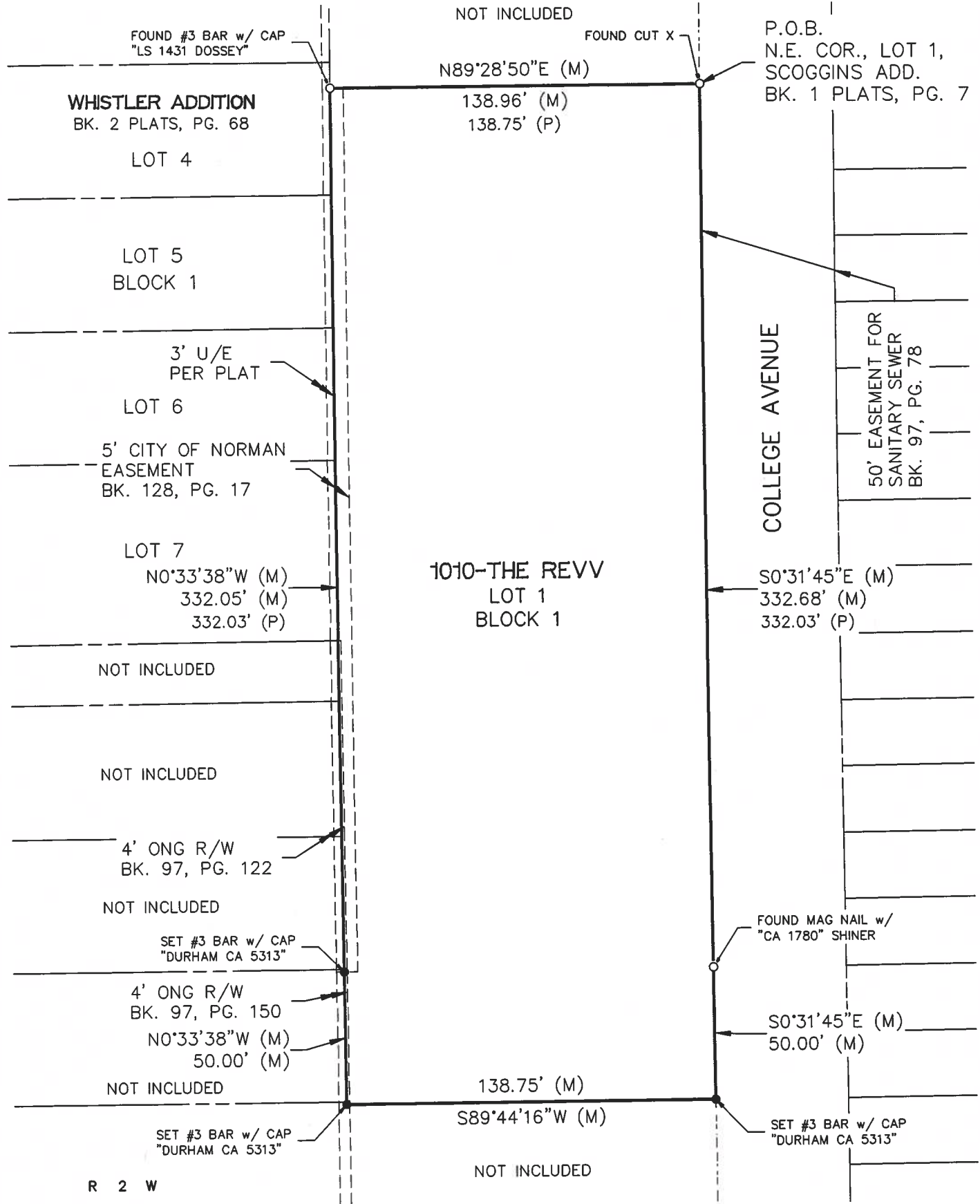


 Subject Tract
 Zoning

SHORT FORM PLAT-2324-5

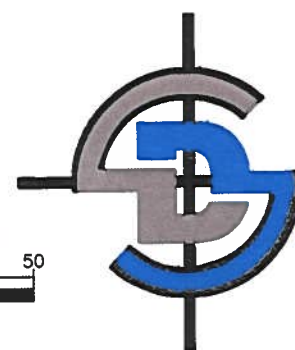
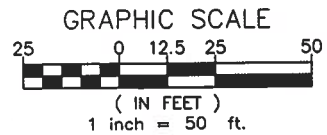
Item 2.

1010-THE REVV
REPLAT OF LOTS 1, 2, 3, 4, 5 & 6,
BLOCK 1, SCOGGINS ADDITION
& WARRANTY DEED - BOOK 6500, PAGE 689
PART OF THE NORTHEAST QUARTER (NE/4),
SECTION 6, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



Location Map
SCALE: 1"=4000'

PAGE 1 OF 3
9/14/2023



DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OK 73099
Phone (405) 265-3404 Fax (405) 265-0649
CERTIFICATE OF AUTHORIZATION NO. 5313
EXPIRATION DATE: JUNE 30, 2024

Planning Commission Agenda
October 12, 2023

SHORT FORM PLAT
SFP-2324-5

ITEM NO. 2

STAFF REPORT

ITEM: Consideration of **SHORT FORM PLAT NO. SFP-2324-5, 1010-THE REVV.**

LOCATION: Located at 1010 South Lahoma Avenue.

INFORMATION:

1. Owner. Landmark-Storage, L.L.C.
2. Developer. Landmark-Storage, L.L.C.
3. Surveyor. Durham Surveying, Inc.

HISTORY:

1. September 26, 1929. City Council adopted Ordinance No. 494 annexing a portion of this property into the Norman Corporate City limits.
2. August 16, 1944. The final plat of Scoggins Addition was filed of record with the Cleveland County Clerk.
3. July 13, 1954. City Council adopted Ordinance No. 884 placing this property in R-3, Multi-Family Dwelling District.
4. October 18, 1961. City Council adopted Ordinance No. 1314 which annexed the remainder of the property in the Norman Corporate City limits.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer is existing.
3. Sidewalks. The developer will post a sidewalk bond prior to the filing of the short form plat.

- 4. Stormwater. An underground engineering solution will be installed within the parking lot.
- 4. Streets. Street paving for Lahoma Avenue is existing.
- 5. Water. Water improvements are existing.

PUBLIC DEDICATIONS:

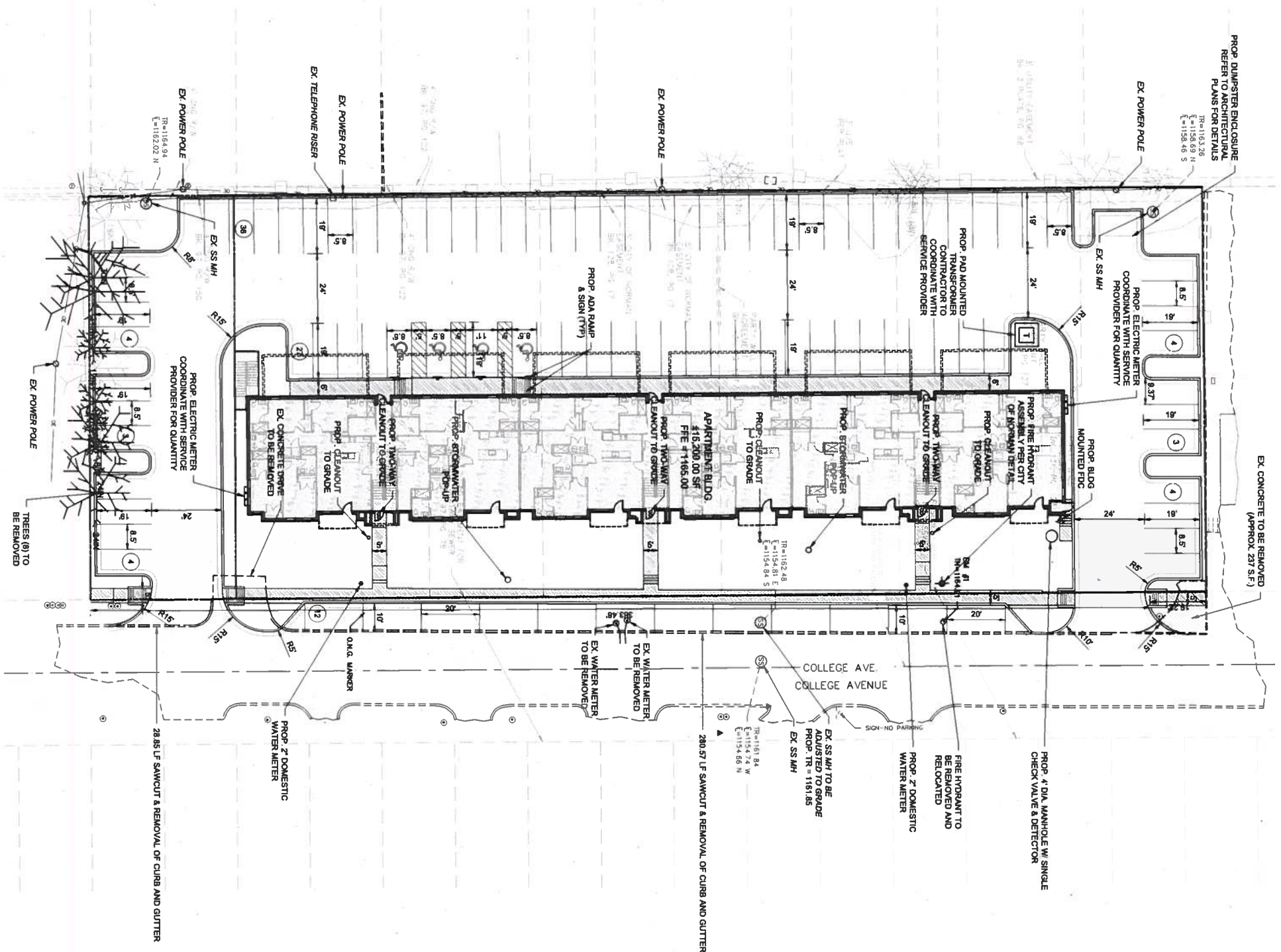
- 1. Easements. All required easements are existing.
- 2. Right-of-Way. Street rights-of-way are existing.

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

STAFF COMMENTS AND RECOMMENDATION: The majority of this property has been platted with several lots. However, the south end of the property is unplatted. The owners desire to do a multi-family development. The property consists of 1.289 acres. Staff recommends approval of Short Form Plat No. SFP-2324-5 for 1010-The REVV Addition.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SPF-2324-5 for 1010-The REVV Addition, and, if approved, direct the filing thereof with the Cleveland County Clerk subject to the Development Committee's approval of a subdivision bond for sidewalks.

ACTION TAKEN: _____



LEGEND

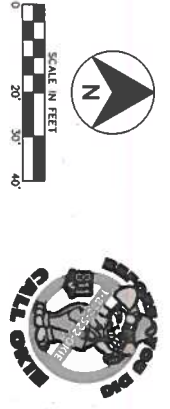
---	BOUNDARY LINE	⊙	EX. POWER POLE
---	RIGHT OF WAY LINE	⊙	PROP. POWER POLE
---	EASEMENT LINE	⊙	EX. TELEPHONE PED.
---	EXISTING CONCRETE CURB AND GUTTER	⊙	EX. WATER METER
---	PROPOSED CONCRETE CURB AND GUTTER	⊙	EX. WATER METER PIT
---	PROPOSED FIRE LANE STRIPING	⊙	EX. TELEPHONE MANHOLE
---	OVERHEAD ELECTRIC	⊙	EX. TRAFFIC SIGNAL LIGHT
---	UNDERGROUND ELECTRIC	⊙	EX. SPRINKLER VALVE
---	UNDERGROUND TELEPHONE	⊙	EX. AUTO SPRINKLER
---	UNDERGROUND FIBER OPTIC	⊙	EX. ELECT. PEDESTAL
---	SANITARY SEWER	⊙	EX. TRANSFORMER
---	WATERLINE	⊙	EX. GREASE TRAP
---	BENCHMARK	⊙	EX. ELECT. METER
---		⊙	EX. SS MANHOLE
---		⊙	PROP. ELECT. METER
---		⊙	EX. GAS METER
---		⊙	EX. AIR CONDITIONER
---		⊙	PROP. GAS METER
---		⊙	EX. LIGHT POLE
---		⊙	EX. ELECT. MANHOLE
---		⊙	EX. STORM MANHOLE
---		⊙	EX. SOLLARD
---		⊙	PROP. INLETS (SEE GRADING PLAN FOR TYPES)
---		⊙	VERTICAL SEPARATION REQUIREMENT

SITE NOTES

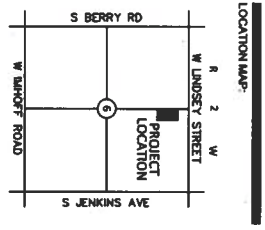
- A. CONTRACTOR SHALL REFER TO THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE WRITTEN SPECIFICATIONS, CONSTRUCTION DRAWINGS, STORM WATER POLLUTION PLAN, AND GEOTECHNICAL REPORT.
- B. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE OWNERS DESIGN GUIDELINES AND SPECIFICATIONS, AND WHERE APPLICABLE SHALL MEET THE REQUIREMENTS OF THE GOVERNING PERMITTING AUTHORITY HAVING JURISDICTION.
- C. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN HORIZONTAL AND VERTICAL CONTROL, REFERENCE POINTS AND CONSTRUCTION STAKING AS INCIDENTAL TO THE PROJECT.
- D. THE CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS/PROFILES/LINES/UTILITIES/SPRINKLERS PRIOR TO CONSTRUCTION START.
- E. ALL WORK NOT CLASSIFIED AS A CONTRACT PAY ITEM SHALL BE CONSIDERED AS INCIDENTAL AND THE COST THEREOF SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS WHICH ARE CLASSIFIED FOR PAYMENT.
- F. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND MEP PLANS AND SPECIFICATIONS BEING A PART OF THE CONSTRUCTION DOCUMENTS FOR THE EXACT LOCATIONS AND DIMENSIONS OF ENTRY, EXIT PORCHES, REAR/SCREEN BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCES, AND DOWN-SLOUT LOCATIONS/SPECIFICATIONS/DETAILS.
- G. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB (FC) UNLESS OTHERWISE NOTED.
- H. PARKING LOT STRIPING SHALL BE 4" WIDE AND WHITE IN COLOR. HANDICAP PARKING STALLS STRIPING AND SIGNAGE SHALL BE IN STRICT ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- I. UNLESS OTHERWISE NOTED ALL RADII SHALL BE 3'.
- J. BUILDING DIMENSIONS ARE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE SHOWN.
- K. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION AND DETAILS OF ALL UTILITY ENTRANCES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER OPENING ARE ACHIEVED AS APPROVED LOCATIONS AND SCHEDULING OF THE INSURANCE CONNECTIONS TO THEIR FACILITIES.
- L. REFER TO ARCHITECTURE PLANS FOR SITE LIGHTING AND ELECTRICAL CONDUIT PLANS. POLE LOCATIONS ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND ADJUST ANY CONSTRUCTION CONFLICTS WITH UNDERGROUND UTILITIES, SIDEWALKS, ETC.
- M. CHECK ARCHITECTURAL PLANS FOR EXACT DOWNSPOUT LOCATIONS.
- N. CONTRACTOR SHALL REFER TO LANDSCAPE AND IRRIGATION PLAN FOR LOCATION AND CONSTRUCTION DETAILS OF LANDSCAPING AND IRRIGATION.

NOTE: CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED WORK MEETS ADA REQUIREMENTS. REFER TO www.access-board.gov/ FOR MORE INFORMATION.

NOTE: CONTRACTOR SHALL CONSTRUCT AND INSTALL WHEEL STOPS, SIGNS, AND ADA RAMPS AT ALL HANDICAP SPACES.



ENGINEERING + PLANNING + CONSULTING
 P.O. Box 14394 Oklahoma City, OK 73113
 405-778-3385
 www.cedarcreekeng.com
 OK 151394
 02/26/2014



PROJECT:
LINDSEY & COLLEGE AVE. APARTMENTS
 NORMAN, OK

PROJECT NUMBER: 20079
 DATE: 07.28.13
 ISSUE DATE: 07.28.13

SEAL:

SUBMITTAL:
PERMIT SET

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING TITLE:
SITE PLAN

SHEET:
C1.00



File Attachments for Item:

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-19: Emmanuel Enguerra requests amendment of the SPUD (O-2021-39), Simple Planned Unit Development, for property located at 119 and 117 E. Acres Street.



CITY OF NORMAN, OK STAFF REPORT

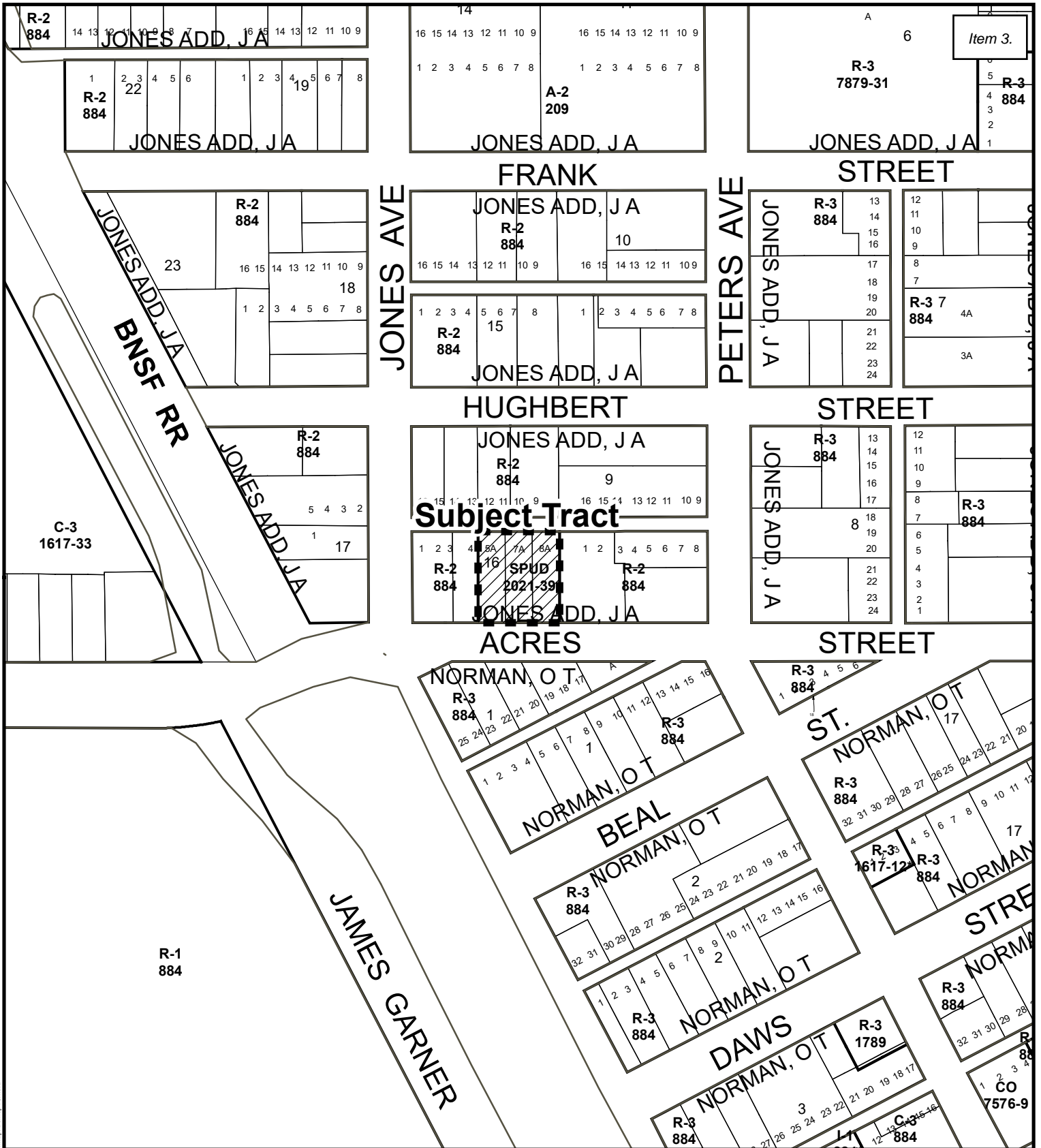
MEETING DATE: 10/12/2023

REQUESTER: Emmanuel Enguerra

PRESENTER: Melissa Navarro, Planner II

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-19: Emmanuel Enguerra requests amendment of the SPUD (O-2021-39), Simple Planned Unit Development, for property located at 119 and 117 E. Acres Street.

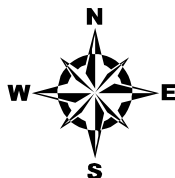
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-19 to City Council.



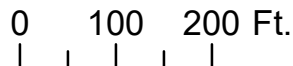
Location Map



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



September 6, 2023



Subject Tract

ORDINANCE NO. O-2324-19

ITEM NO. 3

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Emmanuel Enguerra
REQUESTED ACTION	Amendment of the SPUD, Simple Planned Unit Development (O-2021-39)
EXISTING ZONING	SPUD, Simple Planned Unit Development
SURROUNDING ZONING	North: R-2, Two-Family Dwelling District East: R-2, Two-Family Dwelling District South: R-3, Multi-Family Dwelling District West: R-2, Two-Family Dwelling District All: CNZOD, Central Norman Zoning Overlay District
LOCATION	119 and 117 E. Acres Street
WARD	4
CORE AREA	Yes
AREA/SF	0.34 acres more or less
PURPOSE	Amend SPUD O-2021-39 to add short-term rental as an allowable use – 119 & 117 E. Acres
EXISTING LAND USE	Single-family residential with accessory dwelling units
SURROUNDING LAND USE	North: Single-family residential East: Single-family residential South: Single-family residential and park land West: Single-family residential
LAND USE PLAN DESIGNATION	Low Density Residential Designation

GROWTH AREA DESIGNATION

Current Urban Service Area

PROJECT OVERVIEW: The subject properties are part of a SPUD, Simple Planned Unit Development approved as Ordinance No. O-2021-39. The SPUD is located at 109, 111, 113, 115, 117, and 119 E. Acres Street, formerly 111 and 113 E. Acres Street. The SPUD included accessory dwelling units, therefore the property was given additional addresses. The current owner purchased the subject lot and is now applicant requesting to add Short-Term Rentals to the use list to only 117 and 119 E Acres Street. No other changes are requested for the SPUD.

PROCEDURAL REQUIREMENTS:**GREENBELT COMISSION:** N/A**PRE DEVELOPMENT MEETING:** N/A**ZONING ORDINANCE CITATION:**

SEC 36-510 – SIMPLE PLANNED UNIT DEVELOPMENTS

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

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

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

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

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

Contribute to the revitalization and/or redevelopment of areas where decline of any type 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 screening.

STAFF ANALYSIS: The particulars of this SPUD include:

USE: The requested uses for the SPUD include:

- (a) Detached one family dwelling
- (b) One Single-Family dwelling and a garage apartment (*ADU).
- (c) Accessory Storage Buildings
- (d) Short-Term Rentals*, for 117 and 119 E Acres Street ONLY**

*ADU - A structure which is subordinate to, and the use of which is incidental to, that of the main structure on the same lot and includes a room or group of rooms forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating.

*A Short-Term Rental is defined as the rental of an existing or otherwise permitted dwelling structure or any portion thereof, for a period of not more than thirty (30) days, where the owner is engaged in a contract for the rental of that specific dwelling, or any portion thereof.

These are all permitted uses under the current SPUD with the exception of the Short-Term Rental use.

SITE PLAN/ACCESS: No changes are proposed to the existing layout of the lot. The property was developed according to the SPUD site plan adopted with Ordinance No. O-2021-39.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed uses in the SPUD are uses that are currently allowed by right in the R-2 zoning district, including the Short-Term Rental use. The intensity of use will not have a negative impact on the surrounding properties. Short-Term Rentals are allowed in all residential zoning districts. The previous SPUD did not include the use but the current owner would like to add it to their allowable uses. The applicant will be required to obtain a Short-Term Rental license per the requirements in Chapter 20, Article 20-XXVII Short-Term Rentals.

CONCLUSION: Staff forwards this request for a Simple Planned Unit Development and Ordinance O-2324-19 to Planning Commission for your consideration.

THE GATEWAY OF E. ACRES ST.

A SIMPLE PLANNED UNIT DEVELOPMENT
117 AND 119 E ACRES STREET
NORMAN, OKLAHOMA

INITIALLY PREPARED AND REVISED BY KATY CONSTRUCTION CO.
Keith M. McCabe, Builder- Owner
Submitted March 1, 2021 – Revised April 1, 2021
Adopted by City Council on May 25, 2021
Ordinance No. O-2021-39

**AMENDED BY PLAINVIEW LEGAL GROUP PLLC
On Behalf of Emmanuel Enguerra, Owner
To Amend the Permitted Uses of 117 and 119 E Acres St**

PREPARED BY:

PLAINVIEW LEGAL GROUP PLLC
TRAVIS DENNIS
P.O. BOX 847
NORMAN, OK 73070

TABLE OF CONTENTS

COVER LETTER

- I. INTRODUCTION
 - Background and Intent

- II. PROPERTY DESCRIPTION/EXISTING SITE CONDITIONS
 - A. Location
 - B. Existing Land Use and Zoning
 - C. Elevation and Topography
 - D. Drainage
 - E. Utility Services
 - F. Fire Protection Services
 - G. Traffic Circulation/ Access

- III. DEVELOPMENT PLAN AND DESIGN CONCEPT
 - A. Single-Family Residences
 - B. Accessory Dwelling Units
 - C. Traffic Access/ Circulation/ Parking/ Sidewalks
 - D. Development Phasing

EXHIBITS

- A. Proposed Preliminary Site Development Plan
- B. Storm Water/ Drainage Report

COVER LETTER

EMMANUEL ENGUERRA, hereinafter referred to as “Applicant”, respectfully submits this SPUD amendment, only for the real property (the “Subject Property”) as follows:

LOT 8A

A parcel of land being a part of Lot Eight (8), in Block Sixteen (16), and the West Half (W/2) of vacated Julia Street, of J.A. JONES ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof, and being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 5 of said Block Sixteen (16) of J.A. Jones Addition;

Thence North 89°52’13” East, along the North line of lots 5, 6, 7, and 8 a distance of 83.33 feet to the Point of Beginning;

Thence continuing North 89°52’13” East, along the North line of Lot 8, a distance of 41.67 feet to a point on the East line of the West Half (W/2) of vacated Julia Street;

Thence South 00°13’55” East, a distance of 140.00 feet;

Thence South 89°52’13” West, along the South line of said Lot 8, a distance of 41.67 feet;

Thence North 00°13’55” West a distance of 140.00 feet to the Point of Beginning.

According to the Lot Line Adjustment recorded in Book 6314, Page 982.

, which includes the addresses commonly known as 117 E Acres Street, Norman, Oklahoma 73069 and 119 E Acres Street, Norman, Oklahoma 73069.

The Subject Property is currently zoned as a SPUD, pursuant to O-2021-39 (the “2021 SPUD”). The Applicant seeks this SPUD amendment to update the permitted uses for his property to include Short-Term Rentals. There are no changes to the SPUD boundaries or site plan, and no new construction is requested. The sole purpose of the amendment is to add Short-Term Rentals to the permitted uses for the Subject Property.

For convenience purposes, the entirety of the 2021 SPUD Narrative is contained below. Amendments made to the 2021 SPUD are shown in **bold**.

I. INTRODUCTION

The Gateway of E. Acres St. project (the "Addition") is proposed as a Simple Planned Unit Development (SPUD) generally located at 111, 113, 115, 117, and 119 E Acres Street formerly 111 and 113 East Acres Street. The Addition is approximately 0.4000 acres in land area and proposed to feature a variety of Single-Family residential units, and Accessory Dwelling Units over garages located at the rear of each property.

The Applicant has separately submitted a Lot Line Adjustment that conforms to the SPUD site plan.

This SPUD District will allow the necessary greater flexibility in design to create an affordable community with a variety of family units and building types along with creative circulation patterns.

Upon completion, the SPUD will provide more residentially and pedestrian appealing designs than would otherwise be attainable under conventional practices and regulations of the development guidelines of the City of Norman. Therefore, flexibility in the design and construction of lot sizes, which help to provide a more distinct neighborhood concept, is critical. This more efficient, compact developed area within the Addition will allow for the unique use of Core Norman land for single family residences, along with Accessory Dwelling Units* (ADUs) over garages. This will allow for greater flexibility for the homeowners and still retain the existing character of the neighborhood.

**ADU - A structure which is subordinate to, and the use of which is incidental to, that of the main structure on the same lot and includes a room or group of rooms forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating*

II. PROPERTY DESCRIPTION - EXISTING SITE CONDITIONS

A. Location

The Gateway of E. Acres St. is located at **111, 113, 115, 117, and 119 E Acres Street.**

B. Existing Land Use and Zoning

The property is currently zoned SPUD, Simple Planned Unit Development and is located in the Central Norman Zoning Overlay District (CNZOD) area.

C. Elevation and Topography

The site consists of flat terrain. The lot drains to the north and south. This environment has influenced the application of this SPUD to change the

building setbacks to allow for redevelopment. The end result is the possibility for open space and scenic views of Core Norman for the residents and passing public. This lot sits just east of the railroad tracks, Legacy Trail, the newly developed Norman Forward project - the Blake Baldwin Skate Park, and the new Norman Public Library. No portion of the site is in the 100-year flood plain.

D. Drainage

A Drainage Impact Analysis has been prepared to illustrate the detention requirements that are required and the solutions planned. A Drainage Impact Analysis has been already been submitted and approved by the City on June 2, 2021. This SPUD will be done in accordance with and not change the previously approved drainage solution.

E. Utility Services

Many of the required utility systems for the project (including water, sewer, gas, telephone and electric) are currently located adjacent to the boundaries of the property, and all have been installed and developed to date.

F. Fire Protection Services

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

G. Traffic Circulation and Access

Primary vehicular access to the site would be provided from East Acres Street for the Main Houses and additionally the alley located to the north of Acres Street, for the ADUs.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Single-Family Development

The SPUD shall consist of three residential lots with a single-family structure and an accessory dwelling unit over a garage upon each lot.

1. Lot Design

The purpose for the SPUD is to allow variances from the previous required lot area, setbacks and coverage for redevelopment of these lots with greater flexibility to create an updated model for increased density and varied lot dimensions in the Core Area of Norman:

- a. A variance to the lot width from the required 50-foot street frontage, to a 41.66-foot street frontage. The lot depth is to remain 140-foot.
- b. A variance to the 7,000 SF lot area requirement for a single-family home and ADU. The lots are approximately 5,833. Lot dimensions will be equally spaced throughout the Addition.
- c. A variance to the required front yard setback of 25 feet. This SPUD instead provides for a 20-foot front yard setback. Such a setback will encourage and allow single family homes, and various living spaces to come forward and greet the streetscape.

The below development standards shall meet the current zoning requirement for current zoning development standards.

- d. All single-family homes shall have a 60-foot rear yard setback.
- e. The proposed ADUs located at the rear of the lot, off the alley, shall meet the required 20-foot back yard setback.
- f. Each lot shall be developed with the typical 5-foot side yard building setback line.

CNZOD, Central Norman Zoning Overlay District

The CNZOD requires Special Use for any development/redevelopment within the District that contains four (4) or more bedrooms. This development proposal is submitted as a SPUD, Simple Planned Unit Development and included in this SPUD is the request to allow the opportunity of a fourth bedroom in the single family structures. The number of bedrooms will be dependent on the buyer, so at this time there is no way of knowing if the prospective buyer will request three (3) or four (4) bedrooms.

2. Housing Construction

Homes in the SPUD shall be Type VB (non-sprinkled) construction, single family, detached homes that will retain the character of the existing neighborhood and neighborhood manners. Houses shall be of wood frame construction. Houses shall be one (1) or two (2) stories. Garages may have no more than a two-vehicle capacity/or no more than a 500 SF footprint, with ADUs built directly above said garages.

The maximum square foot area requirements for the footprint of single-family structures (Ground Floor Living Area) shall be 1,535

square feet, as demonstrated on the designed site plan, which applies to indoor living space and is exclusive of garages, covered porches, patios, and breezeways.

All the roofs shall be constructed with shingles with a minimum weight of 210 pounds per square or the equivalent. The roofs shall have a minimum pitch slope of 8 on 12. Lower pitch roofs are allowed only for covered porches, patios, and breezeways, but with a minimum of 3 on 12. Metal may be used on lower pitched roofs.

The principal exterior of any residential structure shall be a minimum of thirty percent (30%) masonry and the remaining percent balance of the exterior shall be of frame, wood, or shingles which blend with the masonry.

A single ADU, located directly above a garage, of no more than 500 square feet in total size, may be constructed upon each lot.

3. Storage Buildings

A storage building is defined as a structure, part of a building or part of a structure which is subordinate to and the use of which is incidental to, that of the main building, structure or use on the same lot, including a private garage. A storage building may not be habitable and a storage building may not include a guest house or servant's quarters.

Height regulations for storage buildings (excluding ADUs): Any storage building shall not exceed a wall height of twenty (20) feet unless the required side and rear yard setbacks are increased by one (1) foot for each additional foot of wall height above twenty (20) feet. Provided, however, that no storage building shall exceed the height of the principal building to which it is accessory.

B. Open space and green space

Each lot shall be permitted 51% impervious area (the remaining 49% pervious), as demonstrated in the designed Site Plan and in conformance with the attached Storm Water/Drainage Report.
(See Exhibit B - Storm Water/ Drainage Report)

C. Traffic access/circulation/parking and sidewalks

The SPUD shall have public streets serving all residential lots. The access to the SPUD shall be from East Acres Street and the alley (north) of Acres St., as demonstrated on the Site Plan.

All private sidewalks shall be at least three feet (3') wide and provide adequate access (normal/accessible) to the building structures. A new four-foot-wide (4') sidewalk shall replace the existing sidewalk within the public right-of-way along East Acres Street, constructed to City of Norman Standards.

D. Development Phasing

The project may be developed in phases to begin as soon as the market demand will support. Market demand will be the determining factor of when units are constructed. A maximum of three phases are planned. Phasing may be modified at the discretion of Developer.

E. Site Plan

The site plan submitted shows the three (3) single-family residences, each with an above-garage ADU located at the rear of each lot.
(See Exhibit A)

F. Uses Permitted

The allowed uses in the Addition are:

- (a) Detached one family dwelling
- (b) One Single-Family dwelling and a garage apartment(*ADU).
- (c) Accessory Storage Buildings
- (d) **Short-Term Rentals*, for 117 and 119 E Acres Street ONLY**

**ADU - A structure which is subordinate to, and the use of which is incidental to, that of the main structure on the same lot and includes a room or group of rooms forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating.*

**A Short-Term Rental is defined as the rental of an existing or otherwise permitted dwelling structure or any portion thereof, for a period of not more than thirty (30) days, where the owner is engaged in a contract for the rental of that specific dwelling, or any portion thereof.*

G. Trash Service

Trash service will be provided by way of polycarts serviced from the alley.

Exhibit A

Proposed Preliminary Site Development Plan

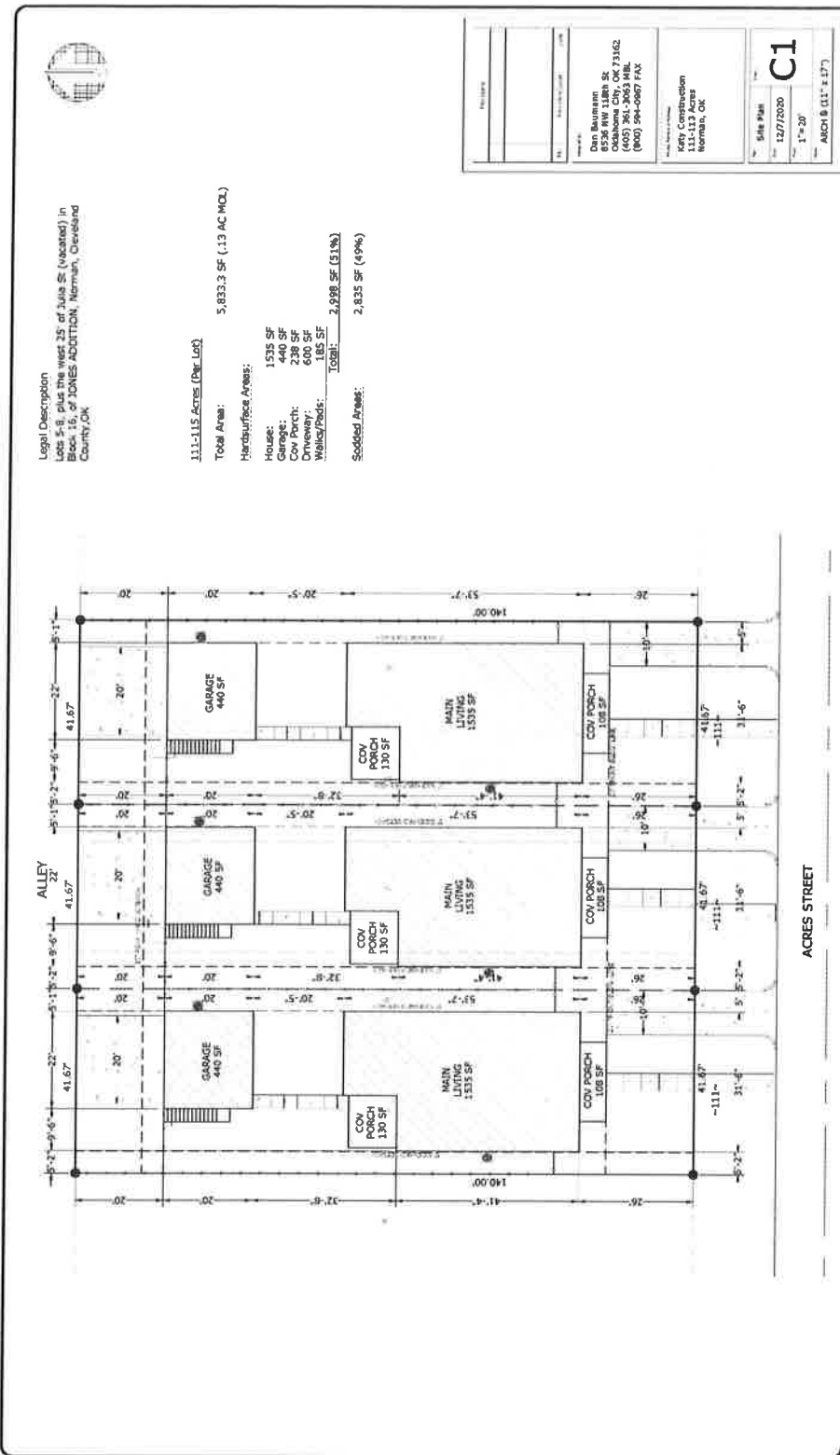


Exhibit B
Proposed Storm Water/ Drainage Report



ENGINEERING ♦ LAND SURVEYING ♦ GEOTECHNICAL SERVICES
OK CA 8422

Item 3.

DRAINAGE REPORT

FOR

THE GATEWAY ON ACRES STREET

111-113 Acres Street
Norman, OK 73069

March 1, 2021



Corp. Office: 218 West Side Blvd. ♦ Muskogee, OK 74403 ♦ 918.438.7966
West Oklahoma Office: 7006 NW 63rd Street, Suite 102 ♦ Bethany, OK 73008 ♦ 405.210.3169



City Engineer

PROJECT:

**The Gateway on Acres Street
111-113 Acres Street
Norman, OK 73069**

Katy Construction proposes to develop this parcel of land into three (3) individual lots with a two story residential unit and an auxiliary dwelling unit on each lot. At the time of this report, the existing two homes, outbuildings and all pavements have been removed.

The property has 125 feet of frontage on the north side of Acres Street and 125 feet frontage at the existing city alley. The property is 17,000 s.f. or 0.40 acres. The alley will be used as access for the auxiliary dwelling units.

HISTORIC DATA

The historical drainage area used for this report is the entire 125'X140' plus the city right-of-way to the back of existing curb on Acres Street. This makes the Historic DA=0.45 acres. of the property is 1.16 acres. The property drains both to the NW and the SW, so two Historic basins were calculated to determine the total Historic release rate. Basin A drains SW to Acres Street and has a DA of 0.32 acres, and a Q100 of 1.79 cfs. Basin B drains NW to the alley and has a DA of 0.13 acres, and a Q100 of 0.81 cfs.

The total Historic release for a 100 year storm event is 2.70 cfs.

DEVELOPED DATA

The developed project has been divided by into two (2) basins. They are as follows:

BASIN A

The developed drainage area for Basin A is 0.30 acres and drains SW to Acres Street. The Developed Q100 = 2.01 cfs.

BASIN B

The developed drainage area for Basin B is 0.15 acres and drains NW to the existing alley. The Developed Q100 = 1.06 cfs.

Total Developed release for a 100 year storm event is 3.07 cfs.

This development will cause an increase of 0.37 cfs. during the 100 year storm. This 0.37 cfs. has been mitigated by the construction of three (3) Porous Paver parking areas in Basin B. The 3 parking areas have a total of 1200 s.f. of surface area and will allow water to be absorbed below grade and when the aggregate section is saturated it will flow in 4" pvc piping to Acres Street and released through the concrete curb. Refer to Exhibit B in this report for details of the Porous Paver Parking details.



ENGINEERING ♦ LAND SURVEYING ♦ GEOTECHNICAL SERVICES
OK CA 8422

SUMMARY

This project has been prepared under my direct supervision; the attached Plans comply with the City of Norman governing ordinances. The discharge from this site will not exceed the historical rates for this property prior to development for the 2 year, 5 year, 10 year, 25 year 50 year and 100 year frequency storm.

Respectfully submitted,

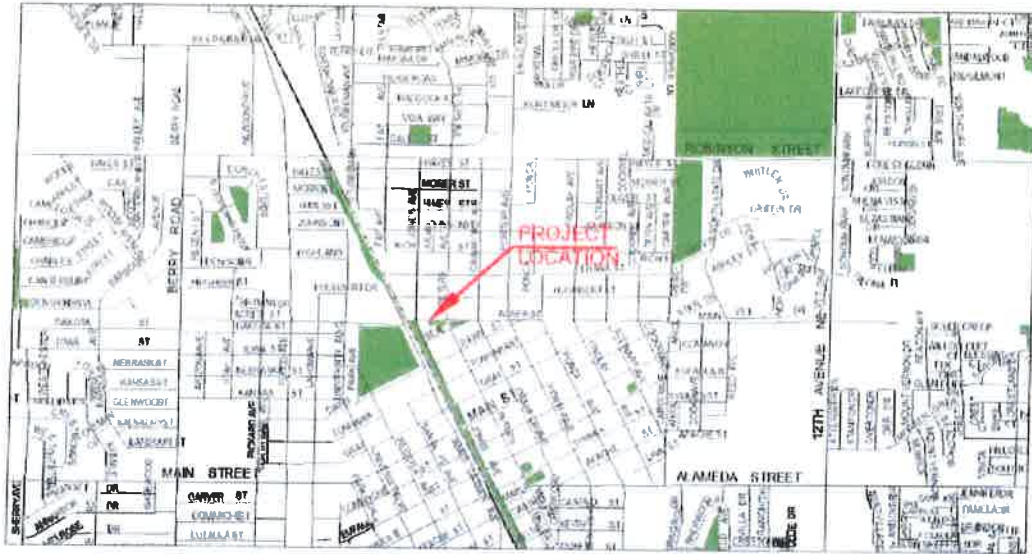
Date: 03/01/21

Darin Teeman, PE 25180



Corp. Office: 218 West Side Blvd. ♦ Muskogee, OK 74403 ♦ 918.438.7966
West Oklahoma Office: 7006 NW 63rd Street, Suite 102 ♦ Bethany, OK 73008 ♦ 405.210.3169

City of Norman WebMap



G:\Shared\Drawings\Engineering\Department\05-ENGINEERING\CONTRACTS\E20-116-1-4ETH McCABE-111-113 E ACRES 05-DWG-01-McCABE BASE_21-02-25.DWG 2/27/2021 1:55:53 PM 11

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◆ GEOTECHNICAL SERVICES

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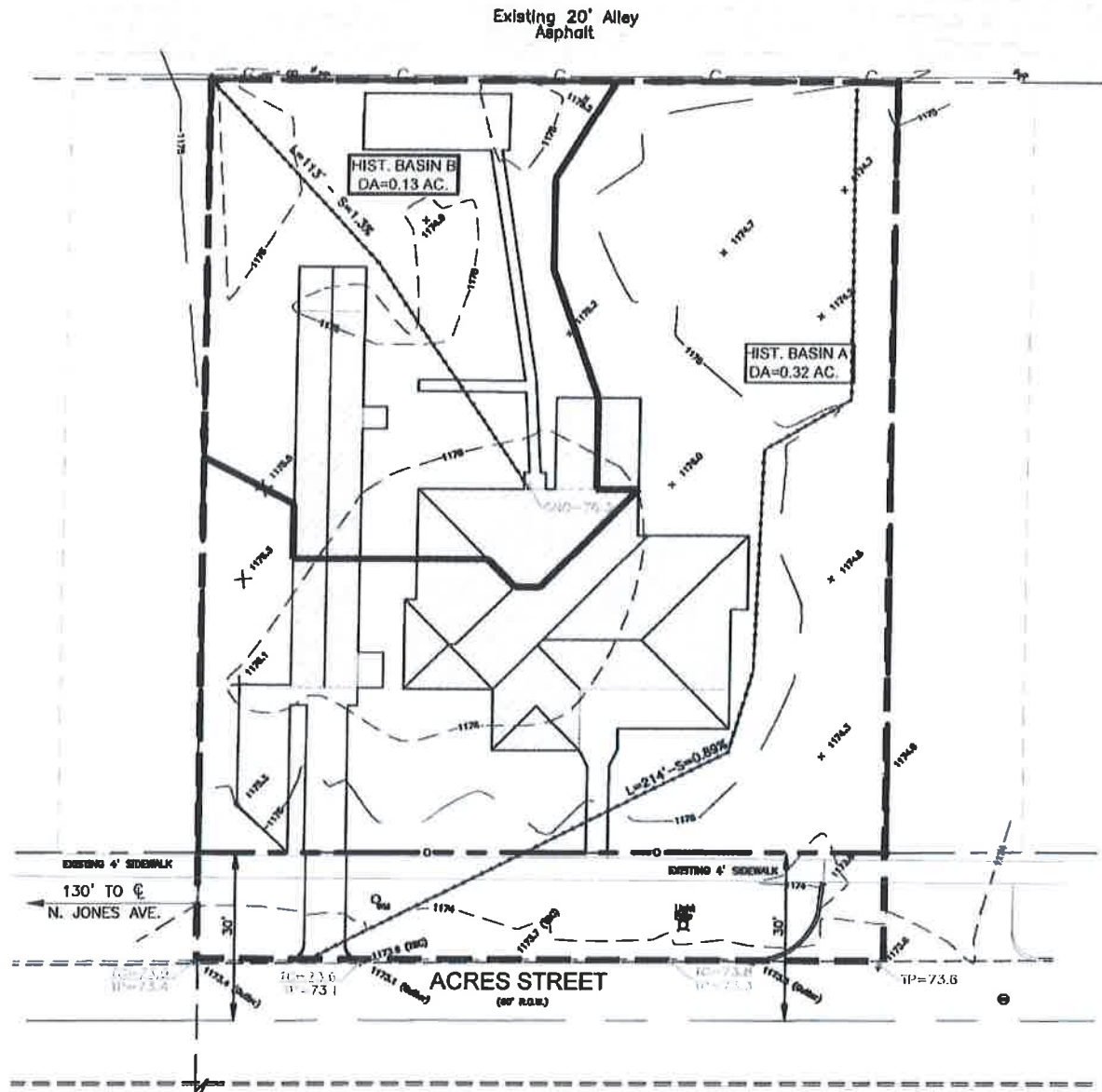
CORPORATE OFFICE
218 EASTSIDE BLVD.
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MAIN OFFICE: 918.435.7995
OK CR 8482

OKLAHOMA WEST OFFICE
Terry L. Pollock
CELL: 405.210.3169
terry@stp-solutions.com

THE GATEWAY ON E. ACRES ST.
KEITH McCABE
111-113 ACRES ST.
NORMAN, OK



LOCATION MAPS	
Drawn By: TLP	Scale: NONE
Checked By: DT	Date: 03/01/21
Project No.: E21-100.1	EXHIBIT A



HISTORIC RUNOFF CALCULATIONS

BASIN A	BASIN B
DA= .32 AC.	DA= .13 AC.
L= 214'	L= 113'
S= 0.89%	S= 1.33%
Tc= 12.40 MIN.	Tc= 9.60 MIN.
Q100= 1.79 CFS	Q100= 0.81 CFS

TOTAL HIST. Q100 = 2.70 CFS



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THE GATEWAY ON E. ACRES ST.
 KEITH McCABE
 111-113 ACRES ST.
 NORMAN, OK



HISTORIC DRAINAGE MAP	
Drawn By: TLP	Scale: 1"=30'
Checked By: DT	Date: 03/01/21
Project No.: E21-100.1	HIST. 1.0

C:\Planned\Drawings\Engineering\Department\US-ENGINEERING\CONTRACTS\210-116-1-KEITH McCABE-111-113 E ACRES-01-DWG-01-McCABE BASE_3-1-21.dwg, 2/27/2021 1:54:26 PM, 1:1

FILE McCABE - ACRES STREET
 PROJECT NO E21-100.1
 BY DT/TLP
 DATE 21/02/24
 SHEET NO 1 OF 1
 SUBJECT 02-HIST. BASIN A

**RUNOFF CALCULATION BY
 OKC RATIONAL METHOD
 CITY OF NORMAN**

Project Location: 111 to 113 ACRES STREET
Drainage Area: 02-HISTORIC CONDITIONS - BASIN A
Structure Number: N/A

Area: 0.32 Acres (0.00 Sq. Mi.) **Avg. Slope:** % (ft/mi.)

WEIGHTED RUNOFF COEFFICIENT:

Land Use:	Area (Ac)	% Total Area	C	Lo	K Factor
Landscaped	0.234	73.13%	0.55	154.0	0.775
Undeveloped	0.000	0.00%	0.30	0.0	0.775
Cultivated	0.000	0.00%	0.50	0.0	0.775
Commercial	0.000	0.00%	0.95	0.0	0.445
Residential	0.000	0.00%	0.70	0.0	0.511
Paved	0.086	26.88%	0.95	60.0	0.372

Weighted C: 0.66

Weighted K Factor: 0.662

TIME OF CONCENTRATION:

Time Overland:

Length of Overland Flow, L: 214.00 ft
 Drop in Ft. 1.90 ft
 Overland Average Slope, S: 0.0089 ft/ft
 Overland K Factor (K): 0.6620
 Overland Time of Concentration, $T_c = K^*(L^{0.37}) / S^{0.20}$

Time In System:

Total Time Overland: 12.40 min. **Total Time In System:** min.
Total TC: 12.40 min.

RAINFALL INTENSITY:

$I = A / (B + T_c)^E$

$I_{50} = 7.64$ $I_{25} = 6.72$
 $I_{10} = 5.80$ $I_5 = 5.09$
 $I_2 = 4.32$

Where: $I_{10c} = 8.49$ Intensity of rainfall (inches / hour)
 A, B, and E = Intensity, Frequency and Duration (I-F-D) Equation
 Parameters; shown below in Table 1-1.
 $T_c =$ Time of Concentration unique to the sub-basin

Table 1-1

Frequency (Year)	Parameters					
	2 year	5 year	10 year	25 year	50 year	100 year
D	56.43	72	82	95	108	120
E	11.5	15	15	15	15	15
F	0.81	0.80	0.80	0.80	0.80	0.80

HISTORIC PEAK DISCHARGE:

	C	I (in/hr)	A (Ac)	
$Q_{100} =$	0.66	8.49	0.32	1.79 cfs
$Q_{50} =$	0.66	7.64	0.32	1.61 cfs
$Q_{25} =$	0.66	6.72	0.32	1.41 cfs
$Q_{10} =$	0.66	5.80	0.32	1.22 cfs
$Q_5 =$	0.66	5.09	0.32	1.07 cfs
$Q_2 =$	0.66	4.32	0.32	0.91 cfs

HIST A

FILE McCABE - ACRES STREET
 PROJECT NO E21-100.1
 BY DT/TLP
 DATE 21/02/24
 SHEET NO 1 OF 1
 SUBJECT 02-HIST. BASIN B

**RUNOFF CALCULATION BY
 OKC RATIONAL METHOD
 CITY OF NORMAN**

Project Location: 111 to 113 ACRES STREET
Drainage Area: 02-HISTORIC CONDITIONS - BASIN B
Structure Number: N/A
 Area: 0.13 Acres (0.00 Sq. Mi.) Avg. Slope: % (ft/mi.)

WEIGHTED RUNOFF COEFFICIENT:

Land Use:	Area (Ac)	% Total Area	C	Lo	K Factor
Landscaped	0.09	69.23%	0.55	93.0	0.775
Undeveloped	0.00	0.00%	0.30	0.0	0.775
Cultivated	0.00	0.00%	0.50	0.0	0.775
Commercial	0.00	0.00%	0.95	0.0	0.445
Residential	0.00	0.00%	0.70	0.0	0.511
Paved	0.04	30.77%	0.95	20.0	0.372

Weighted C: 0.67

Weighted K Factor: 0.704

TIME OF CONCENTRATION:

Time Overland:

Length of Overland Flow, L: 113.00 ft
 6 1.50 ft
 Overland Average Slope, S: 0.0133 ft/ft
 Overland K Factor (K): 0.7037
 Overland Time of Concentration, $T_c = K(L^{0.3}) / S^{0.20}$

Time in System:

Total Time Overland: 9.60 min. Total Time in System: min.
 Total TC: 9.60 min.

RAINFALL INTENSITY:

$I = A / (B + T_c)^E$

$I_{50} = 8.33$ $I_{25} = 7.33$
 $I_{10} = 6.32$ $I_5 = 5.55$
 $I_2 = 4.77$

Where: $I_{10c} = 9.26$ Intensity of rainfall (inches / hour)
 A, B, and E = Intensity, Frequency and Duration (I-F-D) Equation
 Parameters; shown below in Table 1-1.
 $T_c =$ Time of Concentration unique to the sub-basin

Table 1-1

Frequency (Year)	Parameters					
	2 year	5 year	10 year	25 year	50 year	100 year
D	56.43	72	82	95	108	120
E	11.5	15	15	15	15	15
F	0.81	0.80	0.80	0.80	0.80	0.80

HISTORIC PEAK DISCHARGE:

	C	I (in/hr)	A (Ac)	
$Q_{100} =$	0.67	9.26	0.13	0.81 cfs
$Q_{50} =$	0.67	8.33	0.13	0.73 cfs
$Q_{25} =$	0.67	7.33	0.13	0.64 cfs
$Q_{10} =$	0.67	6.32	0.13	0.55 cfs
$Q_5 =$	0.67	5.55	0.13	0.49 cfs
$Q_2 =$	0.67	4.77	0.13	0.42 cfs

HIST R

**RUNOFF CALCULATION BY
OKC RATIONAL METHOD
CITY OF NORMAN**

FILE McCABE - ACRES STREET
PROJECT NO E21-100.1
BY DT/TLP
DATE 21/02/24
SHEET NO 1 OF 1
SUBJECT 02-DEV. BASIN A

Project Location: 111 to 113 ACRES STREET

Drainage Area: 02-DEV. CONDITIONS - BASIN A

Structure Number: N/A

Area: 0.30 Acres (0.00 Sq. Mi.) Avg. Slope: % (ft/mi.)

WEIGHTED RUNOFF COEFFICIENT:

Land Use:	Area (Ac)	% Total Area	C	Lo	K Factor
Landscaped	0.140	46.67%	0.50	123.0	0.775
Undeveloped	0.000	0.00%	0.30	0.0	0.775
Cultivated	0.000	0.00%	0.50	0.0	0.775
Commercial	0.000	0.00%	0.95	0.0	0.445
Residential	0.000	0.00%	0.70	0.0	0.511
Paved	0.160	53.33%	0.95	48.0	0.372

Weighted C: 0.74

Weighted K Factor: 0.662

TIME OF CONCENTRATION:

Time Overland:

Time in System:

Length of Overland Flow, L: 171.00 ft
 Drop in Ft. 2.55 ft
 Overland Average Slope, S: 0.0149 ft/ft
 Overland K Factor (K): 0.6619
 Overland Time of Concentration, $T_c = K(L^{0.37}) / S^{0.20}$

Total Time Overland: 10.29 min.
 Total TC: 10.29 min.

Total Time in System: min.

RAINFALL INTENSITY:

$I = A / (B + T_c)^E$

$I_{50} = 8.15$ $I_{25} = 7.17$
 $I_{10} = 6.19$ $I_5 = 5.43$
 $I_2 = 4.65$

Where: $I_{10c} = 9.05$ Intensity of rainfall (inches / hour)
 A, B, and E = Intensity, Frequency and Duration (I-F-D) Equation Parameters; shown below in Table 1-1.
 $T_c =$ Time of Concentration unique to the sub-basin

Table 1-1

Frequency (Year)	Parameters					
	2 year	5 year	10 year	25 year	50 year	100 year
D	56.43	72	82	95	108	120
E	11.5	15	15	15	15	15
F	0.81	0.80	0.80	0.80	0.80	0.80

HISTORIC PEAK DISCHARGE:

	C	I (in/hr)	A (Ac)	
$Q_{100} =$	0.74	9.05	0.30	2.01 cfs
$Q_{50} =$	0.74	8.15	0.30	1.81 cfs
$Q_{25} =$	0.74	7.17	0.30	1.59 cfs
$Q_{10} =$	0.74	6.19	0.30	1.37 cfs
$Q_5 =$	0.74	5.43	0.30	1.21 cfs
$Q_2 =$	0.74	4.65	0.30	1.03 cfs

**RUNOFF CALCULATION BY
OKC RATIONAL METHOD
CITY OF NORMAN**

FILE McCABE - ACRES STREET
PROJECT NO E21-100.1
BY DT/TLP
DATE 21/02/24
SHEET NO 1 OF 1
SUBJECT 02-DEV BASIN B

Project Location: 111 to 113 ACRES STREET
Drainage Area: 02-DEV. CONDITIONS - BASIN B
Structure Number: N/A
Area: 0.15 Acres (0.00 Sq. Mi.) Avg. Slope: % (ft/mi.)

WEIGHTED RUNOFF COEFFICIENT:

Land Use:	Area (Ac)	% Total Area	C	Lo	K Factor
Landscaped	0.060	40.00%	0.50	75.0	0.775
Undeveloped	0.000	0.00%	0.30	0.0	0.775
Cultivated	0.000	0.00%	0.50	0.0	0.775
Commercial	0.000	0.00%	0.95	0.0	0.445
Residential	0.000	0.00%	0.70	0.0	0.511
Paved	0.090	60.00%	0.95	25.0	0.372

Weighted C: 0.77

Weighted K Factor: 0.674

TIME OF CONCENTRATION:

Time Overland:

Length of Overland Flow, L: 100.00 ft
Drop in Ft. 0.80 ft
Overland Average Slope, S: 0.0080 ft/ft
Overland K Factor (K): 0.6743
Overland Time of Concentration, $T_c = K^*(L^{0.37}) / S^{0.20}$

Time In System:

Total Time Overland: 9.73 min. Total Time in System: min.
Total TC: 9.73 min.

RAINFALL INTENSITY:

$I = A / (B + T_c)^E$

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 $I_{10} = 6.30$ $I_5 = 5.53$
 $I_2 = 4.75$

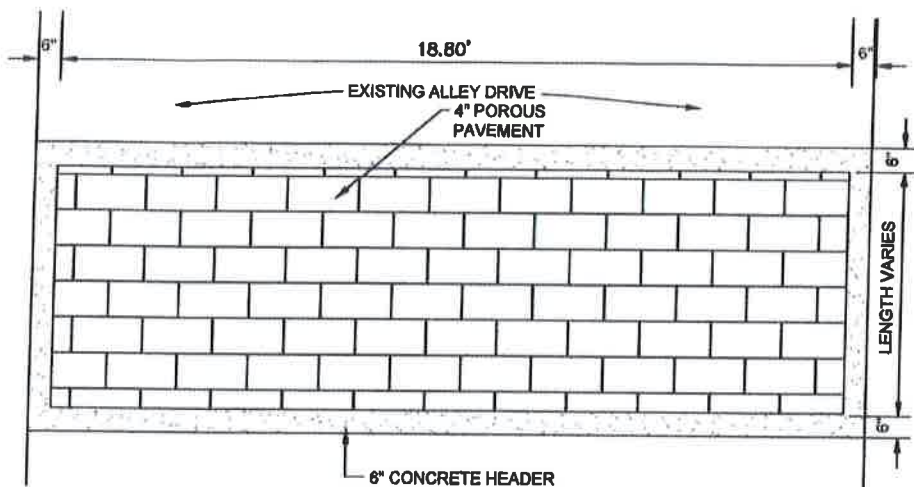
Where: $I_{10c} = 9.22$ Intensity of rainfall (inches / hour)
A, B, and E = Intensity, Frequency and Duration (I-F-D) Equation
Parameters; shown below in Table 1-1.
 $T_c =$ Time of Concentration unique to the sub-basin

Table 1-1

Frequency (Year)	Parameters					
	2 year	5 year	10 year	25 year	50 year	100 year
D	56.43	72	82	95	108	120
E	11.5	15	15	15	15	15
F	0.81	0.80	0.80	0.80	0.80	0.80

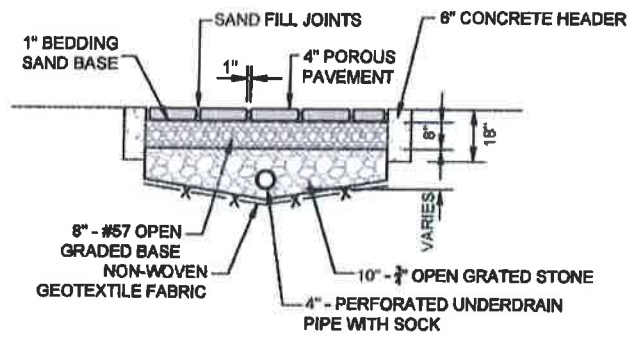
HISTORIC PEAK DISCHARGE:

	C	I (in/hr)	A (Ac)	
$Q_{100} =$	0.77	9.22	0.15	1.06 cfs
$Q_{50} =$	0.77	8.29	0.15	0.96 cfs
$Q_{25} =$	0.77	7.30	0.15	0.84 cfs
$Q_{10} =$	0.77	6.30	0.15	0.73 cfs
$Q_5 =$	0.77	5.53	0.15	0.64 cfs
$Q_2 =$	0.77	4.75	0.15	0.55 cfs



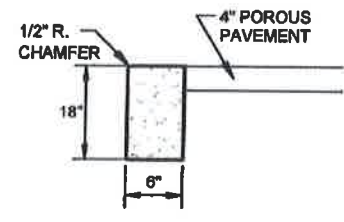
PAVESTONE PARKING AREA

SCALE: NTS



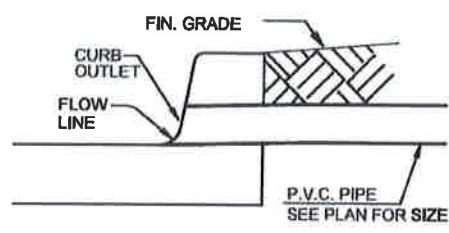
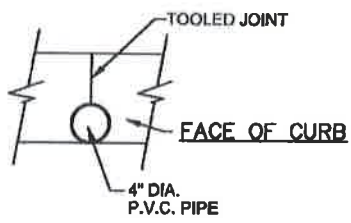
POROUS PAVER SECTION

SCALE: NTS



CONCRETE HEADER

NO SCALE



DRAIN LINE @ CURB OUTLET DETAIL

SCALE: NTS



S.T.P. SOLUTIONS, INC.

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 ● LAND SURVEYING
 ● GEOTECHNICAL SERVICES

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THE GATEWAY ON E. ACRES ST.

KEITH McCABE
 111-113 ACRES ST.
 NORMAN, OK



PAVESTONE PARKING AREA	
Drawn By: TLP	Scale: NONE
Checked By: DT	Date: 03/01/21
Project No.: E21-100.1	EXHIBIT B

File Attachments for Item:

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-21: Dr. Greg Emmert requests Special Use for a Bar, Lounge or Tavern for 0.34 acres of property located at 1134 McGee Drive.

This item has been withdrawn by the applicant.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/12/2023

REQUESTER: Dr. Greg Emmert

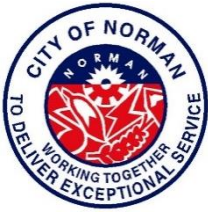
PRESENTER: Melissa Navarro, Planner II

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-21: Dr. Greg Emmert requests Special Use for a Bar, Lounge or Tavern for 0.34 acres of property located at 1134 McGee Drive.

This item has been withdrawn by the applicant.

File Attachments for Item:

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-22: City of Norman requests rezoning from PUD (O-0809-1) to SPUD, Simple Planned Unit Development, for 4.99 acres of property generally located at the Northeast corner of Imhoff Road and Oakhurst Avenue.



CITY OF NORMAN, OK STAFF REPORT

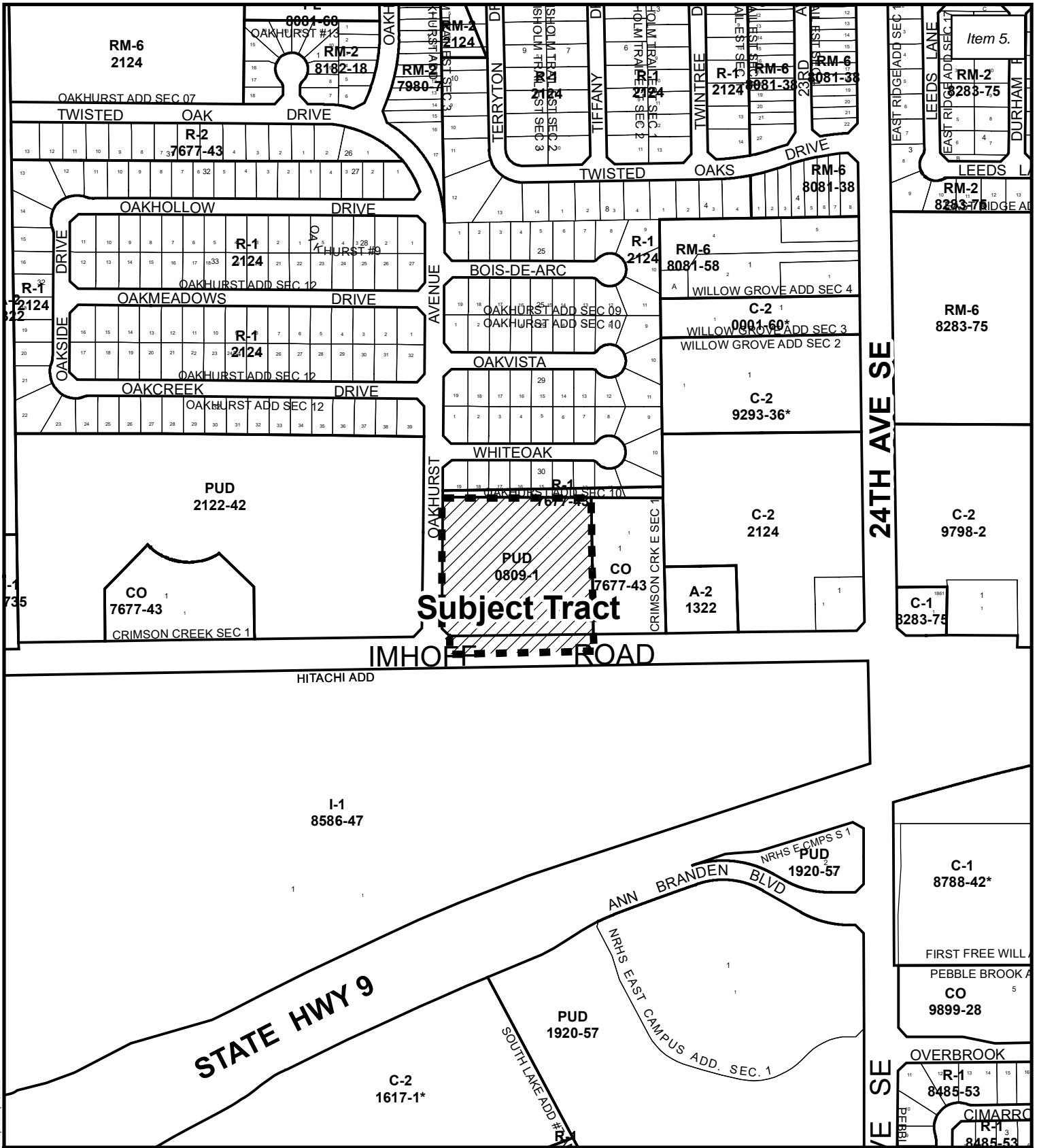
MEETING DATE: 10/12/2023

REQUESTER: City of Norman

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-22: City of Norman requests rezoning from PUD (O-0809-1) to SPUD, Simple Planned Unit Development, for 4.99 acres of property generally located at the Northeast corner of Imhoff Road and Oakhurst Avenue.

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-22 to City Council.



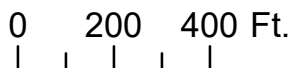
Location Map




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



September 6, 2023



 Subject Tract

ORDINANCE NO. O-2324-22

ITEM NO. 5

STAFF REPORT

GENERAL INFORMATION

APPLICANT	City of Norman
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development District
EXISTING ZONING	PUD, Planned Unit Development (O-0809-1)
SURROUNDING ZONING	North: R-1, Single Family Dwelling District East: CO, Suburban Office Commercial South: I-1, Light Industrial District West: PUD, Planned Unit Development (O-2122-42)
LOCATION	Northeast corner of Imhoff Road and Oakhurst Avenue
WARD	1
CORE AREA	No
AREA/SF	4.99 acres more or less
PURPOSE	Development of a multi-family housing project
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single-family homes East: Church South: Hitachi Greenspace West: Developing Single-family Addition
LAND USE PLAN DESIGNATION	Medium Density Residential
PROPOSED LAND USE DESIGNATION	No Change
GROWTH AREA DESIGNATION	Current Urban Service Area

PROJECT OVERVIEW:

Owner and Co-Applicant, the City of Norman (the "Owner" and, together with Milestone Property Development, LLC, the "Co-applicants") seek to rezone a parcel located north of Imhoff Road and east of Oakhurst Avenue, fronting both of these streets, as more particularly described on the attached Exhibit C (collectively referred to herein as the "Property"). The Property consists of 4.99 acre MOL, and is undeveloped with no existing structures. The property will be platted as Block 1 Lots 1 and 2. The Owner acquired the property in May of 2023.

The Owner intends to develop the premises for multifamily housing, and anticipates contracting with Milestone Property Development, LLC for said development. The property shall be developed in conformance with the Owner's various development agreements, to accommodate uses as further described herein, and in conformance with the phasing set forth herein. If possible, the Owner plans to build structures that comply with Norman's adopted Visitability Program and have a maximum HERS rating of 80.

The Property will be developed to include a total of seventy-five (75) units including one-, two-, and three-bedroom units. The one- and three-bedroom units will be housed in the two-story apartment buildings located in the southwest corner and along the eastern boundary of the property. The two-bedroom units will be developed as eleven one-story cottages (along the property perimeter directly abutting the single-family development to the north), grouped in threes and fours with adjoining walls. A standalone storm shelter is proposed for the residents of the complex, centrally located so as to be accessible to all units. Depending on the project's budget, the storm shelter may also be used as a Community Room for the residents of the Complex.

The Exhibits attached hereto, and as submitted on behalf of the Owner, are incorporated herein by reference and further depict the development criteria for the Property.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION: GBC 23-25, Crimson Flats, was placed on the Consent Docket. Greenbelt Commissioners forwards GBC 23-25, Crimson Flats, forward with no additional comments.

PRE-DEVELOPMENT: PD 23-35, Notices were sent to adjacent property owners but nobody attended the meeting.

PARKS BOARD: The Park Board approved accepting a private parkland decision by a 7-0 vote (2 were absent).

ZONING ORDINANCE CITATION:**SEC 36-510 – SIMPLE PLANNED UNIT DEVELOPMENTS**

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

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

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

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

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

Contribute to the revitalization and/or redevelopment of areas where decline of any type 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 City of Norman intends to develop the Property with seventy-five (75) multifamily housing units. The complete list of the allowable uses, and applicable use regulations, is attached as Exhibit A.

- 1) General purpose farm or garden;
- 2) Home occupation;
- 3) Attached single-family dwellings, provided that such uses comply with applicable City of Norman requirements;
- 4) Apartment buildings;
- 5) Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot and insofar as they are included on the Site Plan.

OPEN SPACE/PARKLAND: The common area shown on the west side of the property is considered as the common open space for this project. The common open space is approximately 43% for this site. As demonstrated on the attached Site Development Plan, a large community outdoor space with a playground, gardening areas and green space shall be included in the center of the Property.

SITE PLAN/ACCESS: The site will be primarily accessed from Oakhurst Avenue, with a secondary entrance located off Imhoff Road.

LANDSCAPING: Landscaping shall be provided as set forth herein, and as otherwise required by City of Norman ordinances, as amended from time to time.

SIGNAGE: Signage may be placed and utilized, as shown on the Site Development Plan on the Southeast and Northwest Corners in addition to a possible wall sign and ground sign. Otherwise, the signage for the Property shall comply with City of Norman ordinances respecting office uses.

FENCING: A six-foot stockade fence will be installed between this Property and the single-family development to the north. Any fence installed on Property must comply with applicable City of Norman ordinances and regulations, as amended from time to time.

LIGHTING: Exterior lighting shall comply with applicable City of Norman Commercial Outdoor Lighting Standards, as amended from time to time. Any new exterior lighting installed will be full cut-off fixtures.

SANITATION/UTILITIES: Trash will be handled through three (3) on-site dumpster(s) located in the center and northwest areas of the parcel, and which shall be screened within enclosures that are built of materials to be compatible with the building exteriors in the principal structure. Placement of trash enclosures shall comply with the attached Site Development Plan.

The property will be served by City water and sewer.

PARKING: On-site parking shall comply with the attached Site Development Plan and shall otherwise meet or exceed the requirements of Norman's ordinances, as applicable.

SIDEWALKS: Internal sidewalks will be provided within the development. As required by Code, the south and west of the development will provide public sidewalks.

BUILDING HEIGHT: This SPUD shall set height limits for this property. The two-bedroom units constructed along the north property boundary shall be limited to twenty feet (20') in height. No other structures on the Property may exceed thirty feet (30') in height. No additional buildings shall be constructed without amendment to the Site Development Plan.

EXTERIOR BUILDING MATERIALS: Exterior materials of any building to be constructed on the Property must be no less than sixty percent (60%) brick or stone, and the remainder shall be comprised of cement-type boards. The Owner may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

PHASING: The Owner and Milestone Property Development, LLC intend to develop the Property in one phase. In the case that construction must be split into multiple phases due to unforeseen circumstances, the Planning and Community Development Department must be provided detailed information regarding the alternative plan for phasing.

EXISTING ZONING: The Property is currently zoned PUD, Planned Unit Development for Crimson Creek East, which was approved by the Norman City Council on December 23, 2008

pursuant to Ordinance O-0809-1 along with a Preliminary Plat for the same property that since expired. The existing land use designation under the Norman 2025 Land Use Plan is Medium Density Residential and no land use designation change will be sought for this project.

The property to the north is zoned R-1, Single-Family Residential. The property to the east is zoned C-O, Commercial Office District. The property to the west, across Oakhurst Avenue is zoned PUD, Planned Unit Development (for residential development). Several parcels further east are zoned C-2, General Commercial. Another undeveloped property further east is zoned A-2, Rural Agricultural. Directly south is developed I-1, Light Industrial by Hitachi.

ALTERNATIVES/ISSUES:

IMPACTS: There are no negative impacts expected with the development of this site. The property will be platted and meet all requirements to Final Plat.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: Plan review for Fire will take place with the submittal of an application for building permit. Any required fire hydrants will be installed as required..

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

TRAFFIC ENGINEER: Please see the attached report from the Traffic Engineer. No traffic issues are anticipated due to the development.

UTILITIES: Public water and sewer are available to the site. Sanitation will work with the developer to provide adequate sanitation services for the site.

CONCLUSION: Staff forwards this request for rezoning from a PUD, Planned Unit Development to a SPUD, Simple Planned Unit Development as Ordinance No. O-2324-22 to the Planning Commission for consideration and recommendation to City Council.

MASTER PLAN FOR:

CRIMSON FLATS

A SIMPLE PLANNED UNIT DEVELOPMENT

LOCATED IN NORMAN, OKLAHOMA

OWNER & CO-APPLICANTS:

CITY OF NORMAN

MILESTONE PROPERTY DEVELOPMENT, LLC

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

Dated September 1, 2023

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- I. Background and Plans for Property**
- II. Property Classifications and Site Conditions**
 - A. Existing Land Use and Zoning
 - B. Elevation, Topography and Drainage
 - C. Utility Services
 - D. Fire Protection Services
 - E. Traffic Circulation and Access
- III. Development Plan and Phasing**
 - A. Permitted Uses
 - B. Area Regulations
 - 1. Setbacks
 - 2. Density
 - 3. Height
 - 4. Parking
 - 5. Dumpster and Trash Enclosures
 - C. Miscellaneous Regulations
 - 1. Site Development Plan Map
 - 2. Open Space
 - 3. Master Sign Plan
 - 4. Lighting
 - 5. Landscaping
 - 6. Fencing
 - 7. Phasing
 - 8. Exterior Materials

EXHIBITS

- A. Uses Allowed
- B. Site Development Plan
- C. Legal Description of the Property
- D. Green Space

I. Background and Plans for Property

Owner and Co-Applicant, the City of Norman (the “**Owner**” and, together with Milestone Property Development, LLC, the “**Co-applicants**”) seek to rezone a parcel located north of Imhoff Road and east of Oakhurst Avenue, fronting both of these streets, as more particularly described on the attached **Exhibit C** (collectively referred to herein as the “**Property**”). The Property consists of 4.99 acre MOL, and is undeveloped with no existing structures. The property will be platted as Block 1 Lots 1 and 2. The Owner acquired the property in May of 2023.

The Owner intends to develop the premises for affordable housing, and anticipates contracting with Milestone Property Development, LLC for said development. The property shall be developed in conformance with the Owner’s various development agreements, to accommodate uses as further described herein, and in conformance with the phasing set forth herein. If possible, the Owner plans to build structures that comply with Norman’s adopted Visitability Program and have a maximum HERS rating of 80.

II. Property Classifications and Site Conditions

A. Existing Land Use and Zoning

The Property is currently zoned PUD, Planned Unit Development for Crimson Creek East, which was approved by the Norman City Council on December 23, 2008 pursuant to Ordinance O-0809-1 along with a Preliminary Plat for the same property that has since expired. The existing land use designation under the Norman 2025 Land Use Plan is Medium Density Residential and no land use designation change will be sought for this project.

The property to the north is zoned R-1 Single-Family Residential. The property to the east is zoned C-O Commercial Office District. The property to the west, across Oakhurst Avenue is zoned PUD, Planned Unit Development (for residential development). Several parcels further east are zoned C-2 General Commercial. Another undeveloped property further east is zoned A-2 Rural Agricultural. Directly south is developed I-1 Light Industrial by Hitachi.

B. Elevation, Topography and Drainage

The Property generally slopes from east to west and is currently undeveloped. A retention/detention pond will be constructed to control additional stormwater runoff generated by this project. It will also serve as a site amenity. Any change to the elevation, topography or drainage shall comply with applicable regulations as well as the attached Site Development Plan.

C. Utility Services

The property will be served by City water and sewer.

D. 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. Any alterations made to the site will be reviewed and approved with a building permit prior to construction.

E. Traffic Circulation and Access

The site will be primarily accessed from Oakhurst Avenue, with a secondary entrance located off Imhoff Road.

III. DEVELOPMENT PLAN AND PHASING

The Property will be developed to include a total of seventy-five (75) units including one-, two-, and three-bedroom units. The one- and three-bedroom units will be housed in the two-story apartment buildings located in the southwest corner and along the eastern boundary of the property. The two-bedroom units will be developed as eleven one-story cottages (along the property perimeter directly abutting the single-family development to the north), grouped in threes and fours with adjoining walls. A standalone storm shelter is proposed for the residents of the complex, centrally located so as to be accessible to all units. Depending on the project's budget, the storm shelter may also be used as a Community Room for the residents of the Complex.

The Exhibits attached hereto, and as submitted on behalf of the Owner, are incorporated herein by reference and further depict the development criteria for the Property.

A. Permitted Uses:

The City of Norman intends to develop the Property with seventy-five (75) affordable housing units. The complete list of the allowable uses, and applicable use regulations, is attached as **Exhibit A**.

B. Area Regulations:

1. Setbacks

This SPUD shall establish a minimum setback of twenty-five foot (25') along all front, rear and side yards for all buildings.

2. Density

Two multi-story apartment building structures, a standalone storm shelter, and eleven (11) one-story cottages grouped with adjoining walls shall be located on the Property, as demonstrated on the attached Site Development Plan.

3. Height

This SPUD shall set height limits for this property. The two-bedroom units constructed along the north property boundary shall be limited to twenty feet (20') in height. No other structures on the Property may exceed thirty feet (30') in height. No additional buildings shall be constructed without amendment to the Site Development Plan.

4. Parking

On-site parking shall comply with the attached Site Development Plan and shall otherwise meet or exceed the requirements of Norman's ordinances, as applicable.

5. Dumpster and Trash Enclosures

Trash will be handled through at least three (3) on-site dumpster(s) as shown on the Site Development Plan, and which shall be screened within enclosures that are built of materials to be compatible with the building exteriors in the principal structure. Placement of trash enclosures will be approved by the Utilities Department and placement on the Site Development Plan may be altered based on such approvals.

C. Miscellaneous Regulations

1. Site Development Plan

The Site Development Plan for the Property is attached to this SPUD as **Exhibit B** and hereby fully incorporated as an integral part of the SPUD. The property shall be developed as shown thereon, except as otherwise allowed by the City of Norman ordinances. Accessory structures shall comply with applicable regulations set forth herein, or otherwise applicable through the City of Norman ordinances, as amended from time to time. An amendment to the Site Development Plan shall be required in order to construct any accessory structure not demonstrated thereon.

2. Open Space

The common area shown on the west side of the property is considered as the common open space for this project. The common open space is approximately 43% for this site. As demonstrated on the attached Site Development Plan, a large community outdoor space with a playground, gardening areas and green space shall be included in the center of the Property.

3. Master Sign Plan

Signage may be placed and utilized, as shown on the Site Development Plan on the Southeast and Northwest Corners in addition to a possible wall sign and ground sign. Otherwise, the signage for the Property shall comply with City of Norman ordinances respecting office uses.

4. Lighting

Exterior lighting shall comply with applicable City of Norman Commercial Outdoor Lighting Standards, as amended from time to time. Any new exterior lighting installed will be full cut-off fixtures.

5. Landscaping

Landscaping shall be provided as set forth herein, and as otherwise required by City of Norman ordinances, as amended from time to time.

6. Fencing

A six-foot stockade fence will be installed between this Property and the single-family development to the north. Any fence installed on Property must comply with applicable City of Norman ordinances and regulations, as amended from time to time.

7. Phasing

The Owner and Milestone Property Development, LLC intend to develop the Property in one phase. In the case that construction must be split into multiple phases due to unforeseen circumstances, the Planning and Community Development Department must be provided detailed information regarding the alternative plan for phasing.

8. Exterior Materials

Exterior materials of any building to be constructed on the Property must be no less than sixty percent (60%) brick or stone, and the remainder shall be comprised of cement-type boards. The Owner may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

EXHIBIT A
Uses Allowed

- 1) General purpose farm or garden;
- 2) Home occupation;
- 3) Attached single-family dwellings, provided that such uses comply with applicable City of Norman requirements;
- 4) Apartment buildings;
- 5) Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot and insofar as they are included on the Site Plan

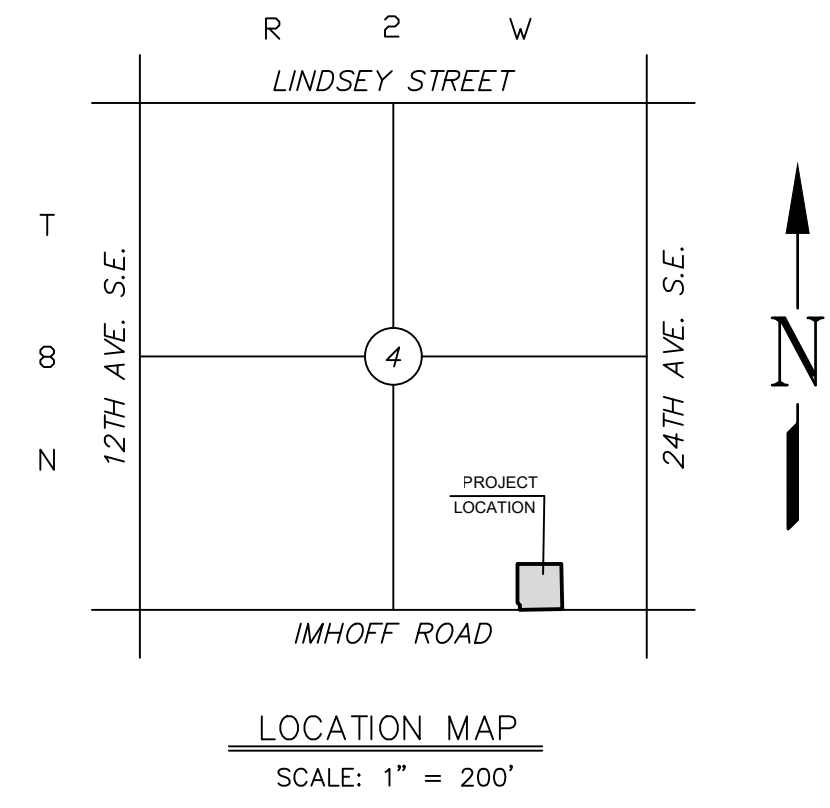
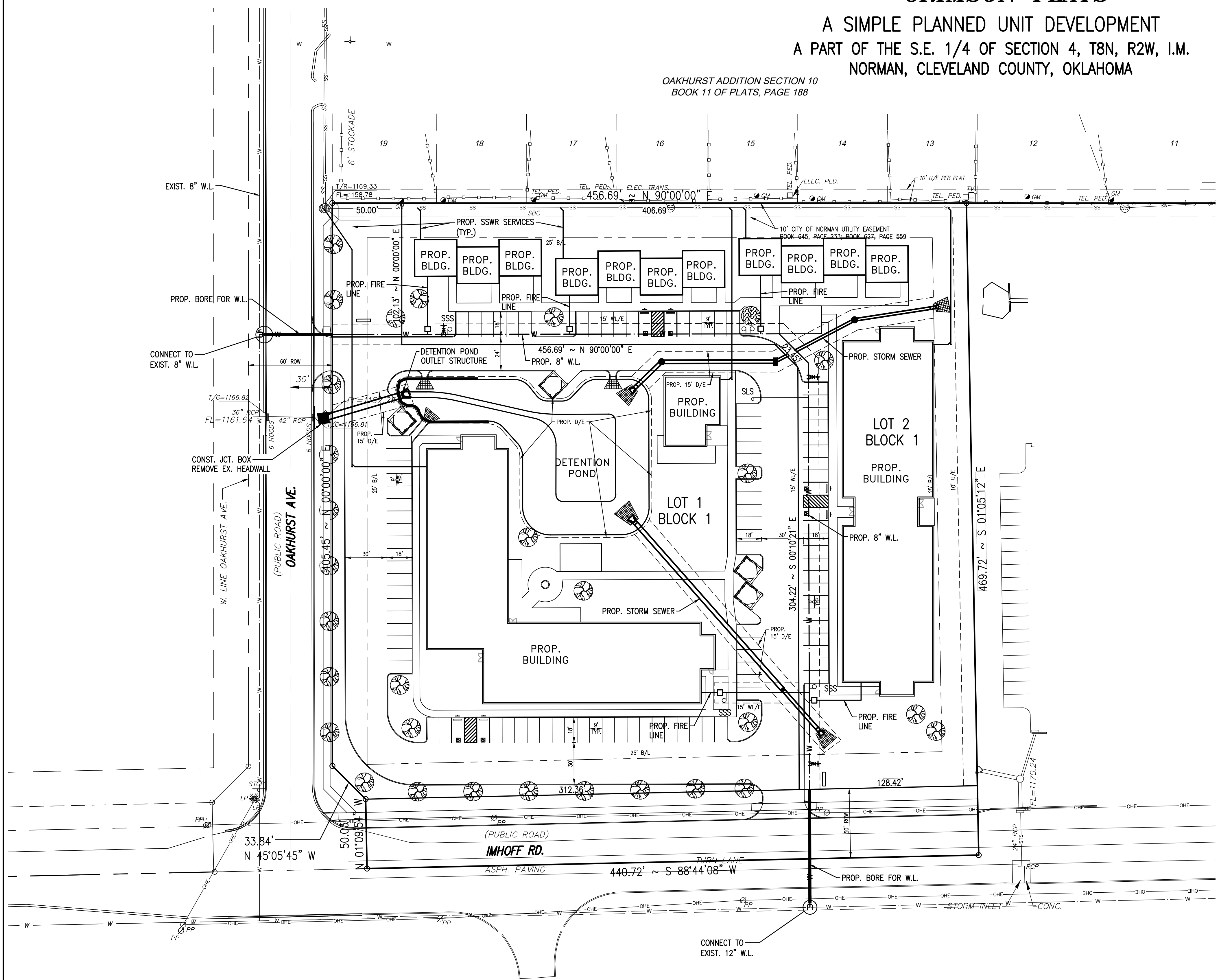
EXHIBIT B
Site Development Plan

Preliminary Site Development Plan CRIMSON FLATS

A SIMPLE PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4 OF SECTION 4, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

OAKHURST ADDITION SECTION 10
BOOK 11 OF PLATS, PAGE 188

Exhibit B



SCALE: 1" = 40'

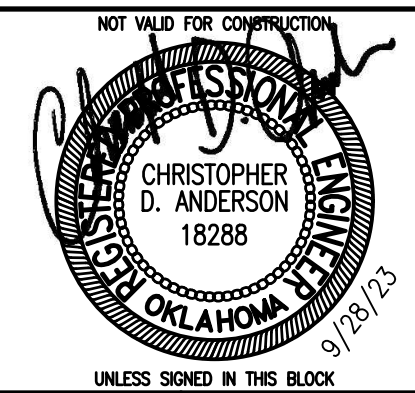
NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SANITARY SEWER LINES ARE PRIVATE AND WILL BE 8" DIA., UNLESS NOTED OTHERWISE.
3. ALL WATERLINES SHALL BE 8" UNLESS OTHERWISE NOTE.
4. ALL RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
5. THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED ON THE STREET SIDE OF ANY STRUCTURE. THE FDC SHALL BE LOCATED AND ARRANGED SO THAT THE HOSE LINES CAN BE READILY ATTACHED TO THE INLETS WITHOUT INTERFERENCE FROM OBJECTS. WHERE MOUNTED ON THE STRUCTURE'S FACADE, A DISTANCE NO GREATER THAN 100' SHALL BE BETWEEN THE FDC AND A FIRE HYDRANT. WHERE THEY ARE REMOTE FROM THE STRUCTURE SERVED, A DISTANCE NO GREATER THAN 50'.
6. FIRE LANE STRIPING: "NO PARKING FIRE LANE" MARKING SHALL CONSIST OF A SIX (6) INCH WIDE RED STRIPE ALONG THE CURB ON ALL SIDES OF THE BUILDING. THE WORDS "NO PARKING FIRE LANE" SHALL BE MARKED ON THE STRIPES IN FOUR (4) INCH HIGH WHITE LETTERS AT 25-FT. MAXIMUM INTERVALS. STRIPING AND LETTERS SHALL BE APPLIED ACCORDING TO THE CITY OF NORMAN. FIRE LANE & FIRE PROTECTION MUST BE APPROVED BY THE FIRE MARSHALL PRIOR TO BUILDING PERMIT BEING ISSUED. CONTRACTOR TO COORDINATE ALL FIRE LANE MARKINGS WITH THE NORMAN FIRE MARSHALL.
- 7) BUILDINGS WILL BE REQUIRED TO BE PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM. THE FIRE VAULT WILL BE SHOWN ON FINAL PLAT SITE PLAN AND CONSTRUCTION PLANS.

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 CRIMSON FLATS; 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.

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CRIMSON FLATS
IMHOFF RD. & 24th AVE. SE
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C. 815 S. Broadway Norman, Oklahoma 73069 P: 405-232-7715 Fax: 405-232-7639 Website: www.smcok.com	Date: 8/30/23 By: [Signature]
	Oklahoma Certificate of Authorization No. CA 464 Exp. 09/20/2025 No. 1 Revision: [Blank] Prepared per: Staff comments Date: 08/19/23

PROJECT NO.: 6555.00
 DATE: 8/30/23
 SCALE: 1" = 40'
 DRAWN BY: D.G.
 ENGINEER: Christopher D. Anderson
 P.E. NUMBER: 18288

**Preliminary Site
Development Plan**

SHEET NO.
1

EXHIBIT C

Legal Description of the Property

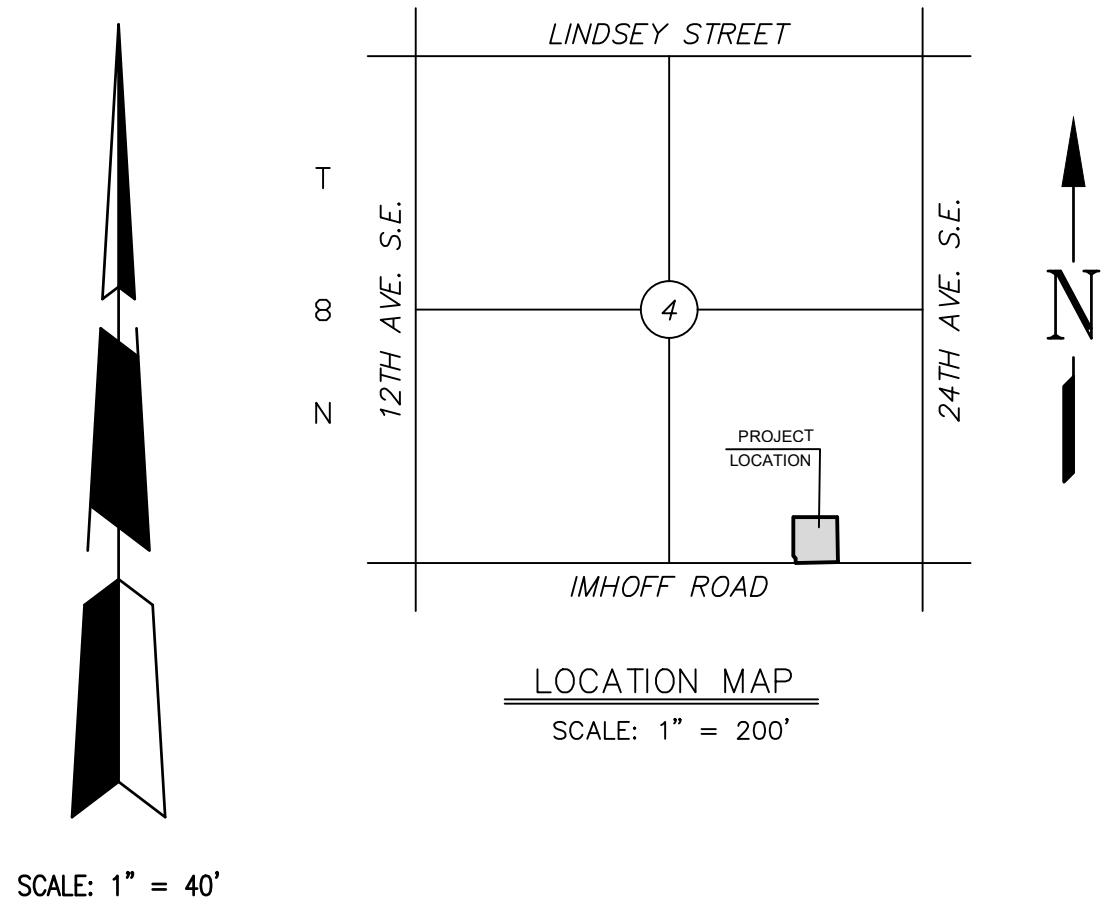
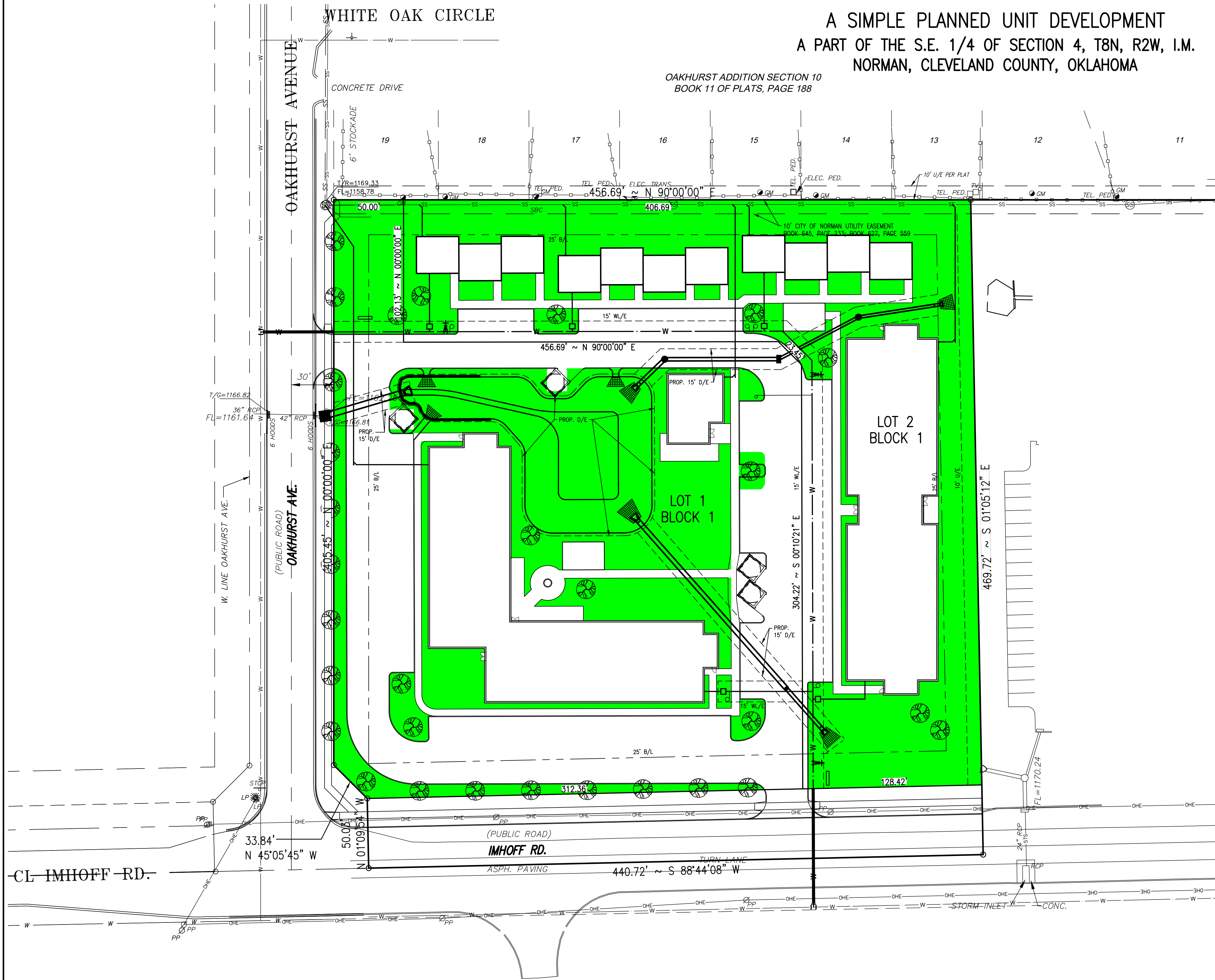
A part of the Southeast Quarter (SE/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:
Beginning at a point on the South line of said Southeast Quarter (SE/4), 1321.76 feet North 88°50'06" East of the Southwest Corner of said Southeast Quarter (SE/4), said point of beginning, being on the East line of Oakhurst Avenue;
Thence North 01°09'54" West a distance of 50.00 feet;
Thence North 45°05'45" West a distance of 33.84 feet;
Thence North 00°00'00" East a distance of 402.54 feet to the Southwest corner of Lot 19, Block 30 of Oakhurst Addition Section 10;
Thence South 90°00'00" East. on the South line of Oakhurst Addition Section 10, a distance of 676.69 feet;
Thence South 01°05'28" East a distance of 463.08 feet to the South line of said Southeast Quarter (SE/4);
Thence South 88°50'06" West on said South line a distance of 660.65 feet to the point of beginning.
LESS AND EXCEPT the East 220.00 feet of the following described tract:
A part of the Southeast Quarter (SE/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:
Beginning at a point on the South line of said Southeast Quarter (SE/4), 1321.76 feet North 88°50'06" East of the Southwest Corner of said Southeast Quarter (SE/4), said point of beginning, being on the East line of Oakhurst Avenue;
Thence North 01°09'54" West a distance of 50.00 feet;
Thence North 45°05'45" West a distance of 33.84 feet;
Thence North 00°00'00" East a distance of 402.54 feet to the Southwest corner of Lot 19, Block 30 of Oakhurst Addition Section 10;
Thence South 90°00'00" East on the South line of Oakhurst Addition Section 10, a distance of 676.69 feet;
Thence South 01°05'28" East a distance of 463.08 feet to the South line of said Southeast Quarter (SE/4);
Thence South 88°50'06" West on said South line a distance of 660.65 feet to the point of beginning.

Greenspace Exhibit CRIMSON FLATS

Exhibit D

A SIMPLE PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4 OF SECTION 4, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

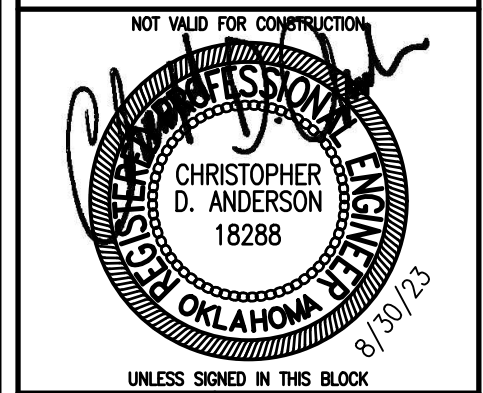
OAKHURST ADDITION SECTION 10
BOOK 11 OF PLATS, PAGE 188



SCALE: 1" = 40'

TOTAL GREENSPACE = 1.90 AC.±

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CRIMSON FLATS

**IMHOFF RD. & 24th AVE. SE
NORMAN, OKLAHOMA**

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Norman, Oklahoma 73069
PH: 405-232-7715 Fax: 405-232-7639
Website: www.smcok.com

OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 09/20/2025

No.	Revision	Date

PROJECT NO.: 6555.00
DATE: 8/30/23
SCALE: 1" = 1'
DRAWN BY: ———
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

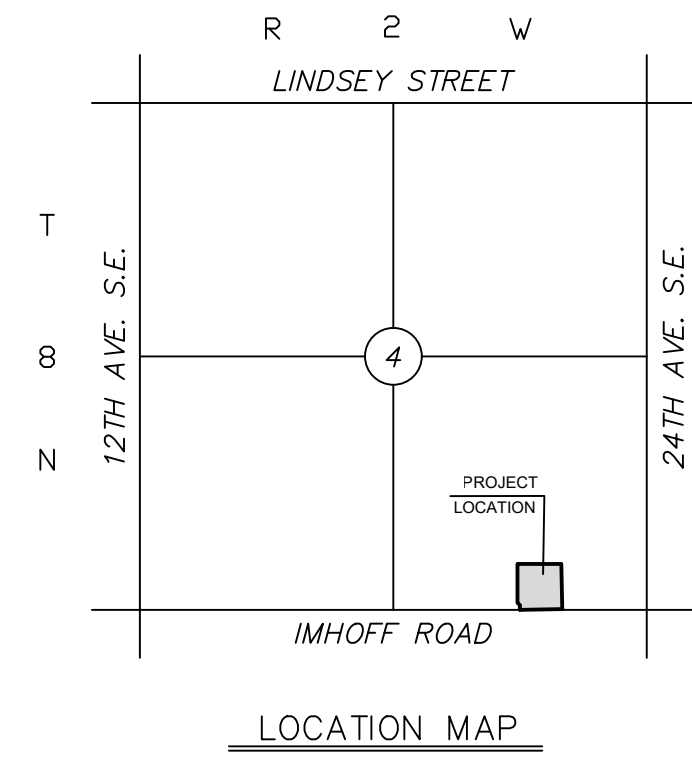
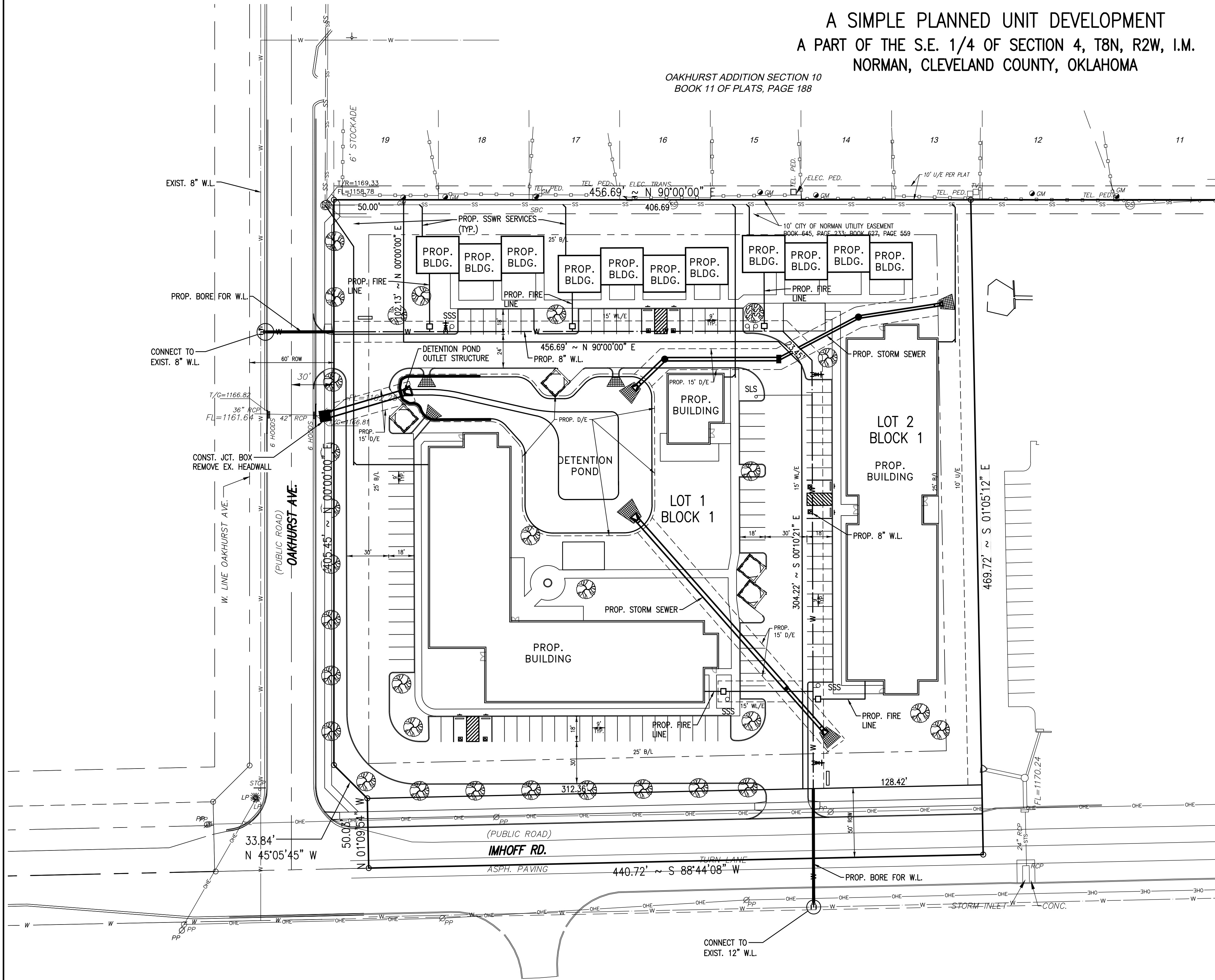
Greenspace Exhibit

SHEET NO.
1

Preliminary Site Development Plan CRIMSON FLATS

A SIMPLE PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4 OF SECTION 4, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

OAKHURST ADDITION SECTION 10
BOOK 11 OF PLATS, PAGE 188



SCALE: 1" = 40'

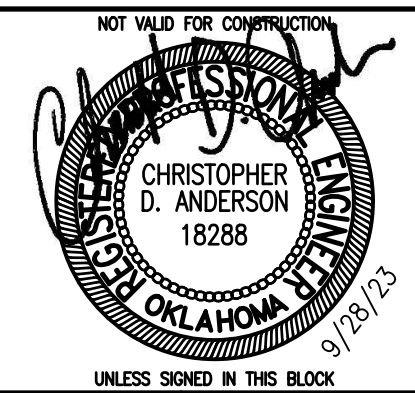
NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SANITARY SEWER LINES ARE PRIVATE AND WILL BE 8" DIA., UNLESS NOTED OTHERWISE.
3. ALL WATERLINES SHALL BE 8" UNLESS OTHERWISE NOTE.
4. ALL RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
5. THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED ON THE STREET SIDE OF ANY STRUCTURE. THE FDC SHALL BE LOCATED AND ARRANGED SO THAT THE HOSE LINES CAN BE READILY ATTACHED TO THE INLETS WITHOUT INTERFERENCE FROM OBJECTS. WHERE MOUNTED ON THE STRUCTURE'S FACADE, A DISTANCE NO GREATER THAN 100' SHALL BE BETWEEN THE FDC AND A FIRE HYDRANT. WHERE THEY ARE REMOTE FROM THE STRUCTURE SERVED, A DISTANCE NO GREATER THAN 50'.
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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 CRIMSON FLATS; 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.

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CRIMSON FLATS
IMHOFF RD. & 24th AVE. SE
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C. 915 P.O. Box 232 Norman, Oklahoma 73069 Phone: 405-232-7715 Fax: 405-232-7639 Website: www.smcok.com		Date
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 09/20/2025	By	Date
No.	Revision	Date
1	Revised per Staff comments	08/30/23

PROJECT NO.: 6555.00
DATE: 8/30/23
SCALE: 1" = 40'
DRAWN BY: D.G.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

**Preliminary Site
Development Plan**

SHEET NO.
1

Applicant: City of Norman

Project Location: NE Corner of Imhoff Rd. and Oakhurst Ave.

Case Number: PD 23-35

Time: 6:30 p.m.

Applicant/Representative

Anthony Purinton, Assistant City Attorney
Lisa Krieg, Grants Manager
Ian Rawhauser, Milestone Property Development
Thomas Gorman, Milestone Property Development

Attendees

No attendees

City Staff

Beth Muckala, Assistant City Attorney III
Lora Hoggatt, Planning Services Manager
Melissa Navarro, Planner II
Whitney Kline, Admin Tech III

Application Summary

The applicant requests a preliminary plat and rezoning to a Simple Planned Unit Development (SPUD) to allow for the development of a multi-family residential project.

Neighbor's Comments/Concerns/Responses

No neighbors attended this meeting.

File Attachments for Item:

6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-7: Consideration of a Preliminary Plat submitted by City of Norman (SMC Consulting Engineers, P.C.) for CRIMSON FLATS, A Simple Planned Unit Development for 4.99 acres of property generally located at the Northeast corner of Imhoff Road and Oakhurst Avenue.



CITY OF NORMAN, OK STAFF REPORT

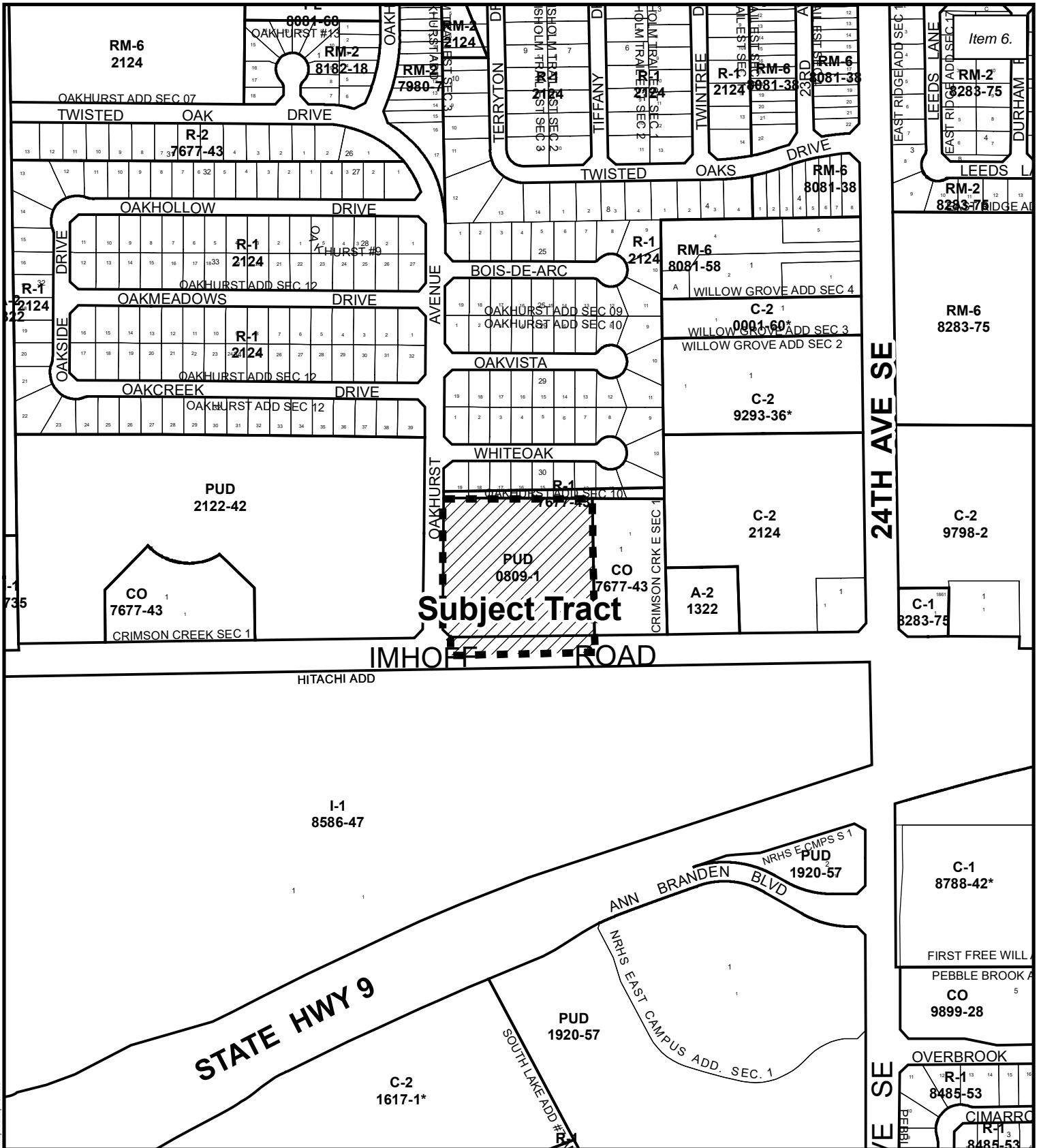
MEETING DATE: 10/12/2023

REQUESTER: City of Norman

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-7: Consideration of a Preliminary Plat submitted by City of Norman (SMC Consulting Engineers, P.C.) for CRIMSON FLATS, A Simple Planned Unit Development for 4.99 acres of property generally located at the Northeast corner of Imhoff Road and Oakhurst Avenue.

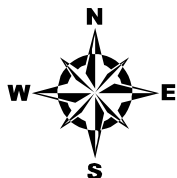
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of PP-2324-7, the preliminary plat for CRIMSON FLATS, A Simple Planned Unit Development, to City Council.



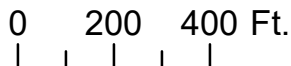
Location Map



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



September 6, 2023

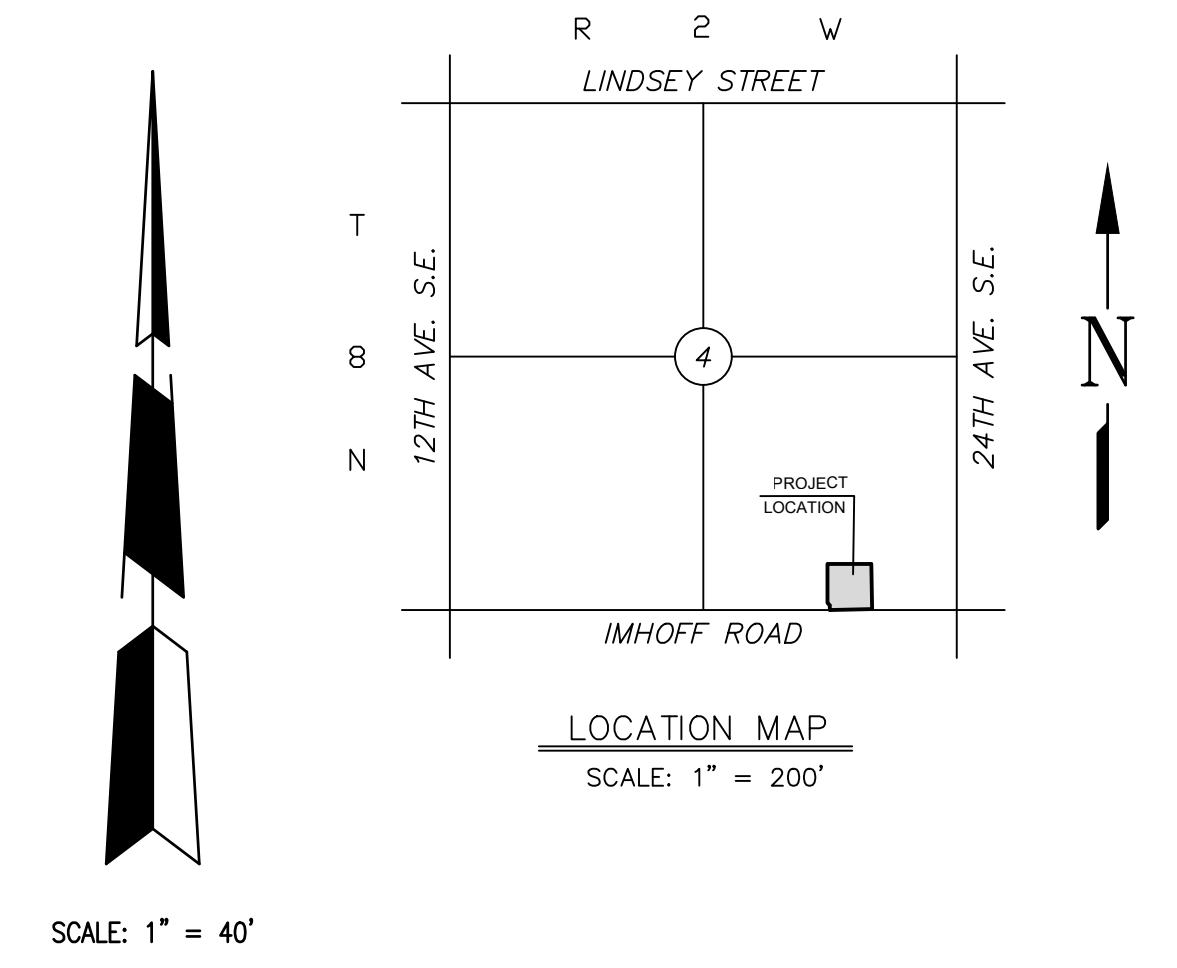
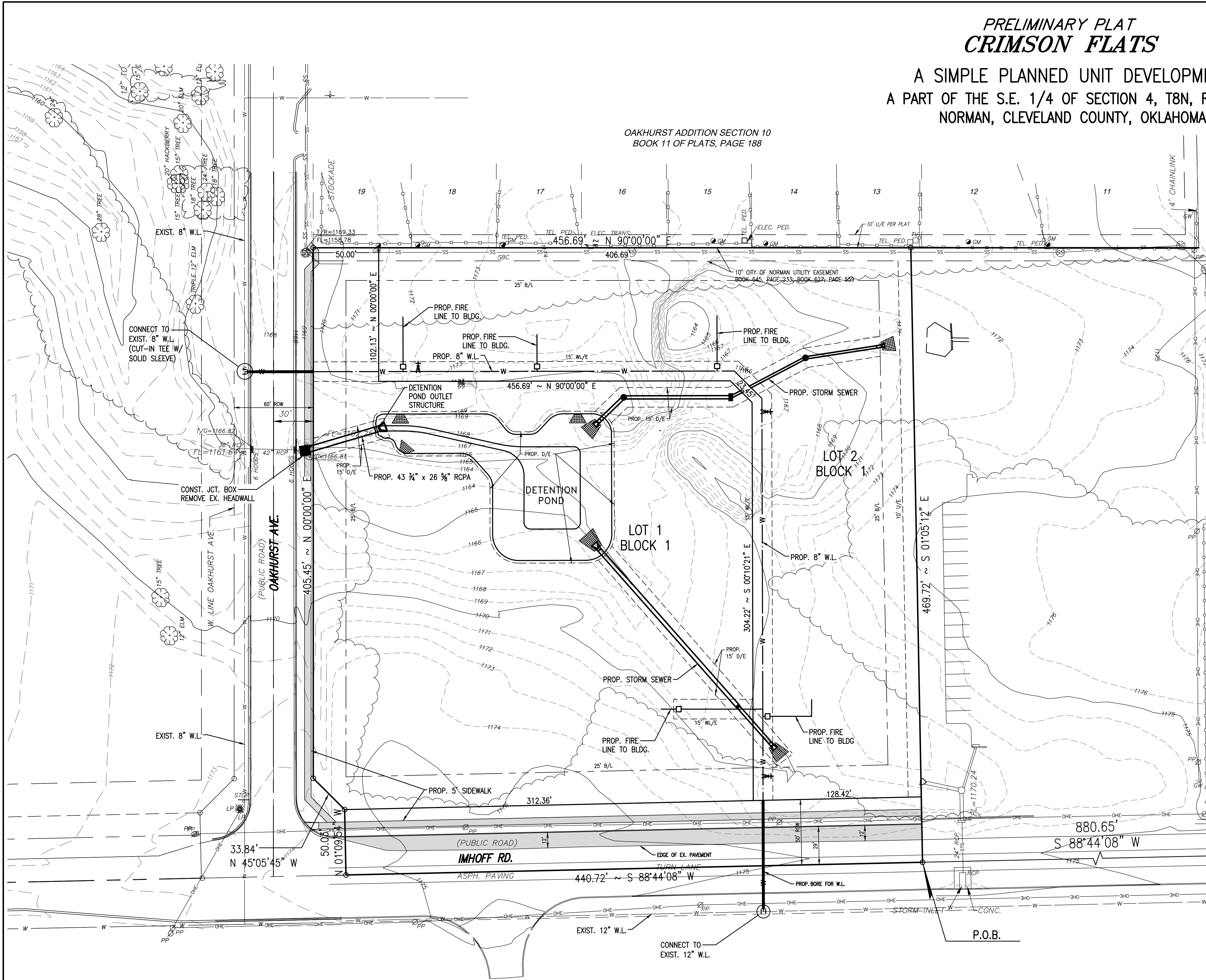


Subject Tract

PRELIMINARY PLAT CRIMSON FLATS

A SIMPLE PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4 OF SECTION 4, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

OAKHURST ADDITION SECTION 10
BOOK 11 OF PLATS, PAGE 188



SCALE: 1" = 40'

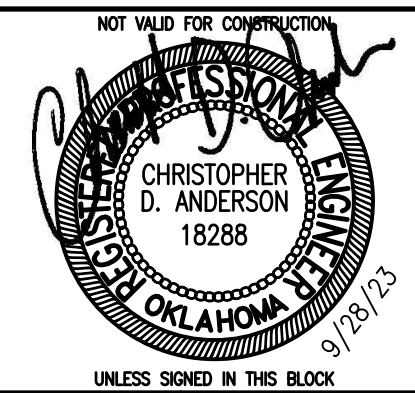
LEGAL DESCRIPTION

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

COMMENCING at the Southeast corner of said SE/4; THENCE South 88°44'08" West along the South line of said SE/4 a distance of 880.65 feet to the POINT OF BEGINNING;

THENCE continuing South 88°44'08" West along said South line a distance of 440.72 feet; THENCE North 01°09'54" West a distance of 50.03 feet; THENCE North 45°05'45" West a distance of 33.84 feet to a point on the East right-of-way line of Oakhurst Drive; THENCE North 00°00'00" East along said East right-of-way line a distance of 405.45 feet; THENCE North 90°00'00" East a distance of 456.69 feet; THENCE South 01°05'12" East a distance of 469.72 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 217,421 square feet or 4.99 acres, more or less.



CRIMSON FLATS

**IMHOFF RD. & 24th AVE. SE
NORMAN, OKLAHOMA**

PROJECT NO:	6555.00
DATE:	8/30/23
SCALE:	1" = 40'
DRAWN BY:	D.G.
ENGINEER:	Christopher D. Anderson
P.E. NUMBER:	18288

Preliminary Plat

SHEET NO.
1

STORM DRAINAGE DETENTION FACILITY EASEMENT

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NOTES:

- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. FIRE HYDRANTS WILL BE LOCATED WITHIN 3 TO 6 FEET OF CURB.
- ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
- EXISTING ZONING IS CO.
- STORMWATER DETENTION FOR THIS PROJECT MAY BE COORDINATED WITH AND CONSTRUCTED WITH THE CRIMSON CREEK PROJECT ON THE WEST SIDE OF OAKHURST ROAD.
- BUILDINGS WILL BE REQUIRED TO BE PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM. THE FIRE VAULT WILL BE SHOWN ON FINAL PLAT SITE PLAN AND CONSTRUCTION PLANS.
- THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED ON THE STREET SIDE OF ANY STRUCTURE. THE FDC SHALL BE LOCATED AND ARRANGED SO THAT THE HOSE LINES CAN BE READILY ATTACHED TO THE INLETS WITHOUT INTERFERENCE FROM OBJECTS. WHERE MOUNTED ON THE STRUCTURE'S FACADE, A DISTANCE NO GREATER THAN 100' SHALL BE BETWEEN THE FDC AND A FIRE HYDRANT. WHERE THEY ARE REMOTE FROM THE STRUCTURE SERVED, A DISTANCE NO GREATER THAN 50'. THIS WILL BE DESIGNED AT THE FINAL PLAT STAGE.
- ACCESS FOR EMERGENCY VEHICLES WILL BE CONSTRUCTED ON OAKHURST AVENUE PER FIRE MARSHALL'S REQUEST. DRIVE SHALL BE CONSTRUCTED WITH GRASS PAVERS AND IS SHOWN ON THE PRELIMINARY SITE DEVELOPMENT PLAN.

Planning Commission Agenda
October 12, 2023

PRELIMINARY PLAT
PP-2324-7

ITEM NO. 6

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for CRIMSON FLATS ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT.

LOCATION: Located at the northeast corner of the intersection of Imhoff Road and Oakhurst Avenue.

INFORMATION:

1. Owners. City of Norman.
2. Developer. Milestone Property Development.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 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. October 10, 1968. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District and removed from A-2, Rural Agricultural District.
4. December 17, 1968. City Council adopted Ordinance No. 2124 placing this property in R-1, Single-Family Dwelling District and removing it from A-2, Rural Agricultural District.
5. February 10, 1977. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in CO, Commercial Office and removed from R-1, Single-Family Dwelling District.
6. February 10, 1977. Planning Commission, on a vote of 8-0, tabled the preliminary plat of Oakhurst Addition, Section 9.

7. March 1, 1977. City Council adopted Ordinance No. O-7677-43 placing this property in CO, Commercial Office and removing it from R-1, Single-Family Dwelling District.
8. March 10, 1977. Planning Commission, on a vote of 7-1, approved the preliminary plat for Oakhurst Addition, Section 9.
9. March 10, 1982. In accordance with the City Code, approval of the preliminary plat for Oakhurst Addition, Section 9, became null and void.
8. December 13, 2007. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for Crimson Creek East Addition be approved.
9. February 26, 2008. City Council approved the preliminary plat for Crimson Creek East Addition with alley waiver.
10. July 10, 2008. Planning Commission, on a vote of 5-0, recommended to City Council that the NORMAN 2025 Land Use and Transportation Plan be amended to remove the property from Office Designation and place it in Medium Density Residential Designation.
11. July 10, 2008. Planning Commission, on a vote of 5-0, recommended to City Council that this property be placed in the Planned Unit Development and removed from CO, Suburban Office Commercial District.
12. July 10, 2008. Planning Commission, on a vote of 5-0, recommended to City Council that the revised preliminary plat for Crimson Creek East Addition be approved.
13. August 7, 2008. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended fee in lieu of park land requirements.
14. August 26, 2008. City Council rejected the NORMAN 2025 Land Use and Transportation Plan designating this property as Medium Density Residential Designation and removing it from Commercial Office Designation.
15. August 26, 2008. City Council did not consider the rezoning and revised preliminary plat.
16. November 6, 2008. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended private park for the revised preliminary plat for Crimson Creek East Addition, a Planned Unit Development.
17. November 13, 2008. Planning Commission, on a vote of 8-0, recommended to City Council that the NORMAN 2025 Land Use and Transportation Plan be amended to designate the property from Office Designation to Medium Density Residential Designation.

18. November 13, 2008. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the Planned Unit Development and removed from CO, Suburban Office Commercial District.
19. November 13, 2008. Planning Commission, on a vote of 8-0, recommended to the City Council that the revised preliminary plat for Crimson Creek East Addition, be approved.
20. December 23, 2008. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing this property in the Medium Density Residential Designation and removing it from Office Designation.
21. December 23, 2008. City Council adopted Ordinance No. O-0809-1 placing this property in the PUD, Planned Unit Development and removing it from CO, Suburban Office Commercial District.
22. December 23, 2008. City Council approved the revised preliminary plat for Crimson Creek East Addition, a Planned Unit Development.
23. December 23, 2013. Approvals for the revised preliminary plat for Crimson Creek East Addition, a Planned Unit Development expired.
24. October 5, 2023. The Norman Board of Parks Commissioners is scheduled to consider the preliminary plat for Crimson Flats Addition, a Simple Planned Unit Development. Results of that consideration will be presented separately.
25. October 12, 2023. The applicant has requested rezoning this property from PUD, Planned Unit Development to SPUD, Simple Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City Standards. Their locations have been approved by the Fire Department.
2. Sanitary Sewers. There is an existing sewer line to serve the property.
3. Sidewalks. Sidewalks will be required adjacent to Imhoff Road and Oakhurst Avenue.
4. Storm Sewers. Drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water run off will be conveyed to a proposed privately-maintained detention facility.
5. Streets. Oakhurst Avenue is existing. Imhoff Road will be constructed in accordance with approved plans and City paving standards. Imhoff Road is classified as a Minor Urban Arterial

P.C. Agenda 10-12-23
Preliminary Plat for Crimson Flats,
a Simple Planned Unit Development
Page 4

6. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards to serve fire hydrants. There is an eight-inch (8") water main adjacent to Oakhurst Avenue. There is an existing 12-inch (12") water main adjacent to Imhoff 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, site plan, and preliminary plat are included in the Agenda Book

STAFF COMMENTS AND RECOMMENDATION: The owner proposes residential dwelling units for this property. The property consists of 4.99 acres including open space. Staff recommends approval of the preliminary plat for Crimson Flats Addition, a Simple Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Crimson Flats Addition, a Simple Planned Unit Development to City Council.

ACTION TAKEN: _____



CITY OF NORMAN Development Review Form Transportation Impacts

DATE: August 25, 2023

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

PROJECT NAME: Crimson flats Residential Development

PROJECT TYPE: Affordable Housing

Owner: City of Norman

Developer's Engineer: SMC

Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Residential housing developments surround the site with Hitachi Computer Products in the south west , Open land in the south, and Whitehawk Engineering and Design with open land in the west.

ALLOWABLE ACCESS:

The site proposes two access points. One access point is located along Oakhurst Avenue and the other along Imhoff Road. The Imhoff Road access point meets the applicable requirements in the Engineering Design Criteria.

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

Imhoff Road: 3 lanes (existing). Speed Limit - 35 mph. No sight distance problems. No median.

Oakhurst 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	540	270	270
A.M. Peak Hour	36	9	27
P.M. Peak Hour	43	25	18

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

Being just below half of the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer is not required to submit a traffic impact analysis with this application. On behalf of the developer Traffic Engineering Consultants, Inc., submitted a traffic impact analysis memorandum. No traffic operational issues are anticipated due to the development.

RECOMMENDATION: APPROVAL DENIAL N/A STIPULATIONS

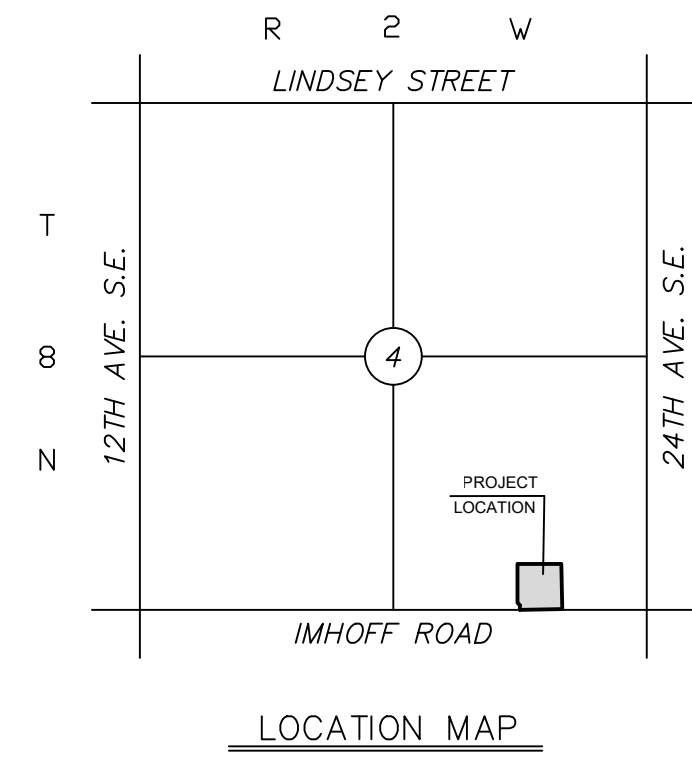
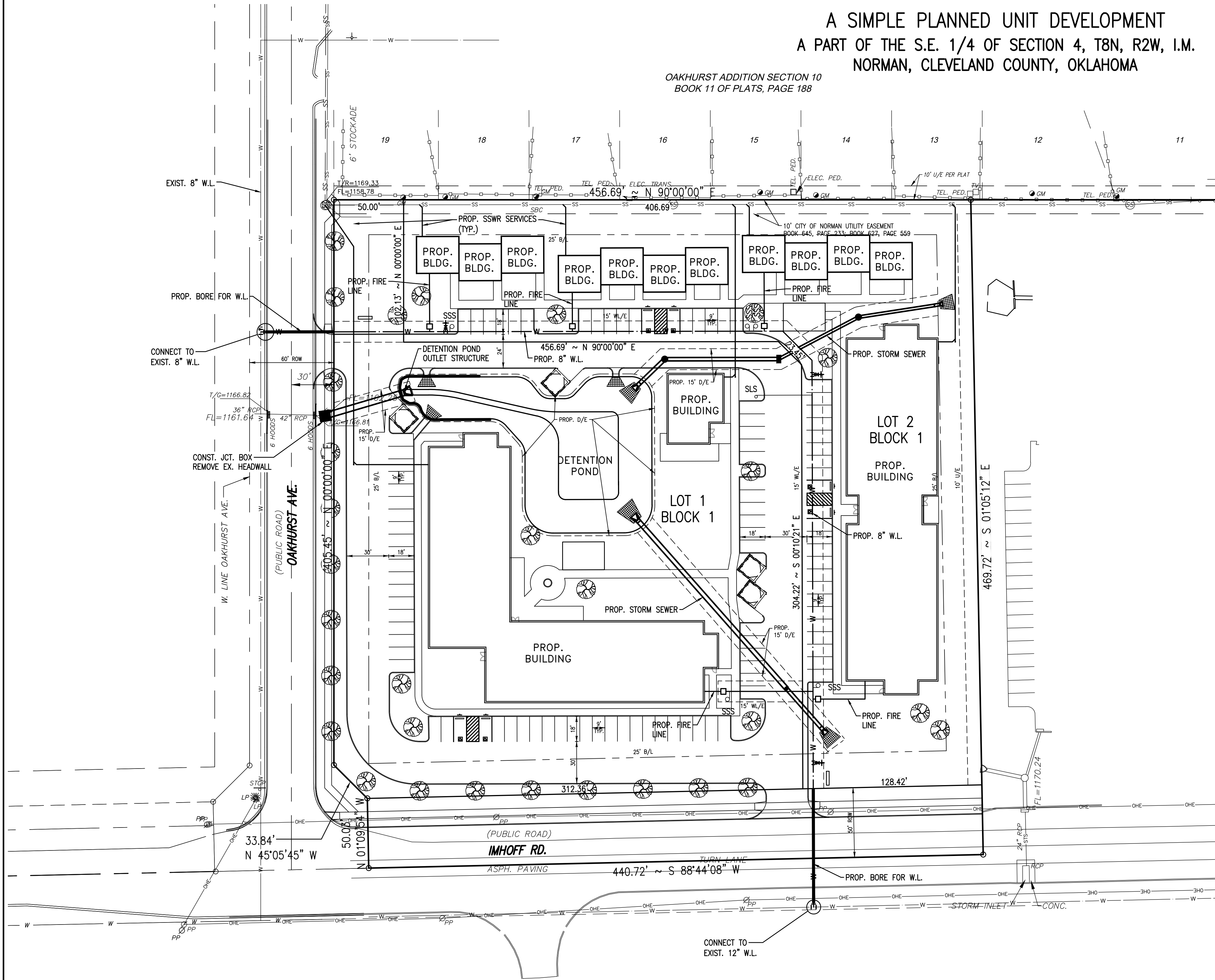
Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

The proposed development will access Oakhurst Avenue from the east by one proposed, full access drive. The proposed development will also access Imhoff Road from the north by one proposed, full access driveway. The access points meet the driveway requirements in the City's Engineering Design Criteria. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

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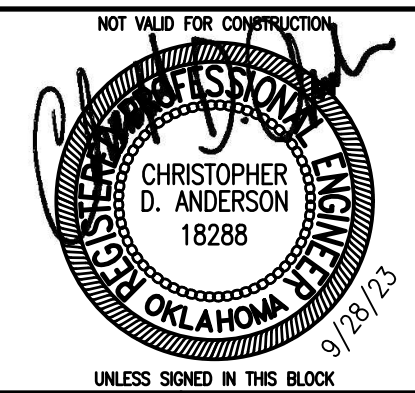
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CRIMSON FLATS
IMHOFF RD. & 24th AVE. SE
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C. 815 North Lincoln Norman, Oklahoma 73069 P.O. Box 232, 73069 Phone: 405-232-7715 Fax: 405-232-7639 Website: www.smcok.com	Date: 08/20/2025 By: [Signature]
	OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 09/20/2025 No. 1 Revision: [Blank] Drawn by: Staff Comments: [Blank]

PROJECT NO.: 6555.00
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SCALE: 1" = 40'
DRAWN BY: D.G.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

Preliminary Site Development Plan

SHEET NO.
1

File Attachments for Item:

7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-17: CCR Boyd, L.L.C. requests rezoning from CCFBC, Center City Form-Based Code, to CCPUD, Center City Planned Unit Development, for 0.454 acres of property located at 305 E. Boyd Street.



CITY OF NORMAN, OK STAFF REPORT

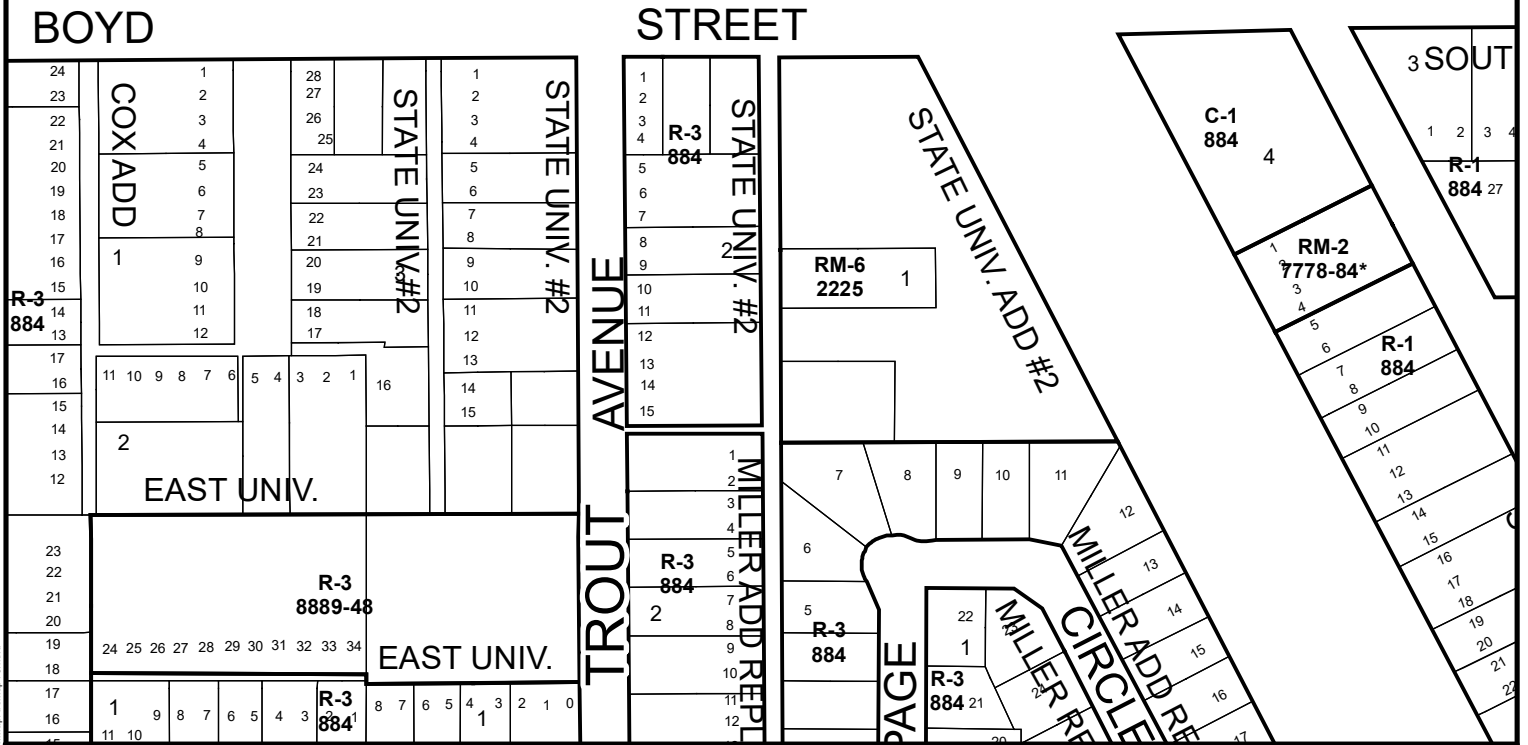
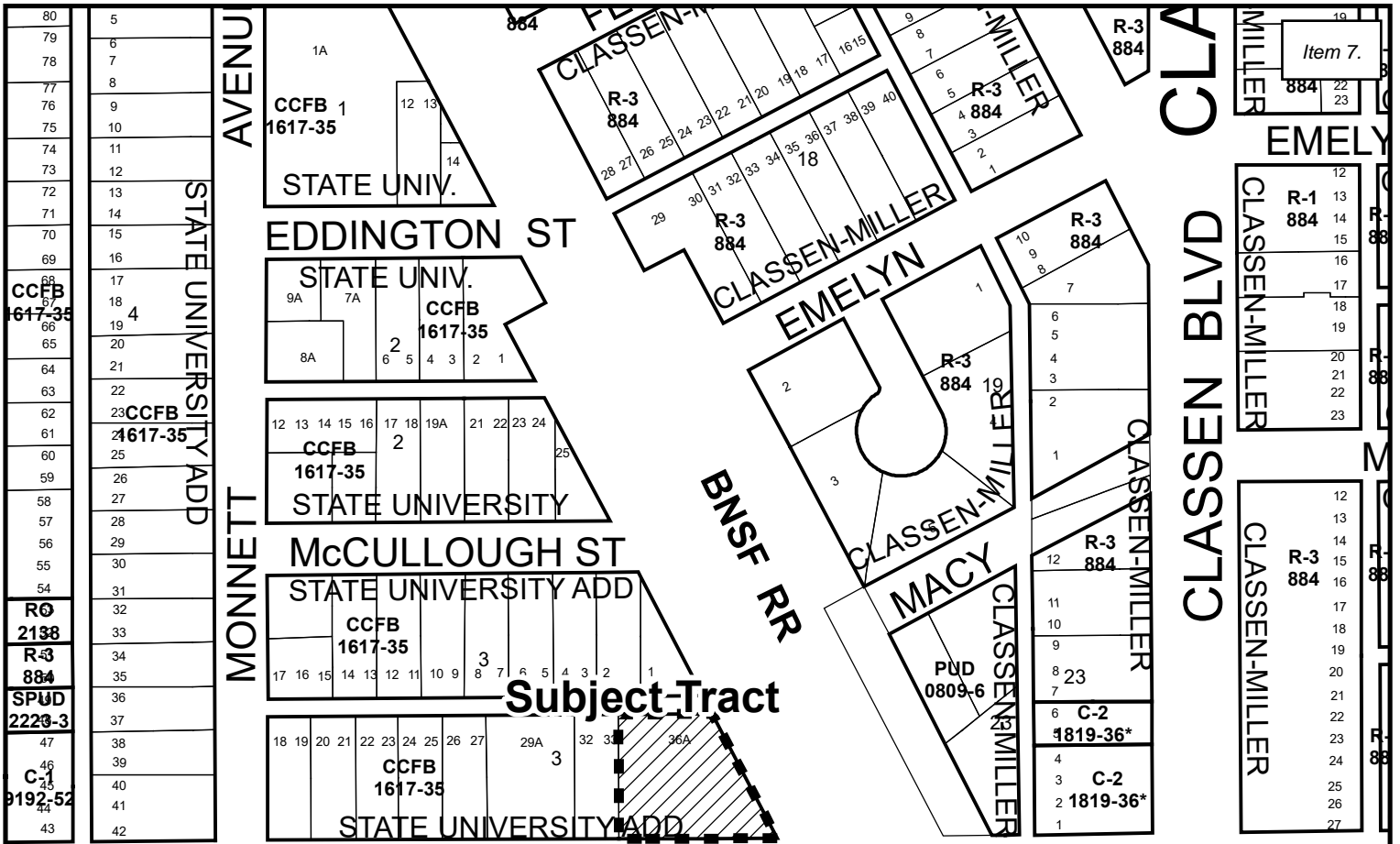
MEETING DATE: 10/12/2023

REQUESTER: CCR Boyd, L.L.C.

PRESENTER: Anais Starr, Planner II

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-17: CCR Boyd, L.L.C. requests rezoning from CCFBC, Center City Form-Based Code, to CCPUD, Center City Planned Unit Development, for 0.454 acres of property located at 305 E. Boyd Street.

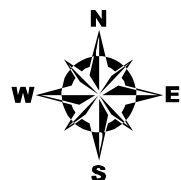
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-17 to City Council.



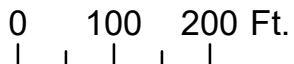
Location Map




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



September 6, 2023



 Subject Tract

\\norman-city-departments\GIS\GIS\GIS\Map Templates\BkT_LocationMap\MapTag 10.mxd

ORDINANCE NO. O-2324-17

ITEM NO. 7

STAFF REPORT

GENERAL INFORMATION

APPLICANT	CCR Boyd, L.L.C.
REQUESTED ACTION	Rezoning to CCPUD, Center City Planned Unit Development
EXISTING ZONING	Center City Form-Based Code, Urban General Frontage
SURROUNDING ZONING	North: CCFBC District, Urban Residential Frontage East: BNSF Railroad ROW South: University of Oklahoma West: CCFBC District, Urban General Frontage
LOCATION	305 E. Boyd Street
SIZE	0.454 acres, more or less
PURPOSE	Residential Townhomes
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Residential Apartments (under construction) East: BNSF Railroad ROW South: University of Oklahoma and Multi-Family Use West: Residential Duplex
LAND USE PLAN DESIGNATION	Low Density Residential

REQUEST SUMMARY/CCFBC EXCEPTIONS:

This is a request to rezone the area located at 305 E. Boyd Street, designated as Center City Form Based Code District, to a Center City Planned Unit Development (CCPUD), as outlined in Appendix B of the Center City Form-Based Code.

The proposal for this site is to construct seven (7) residential townhomes with each unit all a maximum of four (4) bedrooms for a total of twenty-eight (28) bedrooms for the site. Each three-story unit will have the living room and kitchen on the second floor with the first and the third floors each having two bedrooms. To provide additional privacy for the residents, the applicant is proposing the following: move the Required Building (RBL) to six (6') feet behind the property line, increase the finished floor elevation to thirty-six inches (36"), and provide recessed doors, stoops and balconies. The three-story, seven-unit structure consists of a total area of 7,835 square feet, as illustrated on Exhibit B, Site Development Plan. Open space will be provided on the north side of the building and through front balconies of the individual units. A total of twenty-five (25) parking spaces on-site are provided as shown on the Site Plan. An additional three parking spaces will be provided off-site at 221 E. Boyd Street.

BACKGROUND:

This is a CCPUD application moving forward to Planning Commission and City Council to request an amendment to the recently adopted Center City Form Based Code (CCFBC); many may not be aware of the extent and process that went into the preparation and review of the CCFBC; below is an overview for those not familiar with the process.

City Council approved a Memorandum of Understanding (MOU) between the City of Norman and the University of Oklahoma (OU) on January 14, 2014. The MOU set forth the terms and conditions that would govern the development of a Center City Master Plan/Visioning Project and outlined the responsibilities of the City of Norman and the University of Oklahoma.

The Center City Form-Based Code, which is the outcome of this Project, was generated and recommended through a Steering Committee. In addition, there was an Executive Subcommittee of the Steering Committee which was comprised of one representative from the City of Norman, one representative from the University of Oklahoma, and one citizen chosen jointly by the City of Norman and the University of Oklahoma.

The City Council moved forward with this project in cooperation with the University of Oklahoma for many reasons. Some of the reasons were that the current zoning regulations were not adequately handling the growing, modern demand for infill development in Norman's Center City area; that there was significant community disagreement about market-driven proposals for infill development; that the professional charrette process was the best technique available to articulate community-supported vision; and that building community support for a vision followed by development of land use regulations that allows the achievement of the vision will provide both community and investors' confidence and certainty. The results of the Charrette process became the foundation for an illustrated, well-articulated, community-supported vision for the future of the Center City area, Center City Form Based Code (CCFBC).

ZONING DISTRICTS INCLUDED IN THIS DOCUMENT:

Urban General – The basic urban street frontage, once common across the United States. The purpose is to develop multi-story buildings placed directly at the sidewalk or behind small dooryards.

Urban Residential – Same as the Urban General except that the uses are limited to residential and related support services.

Urban Storefront – Represents the prototypical “main street” form with shopfronts along sidewalk and a mix of uses above. A high level of pedestrian activity is anticipated. It is a subset of the Urban General frontage, with more specific requirements at the street level.

Detached – This frontage is represented by the traditional single-family house with small front, side and rear yards along tree-lined streets.

The CCFBC is composed of Building Form Standards and Public Space Standards mapped to a Regulating Plan.

Building Form Standards regulate simple things like: how far buildings are from sidewalks, how much window area at a minimum a building must have, how tall it is in relation to the width of the street, how accessible and welcoming front entrances are, and where a building's parking should be located. Building Form Standards require buildings to have windows and welcoming entries that contribute to life on the sidewalk and they require the placement of parking to the rear of buildings to ensure that it doesn't get between buildings and pedestrians. These standards require that buildings support and shape the public spaces of our city.

PARTICULARS OF THIS CCPUD:

The applicant is requesting this CCPUD in order to build a structure with seven residential townhomes as illustrated on the attached drawings. The applicant is able to comply with many of CCFBC requirements. However, due to the applicant's desire to provide setback from Boyd Street and to allow for more bedrooms per unit, the applicant is requesting the following modifications to the Center City Form Based Code, as follows:

1. Move the Required Building Line (RBL) along Boyd Street from three feet (3') behind the property line to six feet (6') behind the property line. Staff would note that City Council adopted a new CCFBC Regulating Map on August 22, 2023 that moved the RBL from nine feet (9') to three feet (3'). This change became effective September 22, 2023. The applicant submitted for Planning Commission on September 1, 2023.
2. Allow a maximum of four (4) bedrooms per unit.
3. Increase the allowed offset from the RBL from twenty-four inches (24") to a maximum of sixty inches (60") to allow for recessed door, stoops, balconies and entry doors.
4. Request to eliminate the fenestration requirements for the eastside building façade.
5. Remove the east side RBL.
6. Eliminate the requirement for Street Trees. The applicant is proposing additional landscaping behind the structures with amenities such as grills, picnic tables as well as a “dog park” area for tenants.
7. The applicant is proposing one bike rack per unit, for a total of seven (7) racks, whereas only three bike racks are required for the site.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT: There were not any attendees at the Pre-Development Meeting. However, there were three attendees at the 221 E. Boyd Street that occurred immediately prior to this proposal's pre-development meeting. At that meeting, attendees asked questions pertaining to both requested CCPUDs. In particular, attendees wanted clarification on the number of units and bedrooms as well as the location of the dumpster. An attendee asked for the reason for the CCPUD request.

GREENBELT COMMISSION MEETING: No meeting was required for this application.

PARK BOARD: Parkland dedication is not required for this application.

PUBLIC WORKS: No Comments.

UTILITIES: The use of a dumpster will eliminate the numerous polycarts that would be required for service to this location. Recycling will be through regional recycling centers.

CONCLUSION: Staff forwards this request and Ordinance No. O-2324-17 to Planning Commission for consideration and a recommendation to the City Council.

305 E Boyd St.

A Center City Planned Unit Development

Applicant: CCR Boyd, LLC

Application for:

Center City Planned Unit Development

Submitted September 1, 2023

Revised October 9, 2023

PREPARED BY:

RIEGER LAW GROUP PLLC

136 Thompson Drive

Norman, Oklahoma 73069

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- F. Fire Protection Services
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- A. Permissible Uses
- B. Development Criteria
- C. CCFBC Variances

EXHIBITS

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

I. INTRODUCTION

A. **Background and Intent.** This Center City Planned Unit Development (“CCPUD”) is proposed by CCR Boyd, LLC (the “Applicant”) for the property located at 305 E. Boyd St., Norman, Oklahoma, more particularly described on Exhibit A (the “Property”). The Property contains approximately 0.454 acres. This CCPUD is intended to put forth the parameters for the development of the Property to allow for the construction of a multi-family structure with up to seven (7) residential units with a maximum of four (4) bedrooms per unit. This CCPUD will allow for a relaxation of the CCFBC’s specific development and design criteria applicable to the Property in order to allow the Applicant to utilize the site for a higher density multifamily structure with leasable units which are needed close to the University of Oklahoma campus, while maintaining adequate pervious coverage and parking on the Property.

B. **Development Team.** The Applicant and owner of the Property is CCR Boyd, LLC. The architect for the project is Nathan Lofties, with Creative Home Designs.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. **Location.** The Property is an approximately 19,818 square foot parcel located North of E. Boyd St. and West of the railroad right-of-way. The specific location is illustrated on the Site Development Plan, attached hereto as Exhibit B.

B. **Existing Land Use and Zoning.** The Property is located in the Center City Form Based Code (“CCFBC”) District, Urban General BFS. The Property is currently vacant.

C. **Elevation and Topography.** The Property is essentially flat with little to no elevation change throughout.

D. **Drainage.** The Property is generally flat and drains to Boyd Street and the alleyway on the North.

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 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 owner of the Property where required by building and fire protection codes in the structures.

G. **Traffic Circulation and Access.** Boyd Street is located on the South boundary of the Property and the public alleyway is located along the North boundary of the Property. Vehicle access is currently gained from an existing driveway off of Boyd Street, which will be removed under this CCPUD. The public sidewalk is located

along Boyd Street. Traffic access and circulation will be allowed in the manner depicted on the Site Development Plan. The Property will be accessed from the alley.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in compliance with the terms of this CCPUD and the exhibits attached hereto and incorporated herein by reference, subject to adjustments or modifications allowed pursuant to Appendix B, Section 520(F), Administration, of the CCFBC, as may be amended from time to time.

A. Allowable Uses.

A list of the allowable uses for the Property is attached hereto as Exhibit C.

B. Development Criteria.

1. **Siting.** The proposed Site Development Plan for the Property is concurrently submitted with this CCPUD as Exhibit B and shall be incorporated herein as an integral part of this CCPUD. The Property shall be developed in substantial conformance with the Site Development Plan, subject to adjustments or modifications allowed pursuant to Appendix B Section 520(F), Administration, of the CCFBC, as may be amended from time to time. The Required Building Line (“**RBL**”) along the Property’s Boyd Street frontage shall be six (6’) feet from the front property line as shown on the attached Site Development Plan. Due to the triangular shape of the Property and the lack of established street frontage adjacent to railroad right-of-way, the RBL along the Property’s Boyd Street frontage shall terminate at thirty feet (30’) from the southeast corner of the Property, as shown on the Site Development Plan, and there shall be no RBL along the east side of the Property.
2. **Building Height.** The buildings to be constructed on the Property are planned to be three (3) stories, as shown on the proposed elevations attached as Exhibit D. As shown on the proposed elevations, the finished floor height may be raised up to 36”.
3. **Elements.** The Property shall be built in accordance with the terms of this CCPUD and the exhibits hereto. Exterior materials shall comply with the requirements of Section 402(J), Architectural Materials (exteriors), of the CCFBC, as may be amended from time to time. Fenestration is only required along Boyd Street frontage. Fenestration for Boyd Street frontage shall be a minimum of 33% on ground story and 20% for upper stories. To break down the scale of the buildings and provide a better pedestrian experience, the facades along Boyd Street will have at least two different materials, a ground story

configuration different from the upper story and at least 2 different bay configurations. The Boyd Street RBL shall have an offset depth of a maximum of 60 inches behind the RBL to accommodate the proposed recessed doors and stoops.

- 4. Sanitation.** A trash dumpster will be utilized on the Property in the location indicated on the Site Development Plan. It is the intent that the dumpster will be shared with the development to be constructed at 221 E. Boyd.
- 5. Signage.** All signage for the Property shall comply with Section 402(N), Signage, of the CCFBC, as amended thereafter.
- 6. Traffic access and sidewalks.** Traffic circulation and access to the Property shall be allowed in the manner shown on the Site Development Plan. In order to keep the streetscape pedestrian friendly and usable, street trees and streetlights shall not be required along the Property's Boyd Street frontage.
- 7. Lighting.** The project shall comply with the requirements of the CCFBC under Section 402(O), Lighting & Mechanical, as amended thereafter.
- 8. Open Space.** Open space will be located on the Property in the locations depicted on the attached Site Development Plan. Consistent with the Property's CCFBC designation of Urban General, the Property shall have a maximum of 85% impervious coverage. Open space areas are allowed to be located in noncontiguous areas on the Property.
- 9. Parking.** Parking is provided in the manner shown on the attached Site Development Plan. The Applicant will provide one parking space per bedroom, with the use of three (3) off-site parking spaces from 221 E. Boyd Street. One bike rack per unit will be provided as shown on the Site Development Plan.
- 10. Landscaping.** In order to keep the streetscape pedestrian friendly and usable, street trees and streetlights will not be required for development of the Property under this CCPUD. Landscaping will be provided in substantial compliance with the Site Development Plan. Final landscaping types, quantities, and locations may change during final design and construction. Any trees to be planted shall be of a species that is listed in Section 506 of the CCFBC, as amended thereafter, or otherwise approved by the City of Norman Forester, City of Norman Ordinance, or appropriate City of Norman staff member.
- 11. Drainage.** The Property will meet or exceed all applicable drainage ordinances. Drainage will be directed into the existing storm sewer main on Boyd Street and to the alleyway on the north of the Property.

12. Fencing. Fencing with a maximum height of eight (8') feet is permissible but not required on the Property.

C. CCFBC Variances.

The Property shall be developed in accordance with the terms of this CCPUD and the exhibits attached hereto and incorporated by reference. For convenience purposes, a summary of the variances sought from the CCFBC follows:

1. **RBL Modification.** The RBL has been modified to six (6') feet due to the presence of overhead powerlines and to provide the residents with additional privacy from the adjacent public right-of-way. The adjustment also ensures that front doors will not encroach within the public right-of-way. Additionally, due to the triangular shape of the Property and the lack of established street frontage adjacent to railroad right-of-way, there shall be no RBL along the east side of the Property.
2. **Four Bedrooms Per Unit.** Each unit is allowed to contain a maximum of four bedrooms as this is an area that is appropriate for added density. This CCPUD will allow for a development that can provide thoughtfully designed residential units closely located to the University of Oklahoma, which is much needed.
3. **Streetscape.** Street trees and streetlights will not be required on this Property. This will help keep the Boyd streetscape pedestrian friendly due to the proximity of the RBL to the right-of-way and the existence of driveways on other properties on this block. Bike racks will be installed on the Property.
4. **Open Space.** Open space areas are not required to be contiguous on the Property.
5. **Elements.** An additional 36 inches of offset from the Boyd Street RBL is being requested to allow the proposed recessed entries and covered stoops for a total maximum offset depth of five (5') feet.

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LEGAL DESCRIPTION

LOT 36A
STATE UNIVERSITY ADDITION
NORMAN, CLEVELAND COUNTY, OKLAHOMA

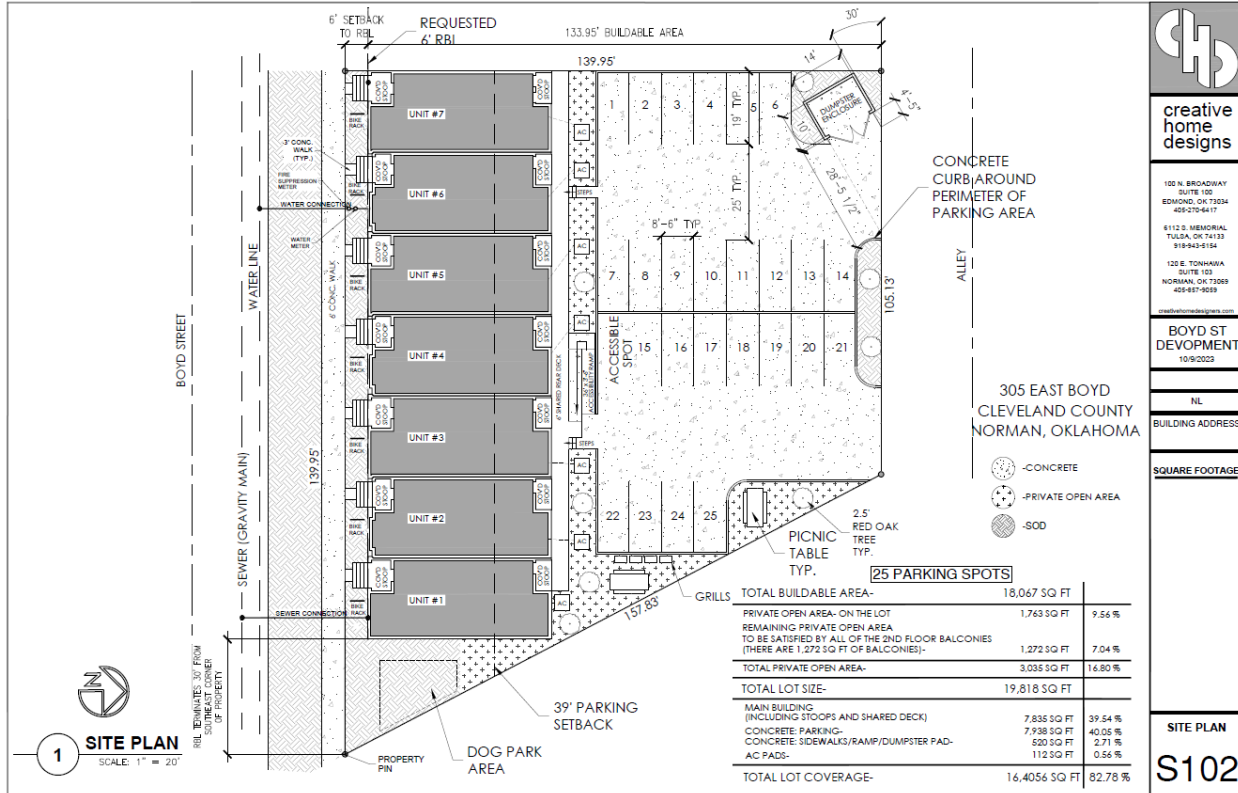
A tract of land being Lot Thirty Four (34), Thirty Five (35), Thirty Six (36), Thirty Seven (37), and Thirty Eight (38) of the State University Addition to Norman Cleveland County, Oklahoma and being more particularly described as follows:

*Beginning at the Southeast corner of said Lot 38;
Thence West a distance of 178.10 feet to the Southwest corner of said Lot 34;
Thence North a distance of 139.95 feet to the Northwest corner of said Lot 34;
Thence East a distance of 105.13 feet to the Northeast corner of said Lot 38;
Thence South 27° 32' East a distance of 157.83 feet to the Point of Beginning;*

Said parcel of land contains 0.454 Acres or 19,818 Sq. Ft., more or less.

EXHIBIT B

PROPOSED SITE DEVELOPMENT PLAN
Full Size PDF Documents Submitted to City Staff



creative home designs

102 N. BROADWAY
 SUITE 100
 EDMOND, OK 73034
 405-270-5417

6112 S. MEMORIAL
 TULSA, OK 74133
 918-942-6154

102 E. TOMAHAWK
 SUITE 103
 NORMAN, OK 73069
 405-851-0028

**BOYD ST
 DEVELOPMENT**
 10/9/2022

NL

BUILDING ADDRESS

SQUARE FOOTAGE

SITE PLAN

S102

**EXHIBIT C
ALLOWABLE USES**

Allowable Uses:

Ground Story:

The Ground Story may house commerce, professional services or residential uses.

Upper Stories:

The Upper Stories may only house Residential or Commerce uses. No restaurant or retail sales uses shall be allowed in Upper Stories unless they are second story extensions equal to or less than the area of the Ground Story use. No commerce use, except for permitted rooftop restaurants, is permitted above a residential use. Additional habitable space is permitted within the roof where the roof is configured as an attic story.

Residential Dwelling Units:

The Property may contain seven (7) units with a maximum of four (4) bedrooms per unit, totaling twenty-eight (28) bedrooms on the Property.

Use Table

The use table included below identifies the uses allowed within this CCPUD. References to Additional Regulations refer to provisions of the CCFBC (as such may be amended from time to time) and shall be applied to the Property if such use is requested on the Property, except that no additional regulations will be applied to any Residential Uses on the Property.

USE CATEGORY		Urban General		Additional Regulations
		Ground Story	Upper Story	
RESIDENTIAL	Household Living	✓	✓	Sec. 704.B.1-2; 704. J, K.
	Group Living		✓	
COMMERCE	Office	✓	✓	Sec. 704.D.1-2
	Overnight Lodging	✓	✓	Sec. 704.E.1-3
	Recreation/Entertainment	✓	✓	Sec. 704.F.1-5
	Vehicle Sales	✓	✓	Sec. 704.F.6
	Passenger Terminal	✓		
	Child Care Center	✓	✓	See Part 9. Definitions
	Family Day Care Home	✓	✓	See Part 9. Definitions
	Retail Sales & Service	✓	✓	Sec. 704.F.2, 6, 7
	Restaurant/Bar/Lounge/Tavern	✓	✓	Sec. 704.F.1-5
	Art Studio/Artisinal Manufacturing	✓	✓	Sec. 704.F.7
	Research & Development	✓	✓	
Self-service storage		✓		
	Auto Repair	✓		Sec. 704.G.
CIVIC	See Part 9. Definitions	✓		Sec. 704.C.

Key: ✓= Permitted Blank Cell = Not Permitted

EXHIBIT D

PROPOSED EXTERIOR ELEVATIONS Full Size PDF Documents Submitted to City Staff



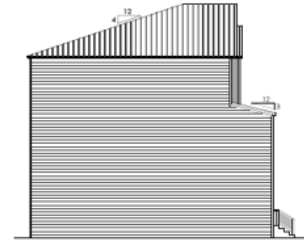
FRONT ELEVATION OF ENTIRE BUILDING
1/8"=1'-0"



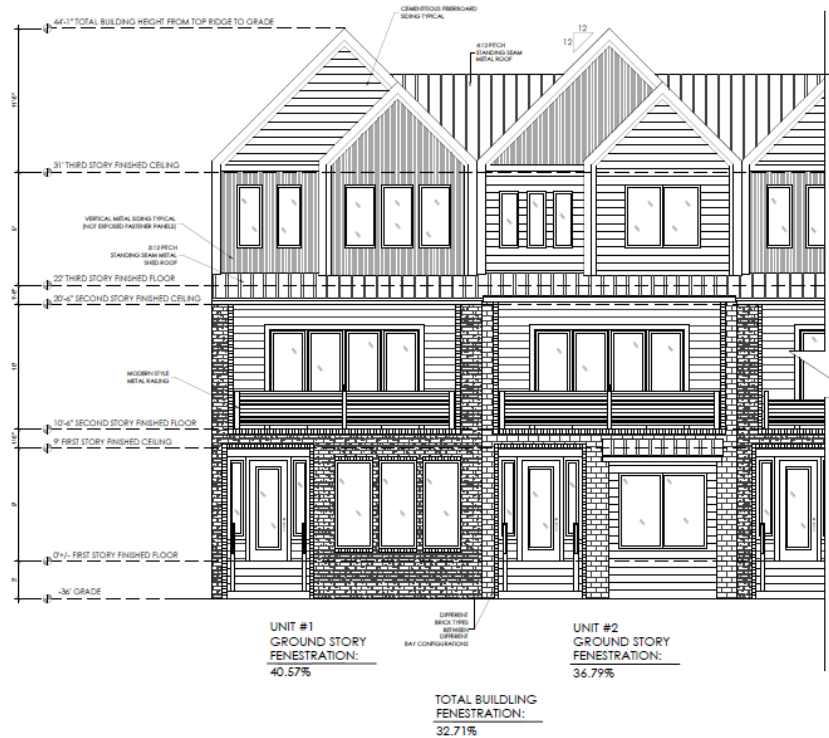
RIGHT ELEVATION
1/8"=1'-0"



REAR ELEVATION OF ENTIRE BUILDING
1/8"=1'-0"



LEFT ELEVATION
1/8"=1'-0"



FRONT ELEVATION OF TWO TYPICAL UNITS
1/4"=1'-0"

Applicant: CCR Boyd, LLC

Project Location: 305 E Boyd Street

Case Number: PD 23-34

Time: 6:30 p.m.

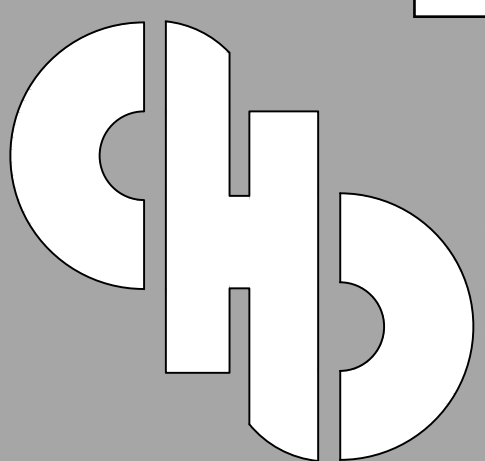
Applicant Representative: Libby Smith, Gunner Joyce, & Sean Rieger, with Rieger Law Group

Attendees:
None

City Staff:
Anais Starr, Planner II
Amanda Stevens, Dev. Center Coordinator
Beth Muckala, Assistant City Attorney

Application Summary:
A request to rezone from CCFBC, Center City Form-Based Code, to CCPUD, Center City Planned Unit Development for a multi-family structure with seven townhomes.

Neighbor's Comments/Concerns/Responses:
There were no attendees for this request.



creative home designs

100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
405-270-6417

6112 S. MEMORIAL DR
TULSA OK 74133
918-943-5154

120 E. TONHAWA ST
SUITE 103
NORMAN, OK 73069
405-857-9059

CHD.DESIGN

BOYD ST DEVELOPMENT

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

221 E. BOYD ST. &
305 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

COVER

COV

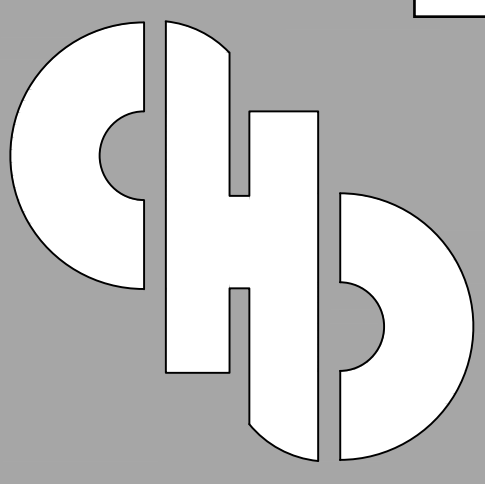


BOYD STREET DEVELOPMENT

221 EAST BOYD ST- 11,856 SQ FT
5 UNITS, 20 BEDROOMS

305 EAST BOYD ST- 17,651 SQ FT
7 UNITS, 28 BEDROOMS





creative home designs

100 N. BROADWAY SUITE 100 EDMOND, OK 73034 405-270-6417

6112 S. MEMORIAL DR TULSA OK 74133 918-943-5154

120 E. TONHAWA ST SUITE 103 NORMAN, OK 73069 405-857-9059

CHD.DESIGN

BOYD ST DEVELOPMENT

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

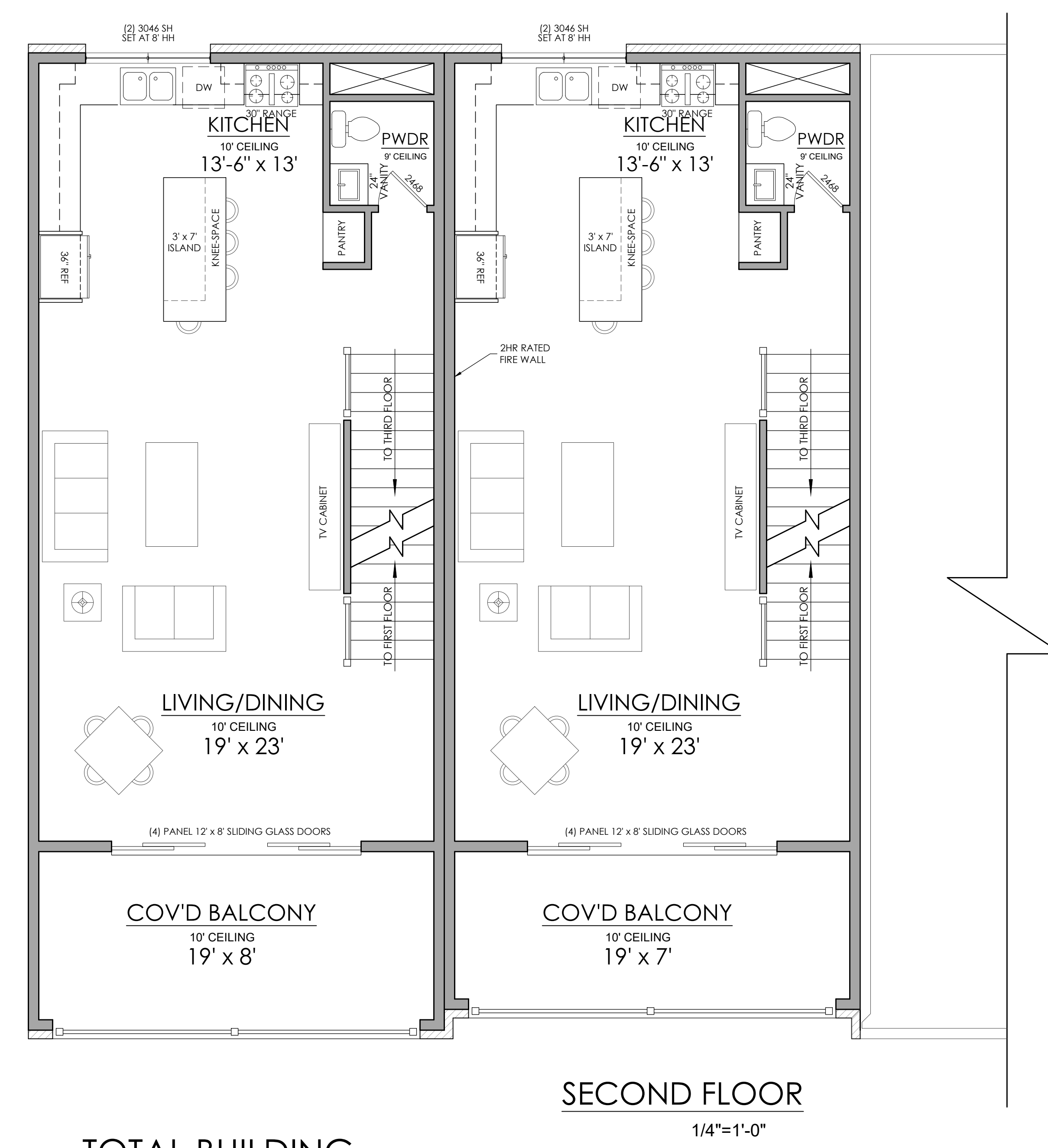
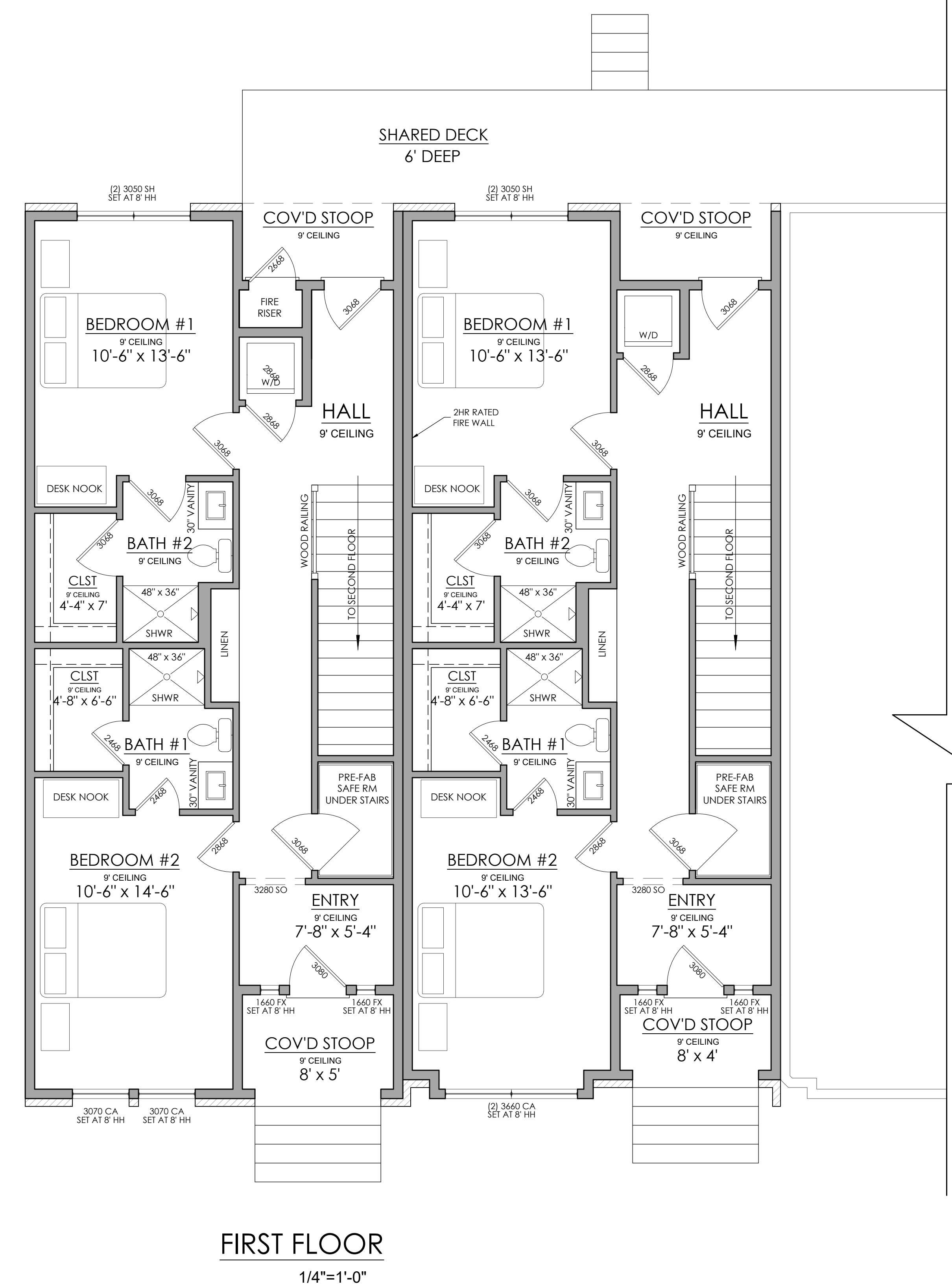
221 E. BOYD ST. NORMAN, OK

SQUARE FOOTAGE

11,856 SQ FT

FLOORPLAN

A101



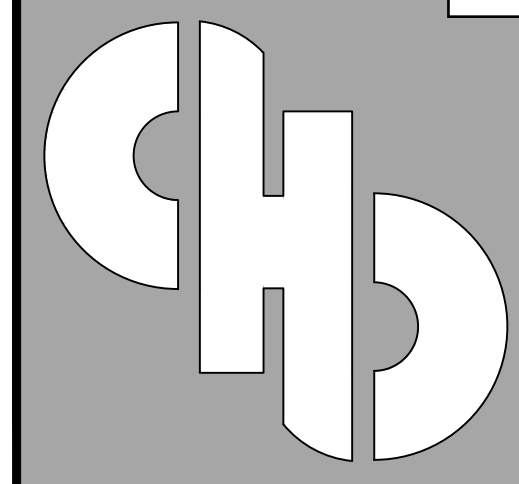
UNIT #1 TYPICAL FOOTAGE

TOTAL-	2,374 SQ FT
FIRST FLOOR-	872 SQ FT
SECOND FLOOR-	777 SQ FT
THIRD FLOOR-	725 SQ FT

UNIT #2 TYPICAL FOOTAGE

TOTAL-	2,367 SQ FT
FIRST FLOOR-	865 SQ FT
SECOND FLOOR-	777 SQ FT
THIRD FLOOR-	725 SQ FT

TOTAL BUILDING 11,856 SQ FT



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100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
405-270-6417

6112 S. MEMORIAL DR
TULSA OK 74133
918-943-5154

120 E. TONHAWA ST
SUITE 103
NORMAN, OK 73069
405-857-9059

CHD.DESIGN

BOYD ST DEVELOPMENT

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

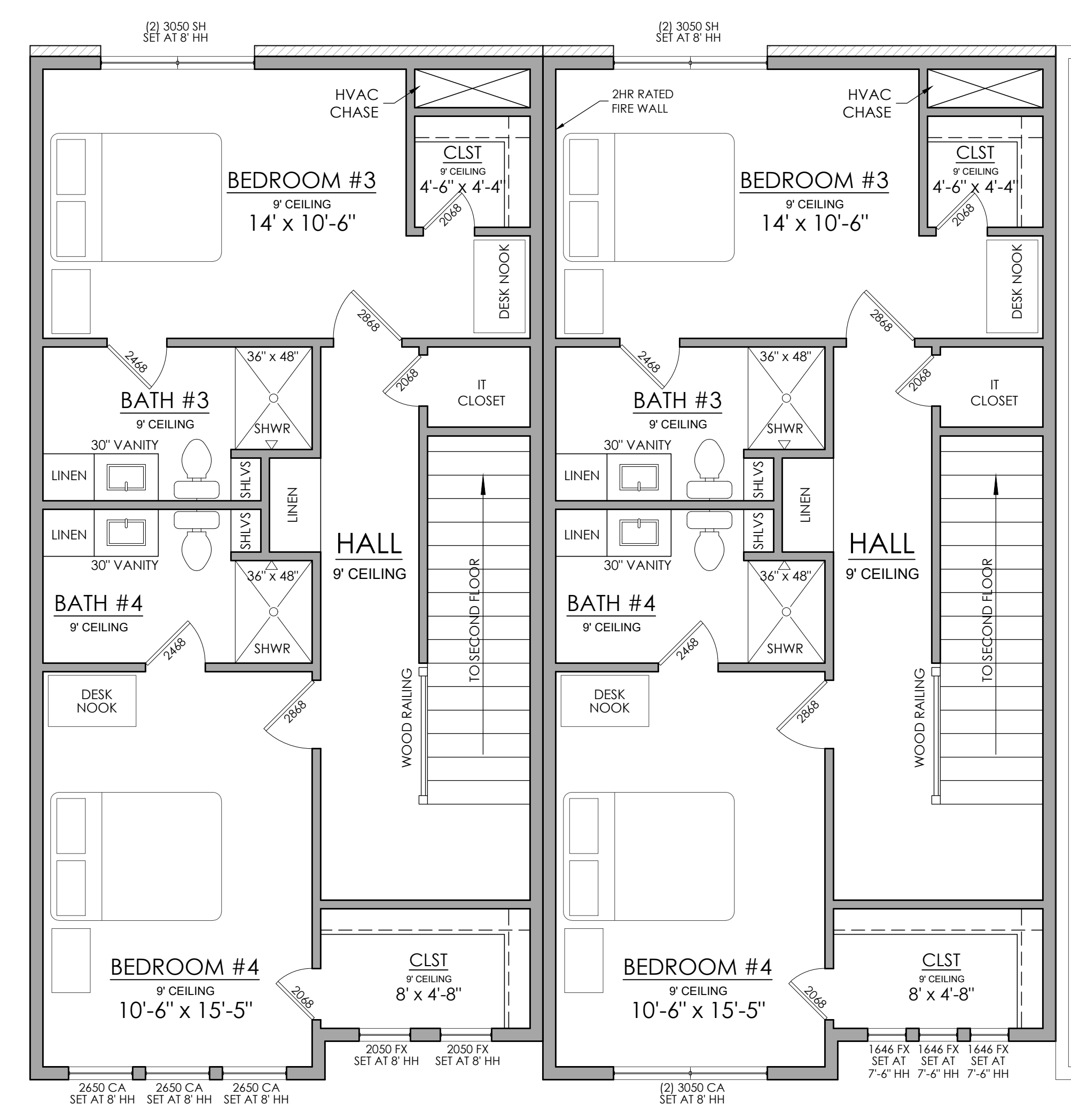
221 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

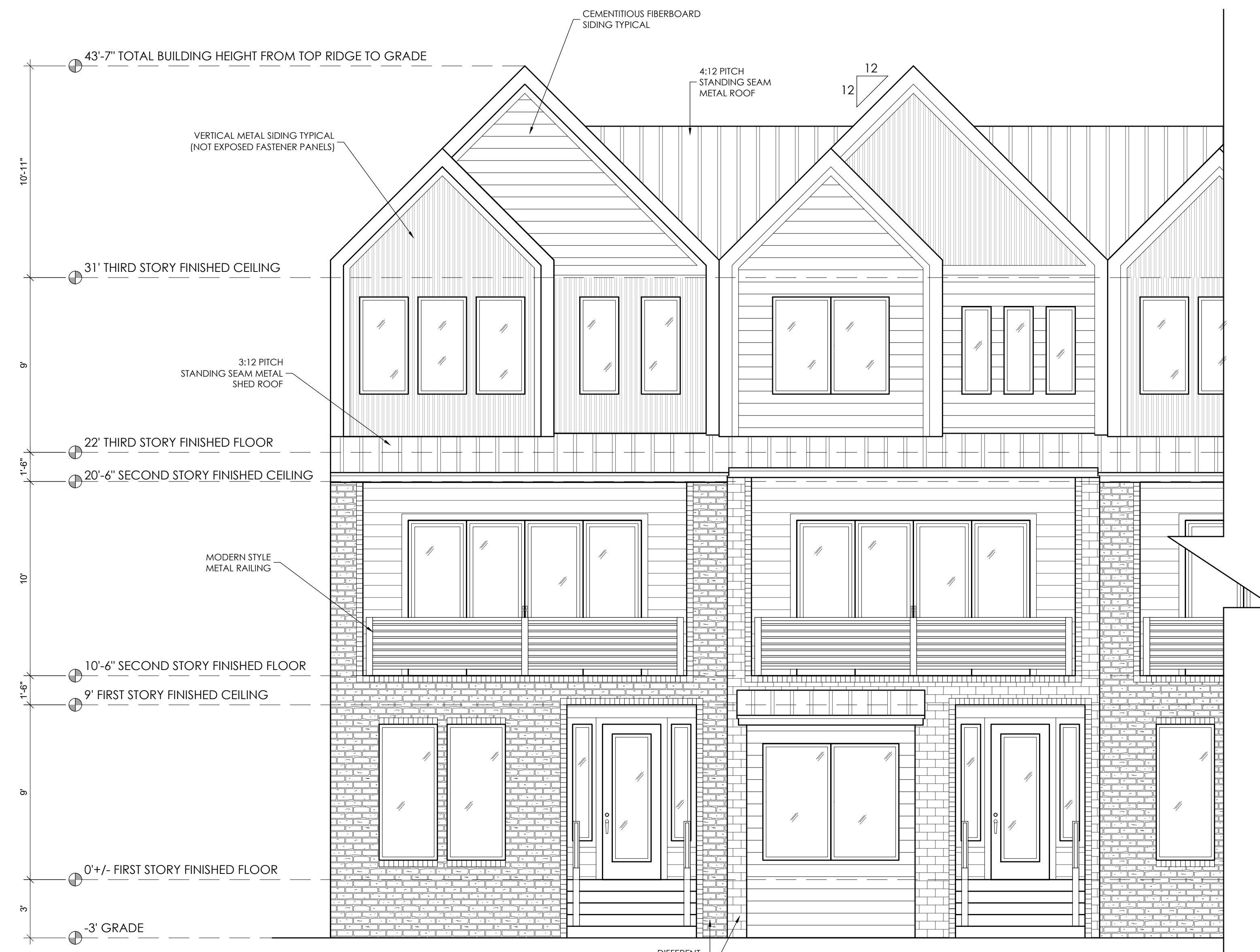
11,856 SQ FT

**FLOORPLAN/
ELEVATION**

A102



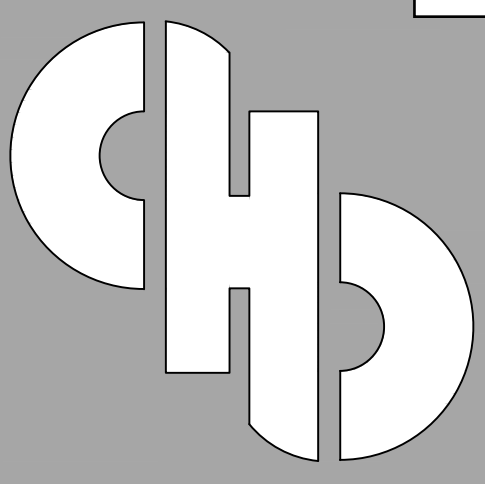
THIRD FLOOR
1/4"=1'-0"



**UNIT #1
GROUND STORY
FENESTRATION:
33.91%**

**UNIT #2
GROUND STORY
FENESTRATION:
39%**

TOTAL BUILDING
FRONT ELEVATION OF TWO TYPICAL UNITS
1/4"=1'-0"



**creative
home
designs**

100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
405-270-6417

6112 S. MEMORIAL DR
TULSA OK 74133
918-943-5154

120 E. TONHAWA ST
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405-857-9059

CHD.DESIGN

**BOYD ST
DEVELOPMENT**

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

221 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

11,856 SQ FT

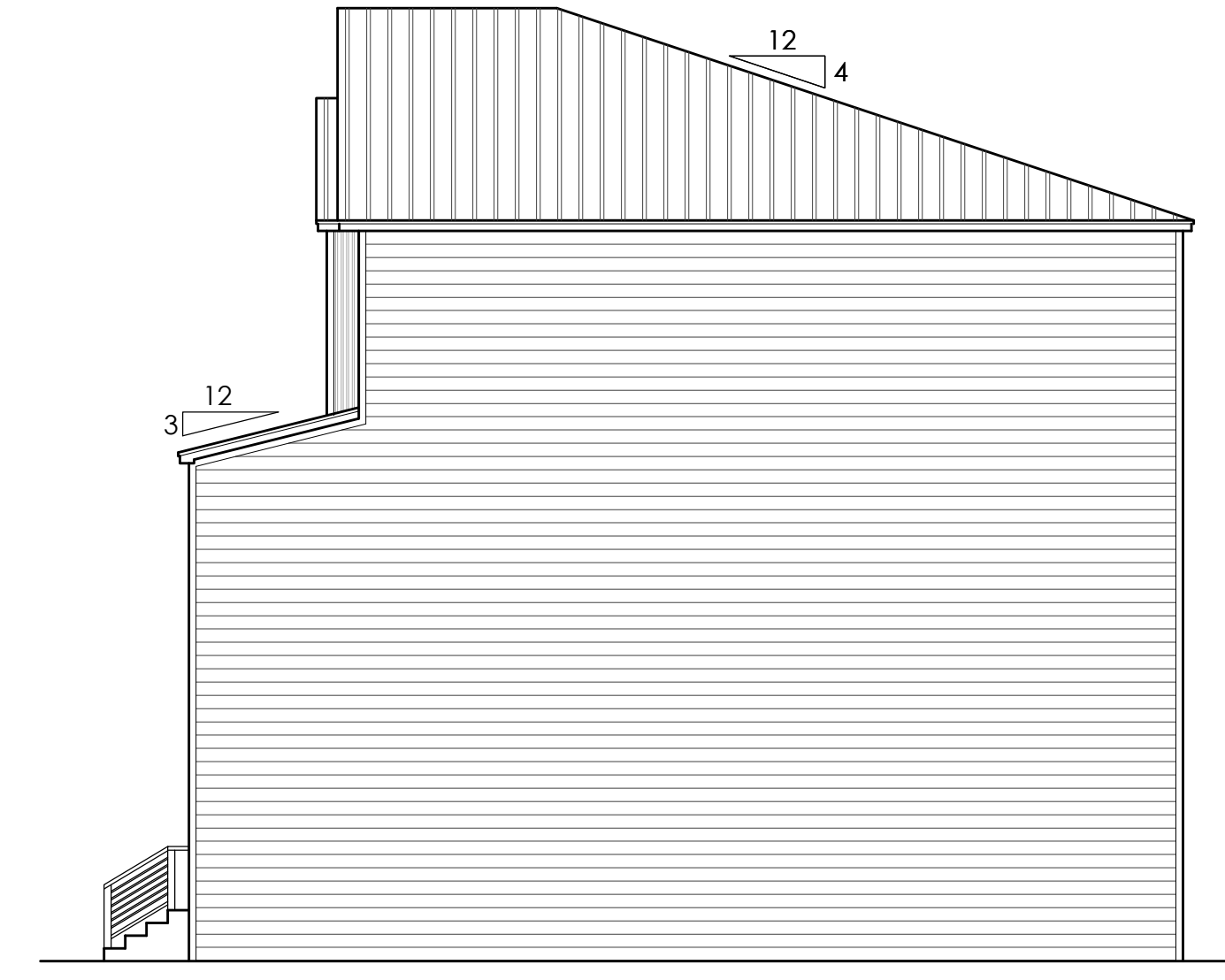
ELEVATIONS

A201



FRONT ELEVATION OF ENTIRE BUILDING

1/8"=1'-0"



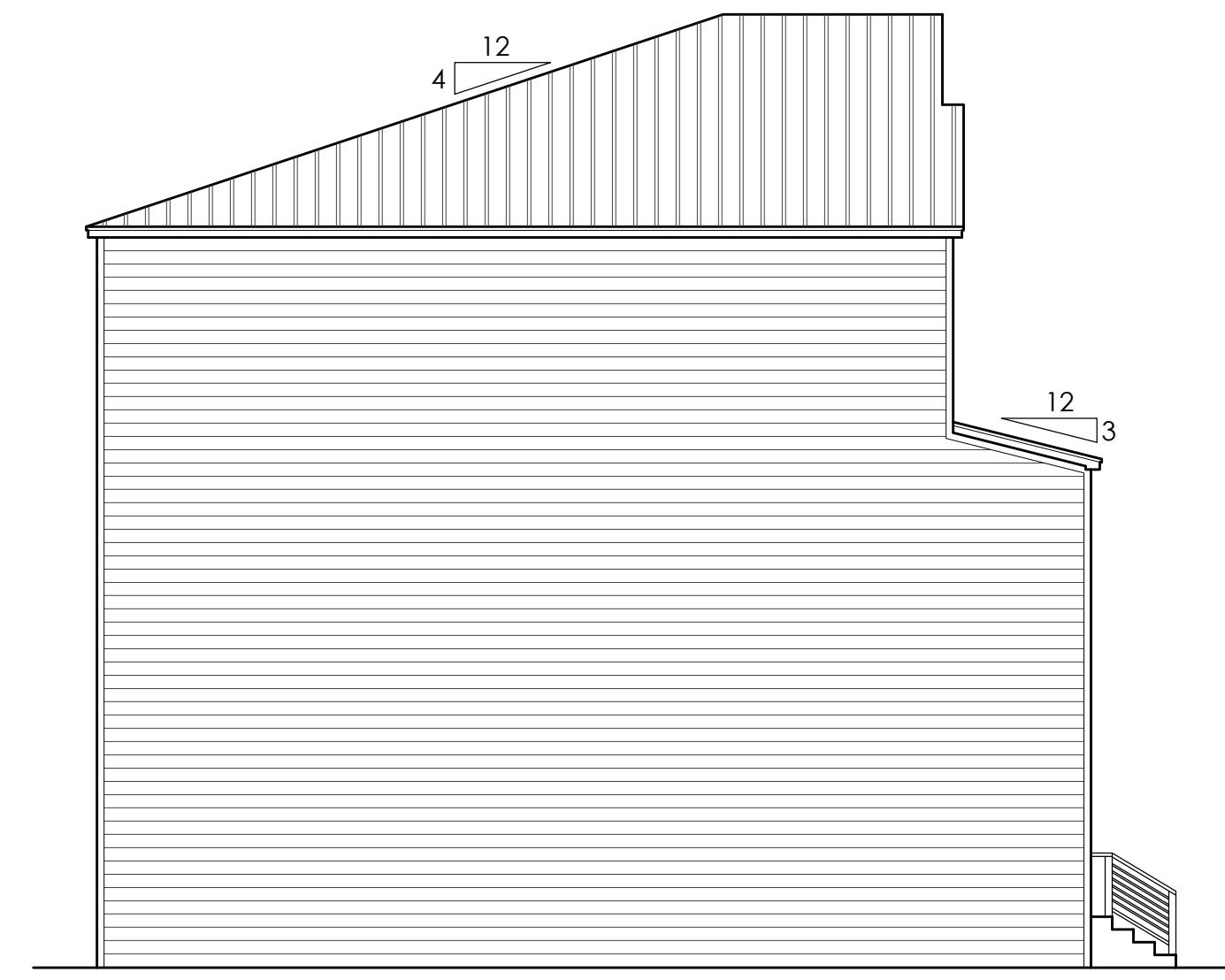
RIGHT ELEVATION

1/8"=1'-0"



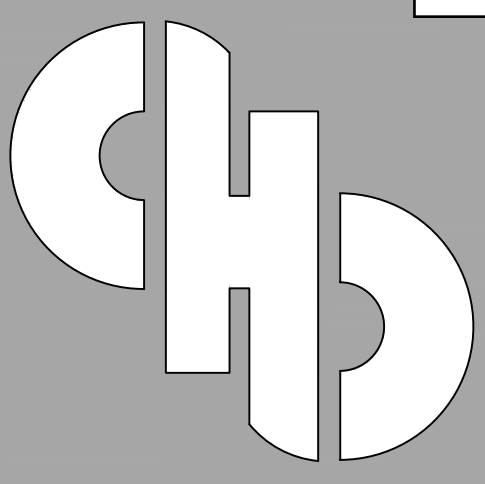
REAR ELEVATION OF ENTIRE BUILDING

1/8"=1'-0"



LEFT ELEVATION

1/8"=1'-0"



**creative
home
designs**

100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
405-270-6417

6112 S. MEMORIAL DR
TULSA OK 74133
918-943-5154

120 E. TONHAWA ST
SUITE 103
NORMAN, OK 73069
405-857-9059

CHD.DESIGN

**BOYD ST
DEVELOPMENT**

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

305 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

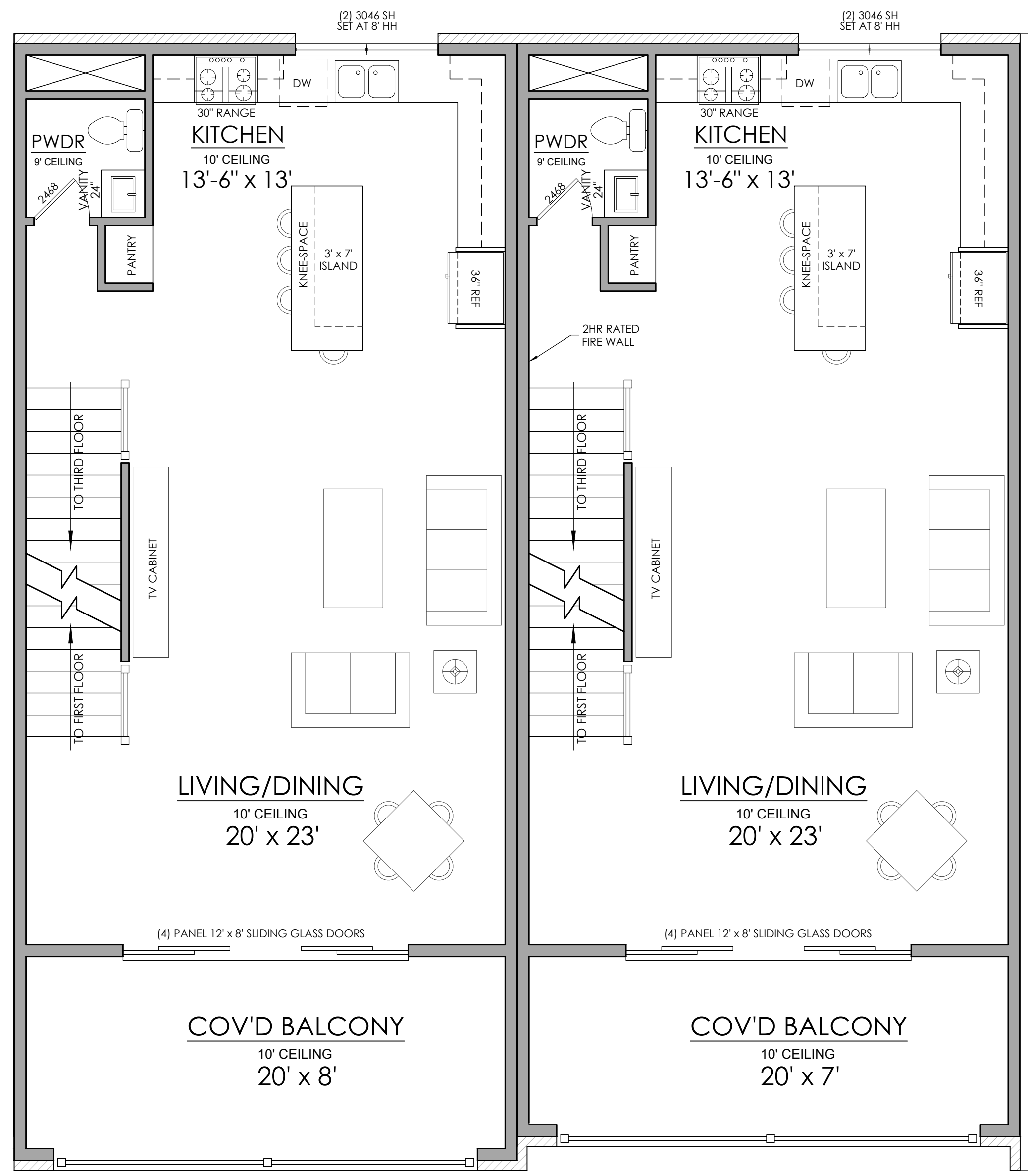
17,651 SQ FT

FLOORPLAN

A101



FIRST FLOOR
1/4"=1'-0"



SECOND FLOOR
1/4"=1'-0"

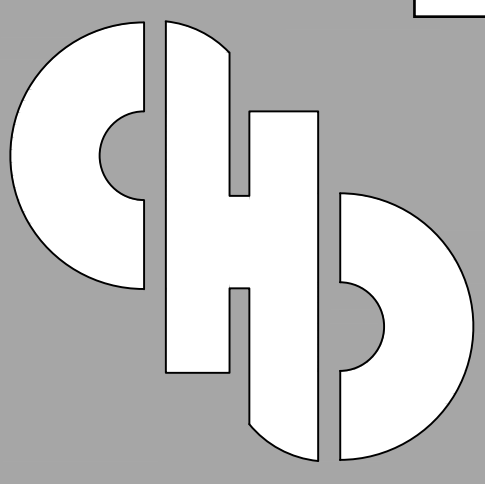
TOTAL BUILDING
17,651 SQ FT

UNIT #1 TYPICAL FOOTAGE

TOTAL-	2,525 SQ FT
FIRST FLOOR-	927 SQ FT
SECOND FLOOR-	822 SQ FT
THIRD FLOOR-	776 SQ FT

UNIT #2 TYPICAL FOOTAGE

TOTAL-	2,517 SQ FT
FIRST FLOOR-	919 SQ FT
SECOND FLOOR-	822 SQ FT
THIRD FLOOR-	776 SQ FT



creative home designs

100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
405-270-6417

6112 S. MEMORIAL DR
TULSA OK 74133
918-943-5154

120 E. TONHAWA ST
SUITE 103
NORMAN, OK 73069
405-857-9059

CHD.DESIGN

BOYD ST DEVELOPMENT

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

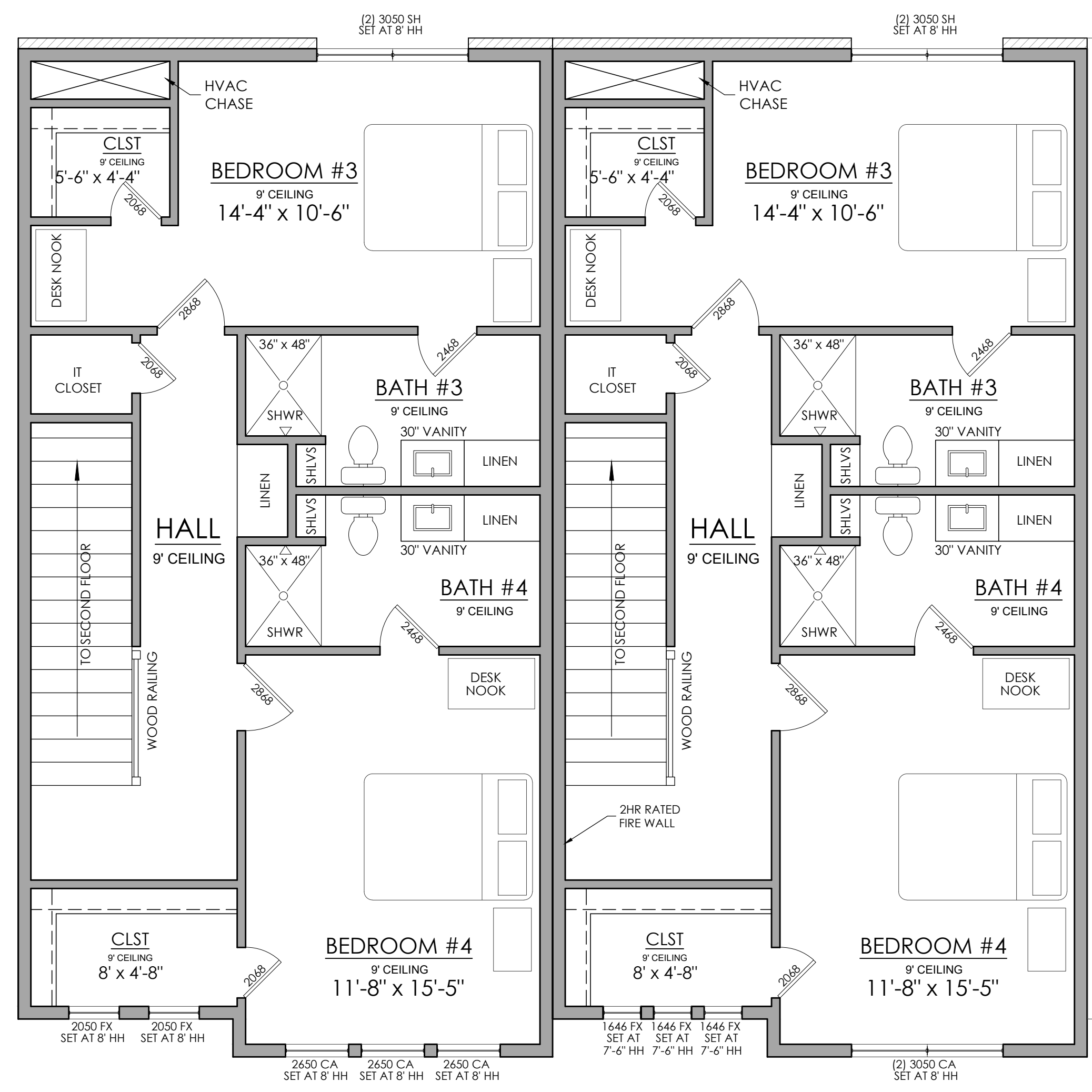
305 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

17,651 SQ FT

FLOORPLAN/
ELEVATION

A102



THIRD FLOOR
1/4"=1'-0"

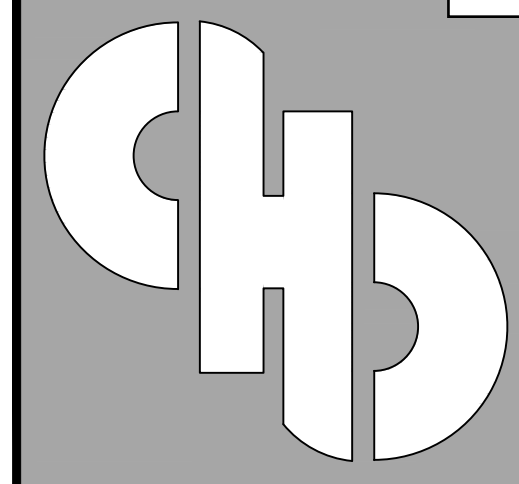


UNIT #1
GROUND STORY
FENESTRATION:
40.57%

UNIT #2
GROUND STORY
FENESTRATION:
36.79%

TOTAL BUILDING
FENESTRATION:
32.71%

FRONT ELEVATION OF TWO TYPICAL UNITS
1/4"=1'-0"



**creative
home
designs**

100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
405-270-6417

6112 S. MEMORIAL DR
TULSA OK 74133
918-943-5154

120 E. TONHAWA ST
SUITE 103
NORMAN, OK 73069
405-857-9059

CHD.DESIGN

**BOYD ST
DEVELOPMENT**

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

305 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

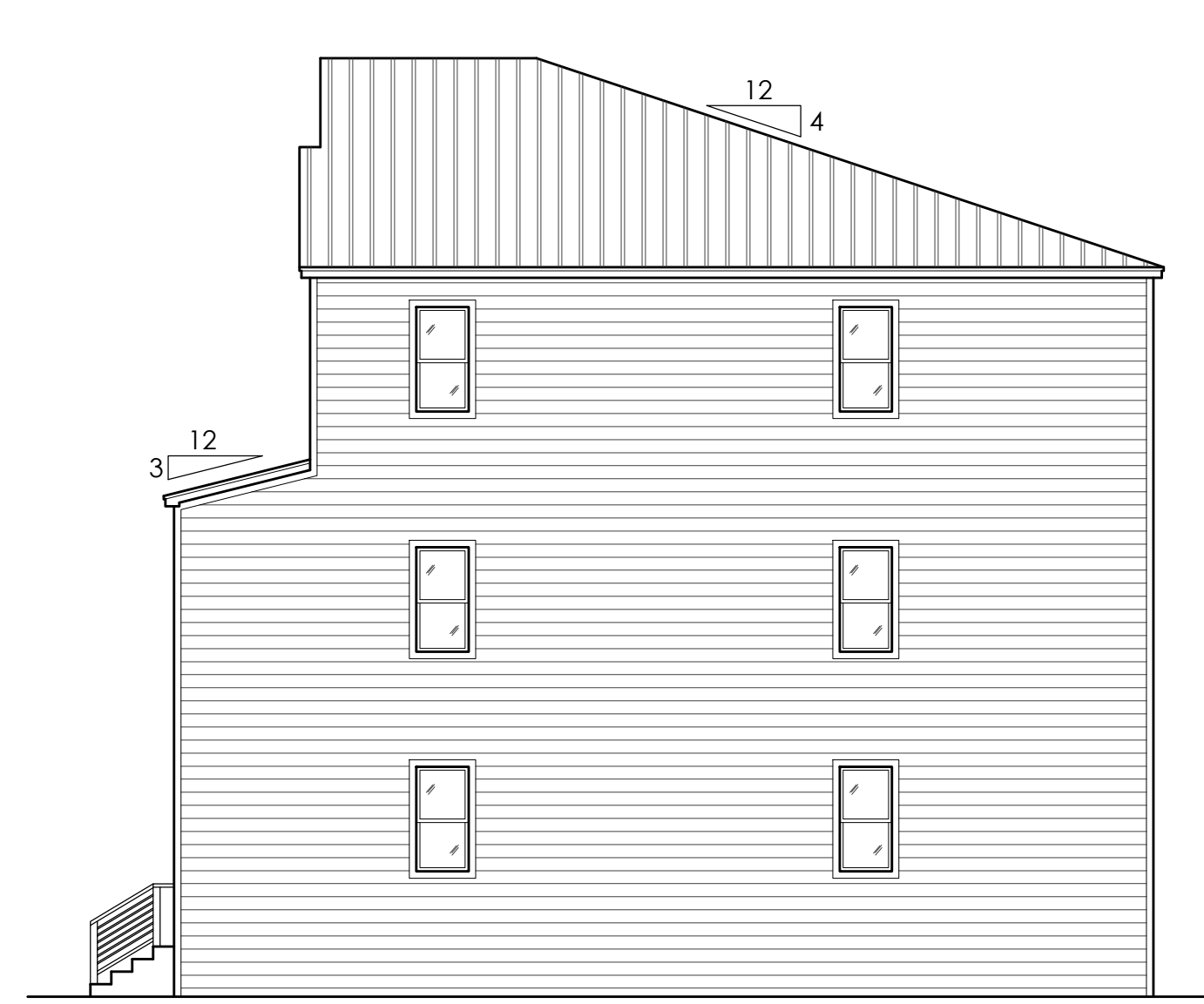
17,651 SQ FT

ELEVATIONS

A201



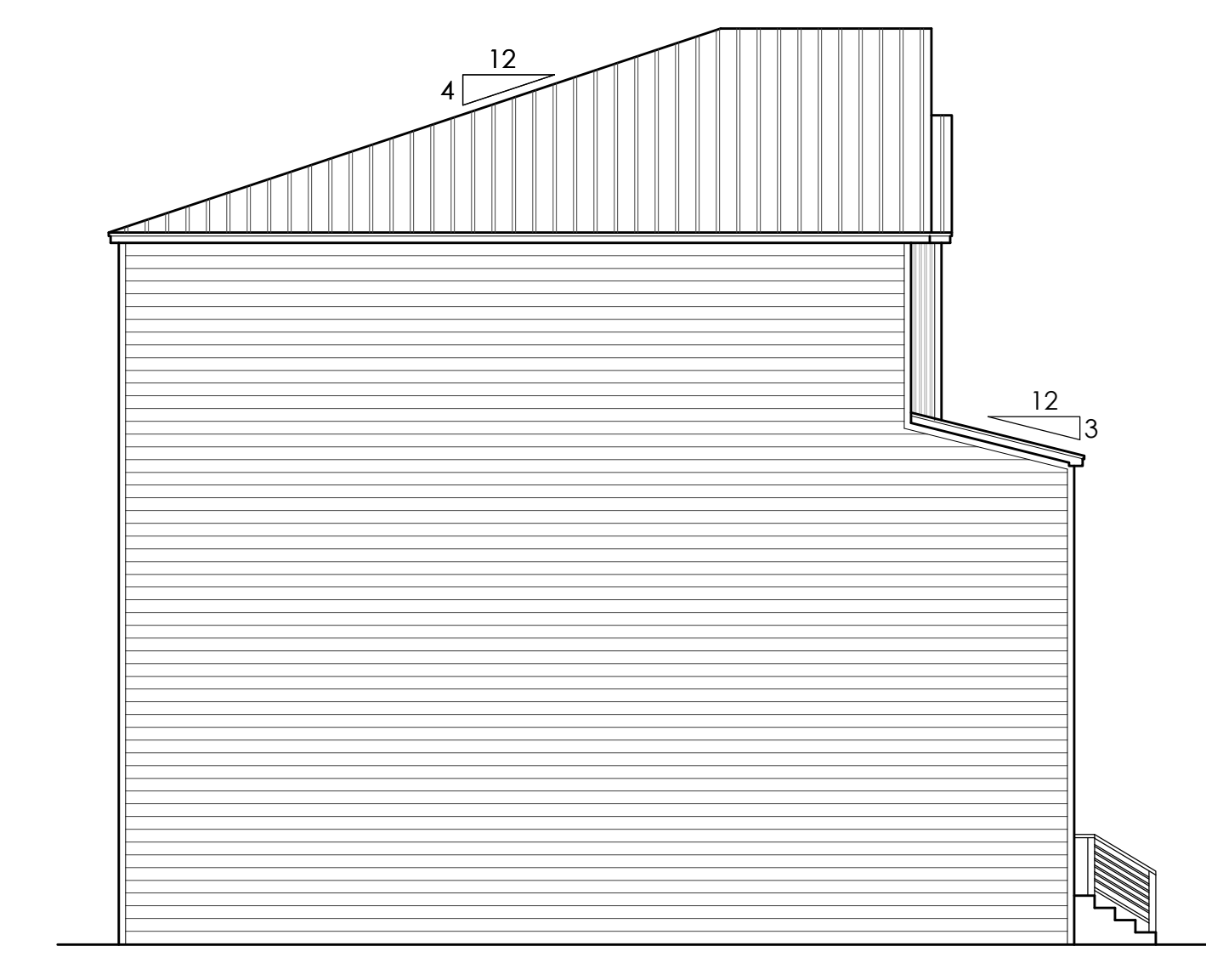
FRONT ELEVATION OF ENTIRE BUILDING
1/8"=1'-0"



RIGHT ELEVATION
1/8"=1'-0"



REAR ELEVATION OF ENTIRE BUILDING
1/8"=1'-0"



LEFT ELEVATION
1/8"=1'-0"

File Attachments for Item:

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-18: 208Apache, L.L.C. requests rezoning from CCFBC, Center City Form-Based Code, to CCPUD, Center City Planned Unit Development, for 0.321 acres of property located at 221 E. Boyd Street.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/12/2023

REQUESTER: 208Apache, L.L.C.

PRESENTER: Anais Starr, Planner II

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-18: 208Apache, L.L.C. requests rezoning from CCFBC, Center City Form-Based Code, to CCPUD, Center City Planned Unit Development, for 0.321 acres of property located at 221 E. Boyd Street.

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-18 to City Council.

ORDINANCE NO. O-2324-18

ITEM NO. 8

STAFF REPORT

GENERAL INFORMATION

APPLICANT	208Apache, L.L.C.
REQUESTED ACTION	Rezoning to CCPUD, Center City Planned Unit Development
EXISTING ZONING	Center City Form-Based Code, Urban General Frontage
SURROUNDING ZONING	North: CCFBC District, Urban Residential Frontage East: CCFBC District, Urban General Frontage South: University of Oklahoma West: CCFBC District, Urban General Frontage
LOCATION	221 E. Boyd Street
SIZE	0.321 acres, more or less
PURPOSE	Residential Townhomes
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Residential Apartments (under construction) and an existing multi-unit residential structure East: Residential Duplex South: University of Oklahoma West: Vacant single-family house
LAND USE PLAN DESIGNATION	Low Density Residential

REQUEST SUMMARY/CCFBC EXCEPTIONS:

This is a request to rezone the area located at 221 E. Boyd Street, designated as Center City Form Based Code District, to a Center City Planned Unit Development (CCPUD), as outlined in Appendix B of the Center City Form-Based Code.

The proposal for this site is to construct five (5) residential townhomes with each unit being allowed a maximum of four (4) bedrooms for a total of twenty (20) bedrooms for the site. Each three-story unit will have the living room and kitchen on the second floor with the first and the third floors each having two bedrooms. To provide additional privacy for the residents, the applicant is proposing the following: move the Required Building (RBL) to six (6') feet behind the property line, increase the finished floor elevation to thirty-six inches (36"), and provide recessed doors, stoops and balconies. The three-story, five-unit structure consists of a total area of 5,331 square feet, as illustrated on Exhibit B, Site Development Plan. Open space will be provided on the north side of the building and through front balconies of the individual units. A total of twenty-five (23) on-site parking spaces are provided as shown on the Site Plan. Three of the parking spaces are to be shared with the property at 305 E. Boyd Street.

BACKGROUND:

This is a CCPUD application moving forward to Planning Commission and City Council to request an amendment to the recently adopted Center City Form Based Code (CCFBC); many may not be aware of the extent and process that went into the preparation and review of the CCFBC; below is an overview for those not familiar with the process.

City Council approved a Memorandum of Understanding (MOU) between the City of Norman and the University of Oklahoma (OU) on January 14, 2014. The MOU set forth the terms and conditions that would govern the development of a Center City Master Plan/Visioning Project and outlined the responsibilities of the City of Norman and the University of Oklahoma.

The Center City Form-Based Code, which is the outcome of this Project, was generated and recommended through a Steering Committee. In addition, there was an Executive Subcommittee of the Steering Committee which was comprised of one representative from the City of Norman, one representative from the University of Oklahoma, and one citizen chosen jointly by the City of Norman and the University of Oklahoma.

The City Council moved forward with this project in cooperation with the University of Oklahoma for many reasons. Some of the reasons were that the current zoning regulations were not adequately handling the growing, modern demand for infill development in Norman's Center City area; that there was significant community disagreement about market-driven proposals for infill development; that the professional charrette process was the best technique available to articulate community-supported vision; and that building community support for a vision followed by development of land use regulations that allows the achievement of the vision will provide both community and investors' confidence and certainty. The results of the Charrette process became the foundation for an illustrated, well-articulated, community-supported vision for the future of the Center City area, Center City Form Based Code (CCFBC).

ZONING DISTRICTS INCLUDED IN THIS DOCUMENT:

Urban General – The basic urban street frontage, once common across the United States purpose is to develop multi-story buildings placed directly at the sidewalk or behind small dooryards.

Urban Residential – Same as the Urban General except that the uses are limited to residential and related support services.

Urban Storefront – Represents the prototypical “main street” form with shopfronts along the sidewalk and a mix of uses above. A high level of pedestrian activity is anticipated. It is a subset of the Urban General frontage, with more specific requirements at the street level.

Detached – This frontage is represented by the traditional single-family house with small front, side and rear yards along tree-lined streets.

The CCFBC is composed of Building Form Standards and Public Space Standards mapped to a Regulating Plan.

Building Form Standards regulate simple things like: how far buildings are from sidewalks, how much window area at a minimum a building must have, how tall it is in relation to the width of the street, how accessible and welcoming front entrances are, and where a building's parking should be located. Building Form Standards require buildings to have windows and welcoming entries that contribute to life on the sidewalk and they require the placement of parking to the rear of buildings to ensure that it doesn't get between buildings and pedestrians. These standards require that buildings support and shape the public spaces of our city.

PARTICULARS OF THIS CCPUD:

The applicant is requesting this CCPUD in order to build five residential townhomes as illustrated on the attached drawings. The applicant is able to comply with many of CCFBC requirements. However, due to the applicant's desire to provide setback from Boyd Street and to allow for more bedrooms per unit, the applicant is requesting the following modifications to the Center City Form Based Code, as follows:

1. Move the Required Building Line (RBL) along Boyd Street from three feet (3') behind the property line to six feet (6') behind the property line. Staff would note that City Council adopted a new CCFBC Regulating Map on August 22, 2023 that moved the RBL from nine feet (9') to three feet (3'). This change became effective September 22, 2023. The applicant submitted for Planning Commission on September 1, 2023.
2. Allow a maximum of four (4) bedrooms per unit.
3. Increase the allowed offset from the RBL from twenty-four inches (24") to a maximum of sixty inches (60") to allow for recessed door, stoops, balconies and entry doors.
4. Eliminate the requirement for Street Trees. The applicant will be providing additional landscaping behind the structure along with amenities such as grills and picnic tables.
5. The applicant is proposing one bike rack per unit, for a total of five (5) racks, whereas only three bike racks are required for the site.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT: There were three attendees at the Pre-Development Meeting and they asked questions pertaining to both 221 & 305 E. Boyd Street. Attendees asked for

clarification of the proposed redevelopments, in particular, regarding the number of unit bedrooms as well as the location of the dumpster. They also wanted to know the reason for the CCPUD.

GREENBELT COMMISSION MEETING: No meeting was required for this application.

PARK BOARD: Parkland dedication is not required for this application.

PUBLIC WORKS: No Comments.

UTILITIES: The use of a shared dumpster at 305 E. Boyd will eliminate the numerous polycarts that would be required for service to this location. Recycling will be through regional recycling centers

CONCLUSION: Staff forwards this request and Ordinance No. O-2324-18 to Planning Commission for consideration and a recommendation to the City Council.

221 E Boyd St.

A Center City Planned Unit Development

Applicant: 208APACHE LLC

Application for:

Center City Planned Unit Development

Submitted September 1, 2023

Revised September 27, 2023

PREPARED BY:

RIEGER LAW GROUP PLLC

136 Thompson Drive

Norman, Oklahoma 73069

TABLE OF CONTENTS

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- A. Background and Intent
- B. Development Team

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

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

- A. Permissible Uses
- B. Development Criteria
- C. CCFBC Variances

EXHIBITS

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

I. INTRODUCTION

A. **Background and Intent.** This Center City Planned Unit Development (“CCPUD”) is proposed by 208APACHE LLC (the “Applicant”) for the property located at 221 E. Boyd St., Norman, Oklahoma, more particularly described on Exhibit A (the “Property”). The Property contains approximately 0.321 acres. This CCPUD is intended to put forth the parameters for the development of the Property to allow for the construction of a multi-family structure with up to five (5) residential units with a maximum of four (4) bedrooms per unit. This CCPUD will allow for a relaxation of the CCFBC’s specific development and design criteria applicable to the Property in order to allow the Applicant to utilize the site for higher density multifamily structure with leasable units which are needed close to the University of Oklahoma campus, while maintaining adequate pervious coverage and parking on the Property.

B. **Development Team.** The Applicant and owner of the Property is 208APACHE LLC. The architect for the project is Nathan Lofties, with Creative Home Designs.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. **Location.** The Property is an approximately 13,995 square foot parcel located North of E. Boyd St. and West of the railroad right-of-way. The specific location is illustrated on the Site Development Plan, attached hereto as Exhibit B.

B. **Existing Land Use and Zoning.** The Property is located in the Center City Form Based Code (“CCFBC”) District, Urban General BFS. The Property is currently vacant.

C. **Elevation and Topography.** The Property is essentially flat with little to no elevation change throughout.

D. **Drainage.** The Property is generally flat and drains to Boyd Street and the alleyway on the North.

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 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 owner of the Property where required by building and fire protection codes in the structures.

G. **Traffic Circulation and Access.** Boyd Street is located on the South boundary of the Property and the public alleyway is located along the North boundary of the Property. Vehicle access is currently gained from an existing driveway off of Boyd Street, which will be removed under this CCPUD. The public sidewalk is located

along Boyd Street. Traffic access and circulation will be allowed in the manner depicted on the Site Development Plan. The Property will be accessed from the alley.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in compliance with the terms of this CCPUD and the exhibits attached hereto and incorporated herein by reference, subject to adjustments or modifications allowed pursuant to Appendix B, Section 520(F), Administration, of the CCFBC, as may be amended from time to time.

A. Allowable Uses.

A list of the allowable uses for the Property is attached hereto as **Exhibit C**.

B. Development Criteria.

- 1. Siting.** The proposed Site Development Plan for the Property is concurrently submitted with this CCPUD as **Exhibit B** and shall be incorporated herein as an integral part of this CCPUD. The Property shall be developed in substantial conformance with the Site Development Plan, subject to adjustments or modifications allowed pursuant to Appendix B Section 520(F), Administration, of the CCFBC, as may be amended from time to time. The Required Building Line (“**RBL**”) along the Property’s Boyd Street frontage shall be six (6’) feet from the front property line as shown on the attached Site Development Plan.
- 2. Building Height.** The buildings to be constructed on the Property are planned to be three (3) stories, as shown on the proposed elevations attached as **Exhibit D**. As shown on the proposed elevations, the finished floor height may be raised up to 36”.
- 3. Elements.** The Property shall be built in accordance with the terms of this CCPUD and the exhibits hereto. Exterior materials shall comply with the requirements of Section 402(J), Architectural Materials (exteriors), of the CCFBC, as may be amended from time to time. Fenestration is only required along Boyd Street frontage. Fenestration for Boyd Street frontage shall be a minimum of 33% on ground story and 20% for upper stories. To break down the scale of the buildings and provide a better pedestrian experience, the facades along Boyd Street will have at least two different materials, a ground story configuration different from the upper story and at least 2 different bay configurations. The Boyd Street RBL shall have an offset depth of a maximum of 60 inches behind the RBL to accommodate the proposed recessed doors and stoops.

4. **Sanitation.** A trash dumpster to be installed at 305 E. Boyd will be shared by this Property.
5. **Signage.** All signage for the Property shall comply with Section 402(N), Signage, of the CCFBC, as amended thereafter.
6. **Traffic access and sidewalks.** Traffic circulation and access to the Property shall be allowed in the manner shown on the Site Development Plan. In order to keep the streetscape pedestrian friendly and usable, street trees and streetlights shall not be required along the Property's Boyd Street frontage.
7. **Lighting.** The project shall comply with the requirements of the CCFBC under Section 402(O), Lighting & Mechanical, as amended thereafter.
8. **Open Space.** Open space will be located on the Property in the locations depicted on the attached Site Development Plan. Consistent with the Property's CCFBC designation of Urban General, the Property shall have a maximum of 85% impervious coverage. Open space areas are allowed to be located in noncontiguous areas on the Property.
9. **Parking.** Parking is provided in the manner shown on the attached Site Development Plan. The Applicant will provide one parking space per bedroom. Additionally, three (3) off-site spaces will be provided on the Property for 305 E Boyd Street. One bike rack per unit will be provided as shown on the Site Development Plan.
10. **Landscaping.** In order to keep the streetscape pedestrian friendly and usable, street trees and streetlights will not be required for development of the Property under this CCPUD. Landscaping will be provided in substantial compliance with the Site Development Plan. Final landscaping types, quantities, and locations may change during final design and construction. Any trees to be planted shall be of a species that is listed in Section 506 of the CCFBC, as amended thereafter, or otherwise approved by the City of Norman Forester, City of Norman Ordinance, or appropriate City of Norman staff member.
11. **Drainage.** The Property will meet or exceed all applicable drainage ordinances. Drainage will be directed into the existing storm sewer main on Boyd Street and to the alleyway on the north of the Property.
12. **Fencing.** Fencing with a maximum height of eight (8') feet is permissible but not required on the Property.

C. **CCFBC Variances.**

The Property shall be developed in accordance with the terms of this CCPUD and the exhibits attached hereto and incorporated by reference. For convenience purposes, a summary of the variances sought from the CCFBC follows:

1. **RBL Modification**. The RBL has been modified to six (6') feet due to the presence of overhead powerlines and to provide the residents with additional privacy from the adjacent public right-of-way. The adjustment also ensures that front doors will not encroach within the public right-of-way.
2. **Four Bedrooms Per Unit**. Each unit is allowed to contain a maximum of four bedrooms as this is an area that is appropriate for added density. This CCPUD will allow for a development that can provide thoughtfully designed residential units closely located to the University of Oklahoma, which is much needed.
3. **Streetscape**. Street trees and streetlights will not be required on this Property. This will help keep the Boyd streetscape pedestrian friendly due to the proximity of the RBL to the right-of-way and the existence of driveways on other properties on this block. Bike racks will be installed on the Property.
4. **Open Space**. Open space areas are not required to be contiguous on the Property.
5. **Elements**. An additional 36 inches of offset from the Boyd Street RBL is being requested to allow the proposed recessed entries and covered stoops for a total maximum offset depth of five (5') feet.

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LEGAL DESCRIPTION

LOT 29A
STATE UNIVERSITY ADDITION
NORMAN, CLEVELAND COUNTY, OKLAHOMA

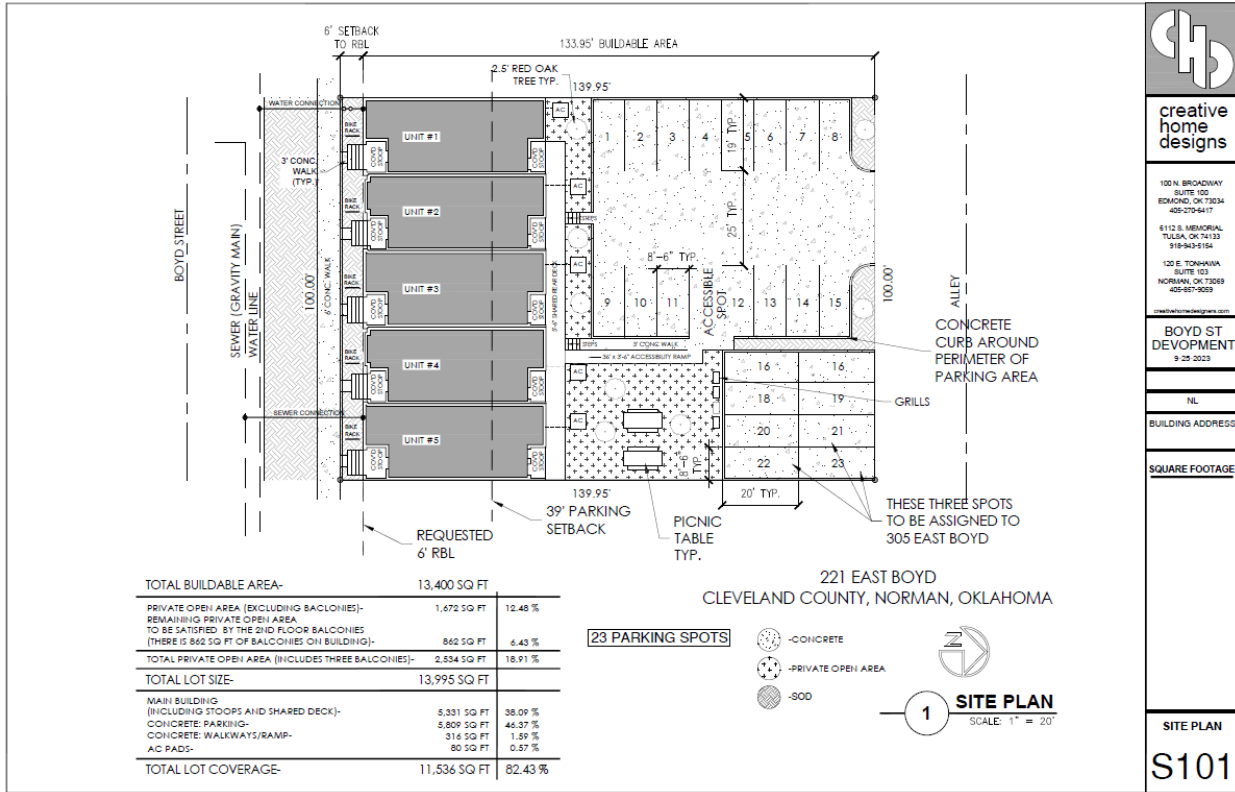
A tract of land being Lot Twenty Eight (28), Twenty Nine (29), Thirty (30) and Thirty One (31) of the State University Addition to Norman Cleveland County, Oklahoma and being more particularly described as follows:

*Beginning at the Southeast corner of said Lot 31;
Thence West a distance of 100 feet to the Southwest corner of said Lot 28;
Thence North a distance of 139.95 feet to the Northwest corner of said Lot 28;
Thence East a distance of 100 feet to the Northeast corner of said Lot 31;
Thence South a distance of 139.95 feet to the Point of Beginning;*

Said parcel of land contains 0.321 Acres or 13,995 Sq. Ft., more or less.

EXHIBIT B

PROPOSED SITE DEVELOPMENT PLAN Full Size PDF Documents Submitted to City Staff



CHD
creative home designs

100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
405-270-8417

6112 S. MEMORIAL
TULSA, OK 74133
918-483-8164

130 E. TOMAHAWK
SUITE 103
NORMAN, OK 73069
405-887-9069

BOYD ST DEVELOPMENT
9-25-2023

NL

BUILDING ADDRESS

SQUARE FOOTAGE

SITE PLAN
S101

**EXHIBIT C
ALLOWABLE USES**

Allowable Uses:

Ground Story:

The Ground Story may house commerce, professional services or residential uses.

Upper Stories:

The Upper Stories may only house Residential or Commerce uses. No restaurant or retail sales uses shall be allowed in Upper Stories unless they are second story extensions equal to or less than the area of the Ground Story use. No commerce use, except for permitted rooftop restaurants, is permitted above a residential use. Additional habitable space is permitted within the roof where the roof is configured as an attic story.

Residential Dwelling Units:

The Property may contain five (5) units with a maximum of four (4) bedrooms per unit, totaling twenty (20) bedrooms on the Property.

Use Table

The use table included below identifies the uses allowed within this CCPUD. References to Additional Regulations refer to provisions of the CCFBC (as such may be amended from time to time) and shall be applied to the Property if such use is requested on the Property, except that no additional regulations will be applied to any Residential Uses on the Property.

USE CATEGORY		Urban General		Additional Regulations
		Ground Story	Upper Story	
RESIDENTIAL	Household Living	✓	✓	Sec. 704.B.1-2; 704. J, K.
	Group Living		✓	
COMMERCE	Office	✓	✓	Sec. 704.D.1-2
	Overnight Lodging	✓	✓	Sec. 704.E.1-3
	Recreation/Entertainment	✓	✓	Sec. 704.F.1-5
	Vehicle Sales	✓	✓	Sec. 704.F.6
	Passenger Terminal	✓		
	Child Care Center	✓	✓	See Part 9. Definitions
	Family Day Care Home	✓	✓	See Part 9. Definitions
	Retail Sales & Service	✓	✓	Sec. 704.F.2, 6, 7
	Restaurant/Bar/Lounge/Tavern	✓	✓	Sec. 704.F.1-5
	Art Studio/Artisinal Manufacturing	✓	✓	Sec. 704.F.7
	Research & Development	✓	✓	
	Self-service storage		✓	
	Auto Repair	✓		Sec. 704.G.
CIVIC	See Part 9. Definitions	✓		Sec. 704.C.

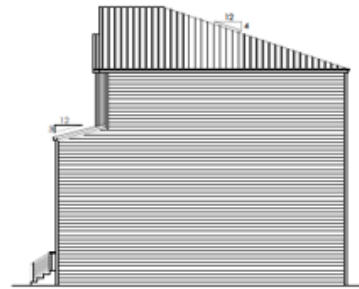
Key: ✓= Permitted Blank Cell = Not Permitted

EXHIBIT D

PROPOSED EXTERIOR ELEVATIONS Full Size PDF Documents Submitted to City Staff



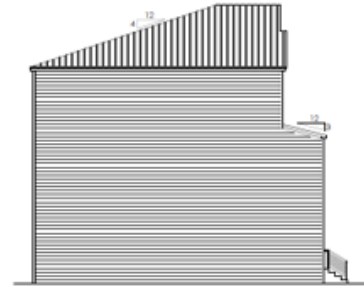
FRONT ELEVATION OF ENTIRE BUILDING
1/8"=1'-0"



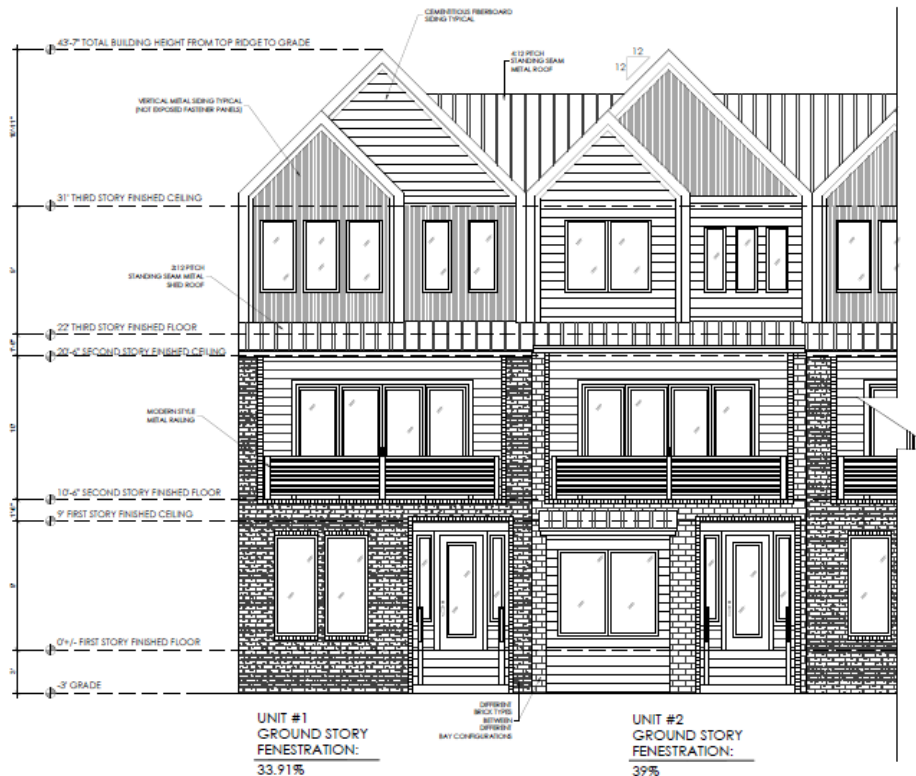
RIGHT ELEVATION
1/8"=1'-0"



REAR ELEVATION OF ENTIRE BUILDING
1/8"=1'-0"



LEFT ELEVATION
1/8"=1'-0"



TOTAL BUILDING

FRONT ELEVATION OF TWO TYPICAL UNITS

1/4"=1'-0"

Applicant: 208 Apache LLC

Project Location: 221 E Boyd Street

Case Number: PD 23-31

Time: 6:00 p.m.

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

Attendees:

Lee Hall, 648 S. Lahoma
Councilmember Helen Grant
Councilmember Lauren Schueler

City Staff:

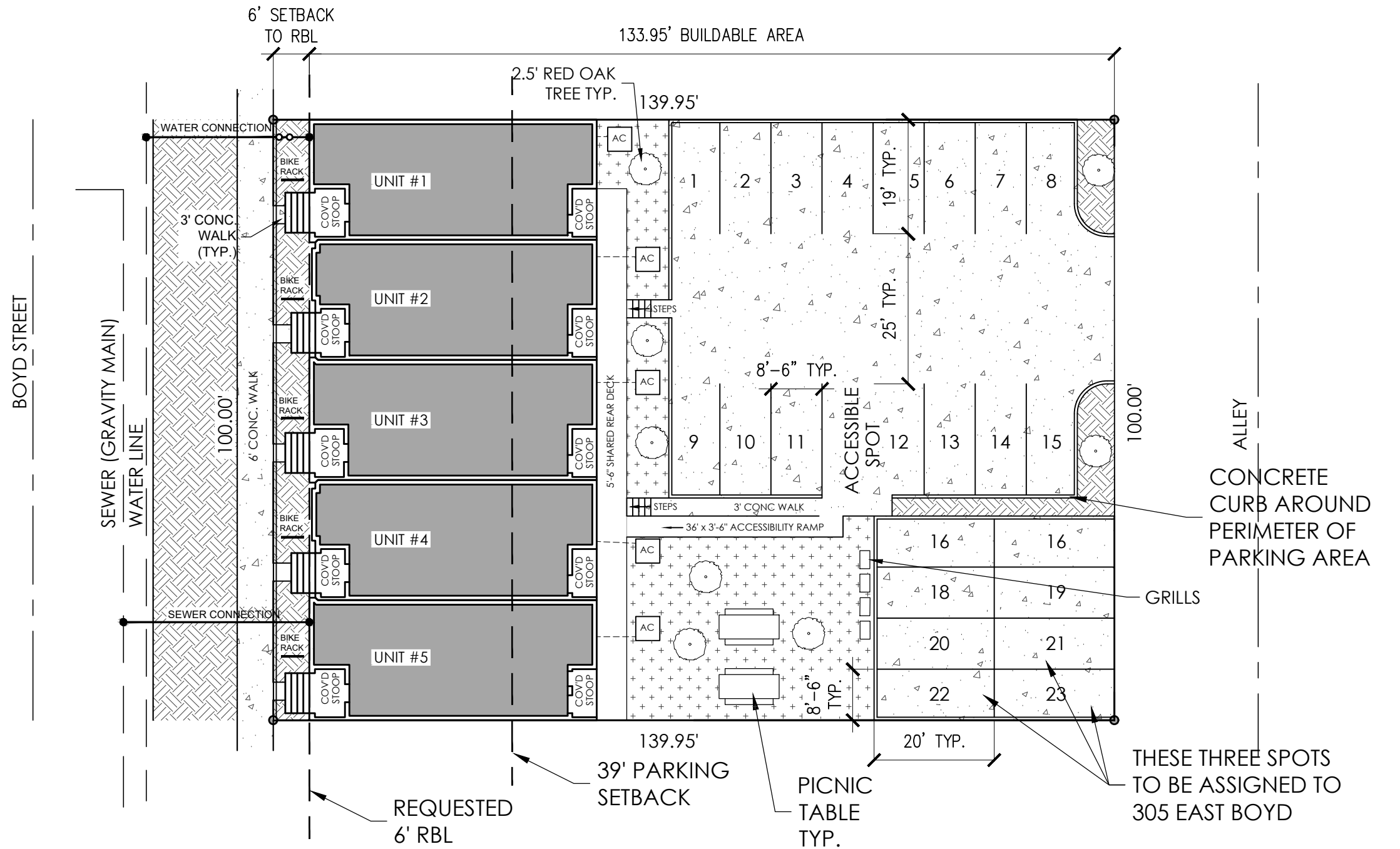
Anais Starr, Planner II
Amanda Stevens, Dev. Center Coordinator
Beth Muckala, Assistant City Attorney

Application Summary:

A request to rezone from CCFBC, Center City Form-Based Code, to CCPUD, Center City Planned Unit Development for a multi-family structure with five townhomes. Libby Smith presented a PowerPoint with drawings of the proposed redevelopment and described the project. Ms. Smith indicated that a companion project with similar configuration located at 305 E Boyd Street would be moving forward at the same time as this request.

Neighbor's Comments/Concerns/Responses:

Councilmember Grant asked if the primary reason for the CCPUD was the moving of the RBL. Ms. Smith stated that and the request for 4 bedrooms per unit. Lee Hall, asked if these were the only variances requested. Ms. Smith listed the requested variances. Attendees had questions about the location of the dumpster and whether there would be just one for both locations. Ms. Smith, indicated the location of the dumpster on the site plan for 305 E Boyd Street in her PowerPoint. Attendees asked for clarification on the number of units and bedrooms per structure. Ms. Smith explained the structure was comprised of five units with four bedrooms each while the companion project at 305 E Boyd Street would contain seven townhomes. Attendees also asked for clarification as to whether the requested variance to the RBL, would move the building closer to the front property line. Ms. Smith indicated the request was to move the RBL further back from the front property line in order to provide additional privacy for the tenants.



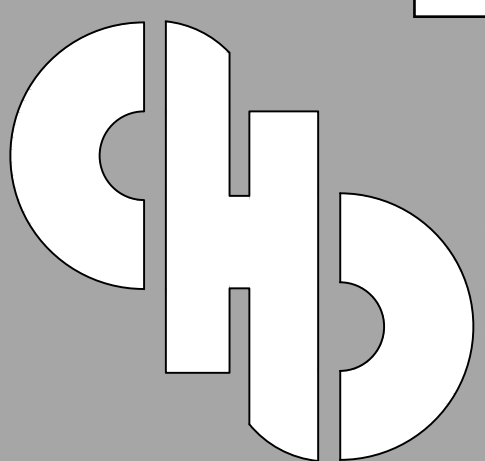
TOTAL BUILDABLE AREA-	13,400 SQ FT	
PRIVATE OPEN AREA (EXCLUDING BALCONIES)-	1,672 SQ FT	12.48 %
REMAINING PRIVATE OPEN AREA TO BE SATISFIED BY THE 2ND FLOOR BALCONIES (THERE IS 862 SQ FT OF BALCONIES ON BUILDING)-	862 SQ FT	6.43 %
TOTAL PRIVATE OPEN AREA (INCLUDES THREE BALCONIES)-	2,534 SQ FT	18.91 %
TOTAL LOT SIZE-	13,995 SQ FT	
MAIN BUILDING (INCLUDING STOOPS AND SHARED DECK)-	5,331 SQ FT	38.09 %
CONCRETE: PARKING-	5,809 SQ FT	46.37 %
CONCRETE: WALKWAYS/RAMP-	316 SQ FT	1.59 %
AC PADS-	80 SQ FT	0.57 %
TOTAL LOT COVERAGE-	11,536 SQ FT	82.43 %

221 EAST BOYD
CLEVELAND COUNTY, NORMAN, OKLAHOMA

- 23 PARKING SPOTS**
- CONCRETE
 - PRIVATE OPEN AREA
 - SOD



1 SITE PLAN
SCALE: 1" = 20'



creative home designs

100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
405-270-6417

6112 S. MEMORIAL DR
TULSA OK 74133
918-943-5154

120 E. TONHAWA ST
SUITE 103
NORMAN, OK 73069
405-857-9059

CHD.DESIGN

BOYD ST DEVELOPMENT

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

221 E. BOYD ST. &
305 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

COVER

COV

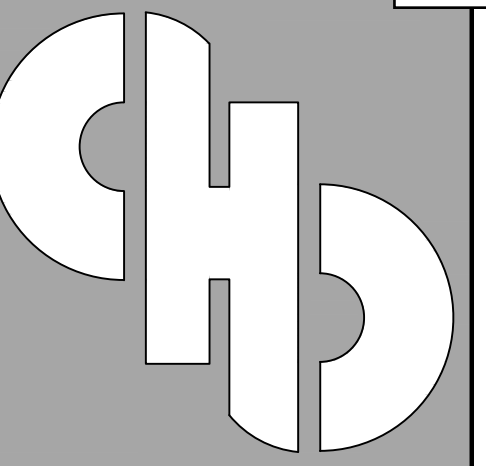


BOYD STREET DEVELOPMENT

221 EAST BOYD ST- 11,856 SQ FT
5 UNITS, 20 BEDROOMS

305 EAST BOYD ST- 17,651 SQ FT
7 UNITS, 28 BEDROOMS





creative home designs

100 N. BROADWAY SUITE 100 EDMOND, OK 73034 405-270-6417

6112 S. MEMORIAL DR TULSA OK 74133 918-943-5154

120 E. TONHAWA ST SUITE 103 NORMAN, OK 73069 405-857-9059

CHD.DESIGN

BOYD ST DEVELOPMENT

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

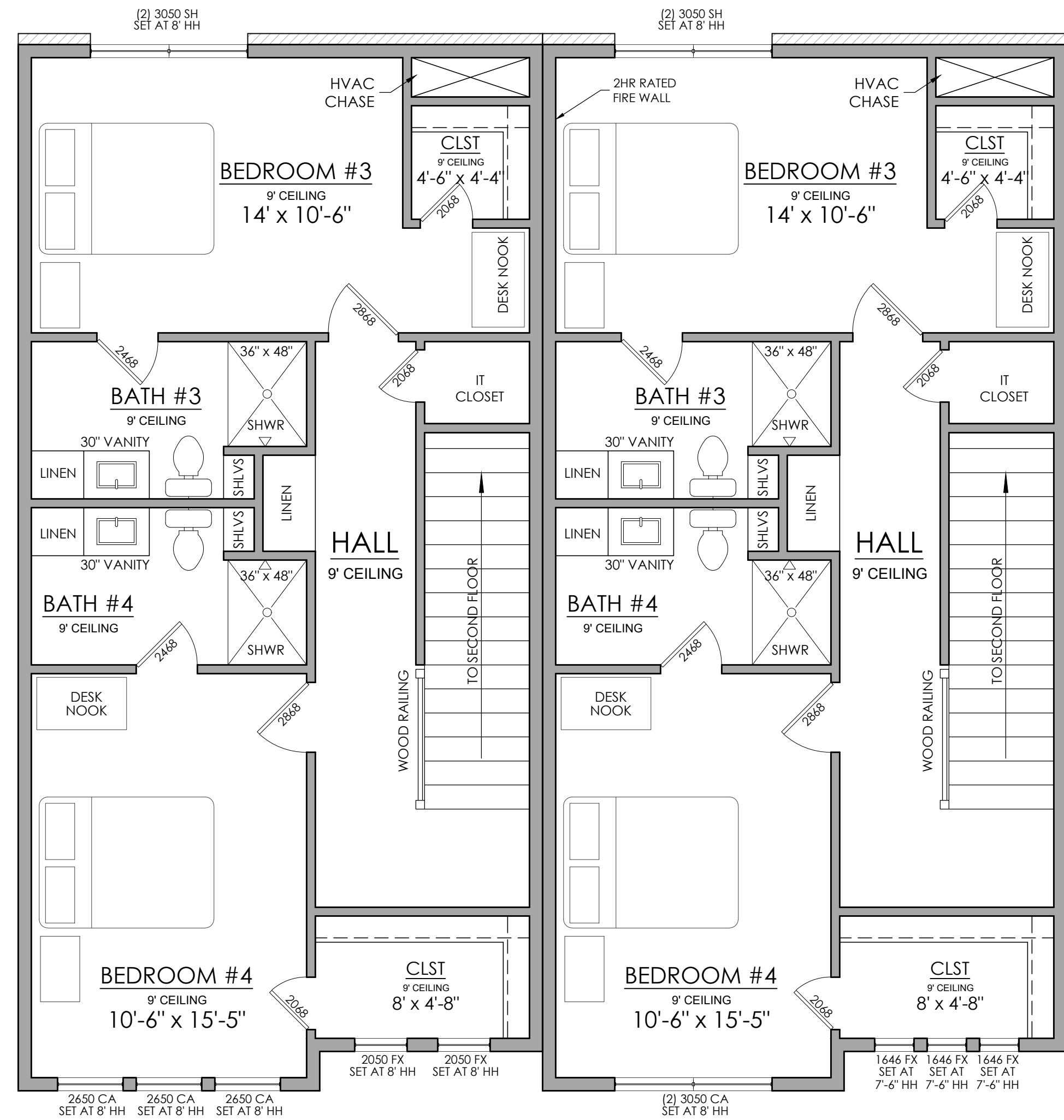
221 E. BOYD ST. NORMAN, OK

SQUARE FOOTAGE

11,856 SQ FT

FLOORPLAN/ ELEVATION

A102



THIRD FLOOR 1/4"=1'-0"

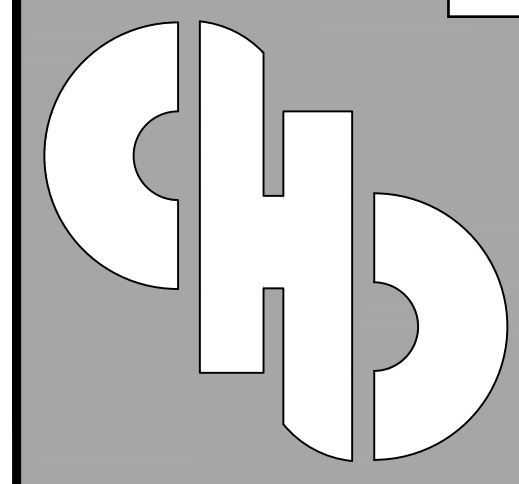


UNIT #1 GROUND STORY FENESTRATION: 33.91%

UNIT #2 GROUND STORY FENESTRATION: 39%

TOTAL BUILDING

FRONT ELEVATION OF TWO TYPICAL UNITS 1/4"=1'-0"



**creative
home
designs**

100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
405-270-6417

6112 S. MEMORIAL DR
TULSA OK 74133
918-943-5154

120 E. TONHAWA ST
SUITE 103
NORMAN, OK 73069
405-857-9059

CHD.DESIGN

**BOYD ST
DEVELOPMENT**

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

221 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

11,856 SQ FT

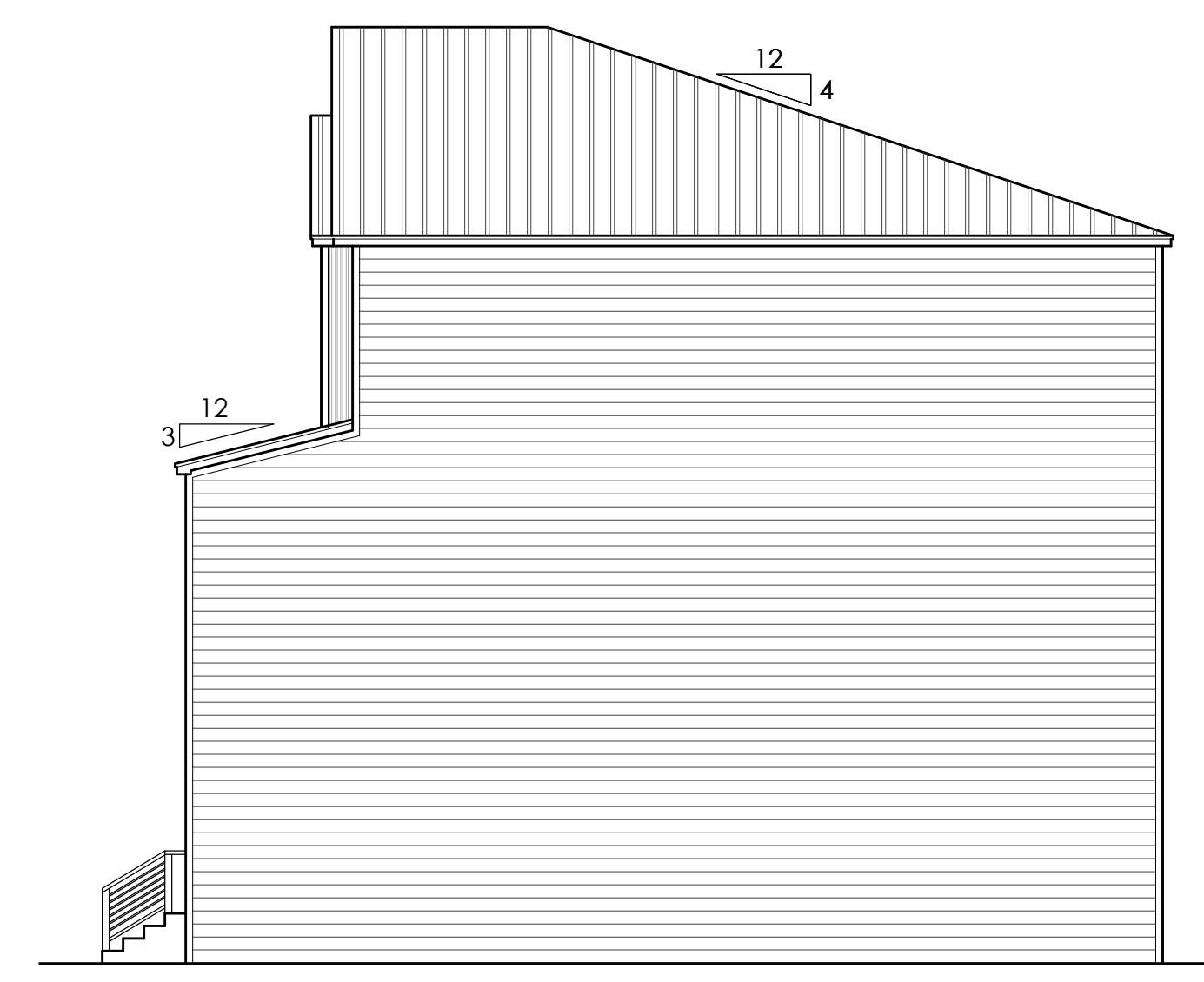
ELEVATIONS

A201



FRONT ELEVATION OF ENTIRE BUILDING

1/8"=1'-0"



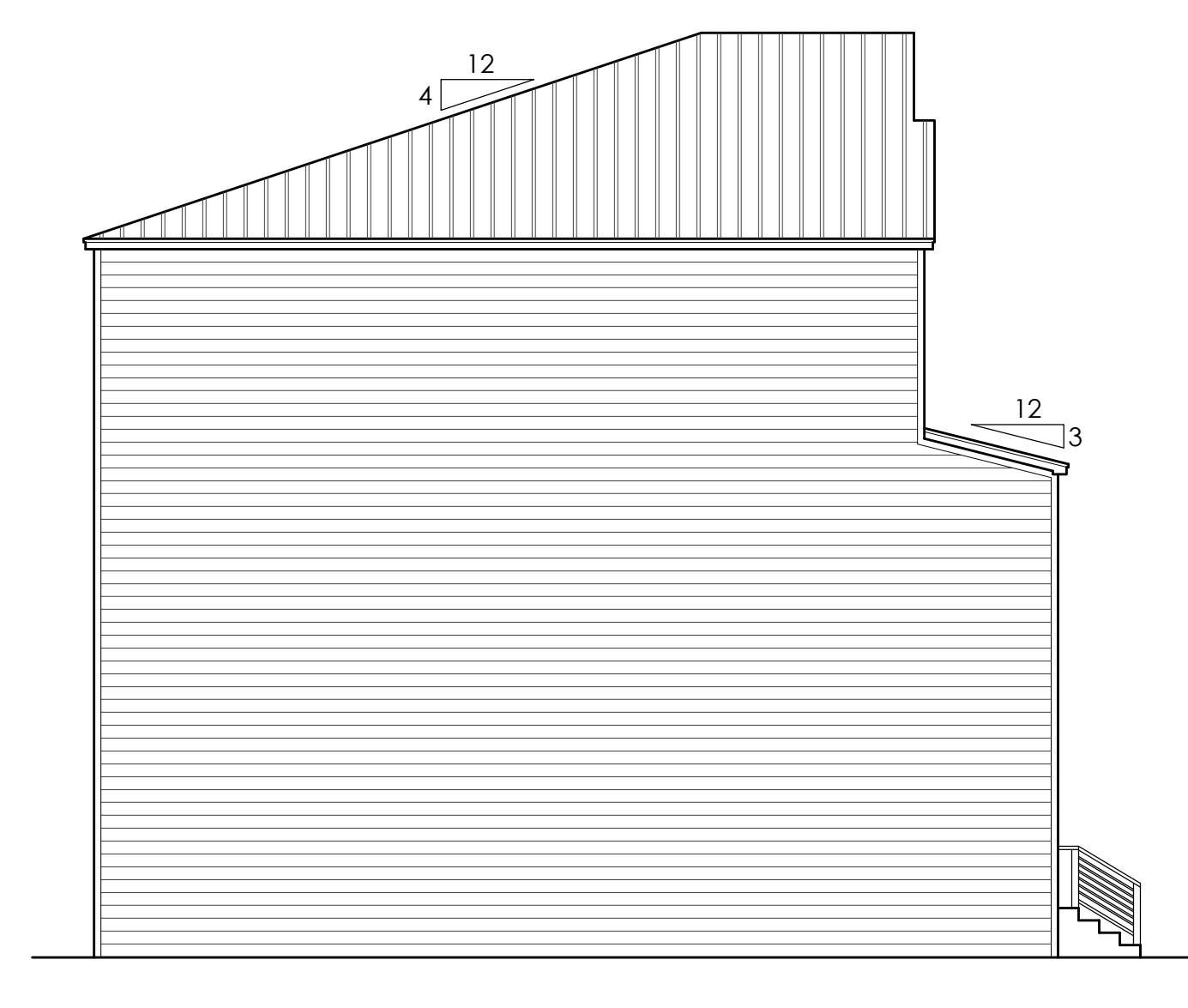
RIGHT ELEVATION

1/8"=1'-0"



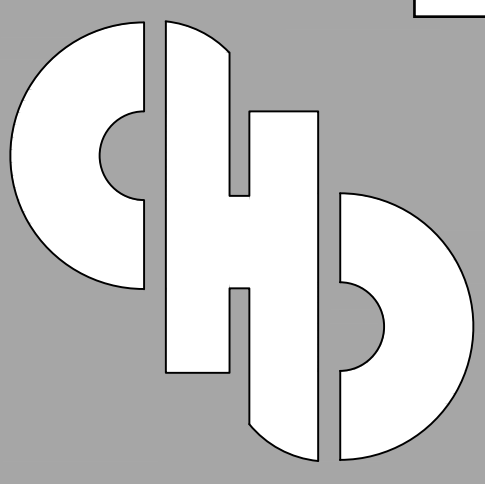
REAR ELEVATION OF ENTIRE BUILDING

1/8"=1'-0"



LEFT ELEVATION

1/8"=1'-0"



creative home designs

100 N. BROADWAY SUITE 100 EDMOND, OK 73034 405-270-6417

6112 S. MEMORIAL DR TULSA OK 74133 918-943-5154

120 E. TONHAWA ST SUITE 103 NORMAN, OK 73069 405-857-9059

CHD.DESIGN

BOYD ST DEVELOPMENT

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

305 E. BOYD ST. NORMAN, OK

SQUARE FOOTAGE

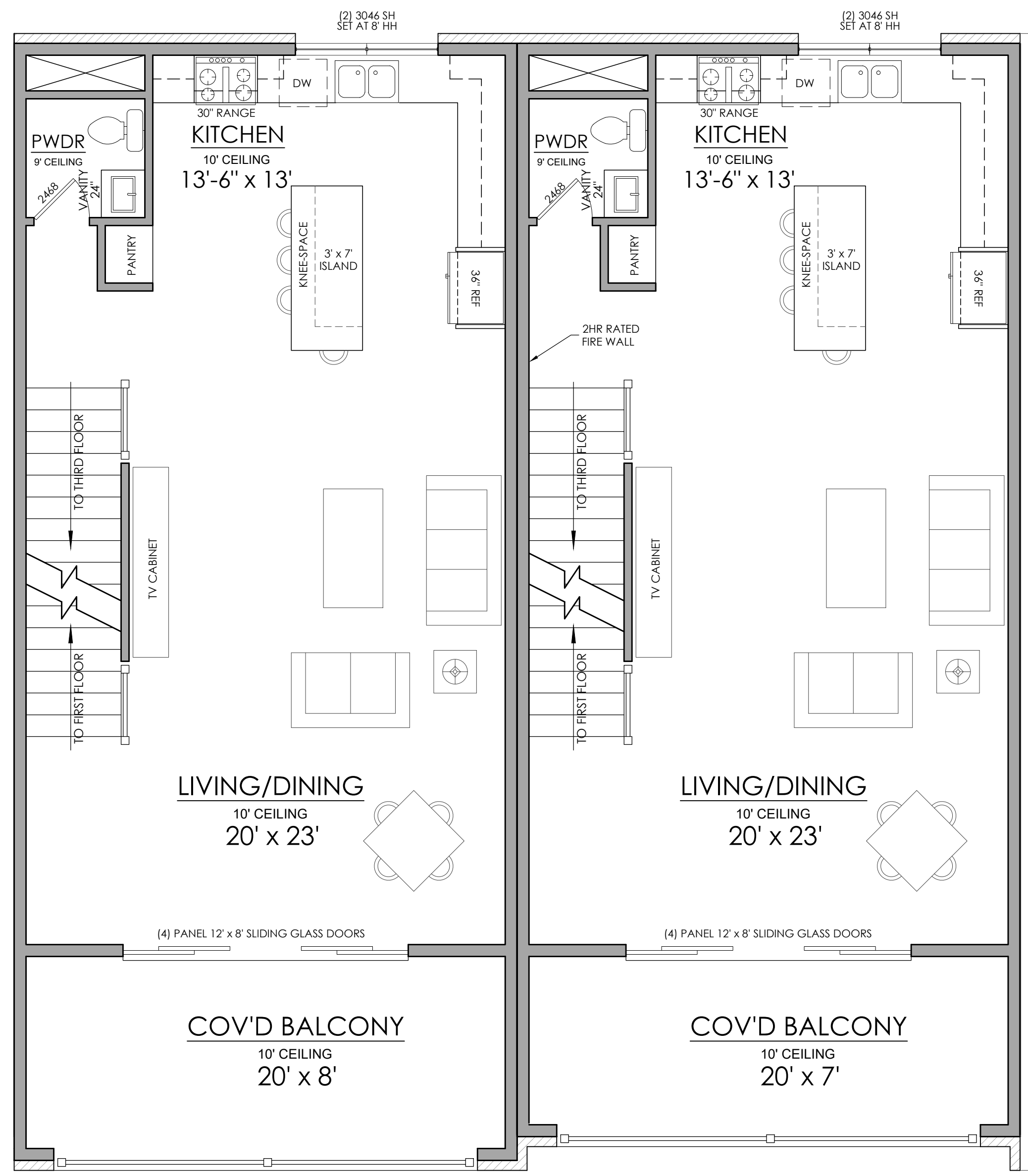
17,651 SQ FT

FLOORPLAN

A101



FIRST FLOOR
1/4"=1'-0"



SECOND FLOOR
1/4"=1'-0"

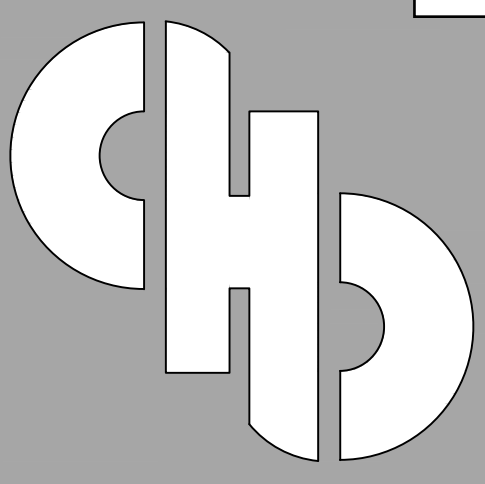
TOTAL BUILDING
17,651 SQ FT

UNIT #1 TYPICAL FOOTAGE

TOTAL-	2,525 SQ FT
FIRST FLOOR-	927 SQ FT
SECOND FLOOR-	822 SQ FT
THIRD FLOOR-	776 SQ FT

UNIT #2 TYPICAL FOOTAGE

TOTAL-	2,517 SQ FT
FIRST FLOOR-	919 SQ FT
SECOND FLOOR-	822 SQ FT
THIRD FLOOR-	776 SQ FT



**creative
home
designs**

100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
405-270-6417

6112 S. MEMORIAL DR
TULSA OK 74133
918-943-5154

120 E. TONHAWA ST
SUITE 103
NORMAN, OK 73069
405-857-9059

CHD.DESIGN

**BOYD ST
DEVELOPMENT**

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

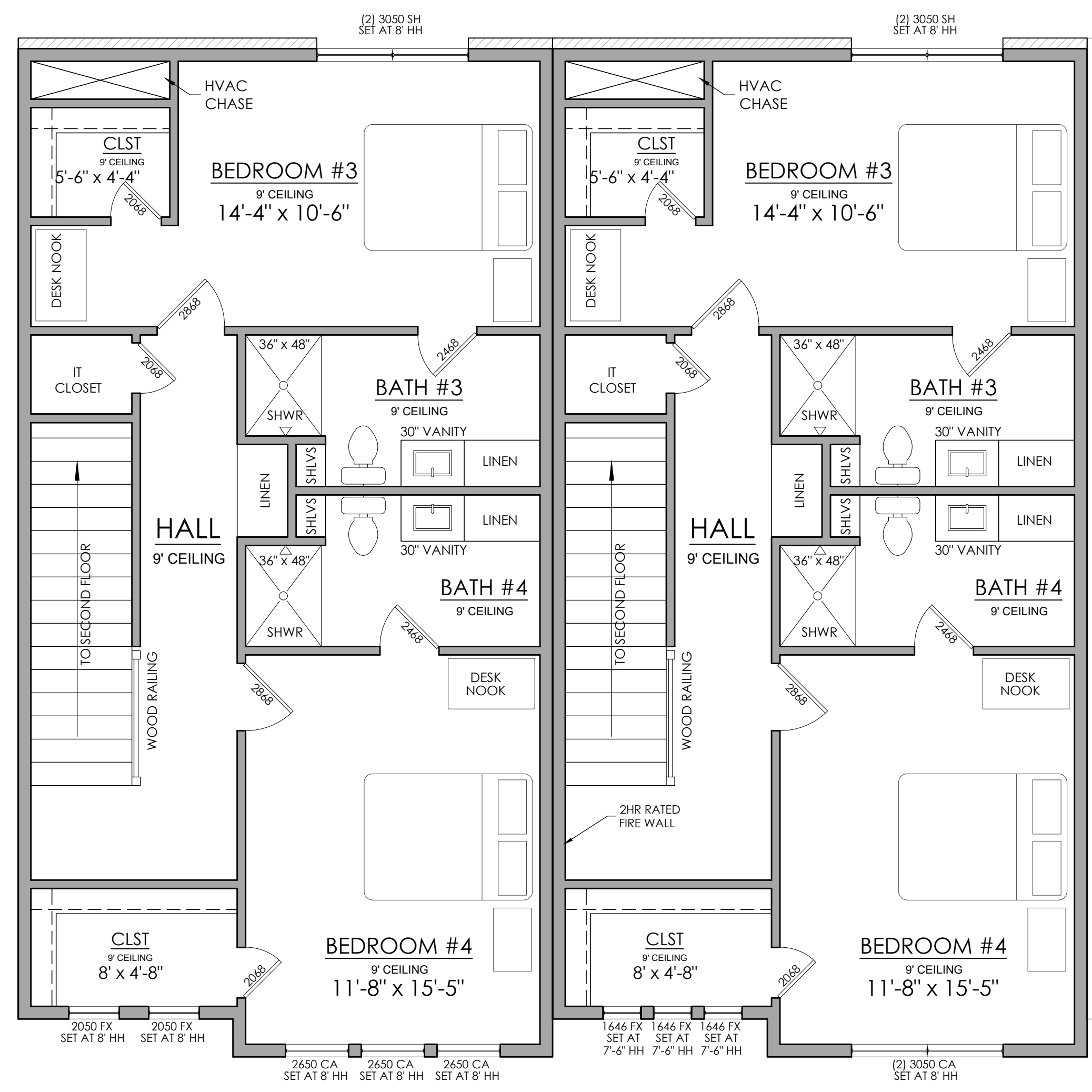
305 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

17,651 SQ FT

FLOORPLAN/
ELEVATION

A102



THIRD FLOOR
1/4"=1'-0"

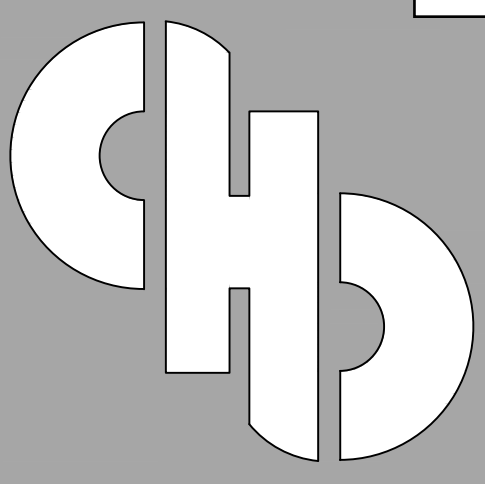


UNIT #1
GROUND STORY
FENESTRATION:
40.57%

UNIT #2
GROUND STORY
FENESTRATION:
36.79%

TOTAL BUILDING
FENESTRATION:
32.71%

FRONT ELEVATION OF TWO TYPICAL UNITS
1/4"=1'-0"



creative home designs

100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
405-270-6417

6112 S. MEMORIAL DR
TULSA OK 74133
918-943-5154

120 E. TONHAWA ST
SUITE 103
NORMAN, OK 73069
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CHD.DESIGN

BOYD ST
DEVELOPMENT

REVISED 9-19-2023

NL

WOODS

BUILDING ADDRESS

305 E. BOYD ST.
NORMAN, OK

SQUARE FOOTAGE

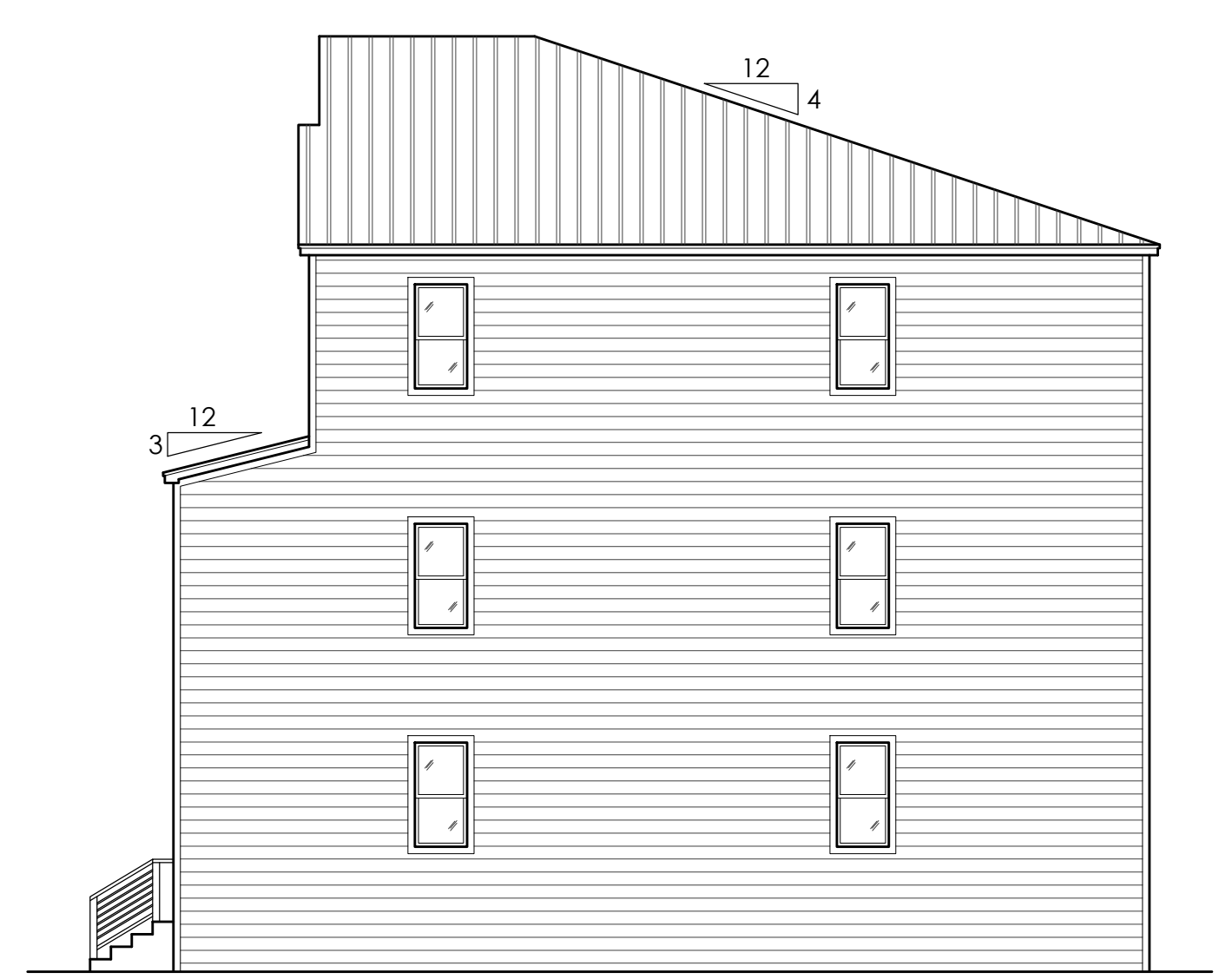
17,651 SQ FT

ELEVATIONS

A201



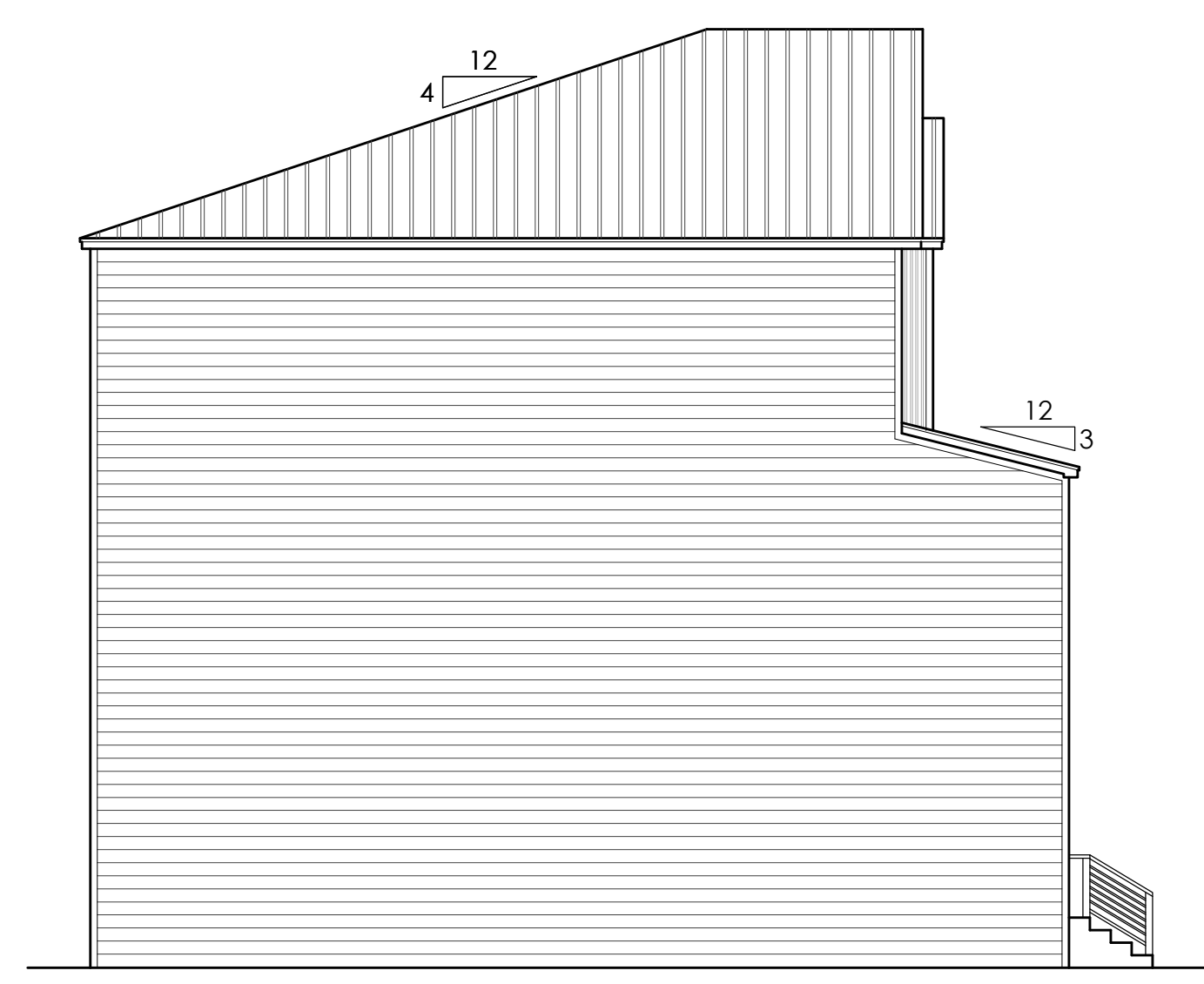
FRONT ELEVATION OF ENTIRE BUILDING
1/8"=1'-0"



RIGHT ELEVATION
1/8"=1'-0"



REAR ELEVATION OF ENTIRE BUILDING
1/8"=1'-0"



LEFT ELEVATION
1/8"=1'-0"

File Attachments for Item:

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/12/2023

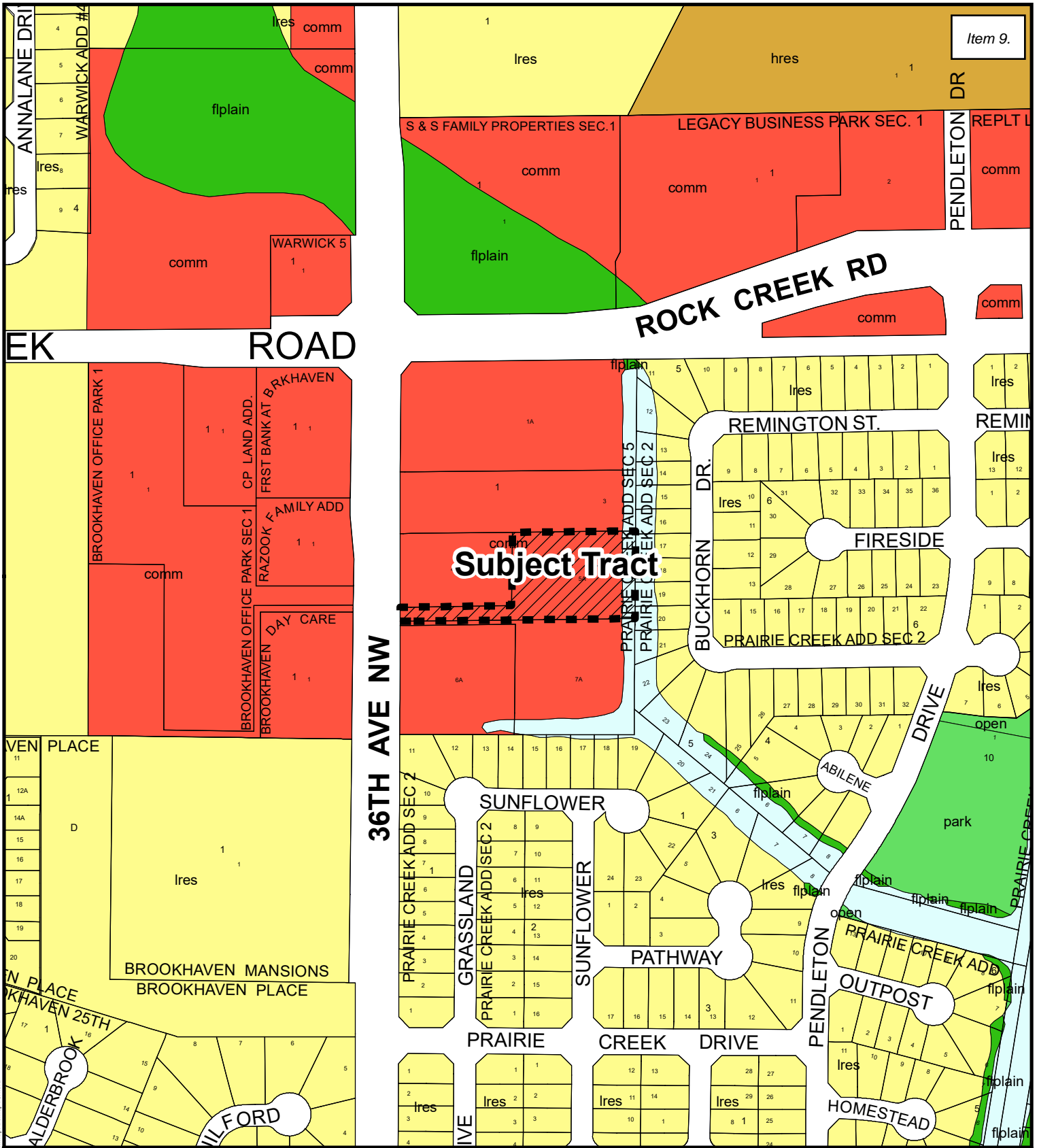
REQUESTER: Hampton Homes, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

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

**The applicant has requested postponement to the November 9, 2023
Planning Commission Meeting**

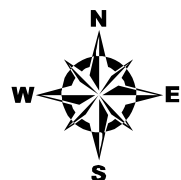
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Resolution No. R-2324-63 to City Council.



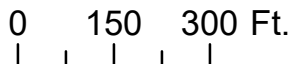
Norman 2025 Land Use Plan




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



September 6, 2023



 Subject Tract

\\com-siborcity\departments\GIS\SA\GIS10\Map_Templates\BkT1_LocationMap\PartMap_10.mxd



Date: September 27, 2023

To: Chairperson and Members
Norman Planning Commission

From: Lora Hoggatt, Planning Services Manager

Subject: Planning Commission, October 12, 2023
Regarding Agenda Items 9-10, Hampton Homes, L.L.C.,
Resolution R-2324-63 and Ordinance O-2324-20
NORMAN 2025 Land Use Plan Amendment from Office Designation to
High Density Residential Designation; Rezoning from C-1, Local
Commercial to SPUD, Simple Planned Unit Development

The applicant, Hampton Homes, is requesting a postponement to the November 9, 2023, Planning Commission meeting to allow for additional design criteria.

cc: Jane Hudson, Planning Director

office memorandum

File Attachments for Item:

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/12/2023

REQUESTER: Hampton Homes, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

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

**The applicant has requested postponement to the November 9, 2023
Planning Commission Meeting**

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



Date: September 27, 2023

To: Chairperson and Members
Norman Planning Commission

From: Lora Hoggatt, Planning Services Manager

Subject: Planning Commission, October 12, 2023
Regarding Agenda Items 9-10, Hampton Homes, L.L.C.,
Resolution R-2324-63 and Ordinance O-2324-20
NORMAN 2025 Land Use Plan Amendment from Office Designation to
High Density Residential Designation; Rezoning from C-1, Local
Commercial to SPUD, Simple Planned Unit Development

The applicant, Hampton Homes, is requesting a postponement to the November 9, 2023, Planning Commission meeting to allow for additional design criteria.

cc: Jane Hudson, Planning Director

office memorandum

File Attachments for Item:

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-62: DAR, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Very Low Density Residential Designation to Low Density Residential Designation for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.



CITY OF NORMAN, OK STAFF REPORT

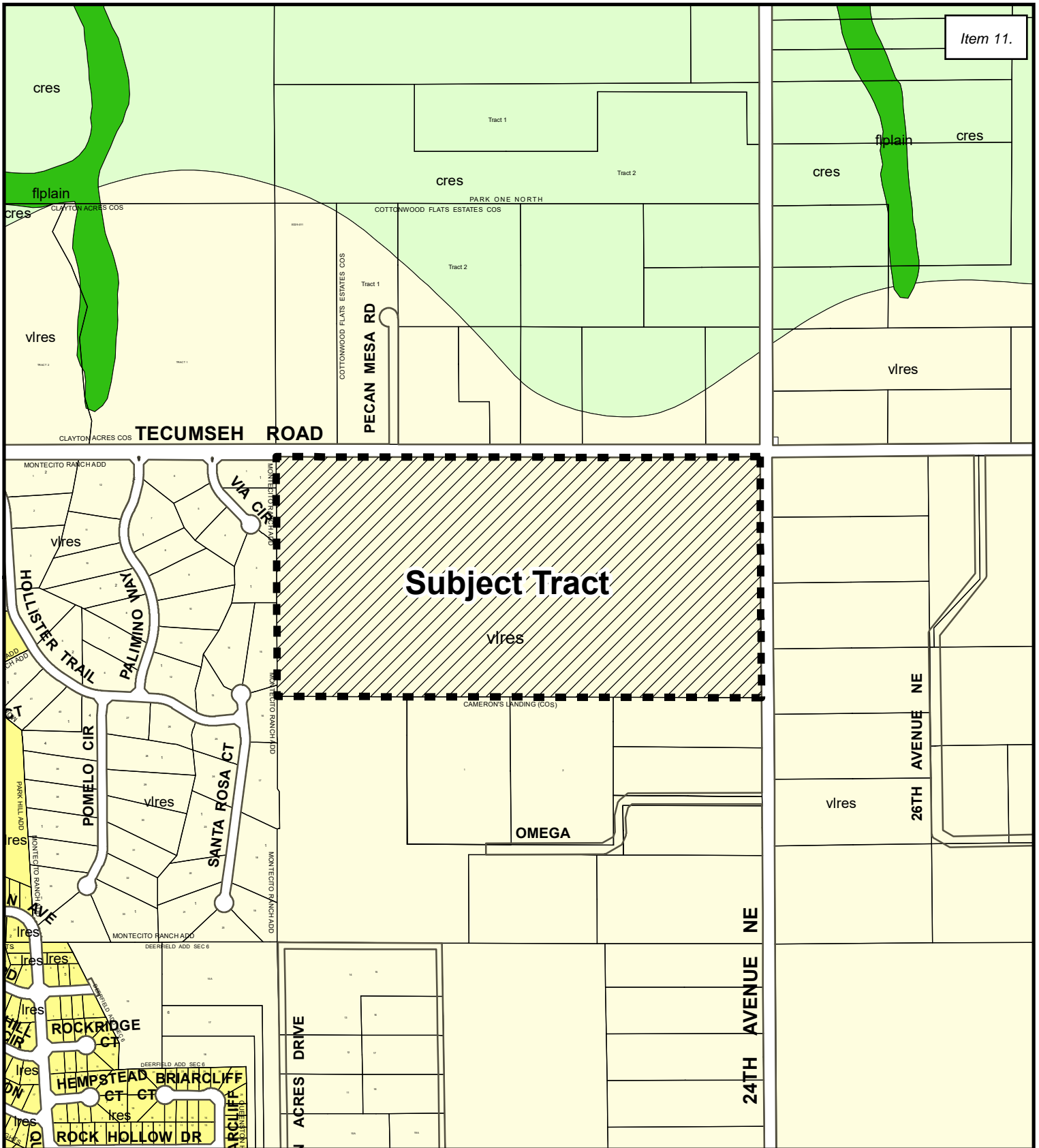
MEETING DATE: 10/12/2023

REQUESTER: DAR, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-62: DAR, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Very Low Density Residential Designation to Low Density Residential Designation for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.

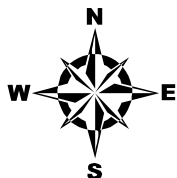
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Resolution No. R-2324-62 to City Council.



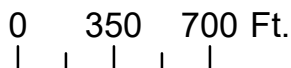
Norman 2025 Land Use Plan




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



October 3, 2023



 Subject Tract

RESOLUTION NO. R-2324-62

ITEM NO. 11

STAFF REPORT

ITEM: DAR, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation to Low Density Residential Designation for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.

SUMMARY OF REQUEST: DAR, L.L.C. is proposing a single-family residential development on approximately 80 acres. This development proposal requires rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development. This proposal also requires a NORMAN 2025 Land Use Plan Amendment from Very Low Density Residential Designation to Low Density Residential Designation.

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

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

1. ***Has there been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest?***

Since the adoption of the NORMAN 2025 Land Use Plan in 2004, this area has seen changes in circumstance regarding development. The quarter section to the west of the subject property has two recent developments. The western side along 12th Avenue N.E. is Park Hill Addition, which is a mix of single-family and commercial uses on the corner of 12th Avenue N.E. and E. Tecumseh Road. Montecito Ranch is a residential development directly east of Park Hill. Montecito Ranch lots were developed at approximately 2-acre lot sizes. Red Canyon Ranch and Montoro Ridge are recent residential subdivisions located at the northwest and southwest corners of 12th Avenue NE and Tecumseh Road. Red Canyon Ranch is a typical single-family subdivision with approximately 6,000 – 7,000 SF per lot. Montoro Ridge was developed as a large lot subdivision, approximately 2-acres per lot. At the northeast corner of Tecumseh Road and 24th Avenue NE is a recent PUD, Planned Unit Development to allow for a single-family home with an additional single-family unit/ADU allowing the family to age in place. To the south, located at the southwest corner of 24th Avenue NE and Rock Creek Road is the buildout of Hallbrooke Addition, consisting of the traditional single-family lots, 6,000 – 7,000 SF.

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 is similar to the surrounding properties. The applicant submitted a traffic impact analysis. The City Traffic Engineer determined there will be no negative traffic impacts with the proposed development of this area. See report attached.

Current Comprehensive Plan Designation – NORMAN 2025: This project is located in the Suburban Residential Growth Boundary Designation. Within the Suburban Residential Growth boundary, the area is recognized as suitable for development from an environmental standpoint, but not planned for sanitary sewer service.

The Plan recommends but does not require development at suburban densities, one unit per two acres, in this area. This proposal is planned to allow for the development of single-family homes on roughly half-acre lots, with the possibility of a single ADU, Accessory Dwelling Unit, to allow for aging in place. Development in the Suburban Residential area will generally require individual water wells and sewage treatment systems. The development does have access for connection to City water services but as noted will utilize private septic systems. There is a great deal of common open space integrated throughout the development at approximately 13-acres.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan from Very Low Density Residential to Low Density Residential Designation as Resolution No. R-2324-62 for consideration by Planning Commission and recommendation to City Council.

Applicant: DAR, L.L.C.

Project Location: SW Corner of Tecumseh Rd. and 24th Ave NE

Case Number: PD 23-25

Time: 6:00 p.m.

Applicant/Representative

Sean Rieger, Attorney for applicant
Libby Smith, Attorney for applicant
Houston Sneed, Landmark Fine Homes
Chris Anderson, SMC

Attendees

Marty and LaDonna Cummins
James Breda
Sherylann Densow
David Williams
Ross McClish
Zachary Matthews
Josh and Jennifer Brown
Brenda and Steve Mann
Vanessa and Brian Goode
David and Jamie Neuhauser

City Staff

Lora Hoggatt, Planning Services Manager
Zach Abell, Planner I
Whitney Kline, Admin Tech III

Application Summary

The applicant requests to rezone from A-2, Rural Agricultural District, to PUD, Planned Unit Development, a preliminary plat, and a NORMAN 2025 Land Use Plan amendment.

Neighbor's Comments/Concerns/Responses

Neighbors asked if the property would drain across Tecumseh. The applicant's engineer explained this project will not fix issues the area is currently facing but it will not cause more as they are required to follow the same historic flow rate. Neighbors asked if it is the same developer as Montecito Ranch; the applicant answered yes. Neighbors asked for the cost of the homes. The applicant anticipates they will cost around \$700k and will be approximately 3,000 square feet. Neighbors asked if there will be curbs in the development. The applicant said they are not sure yet but the streets will be private and gated. Neighbors voiced concerns about the intersection of 24th Ave NE and Tecumseh. They would like to see the "stop sign ahead" signs moved up; staff said they would let Public Works know about this concern.

File Attachments for Item:

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-16: DAR, L.L.C. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.



CITY OF NORMAN, OK STAFF REPORT

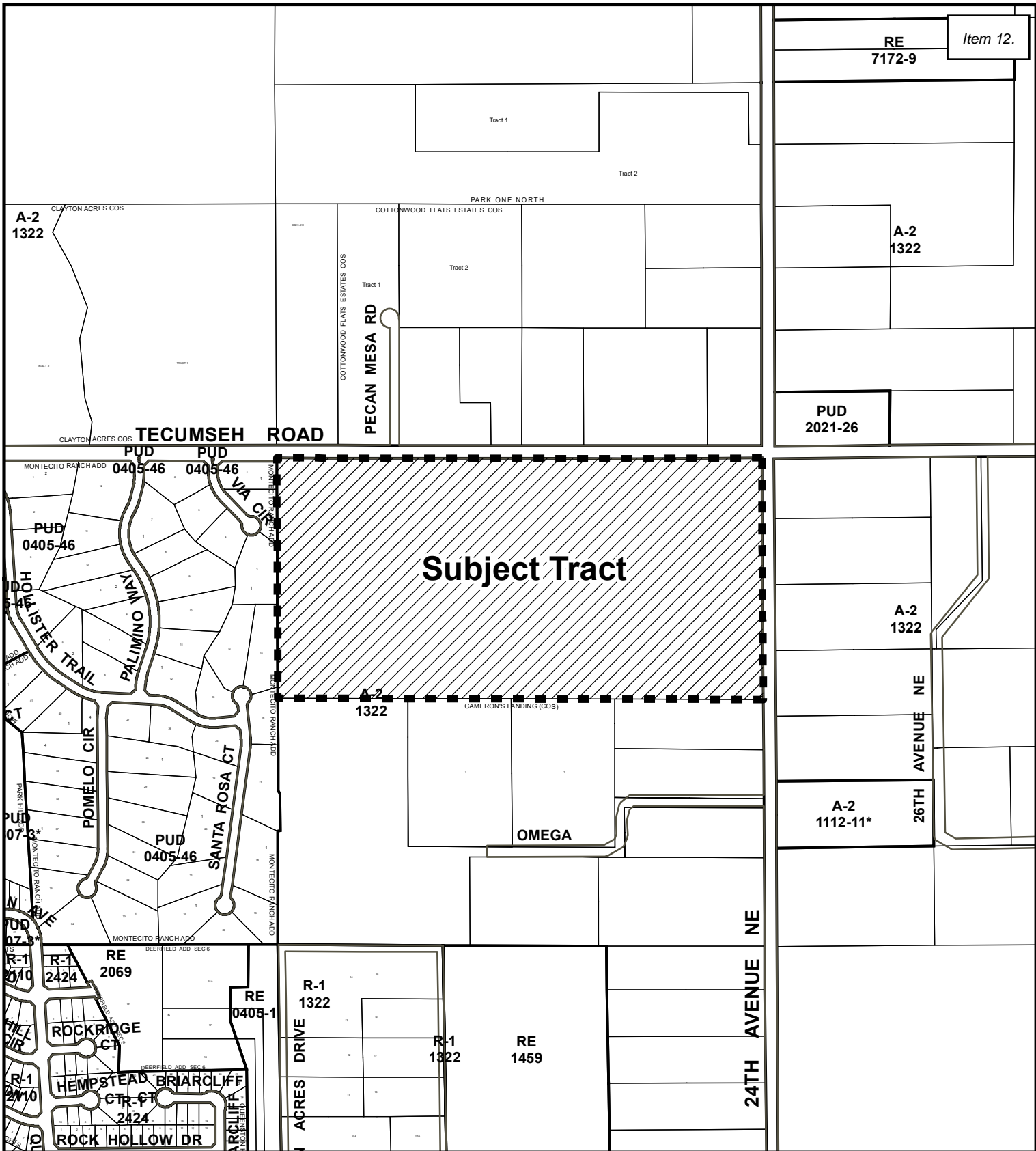
MEETING DATE: 10/12/2023

REQUESTER: DAR, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-16: DAR, L.L.C. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.

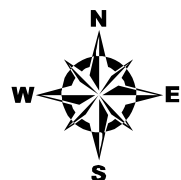
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-16 to City Council.



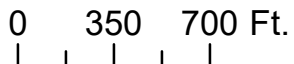
Location Map





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



July 3, 2023



 Subject Tract
 Zoning

G:\ArcGIS10\Map_Templates\8x11_LocationMap\ArcMap10.mxd

ORDINANCE NO. O-2324-16

ITEM NO. 12

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	DAR, L.L.C.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: A-2, Rural Agricultural District East: A-2, Rural Agricultural District South: A-2, Rural Agricultural District West: Planned Unit Development, PUD (O-0405-46)
LOCATION	Southwest corner of 24 th Avenue N.E. and Tecumseh Road
WARD	6
CORE AREA	No
AREA/SF	80.00 acres, more or less
PURPOSE	Single-family residential
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single-family residential East: Single-family residential South: Single-family residential/Vacant West: Single-family residential
LAND USE PLAN DESIGNATION	Very Low Density Residential Designation
PROPOSED LAND USE DESIGNATION	Low Density Residential Designation
GROWTH AREA DESIGNATION	Suburban Residential Growth Designation

PROJECT OVERVIEW: The applicant, DAR, L.L.C., is requesting rezoning to a Planned Development, PUD, for approximately 80 acres on the southwest corner of 24th Avenue N.W. and E. Tecumseh Rd. The subject property is currently zoned A-2, Rural Agricultural District. The applicant requests this rezoning to allow for the development of single-family homes on roughly half-acre lots.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION MEETING: GBC23-23, September 19, 2023

The Commission forwards this request with a recommendation to follow Resolution No. R-1617-32 for the East Norman Trail and North Norman Tecumseh Trail. They would like to see a meandering trail in this location.

PRE-DEVELOPMENT MEETING: PD23-27, July 27, 2023

Neighbors asked if the property would drain across Tecumseh. The applicant's engineer explained this project will not fix issues the area is currently facing but it will not cause more as they are required to follow the same historic flow rate. Neighbors asked if it is the same developer as Montecito Ranch; the applicant answered yes. Neighbors asked for the cost of the homes. The applicant anticipates they will cost around \$700k and will be approximately 3,000 square feet. Neighbors asked if there will be curbs in the development. The applicant said they are not sure yet but the streets will be private and gated. Neighbors voiced concerns about the intersection of 24th Ave NE and Tecumseh. They would like to see the "stop sign ahead" signs moved up; staff said they would let Public Works know about this concern.

BOARD OF PARKS COMMISSIONERS: October 5, 2023

Parks staff recommended to support the developer's request to provide a fee-in-lieu of park land to be utilized at Deerfield Park, which is the closest public park within the same square mile as the proposed development. Vote was unanimous for fee-in-lieu by a vote of 7-0.

ZONING ORDINANCE CITATION:

SEC. 36-509 – PLANNED UNIT DEVELOPMENT

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

Specifically, the purposes of this section are to encourage:

- (a) A maximum choice in the types of environment and living units available 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: The particulars of this PUD include:

USE: The allowable uses for the subject property are listed in Exhibit C.

OPEN SPACE/PARKLAND: Exhibit D, Greenspace Exhibit, shows 13.01 acres will be reserved as green space. The narrative states this is 15% of the property.

SITE PLAN/ACCESS: The proposed site plan has two access points on E. Tecumseh Rd. There are 83 proposed residential lots with 13 acres of open space. Large portions of the open space are designated as Water Quality Protection Zone and cannot be developed or programmed. The development will be gated.

SIGNAGE: All signs will comply with the Low Density Residential standards of the Sign Code.

SANITATION/UTILITIES: The lots will have polycart service for trash. The property will be served by private sanitary sewer septic systems. The lots will be served by City water.

SIDEWALKS: Sidewalks are required along E. Tecumseh Rd. and 24th Avenue N.E. They are not required along the interior streets as these are private streets.

PHASING: The applicant does not explain a phasing plan for the subject property.

EXISTING ZONING: The subject property is currently zoned A-2, Rural Agricultural District. The A-2 District requires a minimum of 10 acres for new lots.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed use is similar to the surrounding area. City Staff does not anticipate negative traffic impacts. The quarter section to the west of the subject property has two recent developments. The western side along 12th Avenue N.E. is Park Hill Addition, which is a mix of single-family and commercial uses on the corner of 12th Avenue N.E. and E. Tecumseh Road. Montecito Ranch is a residential development directly east of Park Hill. Montecito Ranch lots were developed at approximately 2-acre lot sizes. Red Canyon Ranch and

Montoro Ridge are recent residential subdivisions located at the northwest and southeast corners of 12th Avenue NE and Tecumseh Road. Red Canyon Ranch is a typical single-family subdivision with approximately 6,000 – 7,000 SF per lot. Montoro Ridge was developed as a large lot subdivision, approximately 2-acres per lot. At the northeast corner of Tecumseh Road and 24th Avenue NE is a recent PUD, Planned Unit Development, to allow for a single-family home with an additional single-family unit/ADU allowing the family to age in place. To the south, located at the southwest corner of 24th Avenue NE and Rock Creek Road, is the buildout of Hallbrooke Addition, consisting of the traditional single-family lots, 6,000 – 7,000 SF.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No comments.

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

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

UTILITIES: The lots have access to and will be served by City water. The lots will have private sanitary sewer septic systems.

CONCLUSION: Staff forwards this request for rezoning from A-2, Rural Agricultural District, to a PUD, Planned Unit Development, and Ordinance No. O-2324-16 to the Planning Commission for consideration and recommendation to City Council.

MONTE VISTA ESTATES

A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA

APPLICANT:
DAR, LLC

APPLICATION FOR:
PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT
NORMAN 2025

Submitted September 1, 2023
Revised September 28, 2023

PREPARED BY:

RIEGER LAW GROUP PLLC
136 Thompson Drive
Norman, Oklahoma 73069

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 - B. Existing Land Use and Zoning
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- III. DEVELOPMENT PLAN AND DESIGN CONCEPT
 - A. Uses Permitted
 - B. Area Regulations
 - C. Additional Development Criteria

EXHIBITS

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

I. INTRODUCTION

DAR, LLC (the “**Applicant**”) seeks to rezone and plat a tract of property, containing approximately 80-acres, located in Ward 6 of the City of Norman, as more particularly described on the attached **Exhibit A** (the “**Property**”). The Applicant also seeks to amend the Property’s NORMAN 2025 Designation to Low Density Residential. The Applicant seeks to rezone the Property to this Planned Unit Development (“**PUD**”) in order to facilitate the development of a single-family residential neighborhood in accordance with the terms and conditions contained herein. The Property is currently zoned A-2, Rural Agricultural District.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located at the Southwest corner of the 24th Avenue NE and East Tecumseh Road intersection.

B. Existing Land Use and Zoning

The Property is currently zoned A-2, Rural Agricultural District, and it has a NORMAN 2025 designation of Very Low Density Residential. The property to the North is zoned A-2, Rural Agricultural. The properties to the West are zoned PUD, Planned Unit Development. The properties to the South are zoned A-2, Rural Agricultural, R-1, Single Family Dwelling, and RE, Residential Estates. The properties to the East are zoned A-2, Rural Agricultural. Generally, the surrounding NORMAN 2025 designations are Very Low Density Residential and County Residential.

C. Elevation and Topography

The Property consists of unimproved land. The Property generally slopes toward the proposed drainage area within the interior of the Property and from the South to the North.

D. Drainage

The Applicant proposes stormwater and drainage management systems that will meet or exceed the City’s applicable ordinances and regulations. A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application. Stormwater runoff will be controlled by a series of detention ponds. This property will also have Water Quality Protection Zone to provide a riparian buffer for the stream running through the property.

D. Utility Services

The necessary utilities for this project are currently located within the necessary proximity to serve the Property, or they will be extended by the Applicant, as necessary. The Property will be served by Private Sanitary Sewer Septic Systems.

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 Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in compliance with the Site Development Plan, attached hereto as **Exhibit B**, 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 on the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

Generally, the Property will be allowed to develop with a principal single-family dwelling unit and compatible uses, such as an accessory dwelling unit (ADU) allowable on each Lot, and accessory buildings. A complete list of the allowable uses for the Property is attached as **Exhibit C**.

B. Area Regulations:

The Lots within the Property shall comply with the following regulations:

Setbacks:

Front Yard: The minimum front yard setback shall be twenty-five (25) feet.

Side Yard: The minimum side yard shall be ten (10) feet. Unattached one-story buildings of accessory use shall be located at least ten (10) feet from the side property line, or fifteen (15) feet if more than one-story.

Rear Yard: There shall be a rear yard having a depth of at least twenty (20) feet. Unattached one-story buildings of accessory use shall be set back at least

ten (10) feet from the rear property line, or fifteen (15) feet if more than one story.

Intensity & Lot Size: There shall be a minimum Lot width of fifty (50) feet at the front building line of each Lot. Each Lot shall be approximately one-half (1/2) acre. No more than one (1) principal single-family dwelling unit shall be constructed on any one Lot. No more than one (1) accessory dwelling unit (ADU) shall be constructed on any one Lot. ADUs may have living accommodations to include a full kitchen. Each Lot will be allowed to have one (1) principal single-family dwelling unit and one (1) ADU in accordance with the terms of this PUD. This shall not preclude owners from also constructing accessory buildings such as, but not limited to: pool houses, barns, or sheds so long as they are not also used as residential dwelling units with full kitchens if an ADU is already present on the Lot. The locations of accessory buildings are subject to modification during final development of each Lot. Each Lot shall have a maximum of 65% impervious area.

C. Additional Development Criteria:

1. Site Plan

The 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 generally constructed as presented thereon, 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.

2. Open Space

A minimum of 15% (13.01 acres) of the Property shall be utilized as open green space as shown on the attached **Exhibit D**.

3. Traffic Access/Circulation

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

4. Signage

All signs shall comply with the sign standards of the City of Norman Sign Code as applicable a classification of Low Density Residential.

5. Fencing

Fencing is permissible along the perimeter of the Property but is not required. Fencing may be brick, stone, wood, decorative metal, or other material. The maximum fence height for the Property shall be eight (8) feet.

6. Sidewalks

Sidewalks within the interior of the neighborhood are permissible, but not required. If public sidewalks are desired, final design and location will be subject to City Staff review and approval at the final plat stage. The applicant expects to request deferral at the final plat stage for improvements along East Tecumseh Road and 24th Avenue NE, including, but not limited to, sidewalks, walkways, and other required street improvements, due to the current lack of development improvements along those two Minor Urban Arterials in the vicinity. Final plans for required public improvements will be subject to City Staff review and approval at the final plat stage in accordance with the City of Norman's adopted subdivision regulations and applicable ordinances.

EXHIBIT A

Legal Description of the Property

The North Half (N1/2) of the Northeast Quarter (NE1/4) of Section 16, Township 9 North, Range 2 West, Cleveland County, Oklahoma AND the Northwest Quarter (NW1/4) of Section 10, Township 9 North, Range 2 West, LESS AND EXCEPT Beginning at the Southwest Corner of the Northwest Quarter (NW1/4) thence North 370 feet, thence East 648 feet, thence South 370 feet, thence West 648 feet to the point of beginning, Cleveland County, Oklahoma

EXHIBIT B

Site Development Plan

Full Size Documents Submitted to City Staff

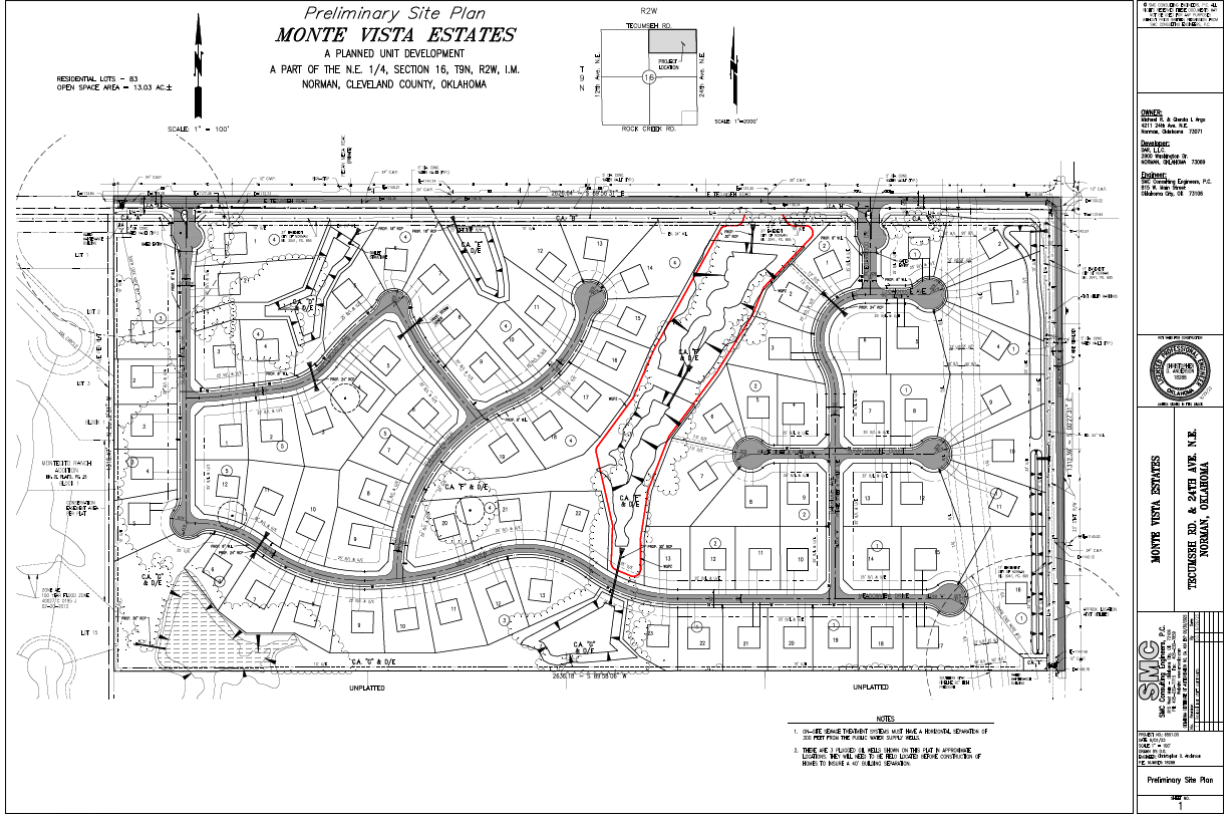


EXHIBIT C
Allowable Uses

Allowable Uses for the Final Platted Lots:

- Detached single-family principal dwelling unit;
- Family day care home;
- General purpose farm or garden;
- Type 1 Mobile Home;
- Accessory buildings, including barns, sheds and other farm buildings which are not a part of the main building;
- One accessory dwelling unit (ADU) may be developed on each lot within the Property provided (a) it is clearly secondary to the larger principal dwelling; and (b) is not a mobile home;
 - The ADU may be used as a permanent residence and may contain its own attached garage, kitchen, and similar components to allow the occupant to maintain autonomy while allowing for creative housing opportunities, such as, by way of example, aging in place.
 - The ADU may be contained within a larger shop, barn, or warehouse, as designed by the owner;
- Short-term rentals.

Unplatted areas of the Property may also be used for the following allowable uses until such areas have been platted into Lots:

- Detached single-family dwelling;
- Agricultural crops;
- Raising of farm animals;
- General purpose farm or garden;
- Accessory buildings, including barns, sheds and other farm buildings which are not a part of the main building.

Exhibit D Greenspace Exhibit

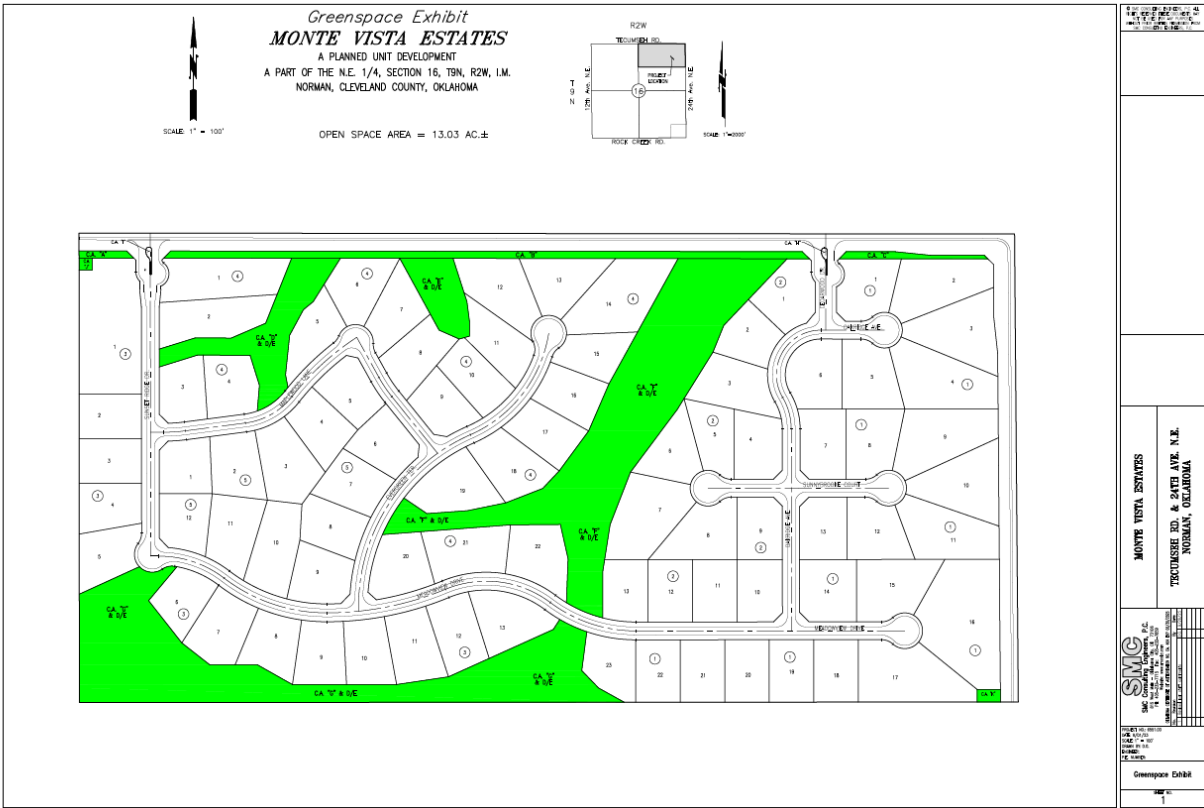
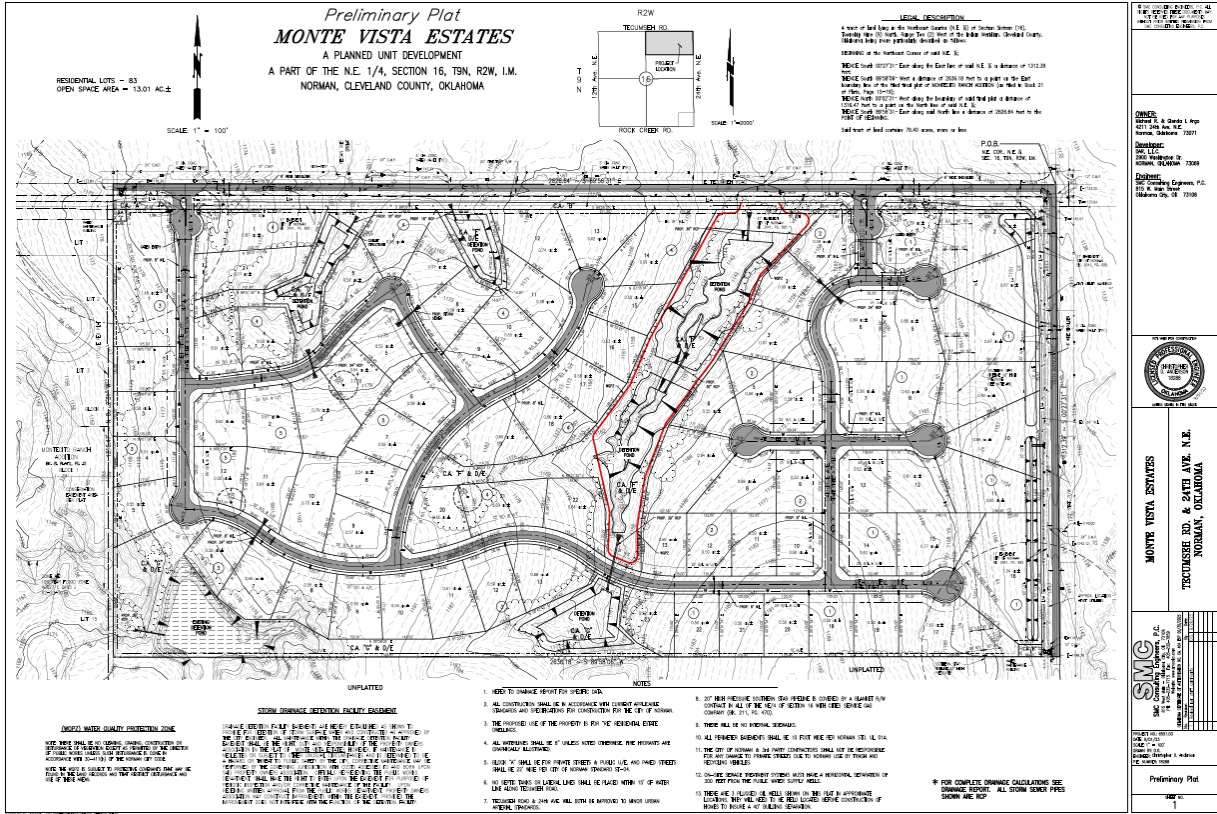


EXHIBIT E

Preliminary Plat

Full Size Documents Submitted to City Staff

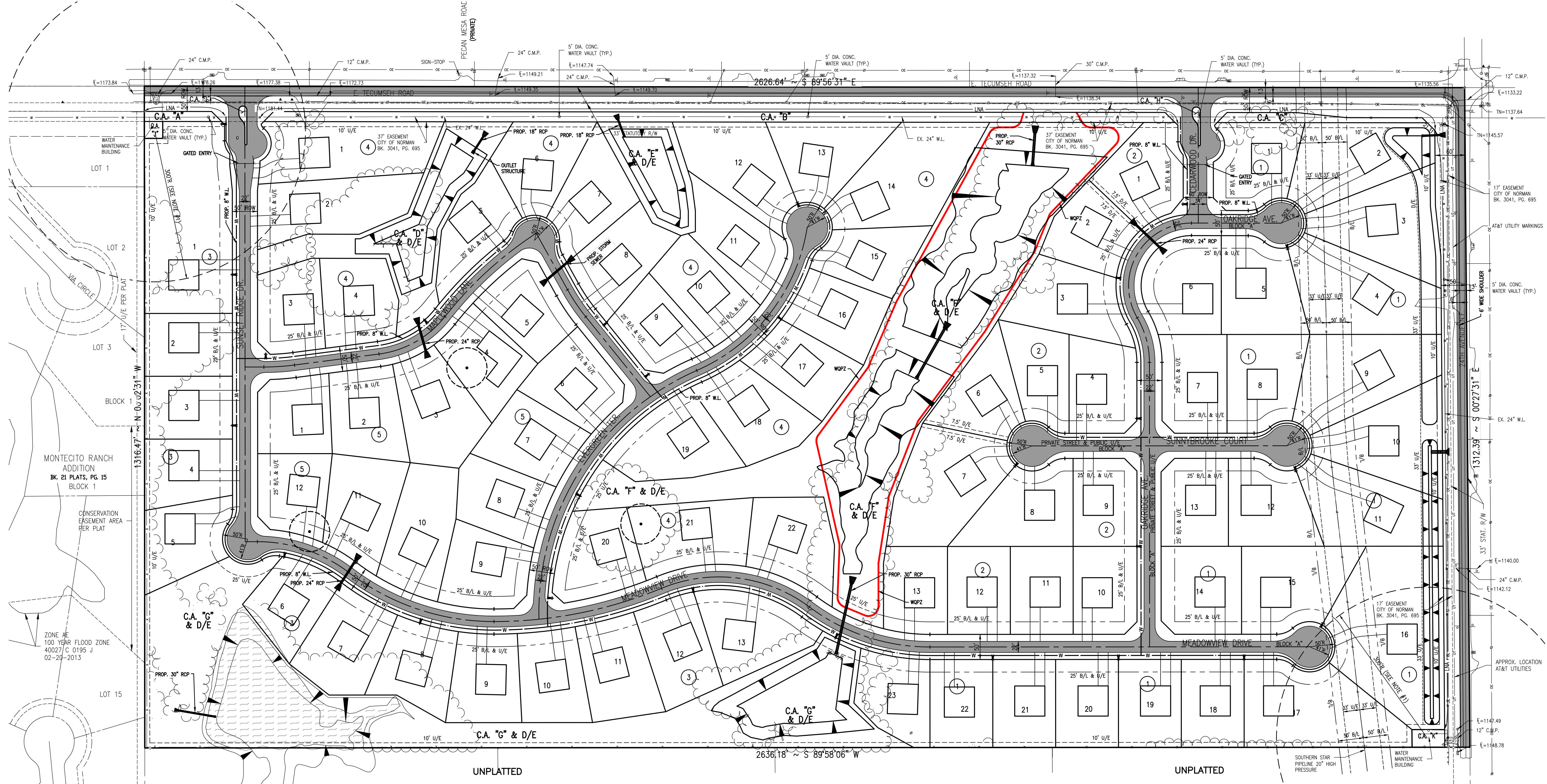
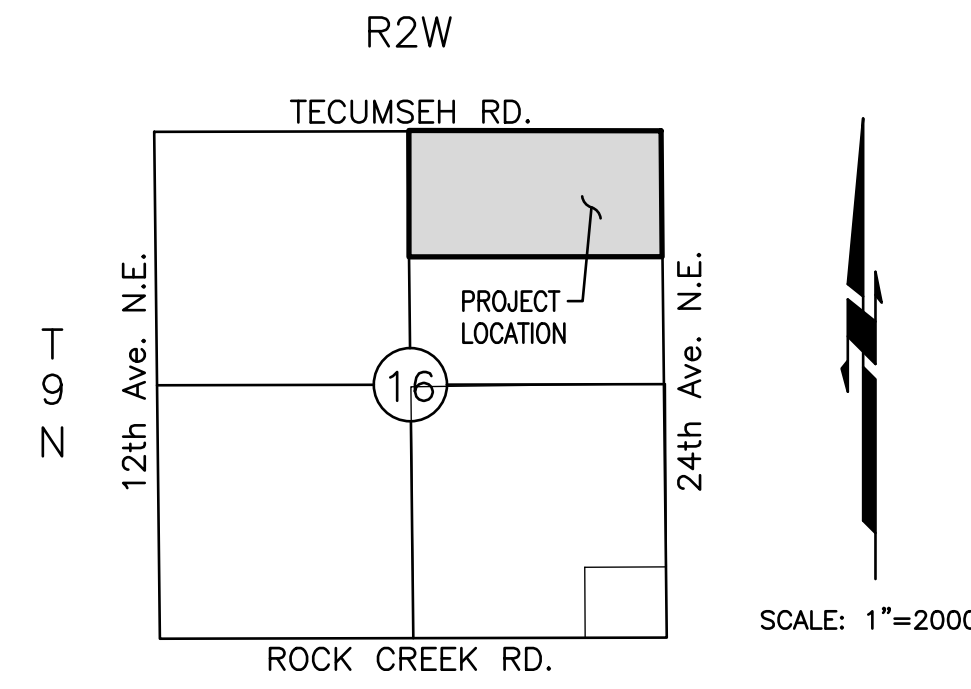


Preliminary Site Plan MONTE VISTA ESTATES

A PLANNED UNIT DEVELOPMENT
A PART OF THE N.E. 1/4, SECTION 16, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

RESIDENTIAL LOTS - 83
OPEN SPACE AREA = 13.03 AC.±

SCALE: 1" = 100'

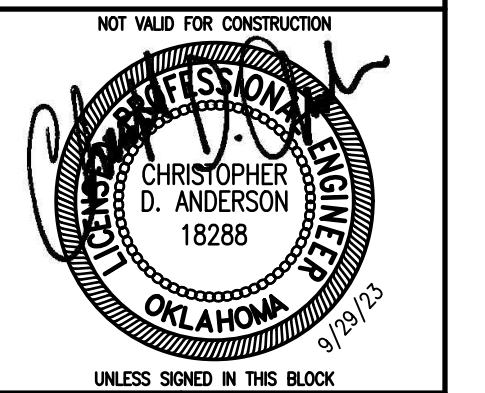


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OWNER:
Michael R. & Glenda L Argo
4211 24th Ave. N.E.
Norman, Oklahoma 73071

Developer:
DAR, L.L.C.
2900 Washington Dr.
Norman, Oklahoma 73069

Engineer:
SMC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, OK 73106



MONTE VISTA ESTATES
TECUMSEH RD. & 24TH AVE. N.E.
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C. 815 W. Main Street Oklahoma City, OK 73106 PH: 405-232-7715 Fax: 405-232-7659 Website: www.smcok.com	By: _____	Date: _____
	Checked: _____	Date: _____
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 09/20/2025	No. _____	Revision _____
1. Received per: 45017 comments	10/6/23	10/29/23

PROJECT NO.: 6551.00
DATE: 9/01/23
SCALE: 1" = 100'
DRAWN BY: D.G.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

Preliminary Site Plan

SHEET NO.
1

- NOTES**
- ON-SITE SEWAGE TREATMENT SYSTEMS MUST HAVE A HORIZONTAL SEPARATION OF 300 FEET FROM THE PUBLIC WATER SUPPLY WELLS.
 - THERE ARE 3 PLUGGED OIL WELLS SHOWN ON THIS PLAT IN APPROXIMATE LOCATIONS. THEY WILL NEED TO BE FIELD LOCATED BEFORE CONSTRUCTION OF HOMES TO INSURE A 40' BUILDING SEPARATION.

File Attachments for Item:

13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-6: Consideration of a Preliminary Plat submitted by DAR, L.L.C. (SMC Consulting Engineers, PC) for MONTE VISTA ESTATES, A Planned Unit Development, for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.



CITY OF NORMAN, OK STAFF REPORT

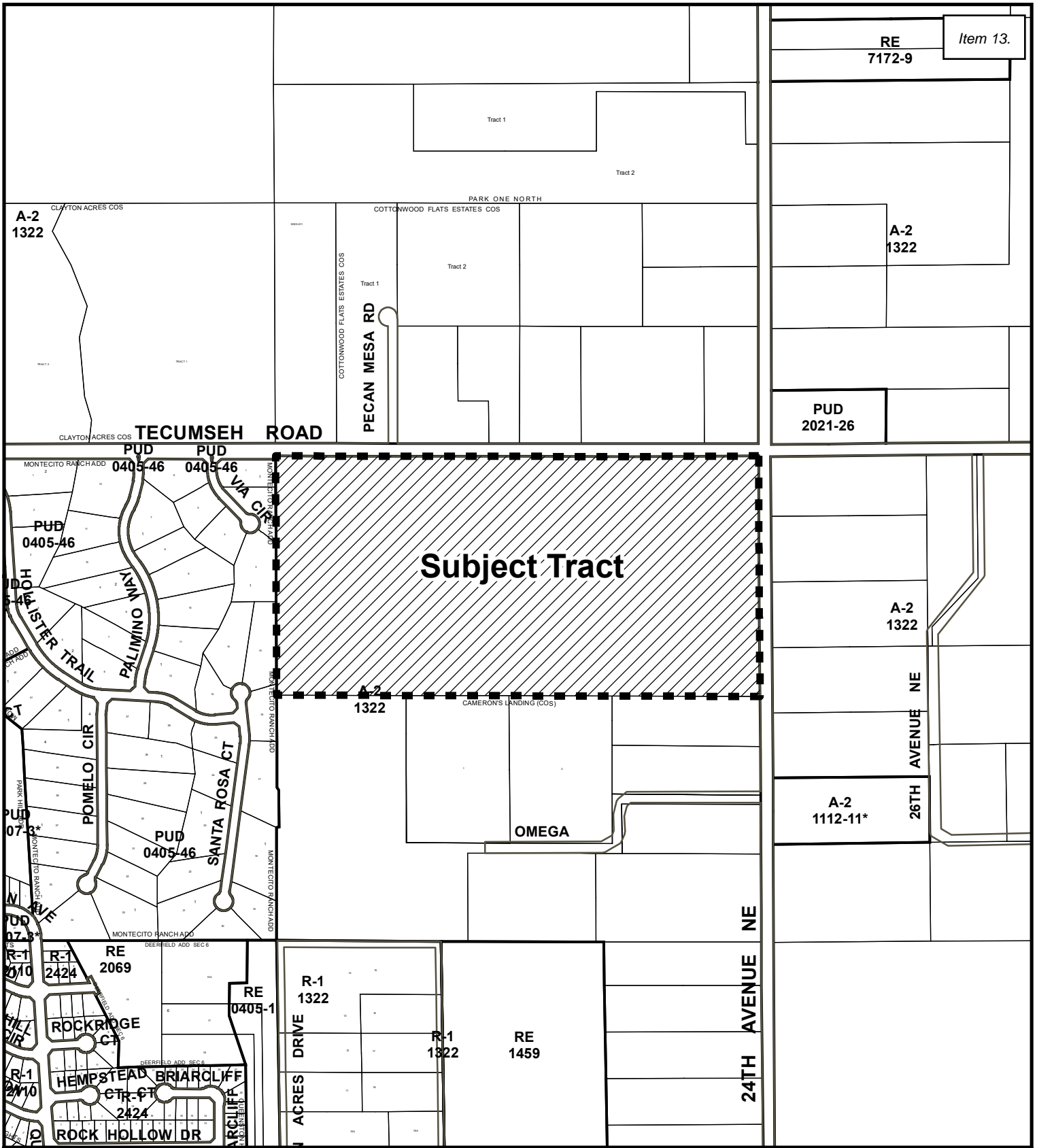
MEETING DATE: 10/12/2023

REQUESTER: DAR, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-6: Consideration of a Preliminary Plat submitted by DAR, L.L.C. (SMC Consulting Engineers, PC) for MONTE VISTA ESTATES, A Planned Unit Development, for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of PP-2324-6, the Preliminary Plat for MONTE VISTA ESTATES, A Planned Unit Development to City Council.



Item 13.

RE
7172-9

A-2
1322

PUD
2021-26

Subject Tract

A-2
1322

A-2
1112-11*

TECUMSEH ROAD

PECAN MESA RD

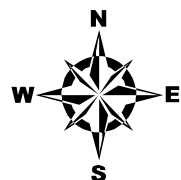
24TH AVENUE NE

26TH AVENUE NE

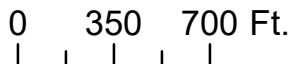
Location Map





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



July 3, 2023

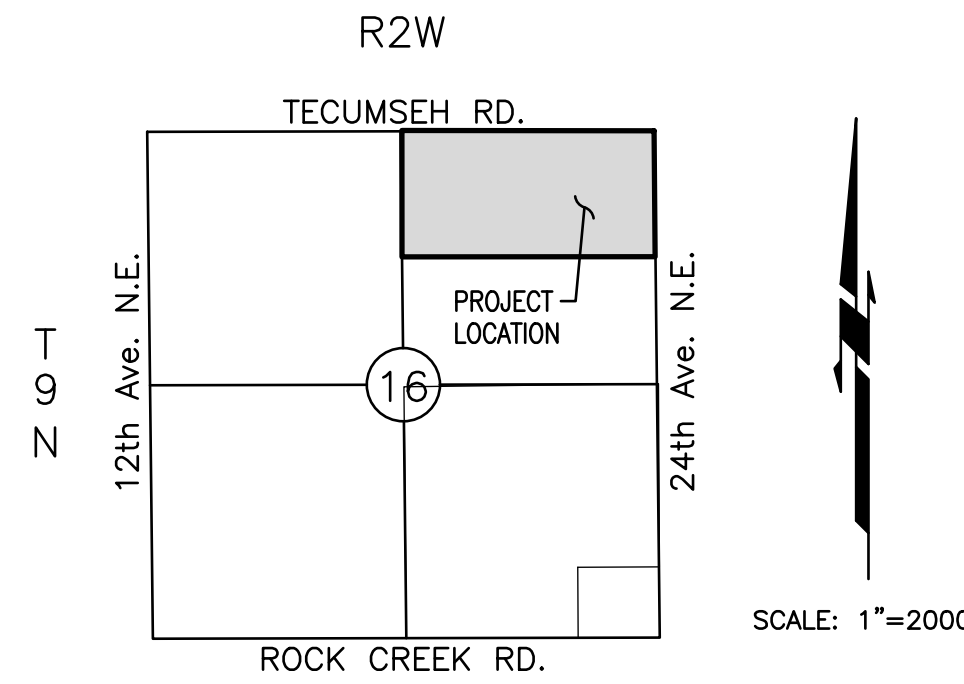


 Subject Tract
 Zoning

Preliminary Plat
MONTE VISTA ESTATES
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE N.E. 1/4, SECTION 16, T9N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

RESIDENTIAL LOTS - 83
 OPEN SPACE AREA = 13.01 AC.±

SCALE: 1" = 100'



LEGAL DESCRIPTION

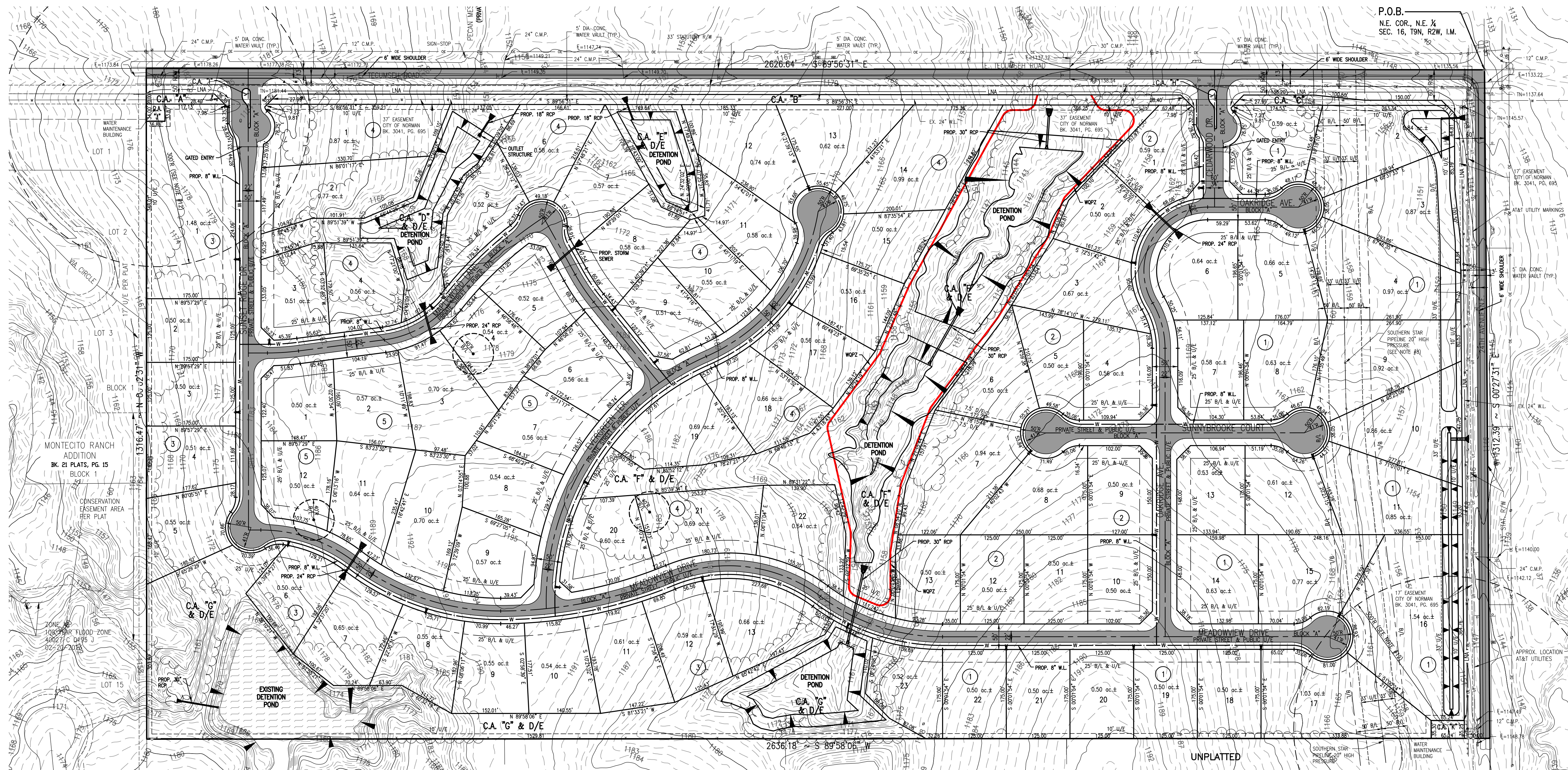
A tract of land lying in the Northeast Quarter (N.E. 1/4) of Section Sixteen (16), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:
 BEGINNING at the Northeast Corner of said N.E. 1/4;
 THENCE South 00°27'31" East along the East line of said N.E. 1/4 a distance of 1312.39 feet;
 THENCE South 89°58'06" West a distance of 2636.18 feet to a point on the East boundary line of the filed final plat of MONTECITO RANCH ADDITION (as filed in Book 21 of Plats, Page 15-19);
 THENCE North 00°02'31" West along the boundary of said final plat a distance of 1316.47 feet to a point on the North line of said N.E. 1/4;
 THENCE South 89°58'31" East along said North line a distance of 2626.64 feet to the POINT OF BEGINNING.
 Said tract of land contains 79.40 acres, more or less

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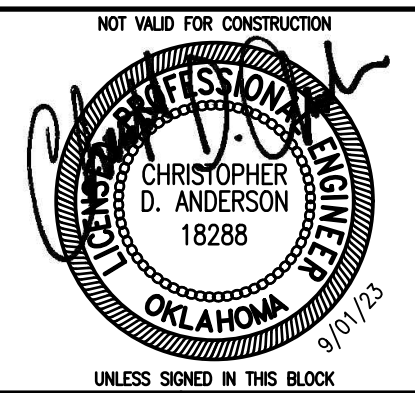
OWNER:
 Michael R. & Glenda L Argo
 4211 24th Ave. N.E.
 Norman, Oklahoma 73071

Developer:
 DAR, LLC
 2900 Washington Dr.
 NORMAN, OKLAHOMA 73069

Engineer:
 SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106



P.O.B.
 N.E. COR., N.E. 1/4
 SEC. 16, T9N, R2W, I.M.



MONTE VISTA ESTATES
TECUMSEH RD. & 24TH AVE. N.E.
NORMAN, OKLAHOMA

- NOTES**
- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF NORMAN.
 - THE PROPOSED USE OF THE PROPERTY IS FOR "RE" RESIDENTIAL ESTATE DWELLINGS.
 - ALL WATERLINES SHALL BE 8" UNLESS NOTED OTHERWISE. FIRE HYDRANTS ARE GRAPHICALLY ILLUSTRATED.
 - BLOCK "A" SHALL BE FOR PRIVATE STREETS & PUBLIC U/E, AND PAVED STREETS SHALL BE 22' WIDE PER CITY OF NORMAN STANDARD ST-04.
 - NO SEPTIC TANKS OR LATERAL LINES SHALL BE PLACED WITHIN 15' OF WATER LINE ALONG TECUMSEH ROAD.
 - TECUMSEH ROAD & 24th AVE. WILL BOTH BE IMPROVED TO MINOR URBAN ARTERIAL STANDARDS.
 - 20" HIGH PRESSURE SOUTHERN STAR PIPELINE IS COVERED BY A BLANKET R/W CONTRACT IN ALL OF THE NE/4 OF SECTION 16 WITH CITIES SERVICE GAS COMPANY (BK. 211, PG. 470).
 - THERE WILL BE NO INTERNAL SIDEWALKS.
 - ALL PERIMETER EASEMENTS SHALL BE 10 FOOT WIDE PER NORMAN STD. UL 01A.
 - THE CITY OF NORMAN & 3rd PARTY CONTRACTORS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PRIVATE STREETS DUE TO NORMAN USE BY TRASH AND RECYCLING VEHICLES.
 - ON-SITE SEWAGE TREATMENT SYSTEMS MUST HAVE A HORIZONTAL SEPARATION OF 300 FEET FROM THE PUBLIC WATER SUPPLY WELLS.
 - THERE ARE 3 PLUGGED OIL WELLS SHOWN ON THIS PLAT IN APPROXIMATE LOCATIONS. THEY WILL NEED TO BE FIELD LOCATED BEFORE CONSTRUCTION OF HOMES TO INSURE A 40' BUILDING SEPARATION.

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 MONTE VISTA ESTATES; 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.

(WQPZ) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 30-411(h) OF THE NORMAN CITY CODE.
 NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

* FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE RCP

SMC Consulting Engineers, P.C. 815 W. Main Street Oklahoma City, OK 73106 Phone: 405-232-7715 Fax: 405-232-7659 Website: www.smcok.com OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 09/20/2025	Date	9/01/23
	By	CHRISTOPHER D. ANDERSON
No.	1	13/19/23/23
Revision		
1	Revised per 4501 comments	

PROJECT NO: 6551.00
 DATE: 9/01/23
 SCALE: 1" = 100'
 DRAWN BY: D.G.
 ENGINEER: Christopher D. Anderson
 P.E. NUMBER: 18288

Preliminary Plat
 SHEET NO.
 1

PRELIMINARY PLAT

ITEM NO. 13

PP-2324-6

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **MONTE VISTA ESTATES ADDITION, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Located at the southwest corner of the intersection of East Tecumseh Road and 24th Avenue N.E.

INFORMATION:

1. Owners. Michael and Glenda Argo.
2. Developer. DAR, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the City of Norman Corporate City limits without zoning.
2. October 30, 1961. Planning Commission recommended this property be placed in the A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
4. October 5, 2023. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended fee in lieu of park land requirements.
5. October 12, 2023. The applicants have made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation to Low Density Residential Designation.
6. October 12, 2023. The applicants have made a request to place this property in the Planned Unit Development and remove it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Private individual sewage systems will be installed in accordance with approved plans and City and State Department of Environmental Quality standards for each lot.
4. Sidewalks. Sidewalks will be installed adjacent to Tecumseh Road and 24th Avenue N.E. It is the intent of the developer to install interior sidewalks adjacent to the private streets.
4. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be installed for the conveyance of storm water. A property owners association will be established for the maintenance of the detention facilities.
5. Streets. Streets will be constructed in accordance with approved plans and City paving standards as residential estates streets without curb and gutter. However, the interior streets will be privately maintained by POA/HOA. This is a proposed gated development. Tecumseh Road and 24th Avenue N.E. will be constructed as minor urban arterial streets.
6. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 24-inch water main adjacent to East Tecumseh Road and 24th Avenue N.E.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.
3. WQPZ. There is WQPZ, Water Quality Protection Zone within the property. With final platting of the WQPZ area a drainage easement and covenants will be required to protect the area.

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

P.C. AGENDA 10-12-23

PRELIMINARY PLAT FOR MONTE VISTA ESTATES ADDITION, A PLANNED UNIT DEVELOPMENT

Page 3

STAFF COMMENTS AND RECOMMENDATION: The owners are proposing 83 residential estates lots on 79.40 acres. Of the 79.40 acres, there will be 13.01 acres of open space throughout the development. Staff recommends approval of the preliminary plat for Monte Vista Estates Addition, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Monte Vista Estates Addition, a Planned Unit Development to the City Council.

ACTION TAKEN: _____



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: October 4, 2023

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

PROJECT NAME: Monte Vista Estate

PROJECT TYPE: PUD

Owner: DAR, LLC
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Very low residential development surrounds the proposed site with open space/Agricultural.

ALLOWABLE ACCESS:

The site proposes two access points located along Tecumseh Road. The locations of the access points meets the applicable requirements in the Engineering Design Criteria.

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

24th Avenue NE: 2 lanes (existing). Speed Limit - 50 mph. No sight distance problems. No median.

Tecumseh Road: 2 lanes (existing). Speed Limit - 50 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	886	443	443
A.M. Peak Hour	66	17	49
P.M. Peak Hour	88	55	33

TRANSPORTATION IMPACT STUDY REQUIRED?

YES NO

Being below the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact Analysis in September, 2023, documenting the trip generation characteristics of the site as well as the proposed access location with respect to existing driveways and/or streets on the 24th Avenue NE corridor, and Tecumseh Road. The development will feature two access points both located along Tecumseh Road. The proposed connection to the public roadway 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.

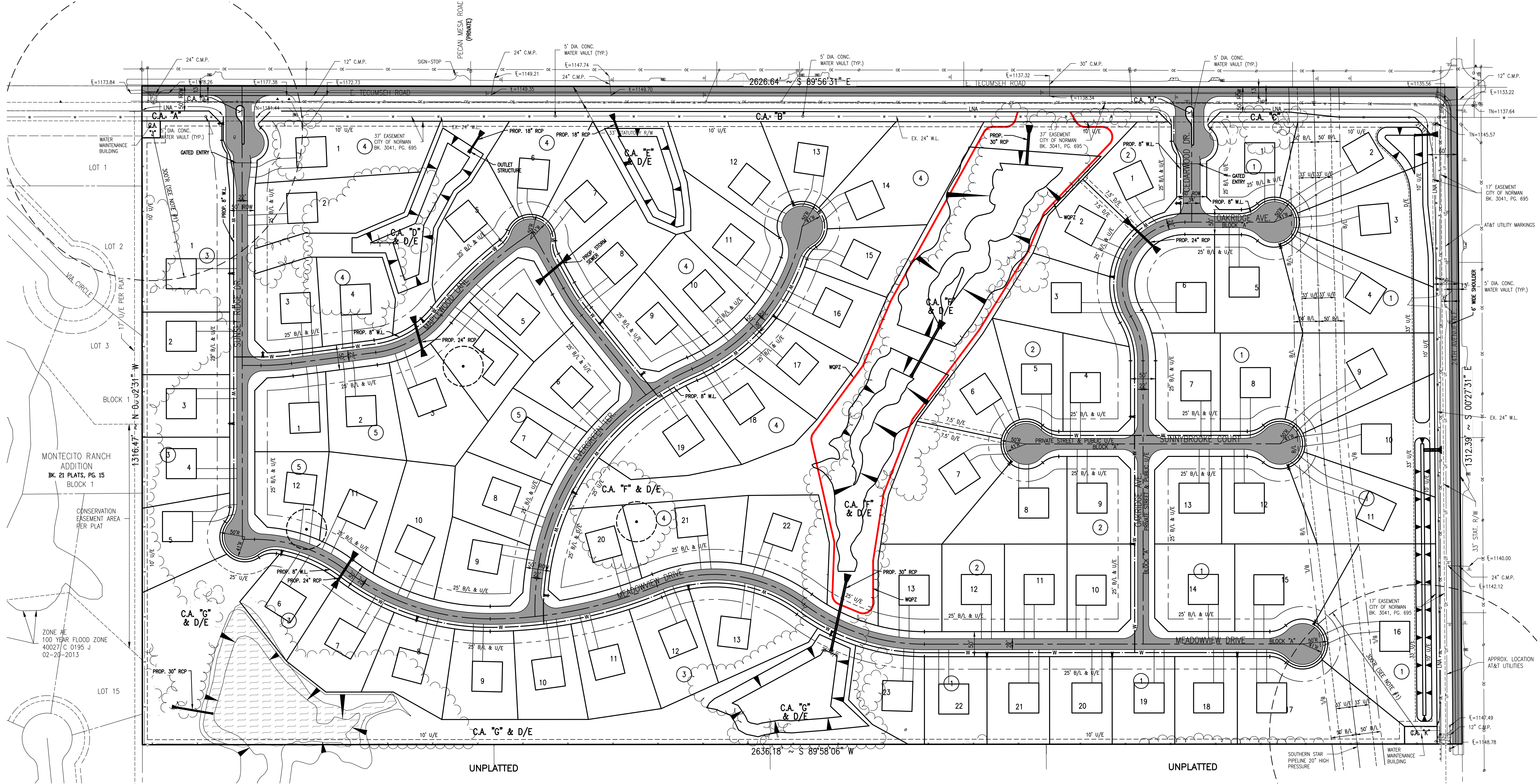
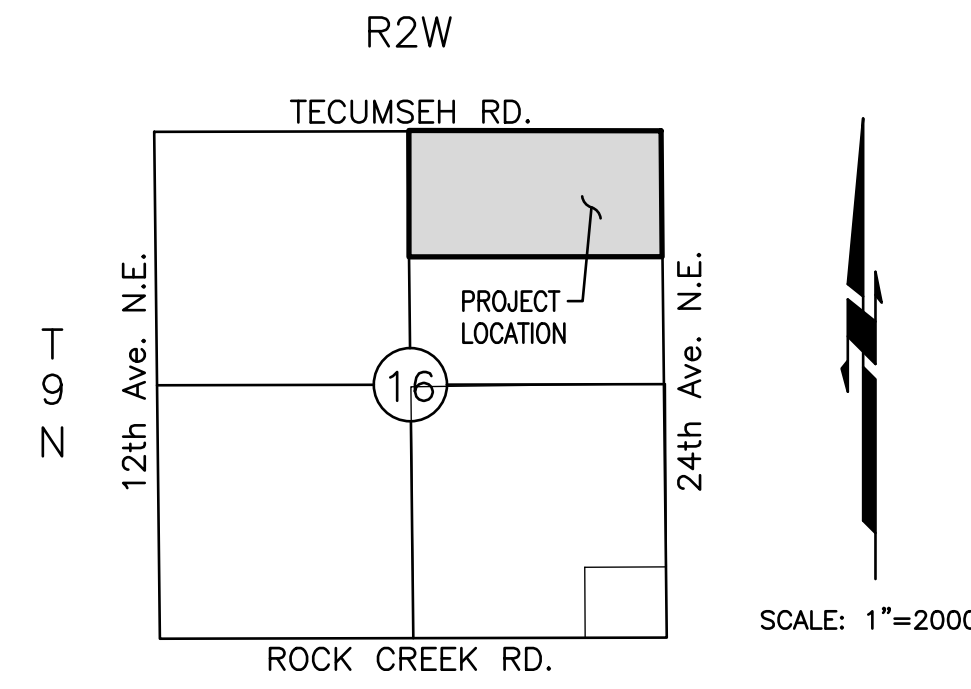
The proposed development is expected to generate approximately 886 trips per day, 66 AM peak hour trips, and 88 PM peak hour trips. Future traffic capacities on 24th Avenue NW, and Tecumseh Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

Preliminary Site Plan MONTE VISTA ESTATES

A PLANNED UNIT DEVELOPMENT
A PART OF THE N.E. 1/4, SECTION 16, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

RESIDENTIAL LOTS - 83
OPEN SPACE AREA = 13.03 AC.±

SCALE: 1" = 100'

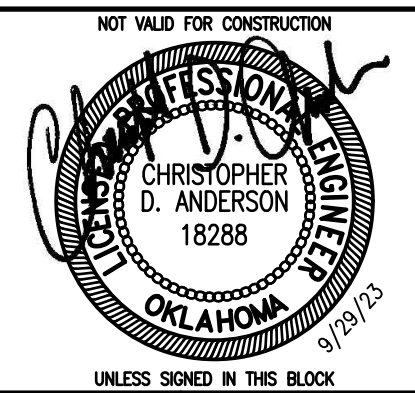


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OWNER:
Michael R. & Glenda L Argo
4211 24th Ave. N.E.
Norman, Oklahoma 73071

Developer:
DAR, L.L.C.
2900 Washington Dr.
Norman, Oklahoma 73069

Engineer:
SMC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, OK 73106



MONTE VISTA ESTATES
TECUMSEH RD. & 24TH AVE. N.E.
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C. 815 W. Main Street Oklahoma City, OK 73106 PH: 405-232-7715 Fax: 405-232-7659 Website: www.smcok.com	By: _____	Date: _____
	Checked: _____	Date: _____
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 09/20/2025	Revision: _____	Date: _____
1. Received per: 45017 comments	10/16/23	10/16/23

PROJECT NO.: 6551.00
DATE: 9/01/23
SCALE: 1" = 100'
DRAWN BY: D.G.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

Preliminary Site Plan

SHEET NO.
1

- NOTES**
- ON-SITE SEWAGE TREATMENT SYSTEMS MUST HAVE A HORIZONTAL SEPARATION OF 300 FEET FROM THE PUBLIC WATER SUPPLY WELLS.
 - THERE ARE 3 PLUGGED OIL WELLS SHOWN ON THIS PLAT IN APPROXIMATE LOCATIONS. THEY WILL NEED TO BE FIELD LOCATED BEFORE CONSTRUCTION OF HOMES TO INSURE A 40' BUILDING SEPARATION.

File Attachments for Item:

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/12/2023

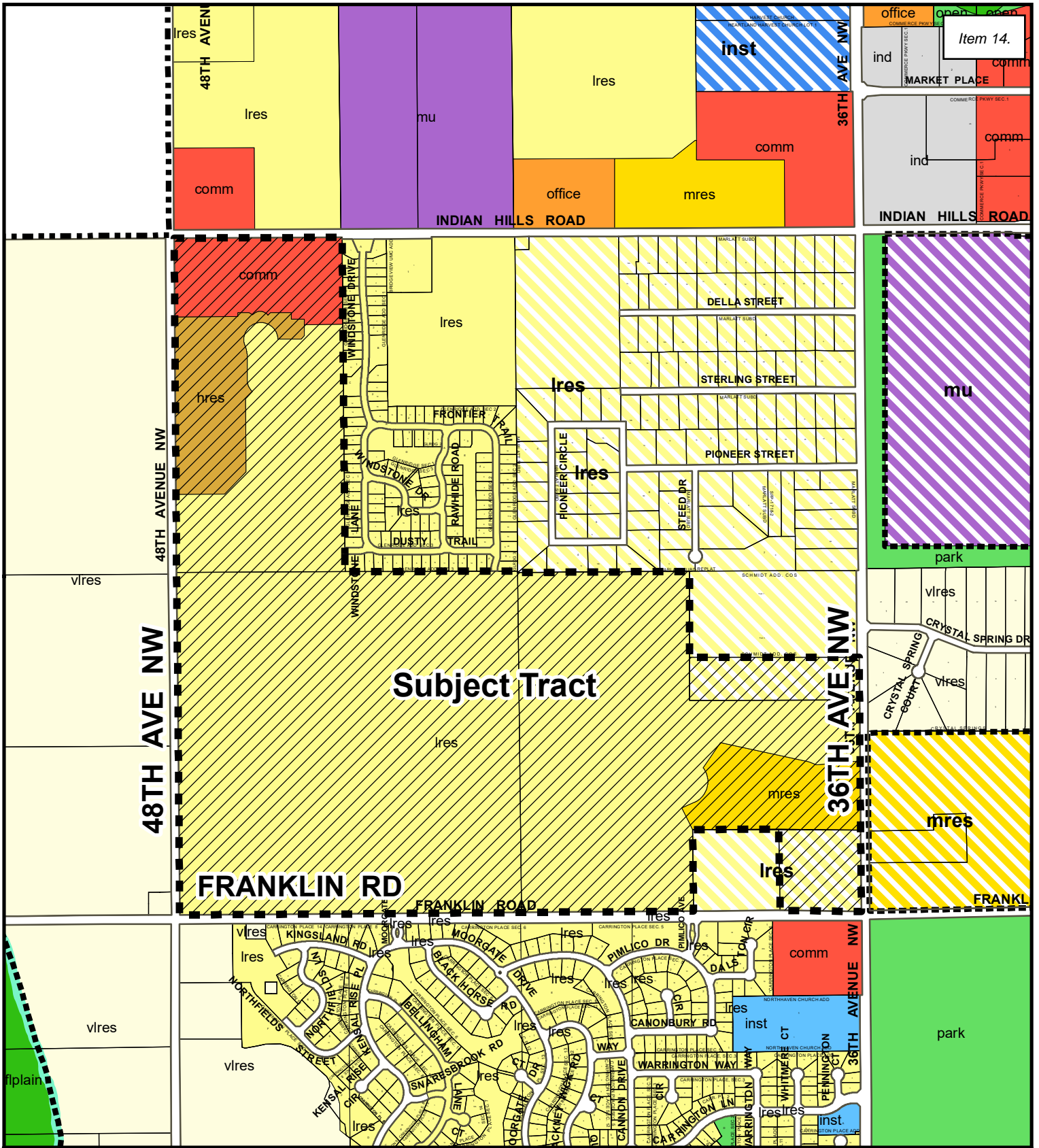
REQUESTER: Alliance Development Group, L.L.C.

PRESENTER: Melissa Navarro, Planner II

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

**The applicant has requested postponement to the November 9, 2023
Planning Commission Meeting**

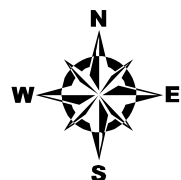
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Resolution No. R-2324-64 to City Council.



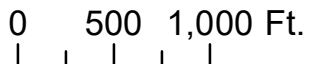
Norman 2025 Land Use Plan




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



October 3, 2023



 Subject Tract

G:\ArcGIS10\Map_Templates\8k11_LocationMap\ArcMap10.mxd



Date: October 5, 2023

To: Chairperson and Members
Norman Planning Commission

From: Melissa Navarro, Planner II

Subject: Planning Commission, October 12, 2023
Regarding Agenda Items 14-16, Alliance Development Group, L.L.C.,
Resolution R-2324-64, Ordinance O-2324-23, and Preliminary Plat PP-
2324-8
NORMAN 2025 Land Use & Transportation Plan from Low Density
Residential Designation to Commercial Designation, and from Future
Urban Service Area to Current Urban Service Area; Rezoning from A-2,
Rural Agricultural District, and PUD, Planned Unit Development (O-
0910-14), to PUD, Planned Unit Development for BRIDGEVIEW AT
CARRINGTON and Preliminary Plat

The applicant, Alliance Development Group, L.L.C., is requesting a postponement to the November 9, 2023, Planning Commission meeting to allow additional review of the proposal.

cc: Jane Hudson, Planning Director

office memorandum

File Attachments for Item:

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/12/2023

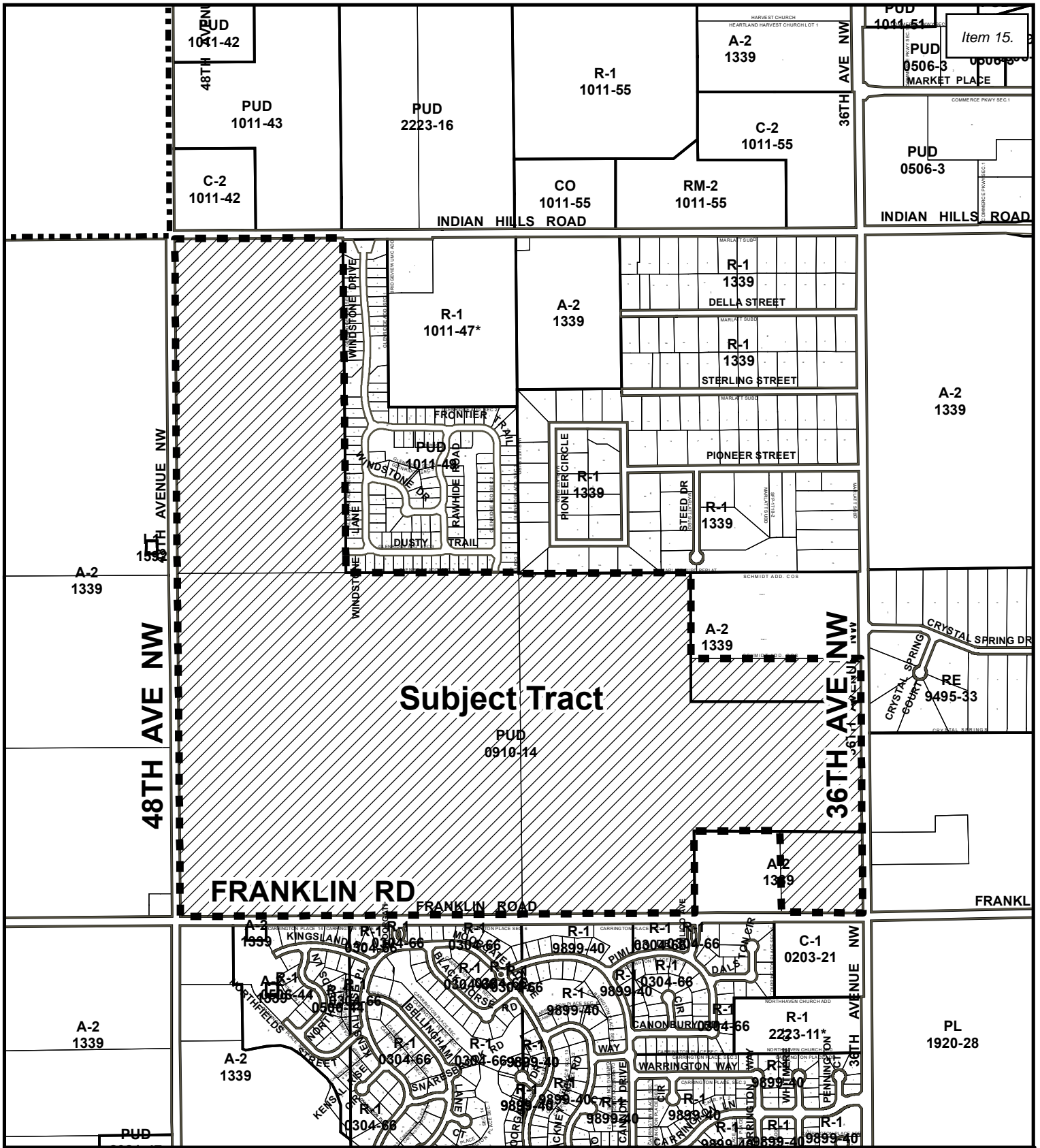
REQUESTER: Alliance Development Group, L.L.C.

PRESENTER: Melissa Navarro, Planner II

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

**The applicant has requested postponement to the November 9, 2023
Planning Commission Meeting**

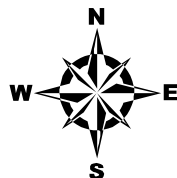
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-23 to City Council.



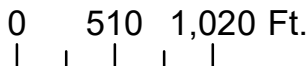
Location Map



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.



May 3, 2023



-  Subject Tract
-  Zoning



Date: October 5, 2023

To: Chairperson and Members
Norman Planning Commission

From: Melissa Navarro, Planner II

Subject: Planning Commission, October 12, 2023
Regarding Agenda Items 14-16, Alliance Development Group, L.L.C., Resolution R-2324-64, Ordinance O-2324-23, and Preliminary Plat PP-2324-8
NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation, and from Future Urban Service Area to Current Urban Service Area; Rezoning from A-2, Rural Agricultural District, and PUD, Planned Unit Development (O-0910-14), to PUD, Planned Unit Development for BRIDGEVIEW AT CARRINGTON and Preliminary Plat

The applicant, Alliance Development Group, L.L.C., is requesting a postponement to the November 9, 2023, Planning Commission meeting to allow additional review of the proposal.

cc: Jane Hudson, Planning Director

office memorandum

File Attachments for Item:

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/12/2023

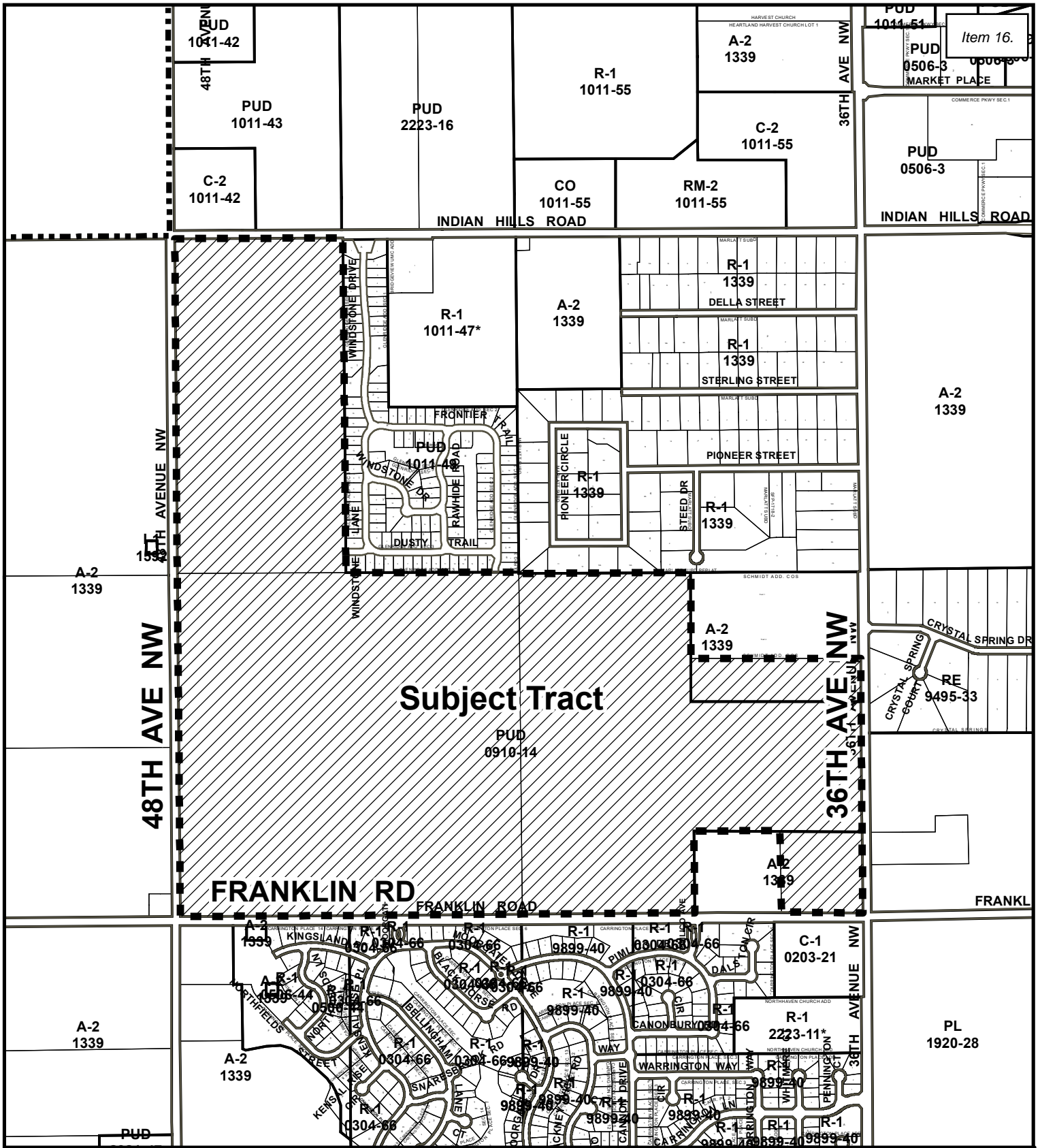
REQUESTER: Alliance Development Group, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

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

**The applicant has requested postponement to the November 9, 2023
Planning Commission Meeting**

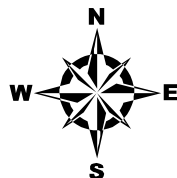
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of PP-2324-8 to City Council.



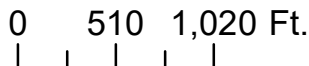
Location Map





Map Produced by the City of Norman
Geographic Information System.
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in the information presented.



May 3, 2023



-  Subject Tract
-  Zoning



Date: October 5, 2023

To: Chairperson and Members
Norman Planning Commission

From: Melissa Navarro, Planner II

Subject: Planning Commission, October 12, 2023
Regarding Agenda Items 14-16, Alliance Development Group, L.L.C.,
Resolution R-2324-64, Ordinance O-2324-23, and Preliminary Plat PP-
2324-8
NORMAN 2025 Land Use & Transportation Plan from Low Density
Residential Designation to Commercial Designation, and from Future
Urban Service Area to Current Urban Service Area; Rezoning from A-2,
Rural Agricultural District, and PUD, Planned Unit Development (O-
0910-14), to PUD, Planned Unit Development for BRIDGEVIEW AT
CARRINGTON and Preliminary Plat

The applicant, Alliance Development Group, L.L.C., is requesting a postponement to the November 9, 2023, Planning Commission meeting to allow additional review of the proposal.

cc: Jane Hudson, Planning Director

office memorandum

File Attachments for Item:

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/12/2023

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

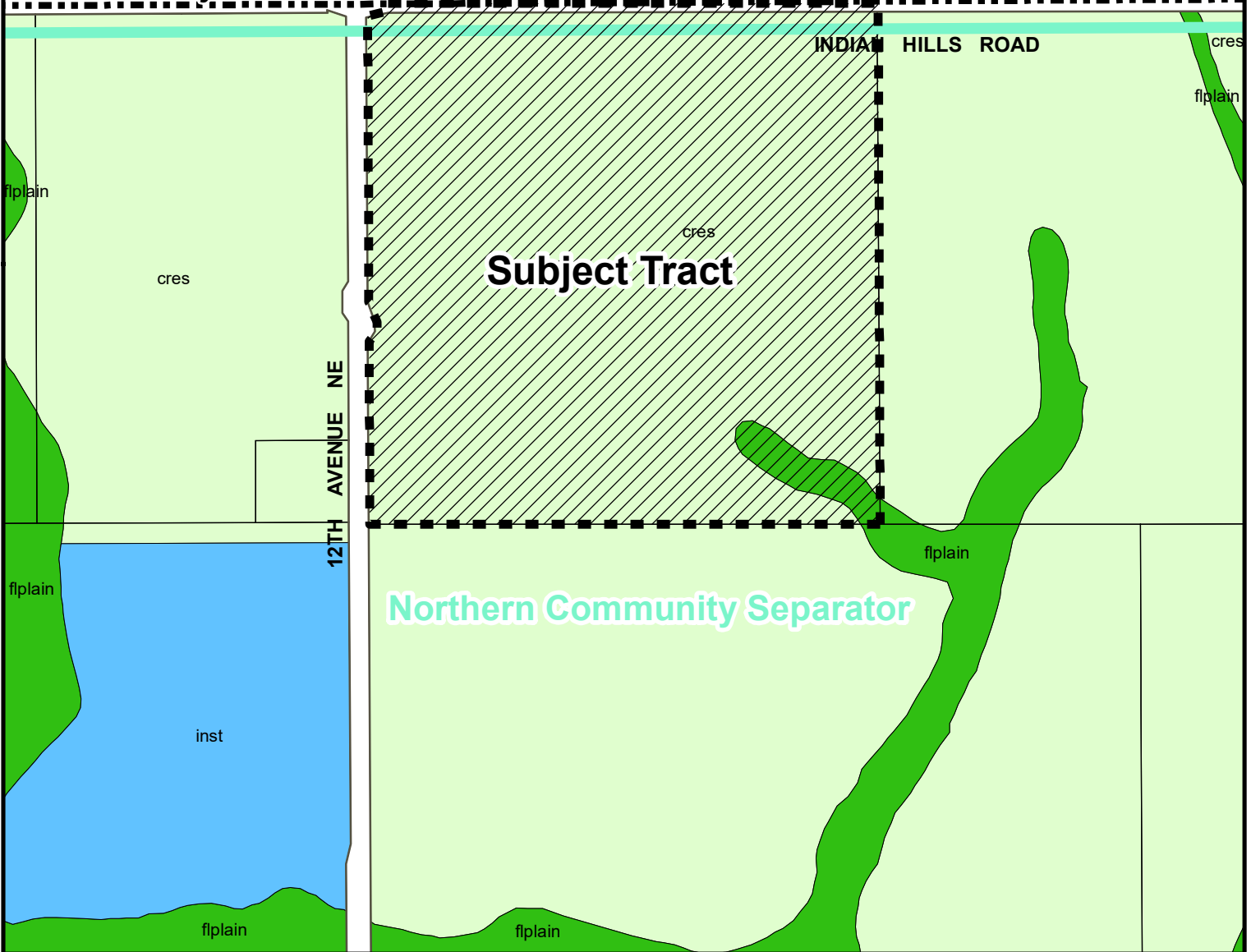
PRESENTER: Jane Hudson, Director of Planning & Community Development

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

**The applicant has requested postponement to the November 9, 2023
Planning Commission Meeting**

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Resolution No. R-2324-25 to City Council.

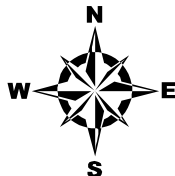
Norman City Limits



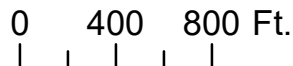
Norman 2025 Land Use Plan




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



October 3, 2023



 Subject Tract



Date: October 5, 2023

To: Chairperson and Members
Norman Planning Commission

From: Lora Hoggatt, Planning Services Manager

Subject: Planning Commission, October 12, 2023
Regarding Agenda Items 17-19, Shaz Investment Group, L.L.C.,
Resolution R-2324-25, Ordinance O-2324-9, and Preliminary Plat PP-
2324-1
NORMAN 2025 Land Use Plan Amendment from Country Residential
Designation to Commercial Designation; Rezoning to CR, Rural
Commercial District, and Preliminary Plat for Shoppes at Indian Hills

The applicant, Shaz Investment Group, L.L.C., is requesting a postponement to the November 9, 2023, Planning Commission meeting to allow for advertisement of removal from the Northern Community Separator Overlay District.

cc: Jane Hudson, Planning Director

office memorandum

File Attachments for Item:

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/12/2023

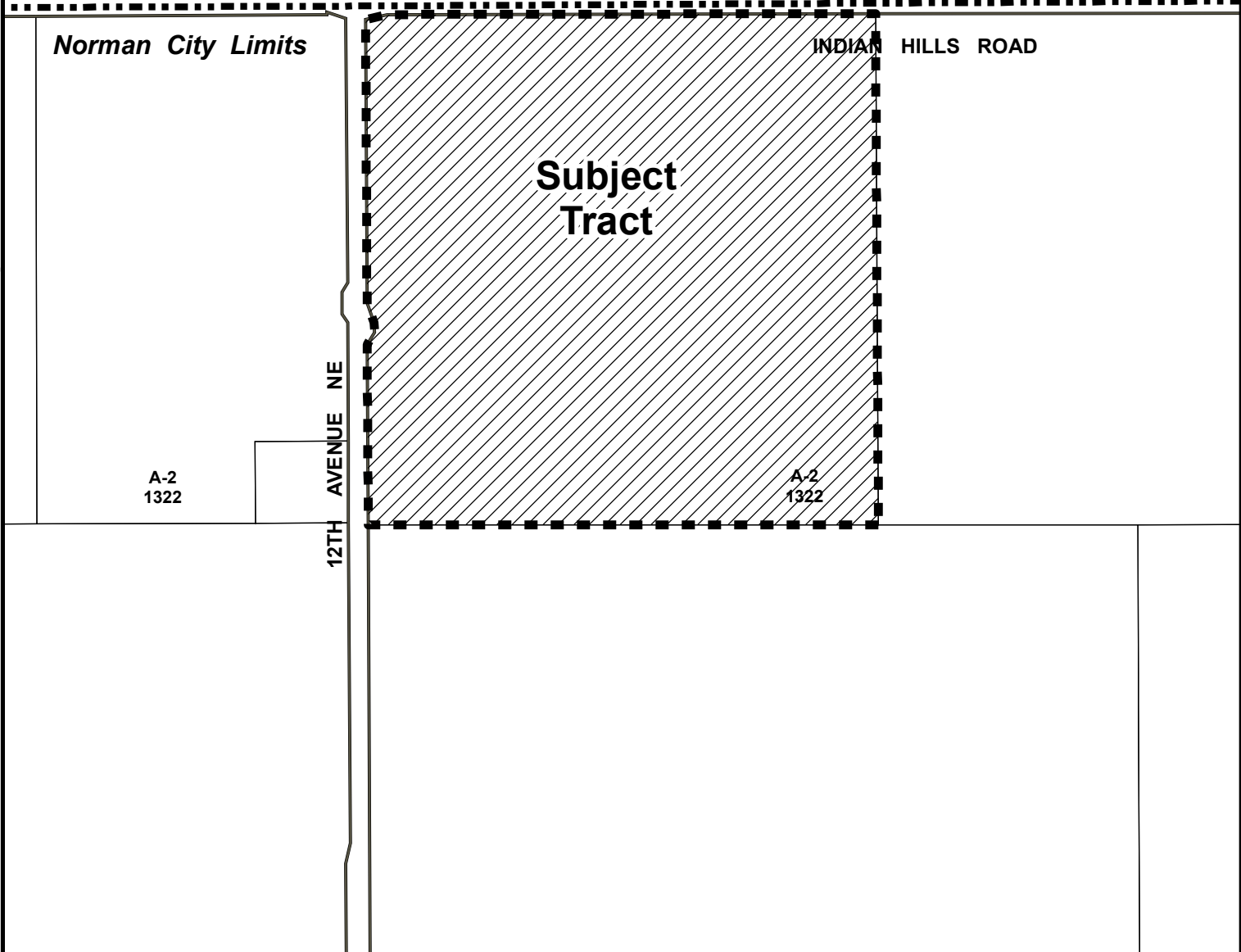
REQUESTER: Shaz Investment Group, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

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

**The applicant has requested postponement to the November 9, 2023
Planning Commission Meeting**

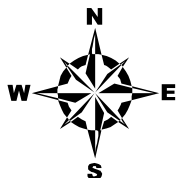
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-9 to City Council.



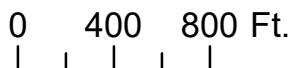
Location Map




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



April 6, 2023



 Subject Tract

 Zoning



Date: October 5, 2023

To: Chairperson and Members
Norman Planning Commission

From: Lora Hoggatt, Planning Services Manager

Subject: Planning Commission, October 12, 2023
Regarding Agenda Items 17-19, Shaz Investment Group, L.L.C.,
Resolution R-2324-25, Ordinance O-2324-9, and Preliminary Plat PP-
2324-1
NORMAN 2025 Land Use Plan Amendment from Country Residential
Designation to Commercial Designation; Rezoning to CR, Rural
Commercial District, and Preliminary Plat for Shoppes at Indian Hills

The applicant, Shaz Investment Group, L.L.C., is requesting a postponement to the November 9, 2023, Planning Commission meeting to allow for advertisement of removal from the Northern Community Separator Overlay District.

cc: Jane Hudson, Planning Director

office memorandum

File Attachments for Item:

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/12/2023

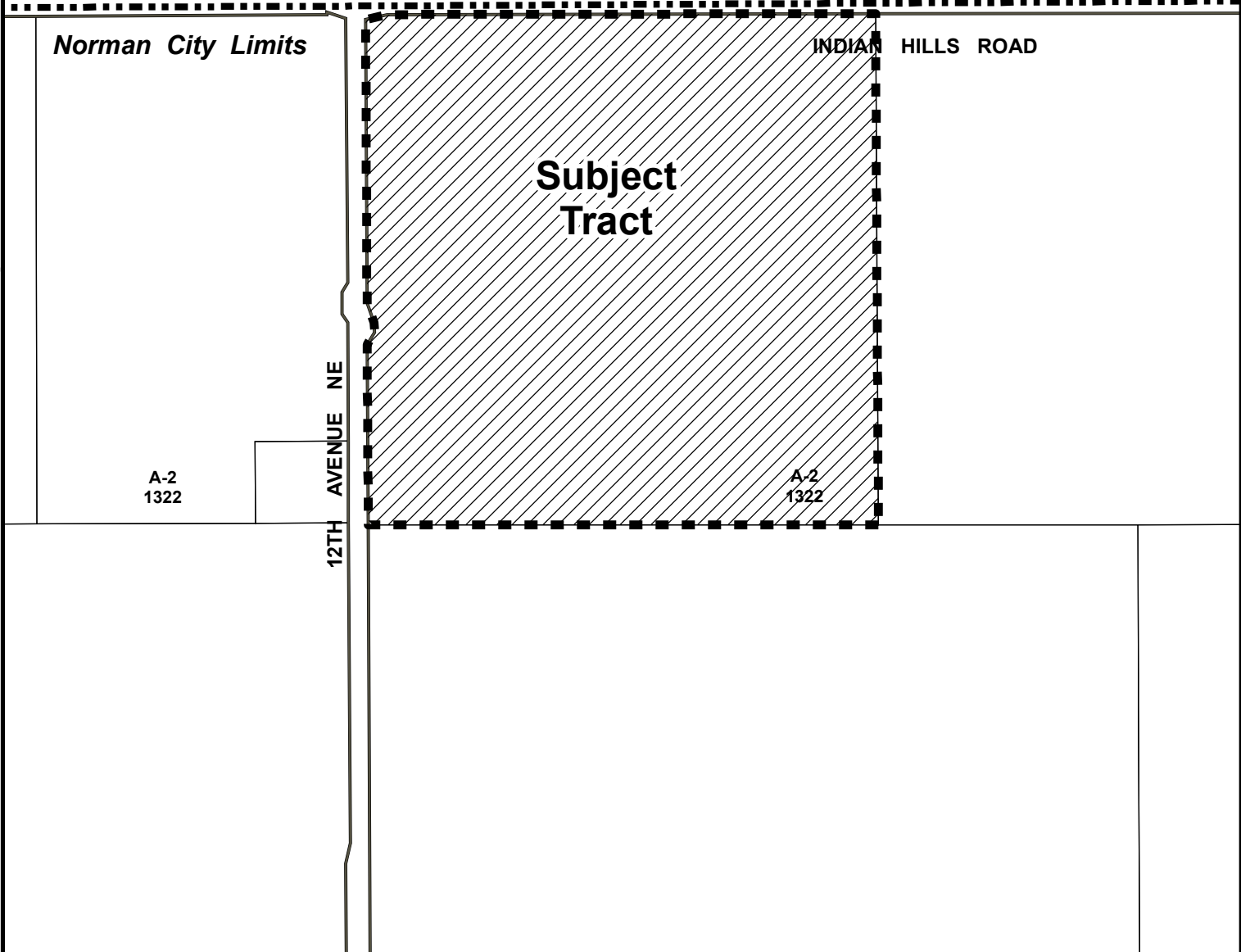
REQUESTER: Shaz Investment Group, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

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

**The applicant has requested postponement to the November 9, 2023
Planning Commission Meeting**

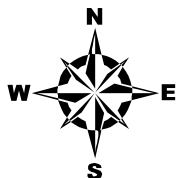
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of PP-2324-1 to City Council.



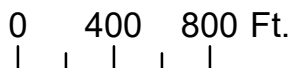
Location Map




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.



April 6, 2023



 Subject Tract

 Zoning



Date: October 5, 2023

To: Chairperson and Members
Norman Planning Commission

From: Lora Hoggatt, Planning Services Manager

Subject: Planning Commission, October 12, 2023
Regarding Agenda Items 17-19, Shaz Investment Group, L.L.C.,
Resolution R-2324-25, Ordinance O-2324-9, and Preliminary Plat PP-
2324-1
NORMAN 2025 Land Use Plan Amendment from Country Residential
Designation to Commercial Designation; Rezoning to CR, Rural
Commercial District, and Preliminary Plat for Shoppes at Indian Hills

The applicant, Shaz Investment Group, L.L.C., is requesting a postponement to the November 9, 2023, Planning Commission meeting to allow for advertisement of removal from the Northern Community Separator Overlay District.

cc: Jane Hudson, Planning Director

office memorandum

File Attachments for Item:

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/12/2023

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

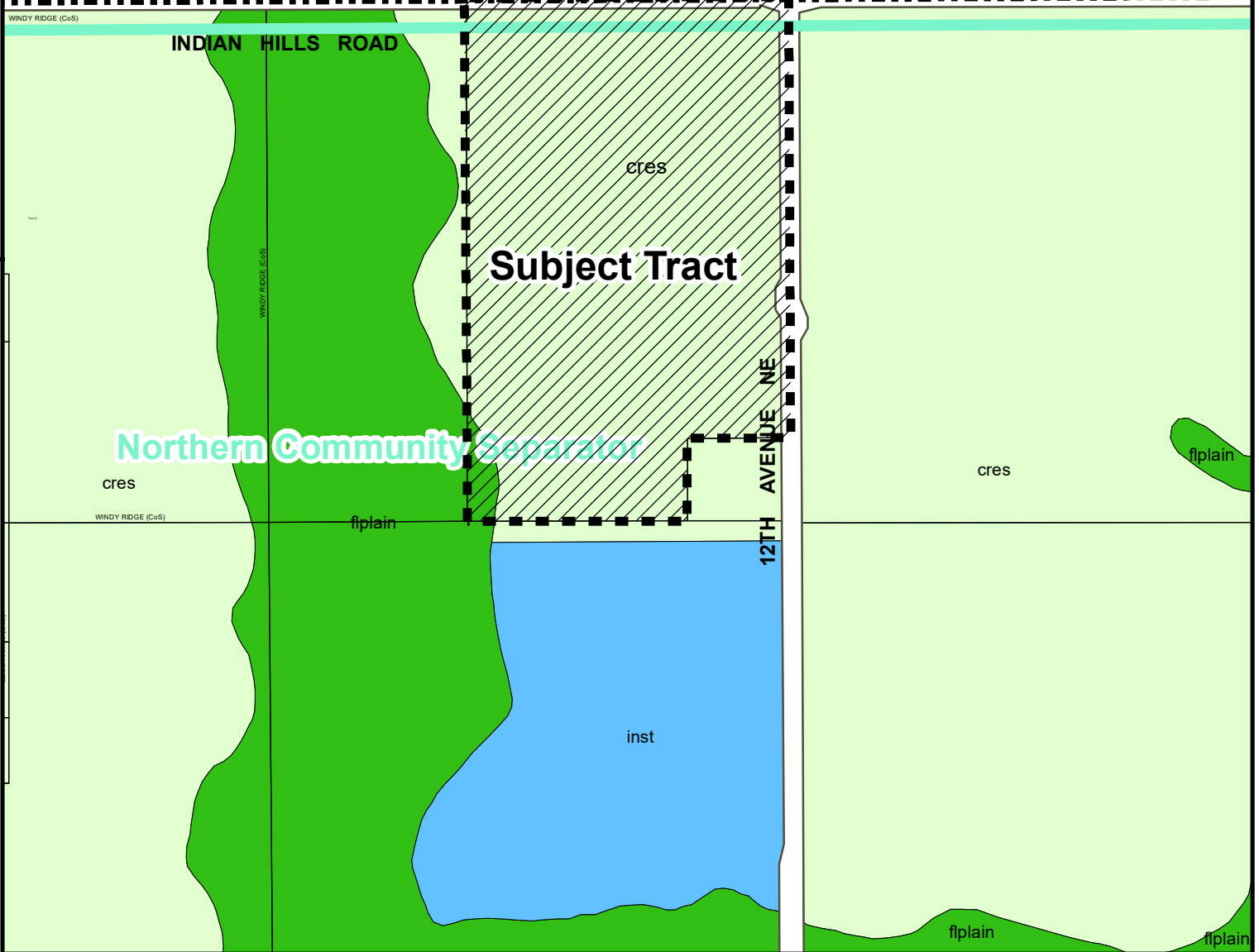
PRESENTER: Jane Hudson, Director of Planning & Community Development

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

**The applicant has requested postponement to the November 9, 2023
Planning Commission Meeting**

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Resolution No. R-2324-26 to City Council.

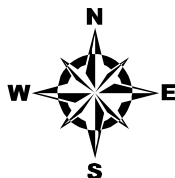
Norman City Limits



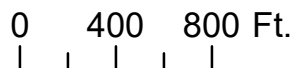
Norman 2025 Land Use Plan




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



October 3, 2023



 Subject Tract



Date: October 5, 2023

To: Chairperson and Members
Norman Planning Commission

From: Lora Hoggatt, Planning Services Manager

Subject: Planning Commission, October 12, 2023
Regarding Agenda Items 20-22, Shaz Investment Group, L.L.C.,
Resolution R-2324-26, Ordinance O-2324-10, and Preliminary Plat PP-
2324-2
NORMAN 2025 Land Use Plan Amendment from Country Residential
Designation to Commercial Designation; Rezoning to CR, Rural
Commercial District, and Preliminary Plat for Indian Hills Market

The applicant, Shaz Investment Group, L.L.C., is requesting a postponement to the November 9, 2023, Planning Commission meeting to allow for advertisement of removal from the Northern Community Separator Overlay District.

cc: Jane Hudson, Planning Director

office memorandum

File Attachments for Item:

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/12/2023

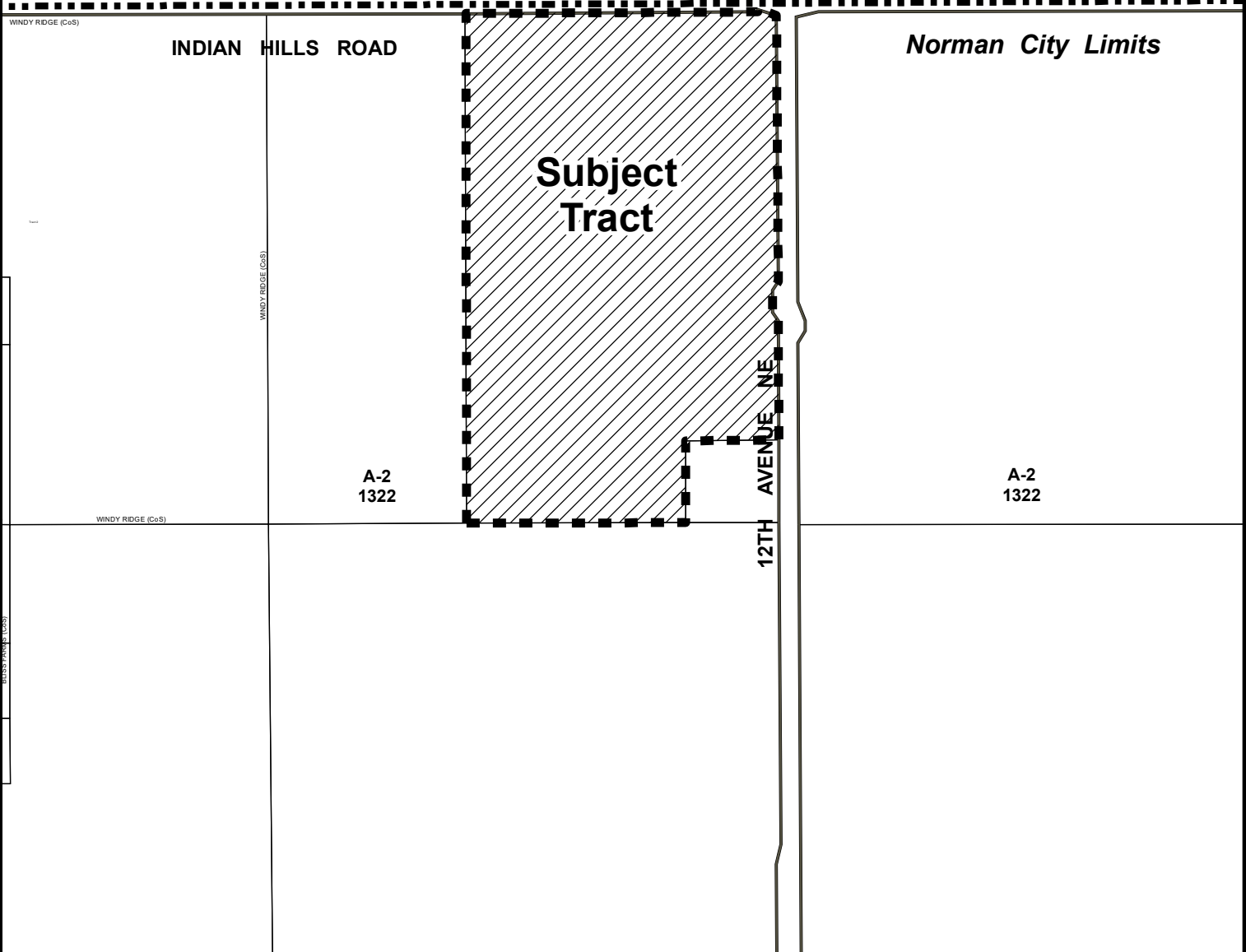
REQUESTER: Shaz Investment Group, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

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

**The applicant has requested postponement to the November 9, 2023
Planning Commission Meeting**

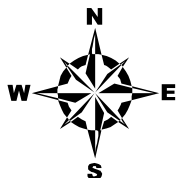
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-10 to City Council.



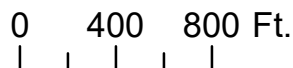
Location Map




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 Geographic Information System.
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April 6, 2023



 Subject Tract

 Zoning



Date: October 5, 2023

To: Chairperson and Members
Norman Planning Commission

From: Lora Hoggatt, Planning Services Manager

Subject: Planning Commission, October 12, 2023
Regarding Agenda Items 20-22, Shaz Investment Group, L.L.C.,
Resolution R-2324-26, Ordinance O-2324-10, and Preliminary Plat PP-
2324-2
NORMAN 2025 Land Use Plan Amendment from Country Residential
Designation to Commercial Designation; Rezoning to CR, Rural
Commercial District, and Preliminary Plat for Indian Hills Market

The applicant, Shaz Investment Group, L.L.C., is requesting a postponement to the November 9, 2023, Planning Commission meeting to allow for advertisement of removal from the Northern Community Separator Overlay District.

cc: Jane Hudson, Planning Director

office memorandum

File Attachments for Item:

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

The applicant has requested postponement to the November 9, 2023 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/12/2023

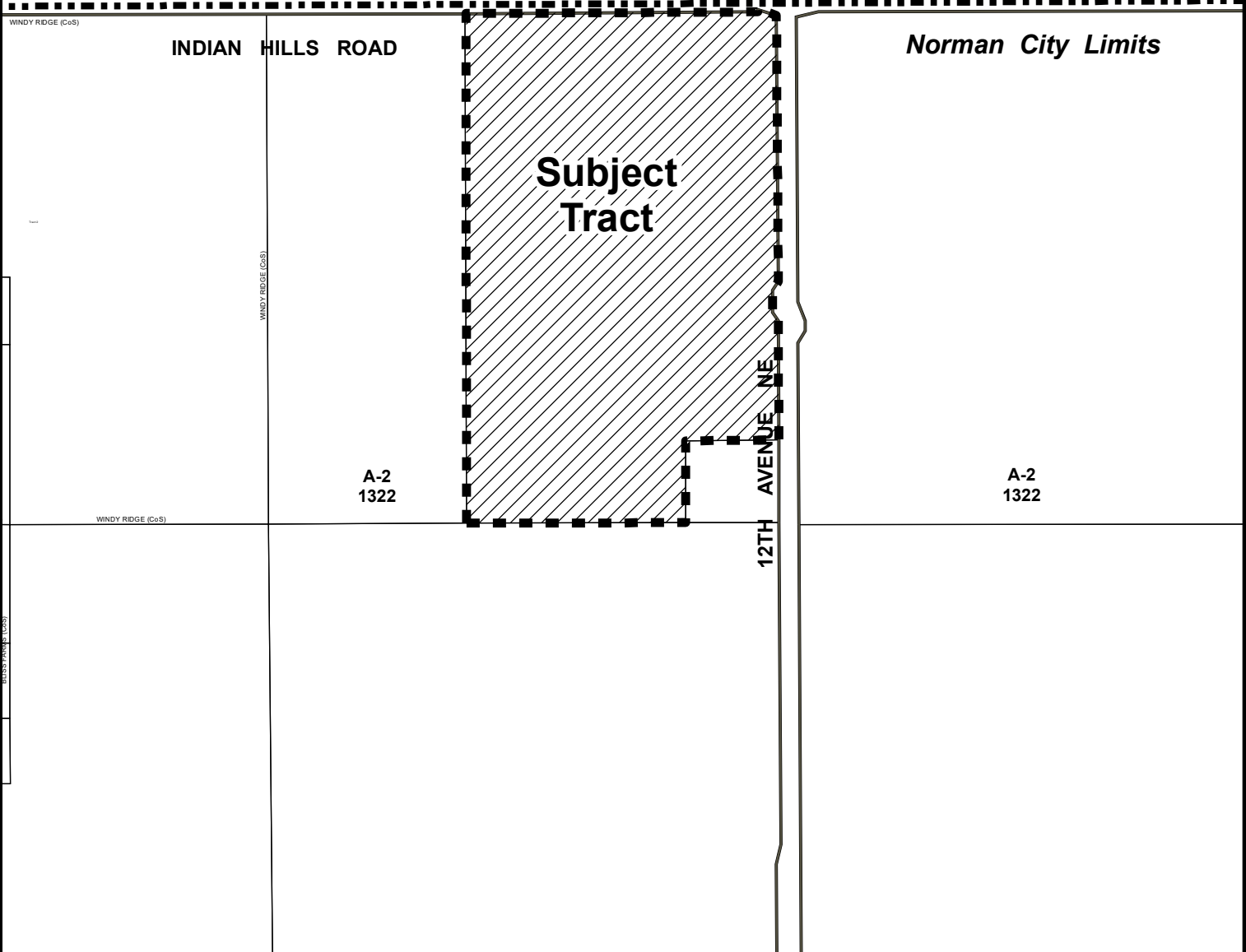
REQUESTER: Shaz Investment Group, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

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

**The applicant has requested postponement to the November 9, 2023
Planning Commission Meeting**

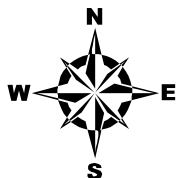
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of PP-2324-2 to City Council.



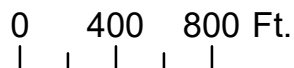
Location Map




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.



April 6, 2023



 Subject Tract

 Zoning



Date: October 5, 2023

To: Chairperson and Members
Norman Planning Commission

From: Lora Hoggatt, Planning Services Manager

Subject: Planning Commission, October 12, 2023
Regarding Agenda Items 20-22, Shaz Investment Group, L.L.C.,
Resolution R-2324-26, Ordinance O-2324-10, and Preliminary Plat PP-
2324-2
NORMAN 2025 Land Use Plan Amendment from Country Residential
Designation to Commercial Designation; Rezoning to CR, Rural
Commercial District, and Preliminary Plat for Indian Hills Market

The applicant, Shaz Investment Group, L.L.C., is requesting a postponement to the November 9, 2023, Planning Commission meeting to allow for advertisement of removal from the Northern Community Separator Overlay District.

cc: Jane Hudson, Planning Director

office memorandum

File Attachments for Item:

23. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-14: AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 533 (“FH, FLOOD HAZARD DISTRICT”) OF THE ZONING ORDINANCE, TO REVISE AND ADD DEFINITIONS TO SUBPART (C) (“DEFINITIONS”), TO ALLOW FOR “CUMULATIVE COST” TO BE ACCOUNTED FOR IN DETERMINING “SUBSTANTIAL IMPROVEMENTS” AND TO DEFINE “MARKET VALUE”; AND PROVIDING FOR THE SEVERABILITY THEREOF.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/12/2023

REQUESTER: City of Norman

PRESENTER: Jason Murphy, Stormwater Program Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-14: AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 533 ("FH, FLOOD HAZARD DISTRICT") OF THE ZONING ORDINANCE, TO REVISE AND ADD DEFINITIONS TO SUBPART (C) ("DEFINITIONS"), TO ALLOW FOR "CUMULATIVE COST" TO BE ACCOUNTED FOR IN DETERMINING "SUBSTANTIAL IMPROVEMENTS" AND TO DEFINE "MARKET VALUE"; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-14 to City Council.



Date: October 12, 2023

To: Chairman and Members
Norman Planning Commission

Thru: Shawn O'Leary, Director of Public Works

From: Jason Murphy, Stormwater Program Manager

Subject: Agenda Item - Approval of Ordinance No. O-2324-14
Revised Floodplain Ordinance

BACKGROUND:

The City's Floodplain Ordinance which is included in Section 36-533 of the City of Norman Code of Ordinances, was first adopted by the City of Norman on July 8, 1975. The ordinance has been revised fifteen (15) times. Revisions occurred in 1978, 1981, 1986, 1987, 1989, 1997, 2003, 2004, 2007, 2008, 2012, 2017, 2020, 2021 and 2022. The floodplain ordinance was originally adopted as a requirement of the City of Norman's participation in the National Flood Insurance Program (NFIP), which was established by the U.S. Congress in 1968 and is administered by the Department of Homeland Security's Federal Emergency Management Agency (FEMA).

DISCUSSION:

Residents and business owners in Norman are eligible for a reduction in flood insurance premiums because of the city's active participation in FEMA's National Flood Insurance Program (NFIP) Community Rating System (CRS). In addition to lower premiums, the CRS program helps to reduce the threat of injury or death and property damage due to flooding in Norman.

The CRS is a voluntary program for NFIP participating communities. The intended goals of the CRS program are to reduce flood losses, facilitate accurate insurance ratings and promote the awareness of flood insurance. The CRS program rewards communities for implementing activities that protect their residents from flooding. These programs include public outreach, floodplain open space preservation and higher regulatory standards.

Communities are rewarded by having the individual flood insurance policyholder's premiums reduced. Flood insurance premium reductions run in 5 percent increments, from 5 percent to 45 percent. Class ratings range from 10 to 1. The higher the flood protection activity, the lower the Class rating. Norman became a Class 6 community in 2022. Norman's flood insurance policyholders who reside in Special Flood Hazard Areas receive a 20 percent reduction on flood insurance premiums. The reduction in flood insurance premiums represents an annual savings in premium costs for Norman policyholders and will take effect at the time a new policy is written or an effective policy is renewed.

The CRS Coordinator's Manual is the guidebook for the CRS program. The Coordinator's Manual spells out the credits and credit criteria for community activities and programs that go above and beyond the minimum requirements for participation in FEMA's National Flood Insurance Program. The Coordinator's Manual explains how the CRS operates, how credits are calculated, and what documentation is required, and also acts as guidance for communities in enhancing their flood loss reduction and resource protection activities.

office memorandum

According to the CRS manual, including provisions in a flood hazard ordinance for cumulative substantial improvement and substantial damage (SI/SD) is worth up to 90 points, or about 20% of the points needed to improve a class rating from 6 to 5.

Currently, the City’s Flood Hazard Ordinance includes language related to SI/SD that states that any cost to repair or improve a structure in the floodplain that exceeds 50% of the value of the structure is considered substantial improvement and therefore requires that the structure be brought into full compliance with all current Flood Hazard Ordinance requirements. Proposed cumulative substantial improvement language would require that the cost of repairs or improvements would be calculated over a ten-year period for determining if the threshold for substantial improvement has been met. In addition to changes in the definition of substantial improvement, two new definitions will be added to the ordinance to clarify “market value” and define “cumulative cost” and how they are calculated.

The following example demonstrates the effects of the ordinance revision:

An existing, non-conforming house in the floodplain has a market value of \$100,000 and the owner applies for a floodplain permit to renovate portions of the structure for a total cost of \$25,000, resulting in a 25% cost of improvements to the structure. Two years later, that same house now has a market value of \$125,000 and is damaged during a flooding event resulting in repair costs of \$35,000 resulting in a 28% cost of improvement to structure. The combined cost of improvements is 53% of the market value of the structure over a two-year period. Under existing requirements, the structure would not be required to come into compliance with the flood hazard ordinance by flood proofing, raising or otherwise mitigating flood risk. With cumulative SI/SD requirements, a permit could not be granted unless the structure was renovated in such a manner as to make it compliant with the flood hazard ordinance and therefore help mitigate the flooding risk.

The following is the proposed timeline for the ordinance revision:

Norman Revised Floodplain Ordinance Schedule	
Item	Completion Date
Proposed Ordinance Changes Approved by OWRB	August 9, 2023
Proposed Ordinance Changes Approved by Floodplain Permit Committee	August 21, 2023
Proposed Ordinance Changes to Planning Commission	October 12, 2023
Proposed Ordinance Changes to City Council 1st Reading	November 14, 2023
Proposed Ordinance Changes to City Council 2nd Reading	November 28, 2023
Revised Floodplain Ordinance Becomes Effective	December 28, 2023

The following is a summary of the proposed revisions to the ordinance. Changes and additions to existing language are underlined:

36-533 (c) *Definitions.* The following words, terms, and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Cumulative Cost is the sum of the cost of repairs, construction, rehabilitation, addition, or other improvement of a structure divided by the assessed market value of a structure at the time that a cost is incurred and is calculated over the immediate past 10-year period.

Market Value means, for purposes of determining substantial improvement, the value of a structure and any attached improvements. The assessed value of a structure, as determined by the Cleveland County Assessor, shall be presumed to be the market value unless evidence of an alternative valuation is presented to and accepted by the Floodplain Permit Committee. The Floodplain Permit Committee is ultimately responsible for determining the market value of a structure, although an appeal can be made to the Board of Adjustment.

Substantial improvement means any combination of repairs, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before “start of construction” of the improvement. This includes structures that have incurred “substantial damage”, regardless of the actual work performed. The cost used in the substantial improvement determination shall be the cumulative costs of all previous improvements for a specific building or structure during the immediate past 10-year period. The term "substantial improvement" does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary conditions; or
2. Any alteration of an historic structure, provided that the alteration will not preclude the structure's continued designation as an historic structure.

RECOMMENDATION: Staff recommends that the Planning Commission approve Ordinance No. O-2324-14, which amends Sections 533 (“FH, Flood Hazard District”) of the zoning ordinance.

Reviewed by: Scott Sturtz, City Engineer
Jane Hudson, Director of Planning and Community Development
Beth Muckala, Assistant City Attorney III

AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 533 (“FH, FLOOD HAZARD DISTRICT”) OF THE ZONING ORDINANCE, TO REVISE AND ADD DEFINITIONS TO SUBPART (C) (“DEFINITIONS”), TO ALLOW FOR “CUMULATIVE COST” TO BE ACCOUNTED FOR IN DETERMINING “SUBSTANTIAL IMPROVEMENTS” AND TO DEFINE “MARKET VALUE”; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

§ 1. That, Section 533(c) of Chapter 36 of the Code of the City of Norman, shall be amended as follows:

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

* * *

Compensatory storage means stormwater storage that is built to replace storage volume that is lost due to development encroaching into the floodplain.

Cumulative Cost is the sum of the cost of repairs, construction, rehabilitation, addition, or other improvement of a structure divided by the assessed market value of a structure at the time that a cost is incurred and is calculated over the immediate past 10-year period.

Development means any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling, or storage of equipment or materials.

* * *

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market Value means, for purposes of determining substantial improvement, the value of a structure and any attached improvements. The assessed value of a structure, as determined by the Cleveland County Assessor, shall be presumed to be the market value unless evidence of an alternative valuation is presented to and accepted by the Floodplain Permit Committee. The Floodplain Permit Committee is ultimately responsible for determining the market value of a structure, although an appeal can be made to the Board of Adjustment.

Maximum extent feasible means no prudent, practical, and feasible alternative exists and all possible planning to minimize potential harm has been undertaken. Economic considerations may be taken into account but shall not be the overriding factor in determining maximum extent feasible.

* * *

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement means any combination of repairs, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before “start of construction” of the improvement. This includes structures that have incurred “substantial” damage”, regardless of the actual work performed. The cost used in the substantial improvement determination shall be the cumulative costs of all previous improvements for a specific building or structure during the immediate past 10-year period. The term “substantial improvement” does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary conditions; or
2. Any alteration of an historic structure, provided that the alteration will not preclude the structure's continued designation as an historic structure.

Variance means grant of relief by the City from the terms of a floodplain management regulation.

* * *

§ 2. **SEVERABILITY**. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional, 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.

ADOPTED this _____ day
of _____, 2023.

NOT ADOPTED this _____ day
of _____, 2023.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)

File Attachments for Item:

24. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-24: AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SEC. 36-552, FENCING, WALLS AND SCREENING, OF CHAPTER 36, ZONING, OF THE CODE OF THE CITY OF NORMAN, TO ALLOW FOR ADMINISTRATIVE REVIEW AND APPROVAL OF REQUESTS FOR VARIATIONS IN FENCE HEIGHT IN THE A-1, GENERAL AGRICULTURAL DISTRICT, A-2, RURAL AGRICULTURAL DISTRICT, AND RESIDENTIAL ESTATE DWELLING DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/12/2023

REQUESTER: City of Norman

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-24: AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SEC. 36-552, FENCING, WALLS AND SCREENING, OF CHAPTER 36, ZONING, OF THE CODE OF THE CITY OF NORMAN, TO ALLOW FOR ADMINISTRATIVE REVIEW AND APPROVAL OF REQUESTS FOR VARIATIONS IN FENCE HEIGHT IN THE A-1, GENERAL AGRICULTURAL DISTRICT, A-2, RURAL AGRICULTURAL DISTRICT, AND RE, RESIDENTIAL ESTATE DWELLING DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-24 to City Council.

ORDINANCE NO. O-2324-24

ITEM NO. 24

STAFF REPORT

ITEM: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING SEC. 36-552, FENCING, WALLS AND SCREENING, OF CHAPTER 36, ZONING, OF THE CODE OF THE CITY OF NORMAN, TO ALLOW FOR ADMINISTRATIVE REVIEW AND APPROVAL OF REQUESTS FOR VARIATIONS IN FENCE HEIGHT IN THE A-1, GENERAL AGRICULTURAL DISTRICT, A-2, RURAL AGRICULTURAL DISTRICT, AND RE, RESIDENTIAL ESTATE DWELLING DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF.

BACKGROUND:

In April of 2022, staff presented two discussion items to Oversight: fence height and structure coverage on developing lots.

Oversight directed staff to bring back additional information and a possible ordinance amendment regarding the review and approval process to allow a fence to be taller than the current four-foot requirement forward of the front setback line.

The attached proposed ordinance amendment will allow staff to administratively review applications for fence height forward of the front setback line. This review process mirrors the current administrative process staff currently has for Lot Line Adjustment applications. The ordinance amendment also allows the Administrative Review Committee approve and increase in the maximum fence height from eight feet (8') to ten feet (10') without seeking a variance from the Board of Adjustment.

DISCUSSION:

When applying for the administrative approval the applicant is required to complete and submit an application (to be established by the Planning & Community Development Dept.) Though the Planning Department's application requirement may evolve to ensure necessary information is presented to the Administrative Review Committee, the general requirements are anticipated to be set forth generally as follows:

- a) Site Plan: A Site Plan must be submitted that contains the information listed below. Site plans shall be drawn to a conventional scale, preferably a 1:20 or 1:10.
- b) The name, address, and phone number of the plan preparer shall be included on the plans.
- c) Vicinity Map and Directions: A vicinity map shall be shown on the site plan that clearly shows the subject property and surrounding roads.

- d) Boundaries: The site plan must show all existing property lines, labeled with proper distances, open space, and the boundaries of existing and proposed easements and rights of way.
- e) Access: Proposed off-street parking and loading areas, including access driveways and maneuvering areas, must be indicated and dimensioned. The site plan must show the legal access from the property to a public right-of-way, the width of the right-of-way, and the edge of pavement and width of the street along the property's frontage. All easements and dedicated areas of the property must be identified.
- f) Project Information: A written description must be included that describes the key components of the project, including a full description of the proposed use(s) and improvements for the site, and maximum height of the proposed fence, wall, or other screening type.

The process of internal review for administrative approval shall be as follows:

- (1) The City Engineer evaluates and approves the proposed fence location and height, taking into consideration applicable codes;
- (2) The Traffic Engineer evaluates and approves the proposed fence location and height, taking into consideration applicable codes;
- (3) The Building Official evaluates and approves the application in light of applicable codes and regulations; and
- (4) The Director of Planning and Community Development or their designee evaluates and approves the application in light of applicable Norman zoning and development codes, regulations, guidelines and policies.

CONCLUSION: Staff forwards this possible amendment to the current fencing requirements located in Chapter 36, Zoning Ordinance as Ordinance No. O-2324-24 to the Planning Commission for consideration and recommendation to City Council.

Ordinance No. O-2324-24

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-552, FENCING, WALLS AND SCREENING, OF CHAPTER 36, ZONING, OF THE CODE OF THE CITY OF NORMAN, TO ALLOW FOR ADMINISTRATIVE REVIEW AND APPROVAL OF REQUESTS FOR VARIATIONS IN FENCE HEIGHT IN THE A-1, GENERAL AGRICULTURAL DISTRICT, A-2, RURAL AGRICULTURAL DISTRICT, AND RE, RESIDENTIAL ESTATE DWELLING DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

§ 1. That Section 36-552 of Chapter 36 of the Code of the City of Norman shall be amended to read as follows:

36-552 Fencing, Walls, And Screening

- (a) ~~In a residentially zoned district~~ ~~district zoned or used for one or two family dwellings,~~ fencing or screening may not project ~~into any~~ forward of a required front setback line, unless such fencing is less than four (4) feet in height.
- (b) In any district zoned A-1, A-2 or RE, upon submittal of an application and necessary information, as required by the Planning & Community Development Department, an applicant may seek the approval of the Administrative Review Committee for alternative fence heights. The Administrative Review Committee shall be composed of the City Engineer, the Traffic Engineer, the Building Official and the Director of Planning and Community Development, or their designee. The Administrative Review Committee may approve such requests where all of the following occur:
- (1) The City Engineer evaluates and approves the proposed fence location and height, taking into consideration applicable codes;
 - (2) The Traffic Engineer evaluates and approves the proposed fence location and height, taking into consideration applicable codes;
 - (3) The Building Official evaluates and approves the application in light of applicable codes and regulations; and
 - (4) The Director of Planning and Community Development or their designee evaluates and approves the application in light of applicable Norman zoning and development codes, regulations, guidelines and policies.

Notwithstanding the above, approval for fence height in excess of ten (10) feet must be sought from the Board of Adjustment pursuant to 36-570.

(c) Fencing along the side or rear property lines:

- (1) May be erected within any utility easement but is subject to removal by any franchised utility company whenever installation or repair of their facilities is required.
- (2) Excepting an allowance obtained pursuant to subpart (b) herein, mMay not exceed eight (8) feet in height, unless the written consent of the abutting property owner is secured, or the Board of Adjustment approves the height, location, and materials as a special exception.
- (3) May not be constructed of corrugated fiberglass, corrugated metal, or unpainted sheet metal, nor contain any barbed wire.
- (4) Walls of brick or masonry material, which require a permanent foundation, may not be constructed within any designated utility easement without the written consent of all affected utility franchise holders.
- (5) For parking areas containing six or more parking spaces and/or other vehicular use areas of at least 900 square feet of impervious area to be used as parking, the owners shall screen from any abutting lot zoned or used for single-family purposes by a solid opaque fence at least six (6) feet in height.

(bd) The side and rear property boundaries of all lots used for commercial, industrial, and multi-family uses shall be screened from any abutting lot zoned or used for single-family or two-family purposes by a solid opaque fence at least six (6) feet in height.

- (1) Such fence shall be constructed of any material except for corrugated fiberglass, corrugated metal, or unpainted sheet metal, nor contain any barbed wire.
- (2) No screening may exceed eight (8) feet in height, unless approved by the City Council as part of a specific site plan or granted as a special exception by the Board of Adjustment.
- (3) Any fence requiring a permanent foundation may not be constructed within a utility easement unless written approval has been granted by all affected utility franchise holders.
- (4) Whenever the proposed use abuts a public alley that is shared with one- or two-family dwellings, opaque screening shall be installed on the commercial, industrial,

or multifamily property, and shall be solid and continuous except for requiring openings or access drives.

- (5) Such screening must be continuously maintained in good condition and repaired or replaced within a reasonable time period.

§ 2. 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 _____, 2023.

NOT ADOPTED this _____ day
of _____, 2023.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)