



CITY OF NORMAN, OK
PLANNING COMMISSION MEETING
Development Center, Conference Room A, 225 N Webster Ave
Thursday, February 13, 2025 at 5:30 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 call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

ROLL CALL

NON-CONSENT ITEMS

201 W Apache Zoning

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-19: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS ONE (1) AND TWO (2), IN BLOCK SEVEN (7), OF D.L. LARSH'S FIRST ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CCFBC, CENTER CITY FORM-BASED CODE, URBAN RESIDENTIAL FRONTAGE, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (201 W APACHE ST)

4020 E Tecumseh Special Use, NORMAN 2025 Amendment, Preliminary Plat

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-82: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE VERY LOW RESIDENTIAL AND COUNTRY RESIDENTIAL DESIGNATIONS AND PLACE THE SAME IN THE INSTITUTIONAL DESIGNATION. (4020 E TECUMSEH ROAD)
3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-25: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR MUNICIPAL USE IN THE RE, RESIDENTIAL ESTATES DWELLING DISTRICT FOR PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4020 E TECUMSEH ROAD)
4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-7: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY THE CITY OF NORMAN – NORMAN UTILITES AUTHORITY (SBR, ENGINEERING SURVEY PLANNING) FOR NORMAN GROUNDWATER FACILITY FOR 28.2733 ACRES OF PROPERTY LOCATED AT 4020 EAST TECUMSEH ROAD.

2710 36th Ave NW Rezoning and NORMAN 2025 Amendment

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-81: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE NORTH HALF (N/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (2710 36TH AVENUE NW)

This item has been postponed to the March 13, 2025 meeting.

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-24: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE NORTH HALF (N/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL

DISTRICT AND PLACE THE SAME IN THE O-1, OFFICE-INSTITUTIONAL DISTRICT;
AND PROVIDING FOR THE SEVERABILITY THEREOF. (2710 36TH AVENUE NW)

This item has been postponed to the March 13, 2025 meeting.

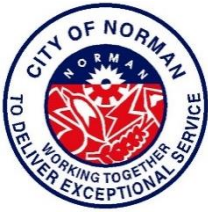
PLANNING COMMISSION TRAINING

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-19: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS ONE (1) AND TWO (2), IN BLOCK SEVEN (7), OF D.L. LARSH'S FIRST ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CCFBC, CENTER CITY FORM-BASED CODE, URBAN RESIDENTIAL FRONTAGE, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (201 W APACHE ST)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/13/25

REQUESTER: DC Jones Holdings, LLC

PRESENTER: Anais Starr, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-19: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS ONE (1) AND TWO (2), IN BLOCK SEVEN (7), OF D.L. LARSH'S FIRST ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CCFBC, CENTER CITY FORM-BASED CODE, URBAN RESIDENTIAL FRONTAGE, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (201 W APACHE ST)

APPLICANT/REPRESENTATIVE	DC Jones Holdings, LLC/Matt Peacock
LOCATION	201 W Apache Street
WARD	4
CORE AREA	Yes
REQUESTED ACTION	Rezoning from Center City Form Based Code, Urban Residential Frontage, District to Center City Form Based Code Planned Unit Development.
LAND USE PLAN DESIGNATION	Low Density Residential
GROWTH AREA DESIGNATION	Current Urban Service Area

BACKGROUND:

The applicant requests to rezone the parcel located on the northwest corner of S Santa Fe Avenue and W Apache Street, designated as Center City Form Based Code District, Urban Residential Frontage, 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 a 16,000 square foot four-story, mixed-use commercial and residential building, as illustrated in Exhibit A, Site Development Plan. The CCPUD proposes retail sales and services - commercial uses - on the ground floor and six (6) 3-bedroom residential dwelling units on the upper floors – for a total of eighteen (18) bedrooms. Open space will be provided in rear of the north side of the building and on the roof deck. The current CCFBC code for such a development on this parcel requires provision of eighteen (18) parking spaces. With this CCPUD the applicant is requesting to reduce this number and instead provide thirteen (13) parking spaces for this development. As proposed, six (6) tandem parking spaces will be provided by an on-site parking area with access off the alleyway. Five (5) on-street parking spaces will be installed along S Santa Fe Avenue and an additional two (2) on-street parking spaces will be installed on W Apache Street.

The proposed four-story commercial/residential structure will be brought two feet (2') closer to the sidewalk along the S Santa Fe Avenue frontage. The proposed location of the new building crosses the established Required Build Line in this District. Therefore, through the request for this CCPUD, the applicant proposes the RBL be moved to three feet (3') behind the property line from the current five foot (5') Required Build Line.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: This property is already platted; therefore, Greenbelt is not a requirement for this request.

PRE-DEVELOPMENT: A Pre-Development meeting is not required for this application.

BOARD OF PARKS COMMISSIONERS: Parkland dedication is not required for this application.

CCFBC ORDINANCE CITATION:

APPENDIX B, SEC. 520 CENTER CITY PLANNED UNIT DEVELOPMENT - CCPUD

A. Statement of Purpose: It is the intent of this section to provide an alternative zoning district for the Center City Area as defined in the Center City Form Based Code (CCFBC). This Center City Planned Unit Development District (CCPUD) is specifically catering to the Center City Area because of the size of lots, the lack of vacant land and other distinguishing characteristics in this area that make the use of the existing PUD regulations not feasible. The CCPUD encourages developments that create the character of development envisioned in the CCFBC.

Specifically, the purposes of this section are to:

1. Provide an alternative zoning district to the CCFBC where a property owner proposes a development that does not meet the strict regulations required in the CCFBC.
2. Provide open space/street space that is compatible with the concepts of the CCFBC.
3. Provide comprehensive and innovative planning and design for a development which is consistent and compatible with surrounding developments.
4. Provide more efficient and economic use of land resulting in an urban/ pedestrian environment.

5. Provide complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.
6. Encourage developments that achieve community goals, such as, but not limited to, aging in place, or affordable housing, or other emerging trends in housing, that may not be able to meet all the required elements of the Center City Form Based Code.

STAFF ANALYSIS:

The applicant is requesting this CCPUD in order to build the desired structure illustrated on the attached drawings, which includes a unique building with curved façades at two corners. The applicant is able to comply with many of CCFBC requirements. However, due to the requirements for this parcel and the design of the desired structure, the applicant is requesting a variety of modifications to the Center City Form-Based Code, as follows:

1. Move the Required Build Line along S Santa Fe Avenue frontage from five feet (5') behind the property line to three feet (3') behind the property line. The W Apache Street Required Build Line will remain ten feet (10') behind the property line.
2. Allowances for additional commercial and civic uses on the ground floor including Recreation/Entertainment, Restaurant, Bar, Lounge, and Tavern uses.
3. Allow the use of temporary signage in the form of a grand opening banner for future commercial tenants.
4. Allow fenestration and façade composition as shown in Elevation Drawings, Exhibit C.
5. Allows the required Landscaping for the Open Space to be installed in front of the building along W Apache Street and S Santa Fe Avenue, as shown on the Site Development Plan. This would be a variance from the CCFB Code, which requires ground-level landscaping to be located behind the Parking Setback Line. Additionally, due to the space limitations, shrubs instead of trees will be utilized for the landscaping and will be provided in front the building.
6. Allowance for thirteen (13) parking spaces instead of CCFBC required 18 parking spaces.
7. Allow the impervious surface for the parcel to be a maximum of 85% while utilizing low-impact drainage improvements as listed in submitted Civil report and Drainage plans.
8. Requesting a ten foot (10') Clear Height for the Ground Story, a reduction from the required twelve foot (12') Clear Height.
9. Requesting an exemption from the Street Wall requirement along S Santa Fe Avenue from the rear of the building to the alleyway to accommodate the curved building design.
10. Allow for chamfered corner entries which setback from the Required Build Line at the corner of S Santa Fe Avenue and W Apache Street.
11. As an amenity, the applicant will provide eight (8) bike racks instead of the required three (3).

USE: Residential uses are proposed for floors two (2) through four (4) while the ground floor is allowed to have a variety of commercial and civic use as listed in the Permissible Uses Section of the CCPUD Narrative.

PARKING: Under the existing CCFBC, Urban Residential Frontage, a residential structure with six (6) residential dwelling units and eighteen (18) bedrooms, requires eighteen (18) parking spaces. The applicant is proposing to provide six (6) on-site parking spaces, and seven (7) on-street parking spaces for a total thirteen (13) parking spaces for this development.

LANDSCAPING: The CCPUD narrative calls for Street Trees to be provided along S Santa Fe Avenue and W Apache Street as required under the CCFBC. The CCPUD allows the required Open Space Landscaping to be located in front of the building instead of behind Parking Setback Line as prescribed in the CCFBC. Due to the limited space in front of the building, the applicant is proposing shrubs instead of the required trees for the Open Space as indicated in Exhibit A, Site Development Plan.

SIGNAGE: The CCPUD states all signage shall comply with 402. General Provisions, Section M of the CCFBC.

LIGHTING: The project shall comply with the requirements of the CCFBC under 402. General Provisions, Section N. Lighting & Mechanical.

SANITATION/UTILITIES: The applicant is providing a dumpster with enclosure to service the sanitation needs of the Property.

FENCING/WALLS: The CCPUD is requesting to move the Street Wall to the property line in order to accommodate the unique curved facade of the structure and to screen the parking lot.

PARKS: Centennial Park at 411 W Symmes Street is approximately four blocks from the Property.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed structure meets the stated goal of the Center City Form-Based Code District by creating a pedestrian-oriented mixed-use building. The addition of ground floor commercial will provide the much-desired local retail or service opportunities that many residents have indicated they would like to see in the Center City. The unique design of the building will complement the adjacent CCFBC structures. The requested Required Build Line along S Santa Fe Avenue will place this building three (3) feet from the east property line while the structure located on the south side of W Apache Street will setback five feet from the east property line. Though the proposed building will not be “in line” with the existing structure to the south, the difference in placement will be less noticeable since the properties are separated by W Apache Street. Some variations in site design is to be expected as these sites within the Center City Form Based Code area develop independently from one another.

The CCPUD allows the use of shrubs located in front of the building instead of trees and for the required landscaping to be located in front of the building along W Apache Street and S Santa Fe Avenue. The landscaping provides a greenspace in front of the structure making it a more pedestrian friendly environment, creating more of a connection to the pedestrian activity.

As noted in the above section “Parking”, under the current Code, the site would require eighteen (18) parking spaces. The applicant is requesting a CCPUD, the applicant is writing their own zoning regulations for this site. The goal of the Center City District is redevelopment; redevelopment with more intense uses than previously occurring in the District. The development does not meet the established parking requirement but the redevelopment of the lot does meet the intent of the Center City Form Based Code – repeated here:

APPENDIX B, SEC. 520 CENTER CITY PLANNED UNIT DEVELOPMENT - CCPUD

A. Statement of Purpose: It is the intent of this section to provide an alternative zoning district for the Center City Area as defined in the Center City Form Based Code (CCFBC). This Center City Planned Unit Development District (CCPUD) is specifically catering to the Center City Area because of the size of lots, the lack of vacant land and other distinguishing characteristics in this area that make the use of the existing PUD regulations not feasible. The CCPUD encourages developments that create the character of development envisioned in the CCFBC.

Specifically, the purposes of this section are to:

- 1. Provide an alternative zoning district to the CCFBC where a property owner proposes a development that does not meet the strict regulations required in the CCFBC.*
- 2. Provide open space/street space that is compatible with the concepts of the CCFBC.*
- 3. Provide comprehensive and innovative planning and design for a development which is consistent and compatible with surrounding developments.*
- 4. Provide more efficient and economic use of land resulting in an urban/ pedestrian environment.*
- 5. Provide complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.*
- 6. Encourage developments that achieve community goals, such as, but not limited to, aging in place, or affordable housing, or other emerging trends in housing, that may not be able to meet all the required elements of the Center City Form Based Code.*

It is possible the lack of on-site parking could exacerbate current parking issues found in this portion of the District but this site is located in close proximity to downtown, Campus Corner and several other larger parking lots within the general vicinity which could show how this area can be better utilized as redevelopment occurs. Thirteen (13) parking spaces are proposed with this Property. Seven (7) are proposed as on-street spaces, which cannot be reserved for tenants. The applicant is providing six (6) spaces reserved solely for the use of the future tenants of this structure. The CCFB code requires 18 parking spaces for developments of this size. Through this CCPUD, the applicant is requesting a relaxation of parking requirements for this development. There is public parking within this general vicinity that could accommodate the needs of the site.

This is an example of how the area is trending with future developments. The goal of Center City Form Based Code was to increase density, create walkable/park once environment. This mixed use building in this location could be the facilitator for this type of possible redevelopment.

OTHER AGENCY COMMENTS:

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

PUBLIC WORKS/ENGINEERING: The total impervious area for the property will increase to 84.9% from the allowable 65% maximum, which requires an engineered solution. Submitted Civil Plans and Drainage report provides Low Impact Development measures as listed in Section 7000 of the EDC. Drainage for the new development will utilize existing drainage systems, as

well as underground detention storage consisting of infiltration trenches located in the parking area near the alley.

TRAFFIC ENGINEER: No traffic issues or impacts are anticipated.

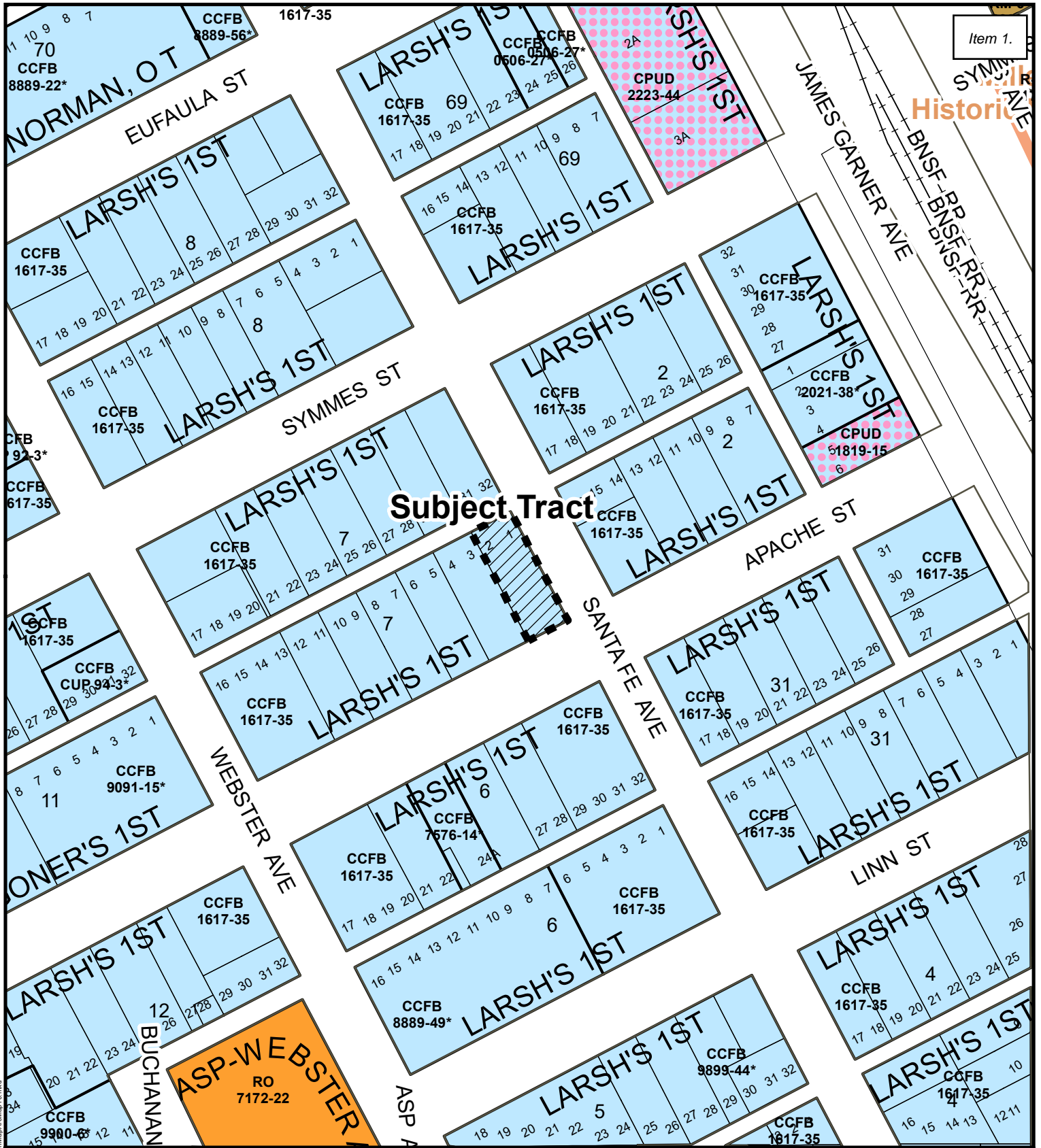
UTILITIES:

Water: At the time of building permit: Show all proposed domestic, fire, and irrigation services. Domestic and fire water services are required to be separate and must be new service lines from the main to the structure. In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The Developer is responsible for designing and constructing all fixtures and systems to provide adequate domestic and fire protection under minimum pressure conditions. The Developer will be responsible for any failure of domestic and fire protection systems that require water in excess of 25 psi. Existing water services not proposed to be used must be abandoned at the main and existing material information must be provided to the Utilities Department.

Wastewater: Show proposed sewer service(s). Existing sewer service(s), if not to be reused, must be abandoned at the main at the time of building permit.

Sanitation: Solid waste service only. Recycling will only be available through the use of one of the regional recycling centers.

CONCLUSION: Staff forwards this request for Center City Planned Unit Development and Ordinance O-2425-19 to Planning Commission for consideration and a recommendation to the City Council.

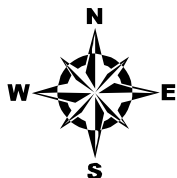


Subject Tract

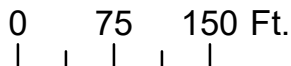
Location Map





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.



November 5, 2024



-  Subject Tract
-  Zoning

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201 W. Apache

Norman, Oklahoma

Owner:
DC Jones Holdings, LLC

Prepared By:
Peacock Design, LLC

A CENTER CITY PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING

Submitted December 2, 2025
Revised, February 7, 2025

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EXHIBITS

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I. INTRODUCTION

A. Background and Intent

This Center City Planned Unit Development (the “**CCPUD**”) is submitted for the development of the 201 W. Apache Street property (the “Property”). The Property is located at the intersection of West Apache and S. Santa Fe Ave. The legal description is attached in **Exhibit B**.

The site is an existing vacant lot with existing utility services as well as existing alley access.

It is the intent of the owners to redevelop the Property in order to accommodate the gaps in the housing market while meeting the vision for the Center City. The Applicant is DC Jones Holdings, LLC. The project will feature a 16,000 SF mix-used building, consisting of ground floor commercial, with three floors of residential above, for a total of four floors plus an occupied roof deck. There will be 2 residential units per floor, consisting of 3 bedrooms per unit, for a total of 18 bedrooms.

The property is zoned CCFBC, Center City Form Based Code Urban Residential Frontage. The Applicant is requesting a CCPUD in order to redevelop the parcel to be in-line with the existing structures on this block and to bring neighborhood scaled commercial services to an area that has strong walkability and density. Beyond these variances, the applicant is able to conform to most of the other detailed CCFBC code provisions. Therefore, in the spirit of fulfilling the vision of CCFBC, the Applicants bring this CCPUD forward with requested variances from the CCFBC as is necessary for this proposed redevelopment. In order to accomplish these goals, the applicant hereby requests a rezoning to a CCPUD.

II. PROPERTY DESCRIPTIONS/EXISTING CONDITIONS

A. Location

The Property is located at 201 W. Apache St. The Property is on the northwest corner of W Apache St and S Santa Fe Ave. The specific location is illustrated on the attached Site Plan, as **Exhibit A**. See **Exhibit B** for legal description.

B. Existing Land Use and Zoning

The Property is currently zoned CCFBC, Urban Residential Frontage. The property currently contains a vacant lot with existing utility services.

C. Elevation and Topography

The existing Property currently consists of a vacant lot after removal of the existing house. The lot is generally flat.

D. Drainage

The property currently drains to the alley and then towards Santa Fe Ave, which is located along the eastern side of the property.

E. Utility Services/ Public Works

The Property is already platted. All required utility systems for the project (including water, sewer, gas, and electric) are in immediate proximity to the Property, and long established.

F. Fire Protection Services

Fire protection services are as provided by the City of Norman Fire Department and per the City of Norman regulations for such.

G. Traffic Circulation and Access

West Apache Street is located along the front of the parcel, and Santa Fe is located along the east side of the property. Vehicle access is currently available through the existing alley entrance.

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 the allowances contained in Section 520(F), Administration, of the CCFBC, and as thereafter amended.

A. Permissible Uses

In order to achieve the type of mixed-use, pedestrian oriented, and multi-modal development sought by the Project Plan, the Property will be allowed to contain commercial and civic uses, as well as residential units in the upper stories of the building to be constructed on the Property. This flexibility seeks to create a vibrant mixed-use development that will stabilize and strengthen this area, as desired by the Project Plan. A list of the allowable uses for the Property is included below;

Residential – Upper floors as defined and regulated by the CCFBC.

- Household Living
- Group Living
- Overnight Lodging
- Family Day Care Home
- Short Term Rental

Commerce – Ground floor as defined and regulated by the CCFBC.

- Household Living
- Group Living
- Office
- Overnight Lodging
- Recreation/Entertainment
- Family Day Care Home
- Retail Sales and Service
- Restaurant, Bar, Lounge, or Tavern
- Art Studio/Artisanal Manufacturing
- Gym, Martial Arts Studio, Fitness Center, or Similar Exercise Use

Civic – All floors as defined and regulated by the CCFBC.

- Museum, library
- Places of worship including church, mosque, synagogue, temple
- Police, fire, EMS station, substation
- Neighborhood arts center, Community Center or similar community facility (public)
- Farmers Market

B. Development Criteria

- 1. Siting.** The development shall comply with the setbacks shown on the Site Development Plan. To achieve a multimodal, pedestrian friendly environment, the Required Building Line (RBL) along Santa Fe Ave will be shifted to be 3' behind the property line (as opposed to the existing 5' behind the property line), and the RBL along Apache will remain at the existing 10' behind the property line. The RBLs identified in the Regulating Plan for this parcel shall be identified and reset, as applicable, in accordance with this CCPUD.

The CCFBC regulations for 18 bedrooms requires 18 parking spaces. This CCPUD proposes thirteen (13) spaces. Six (6) designated Parking Spaces will be provided at the rear of the building with alley access, with an additional seven (7) Parking Spaces proposed as on-street parking at both Santa Fe and Apache, as shown on the Site Development Plan.

The new structure on the Property, shall be built at 100% of the RBL along the address frontage of Apache on the Property, and shall be built at a minimum of 65% of the RBL along Santa Fe Ave. The RBL incorporates an offset area or depth of 24-inches behind the RBL (into the buildable area) allowing for jogs, façade articulation, etc. Therefore, where the façade is placed within that

24-inch zone, it is considered to be “built to” the RBL. All on-site parking is to be located behind the Parking Setback Line for the address frontage of Apache St. The Parking Setback Line will remain at 40’, as identified on the CCFBC Regulating Plan. There will be a 48” tall street wall between the building and the alley along the Santa Fe property line instead of the required RBL, as shown on the Site Development Plan. This street wall will be constructed of steel panels welded to a steel tube frame set on concrete footings.

2. **Building Height.** The new structure on the parcel shall be at least two stories in height at the RBL but no more than five stories. The ground story finished floor elevation shall be no lower than 14-inches above the average fronting public sidewalk elevation. The ground story shall have a clear height of 10’-0” to the bottom of the exposed structure, and an effective height of approximately 11’-8” to the underside of the second floor deck. The second floor finish floor height will be at 12’-0” to accommodate a single run stair without landings. The minimum clear height for the third and fourth floor stories is 9’-0”.
3. **Elements.** The Property shall be built in accordance with the terms of this CCPUD, Exhibit A – Site Development Plan, and Exhibit C – Conceptual Elevation Drawings. The Ground Story Facades may be chamfered to form corner entries on the northeast and southeast corners of the building. Additionally, due to the unique design of the structure, the building will be allowed to be exempt from the requirements of 402.B.2.II “Complete and discrete” façade required for street frontage lengths exceeding 75 feet for Urban Residential. The project will have 87 feet of street frontage along Santa Fe, with two distinct curved sections occupying approximately 15 feet of frontage each, and one straight section occupying approximately 57 feet of frontage.
4. **Unit Minimum and Bedrooms**

This parcel will be developed with a minimum of 3 dwelling units. There is not a maximum number of units. The Ground Story commercial unit may count towards the minimum unit requirement. Each residential dwelling unit shall contain no more than three bedrooms.
5. **Fenestration**
 - Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines (RBL), and other fronting exterior walls, provided the walls are not within 3 feet of the property line.
 - Ground story fenestration shall comprise between 33% and 70% of the ground story facades, and other fronting exterior walls, provided they are not within 5 feet of the property line.

- Upper story fenestration shall comprise between 20% and 70% of the façade, and other fronting exterior wall area per story provided they are not within 5 feet of the property line. Upper story fenestration shall comprise between 10% and 70% of the upper story fronting exterior walls that are 3-5 feet from the property line.
6. **Sanitation.** Sanitation service will be provide via a dumpster on site within a dumpster enclosure as shown on the Site Development Plan.
7. **Signage.** All signage shall comply with 402. General Provisions, Section M of the CCFBC, Permitted within the area between the second story floor line and the first floor ceiling with a horizontal band not to exceed two feet in height. This band shall not be higher than 20 feet or lower than 10 feet above the adjacent sidewalk. Company logos may be placed within the aforementioned band or painted within ground floor or second story windows. Blade signs that comply with the following will be allowed; No more than 5 feet wide, containing a maximum of 25 square feet per side. Minimum 9 foot clear height above the sidewalk. May be hung from the façade, overhang, or awning. Vertically oriented blade signs less than 30 inches wide may contain up to 30 square feet per side. The Property shall feature building address numbers which shall not exceed 18 inches (18") in height or width. Allowance for Temporary signage, limited to one grand opening banner sign per tenant up to a maximum of 60 square feet, which may be displayed for a period of thirty (30) days. There shall be only one grand opening allowed per business and this grand opening must occur in conjunction with the time the business first opens to the public at this location. No other temporary signs, beyond what is allowed in Section 402(M), Signage, of the CCFBC, as amended thereafter.
8. **Traffic access and sidewalks.** The access from the existing alley will remain with this redevelopment. Access for pedestrians is planned along Apache Street and Santa Fe St where the main entrances are located. New ramps will be provided on property to achieve ADA accessibility from the public sidewalks, and new stairs will be provided on property to achieve pedestrian access from the public sidewalks. The sidewalk along both Apache and Santa Fe will be replaced to comply with current CCFBC standards. Street is existing as illustrated in the attached, Site Development Plan. Any damage to existing sidewalks will be replaced prior to a Certificate of Occupancy. On-site and

street parking is shown on the site plan. Bicycle parking racks shall be provided as illustrated on the Site Development Plan attached **Exhibit A** and will meet Appendix C, Bicycle Parking Design Guidelines of the CCFBC.

9. Lighting. The project shall comply with the requirements of the CCFBC under 402. General Provisions, Section N. Lighting & Mechanical, as amended thereafter.

10. Drainage. The proposed building will have a low slope roof pitched north towards the alley, which will sheet drain into a gutter and downspout collector, to then be discharged into an underground detention storage system. The parking area on the project will be sloped to sheet drain towards the alley and then Santa Fe Ave. The total impervious area for the property will increase to 84.9% from the allowable 65% maximum, and therefore will utilize Low Impact Development measures as listed in Section 7000 of the EDC. Drainage for the new development will utilize existing drainage systems, as well as underground detention storage consisting of infiltration trenches located in the parking area near the alley. It is the intent that the roof downspouts will also be tied directly into this underground stormwater storage system and then all of the site stormwater will be slowly released to the public stormwater system. This redevelopment project will meet *Part 8. Site Development Requirements* found in the CCFBC.

11. Open Space. Open space will be provided on the occupied roof deck and the ground floor, as indicated on the attached Site Development Plan, **Exhibit A**. The open space on the ground floor will be located behind the parking setback line and RBL for Apache St. The open space provided on roof may be located anywhere on the roof deck. The total square footage of open area provided in the project complies with the 15% open area requirement, with 321 SF (of the 916 SF required) located on the ground, and with 735 SF located on the occupied roof deck, behind the RBL and Parking Set Back line, for a total of 1056 SF of open space on the property.

12. Landscaping. Refer to attached **Exhibit A**, Site Development Plan, for the street trees in street tree alignment area. Any trees planted shall be of a species that is listed in Section 506. Tree Lists, 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. Open Space landscaping to be provided as indicated on Exhibit A, Site Development Plan. Required Open Space landscaping to be located in front of the building instead behind the Parking Setback Line. Shrubs will be utilized

instead of trees to meet the Open Space landscaping requirements.

Parking Refer to attached **Exhibit A**, Site Development Plan for the number of on-site parking spaces provided, their location, and size. The CCFBC regulations requires 18 parking spaces for 18 bedrooms. This CCPUD is proposing to supply 13 parking spaces with the Property. (6) designated Parking Spaces, including 1 van accessible space, shall be placed at the rear of the building with alley access, with an additional (7) Parking Spaces proposed as on-street parking at both Santa Fe and Apache for a total of thirteen (13) parking spaces.

13. Architectural Materials (exteriors). The Center City is a compact, walkable, mixed-use urban district. Traditional, sustainable, durable materials appropriate to the central Oklahoma climate will be utilized. Innovative, energy-efficient materials appropriate to a pedestrian-scaled urban environment will be used for this development.

The following materials are proposed:

- Unit Masonry Veneer
- Anodized or Weathering Steel Panel
- Glass and Glazing Systems
- High-Impact EIFS
- Concrete
- Aluminum Panel with concealed fasteners

The following materials are prohibited:

- Any lap siding except natural wood or cementitious fiberboard.
- Composition roofing shingles used as a wall material
- Exposed fastener metal, R-Style panels.
- Artificial stucco or EIFS, except high impact quality

C. CCFBC Standards

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 proposed variances for this CCPUD are as follows:

1. Move the Required Building Line (RBL) along Santa Fe Avenue from five (5') feet behind the property line forward to three (3') behind the property line.
2. Allowance of additional Commerce and Civic uses on the ground floor units in addition to, or in alternative to, only Retail Sales and Service uses. These are included to foster a mixed-use, pedestrian focused development and include Recreation/Entertainment and Restaurant, Bar, Lounge, or Tavern.
3. Allowance for Temporary signage, limited to one grand opening banner sign per tenant up to a maximum of 60 square feet, which may be displayed for a period of thirty (30) days. There shall be only one grand opening allowed per business and this grand opening must occur in conjunction with the time the business first opens to the public at this location. No other temporary signs, beyond what is allowed in Section 402(M), Signage, of the CCFBC, as amended thereafter.
4. Exemption from 402.B.2.II "Complete and discrete" façade required for street frontage lengths exceeding 75 feet for Urban Residential. The project will have 87 feet of street frontage along Santa Fe, with two distinct curved sections occupying approximately 15 feet of frontage each, and one straight section occupying approximately 57 feet of frontage.
5. Landscaping will be provided as shown on the Site Development Plan. This CCPUD will allow required Open Space landscaping to be located in front of the building instead behind the Parking Setback Line. Shrubs will be utilized instead of trees to meet the Open Space landscaping requirements.
6. Requesting a 10' Clear Height for the Ground Story instead of the required 12' Clear Height.
7. Allowance for chamfered corner entries on the northeast and southeast corners. The building will not meet the RBL at these two corners.
8. Exemption from on-site parking requirement. The project requires (18) parking spaces be placed on-site. Six (6) Parking Spaces shall be placed at the rear of the building with alley access, with an additional seven (7) Parking Spaces proposed as on-street parking at both Santa Fe and Apache, as shown on the Site Development Plan, for a total of thirteen (13) parking spaces.

9. Exemption from street wall requirement at the RBL. There will be a 48" tall street wall between the building and the alley along the Santa Fe property in line instead of the required RBL, as shown on the Site Development Plan. This street wall will be constructed of steel panels welded to a steel tube frame set on concrete footings.

Exhibit A
Site Development Plan

Exhibit B
Legal Description

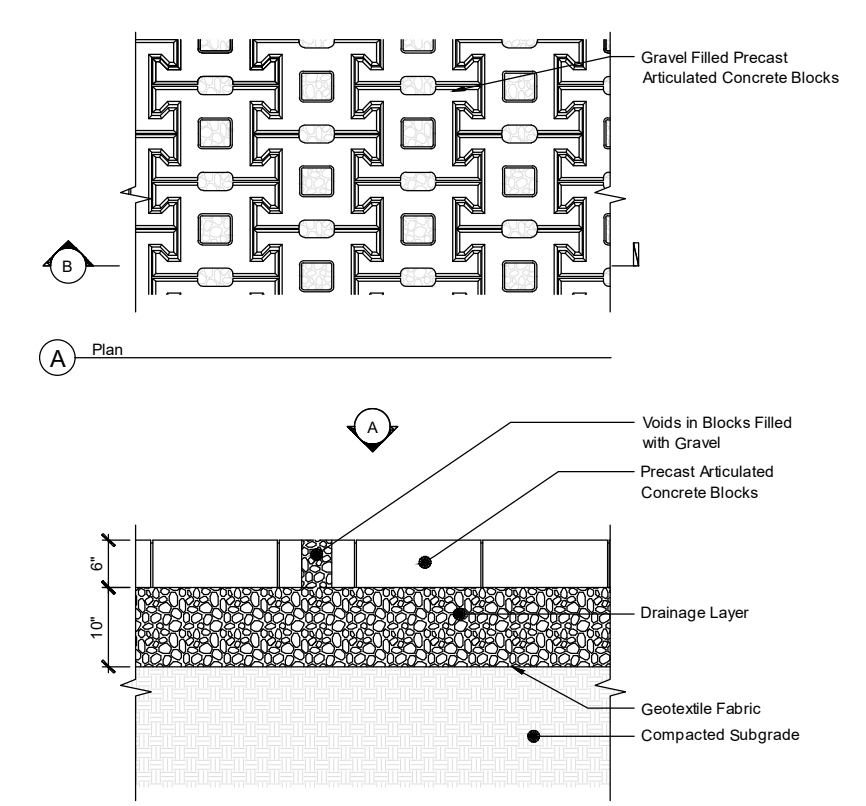
Lots One(1) and Two (2), in Block Seven (7), of D.L. LARSH'S FIRST ADDITION to Norman, Cleveland County, Oklahoma, according to the recorded plan thereof.

Exhibit C
Conceptual Elevation Drawings

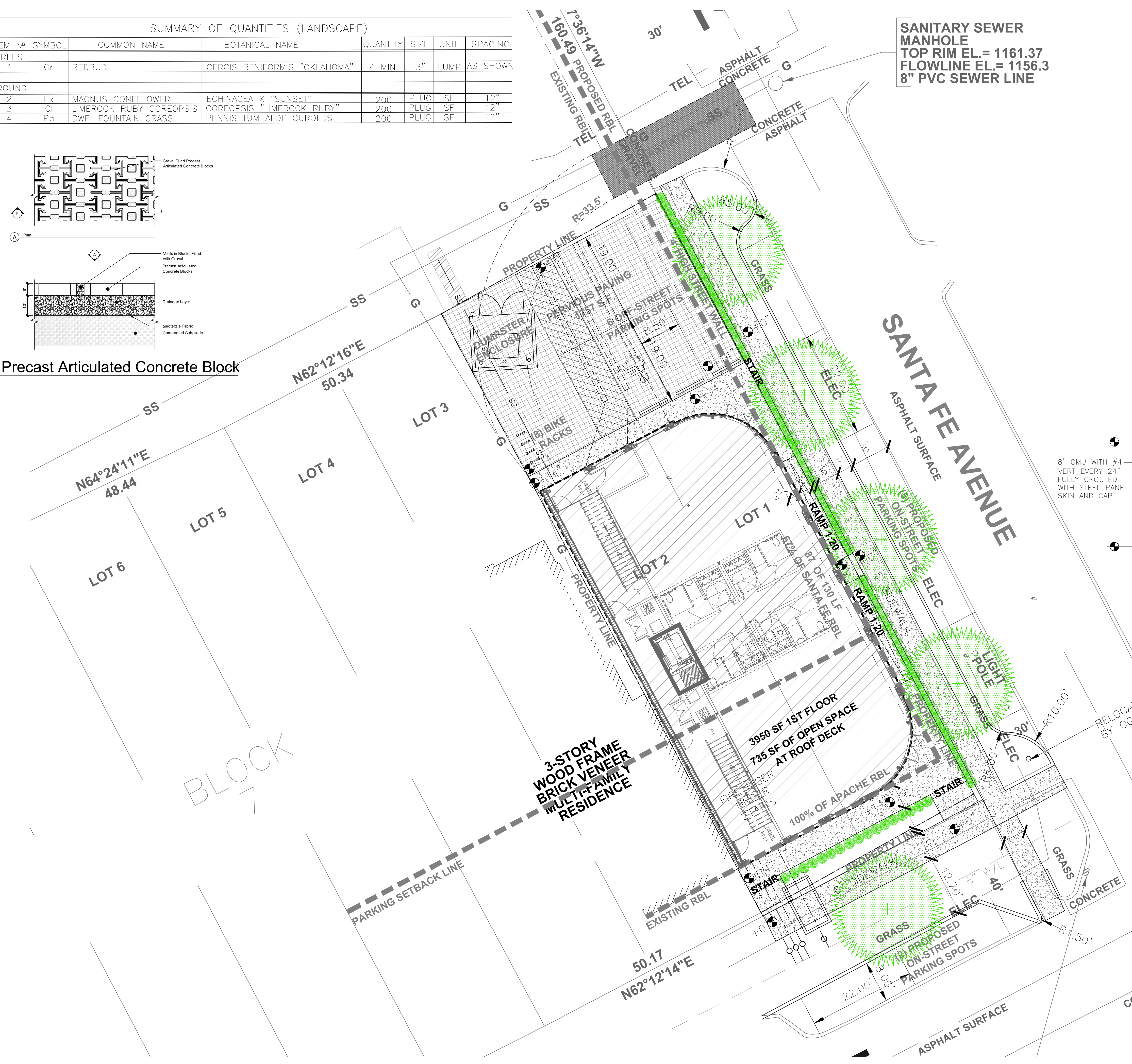


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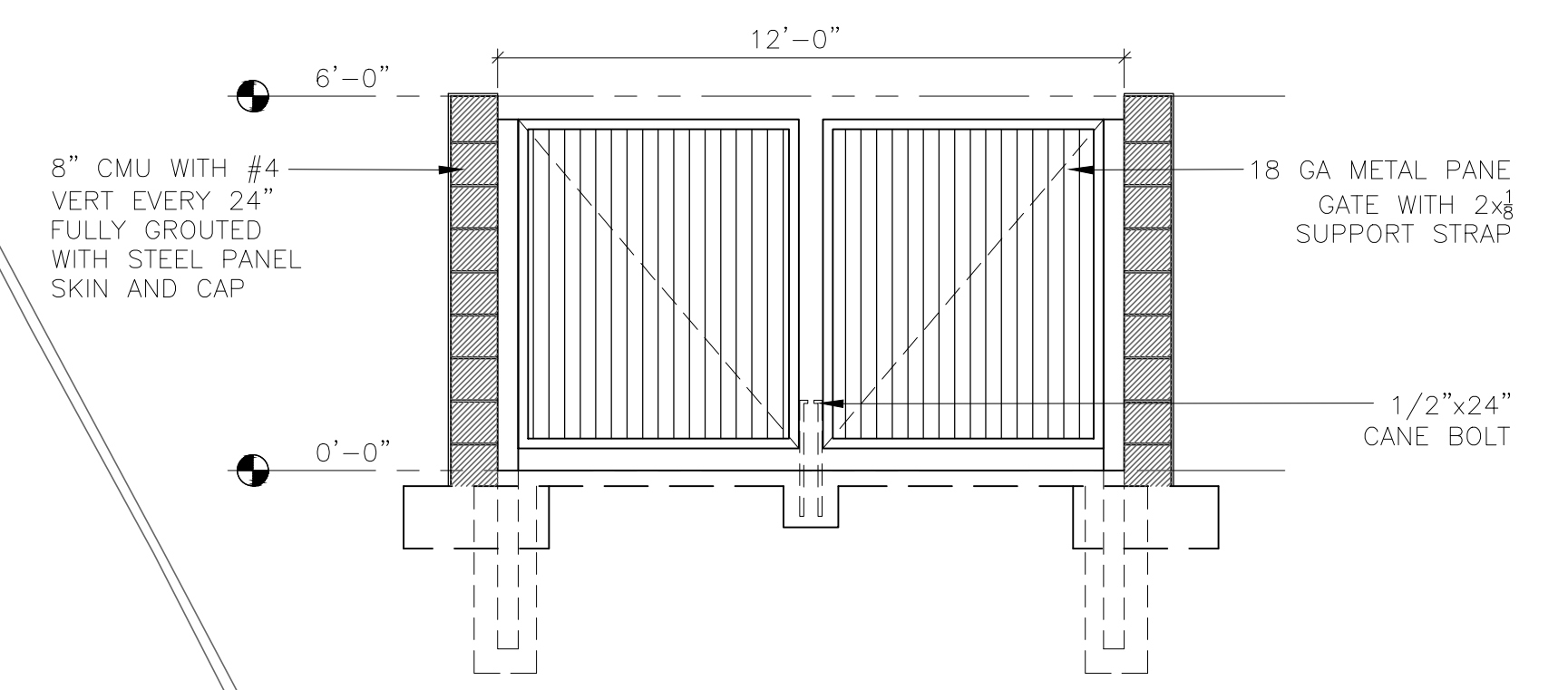
SUMMARY OF QUANTITIES (LANDSCAPE)							
ITEM NO	SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	UNIT	SPACING
TREES							
1	Cr	REDBUD	CERCIS RENIFORMIS "OKLAHOMA"	4 MIN.	3"	LUMP	AS SHOWN
GROUND							
2	Ex	MAGNUS CONFFLOWER	ECHINACEA X "SUNSET"	200	PLUG	SF	12"
3	Cl	LIMEROCK RUBY COREOPSIS	COREOPSIS "LIMEROCK RUBY"	200	PLUG	SF	12"
4	Pg	DWF. FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	200	PLUG	SF	12"



Precast Articulated Concrete Block



OPEN SPACE REQUIREMENT (15%)
BUILDABLE AREA = 6110 SF
OPEN SPACE REQUIRED (15%) = 916 SF
GROUND FLOOR PROPOSED = 321 SF
ROOFTOP PROPOSED = 735 SF
TOTAL PROPOSED = 1056
IMPERVIOUS COVERAGE REQUIREMENT (85%)
TOTAL SITE AREA = 6912 SF (100%)
HISTORIC COVERAGE = 2636 SF (38.1%)
PROPOSED COVERAGE BUILDING/PAVING = 4729 SF (68.4%)
PROPOSED COVERAGE PERVIOUS PAVING = 1900 SF (27.4%)
PERMEABILITY = 40% OF TOTAL = 760 SF INFILTRATION AREA
REMAINING = 60% OF TOTAL = 1140 SF
TOTAL PROPOSED IMPERVIOUS COVERAGE = 4729 + 1140 = 5869 SF (84.9%)



DUMPSTER ENCLOSURE DETAIL

NEW PROJECT PLANS FOR:
201 WEST APACHE
NORMAN, OK 73069

JOB # : 0398-001
DATE : 2 . 5 . 25
SCALE : AS SHOWN
SHEET NAME : EXHIBIT A SITE DEVELOPMENT PLAN
SHEET # : C2.0
REVISION # :

P.O. Box 720936
Oklahoma City, OK 73172
(405)577-2604
www.PEACOCKDESIGN.com

CERTIFICATE OF AUTHORIZATION:
#8609 EXP: JUNE 30, 2025
#03172 EXP: JUNE 30, 2025

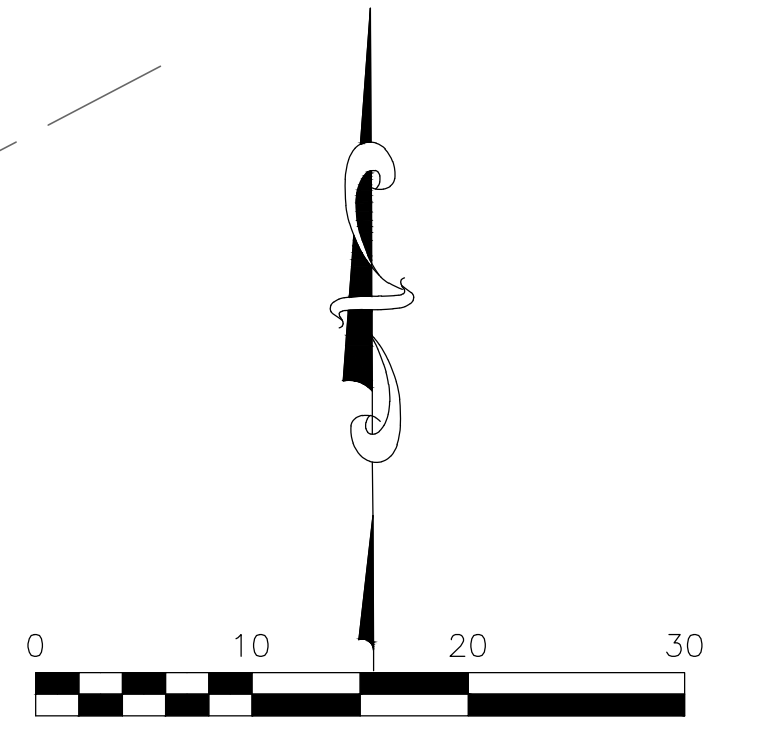
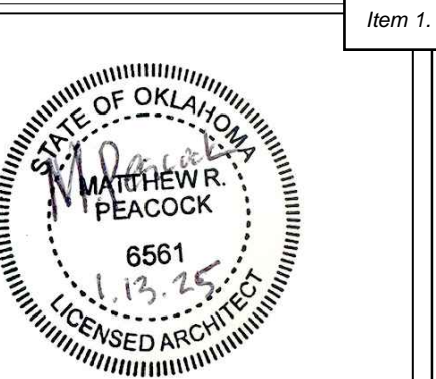
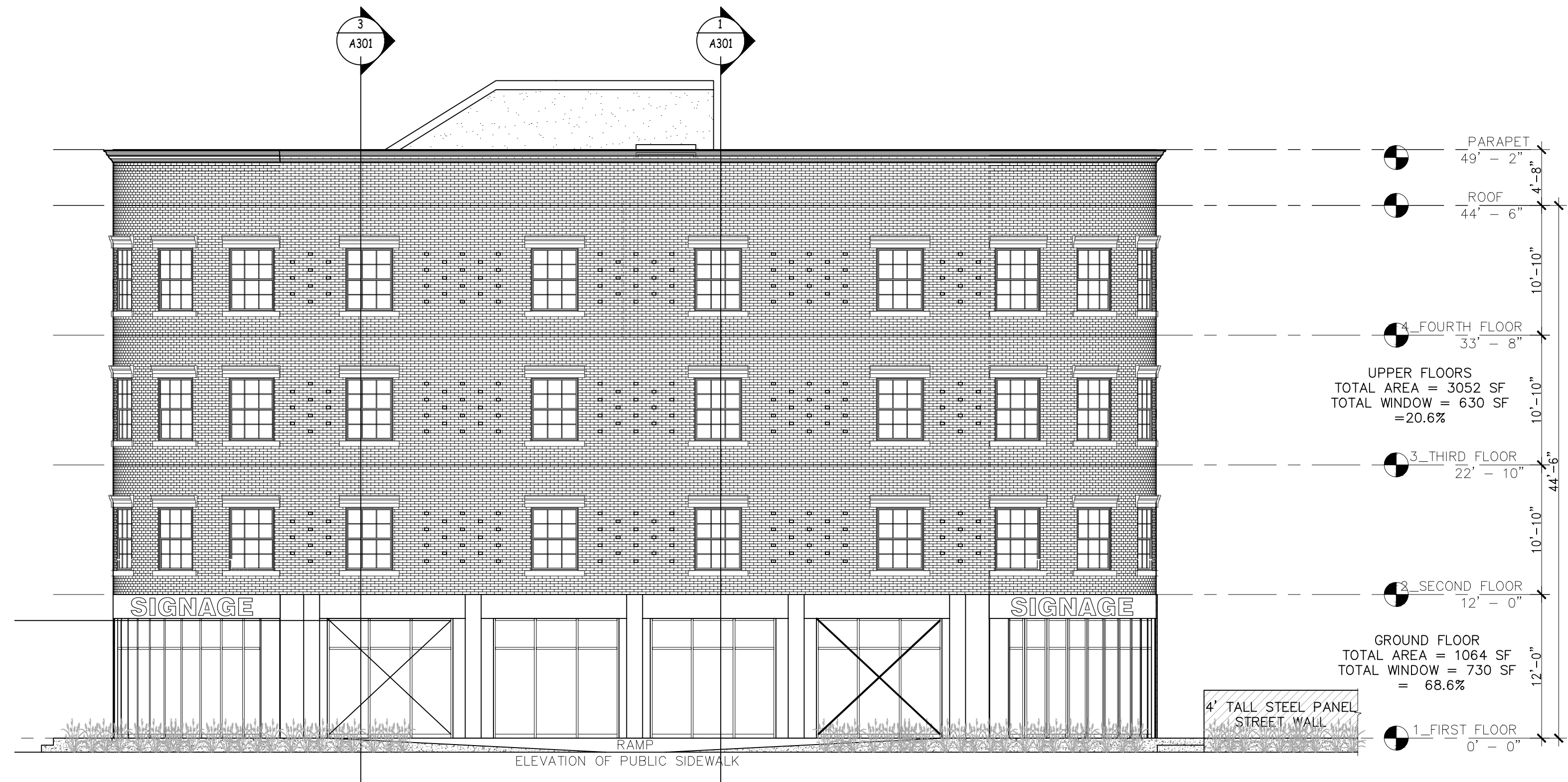


EXHIBIT "A"
SITE DEVELOPMENT PLAN

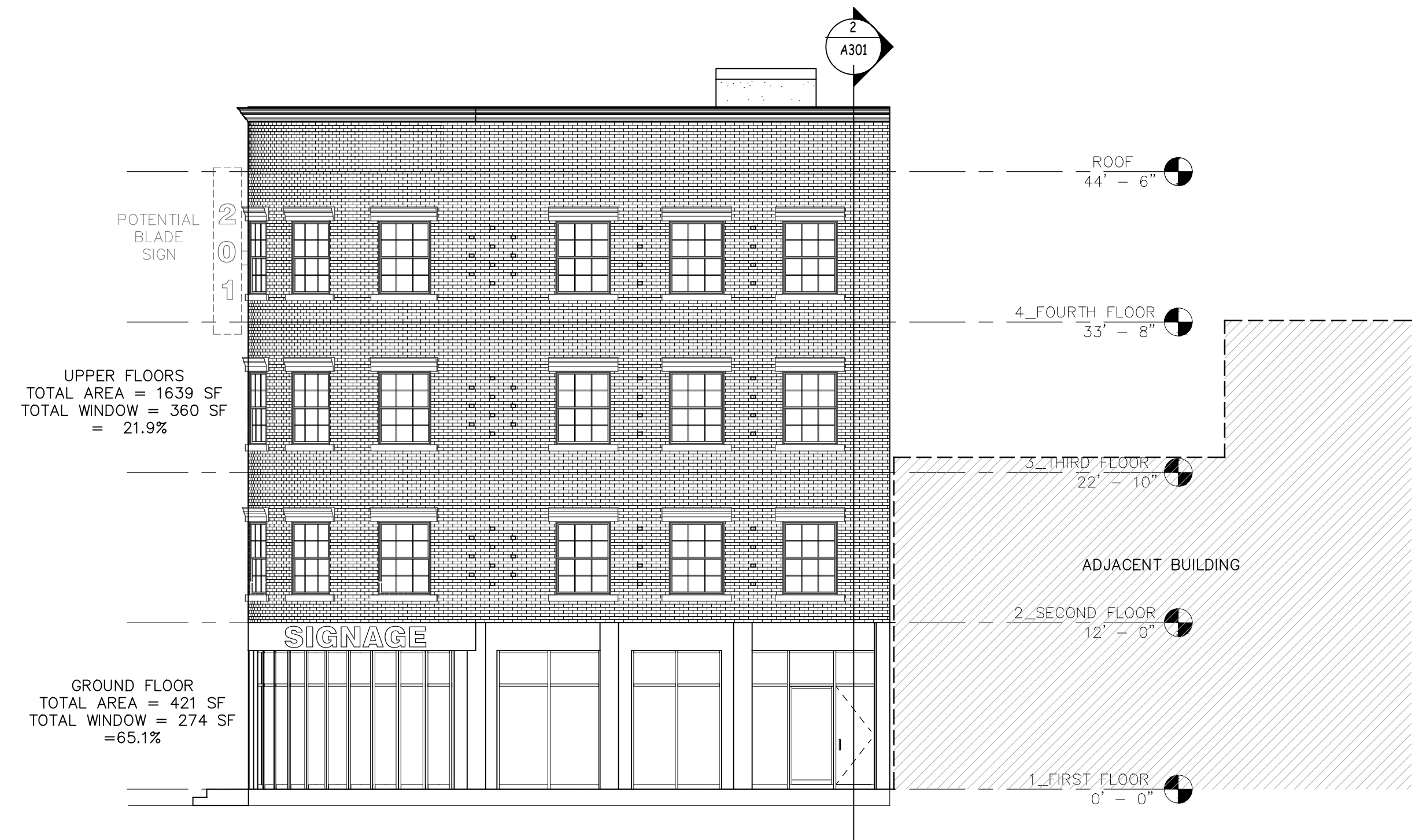




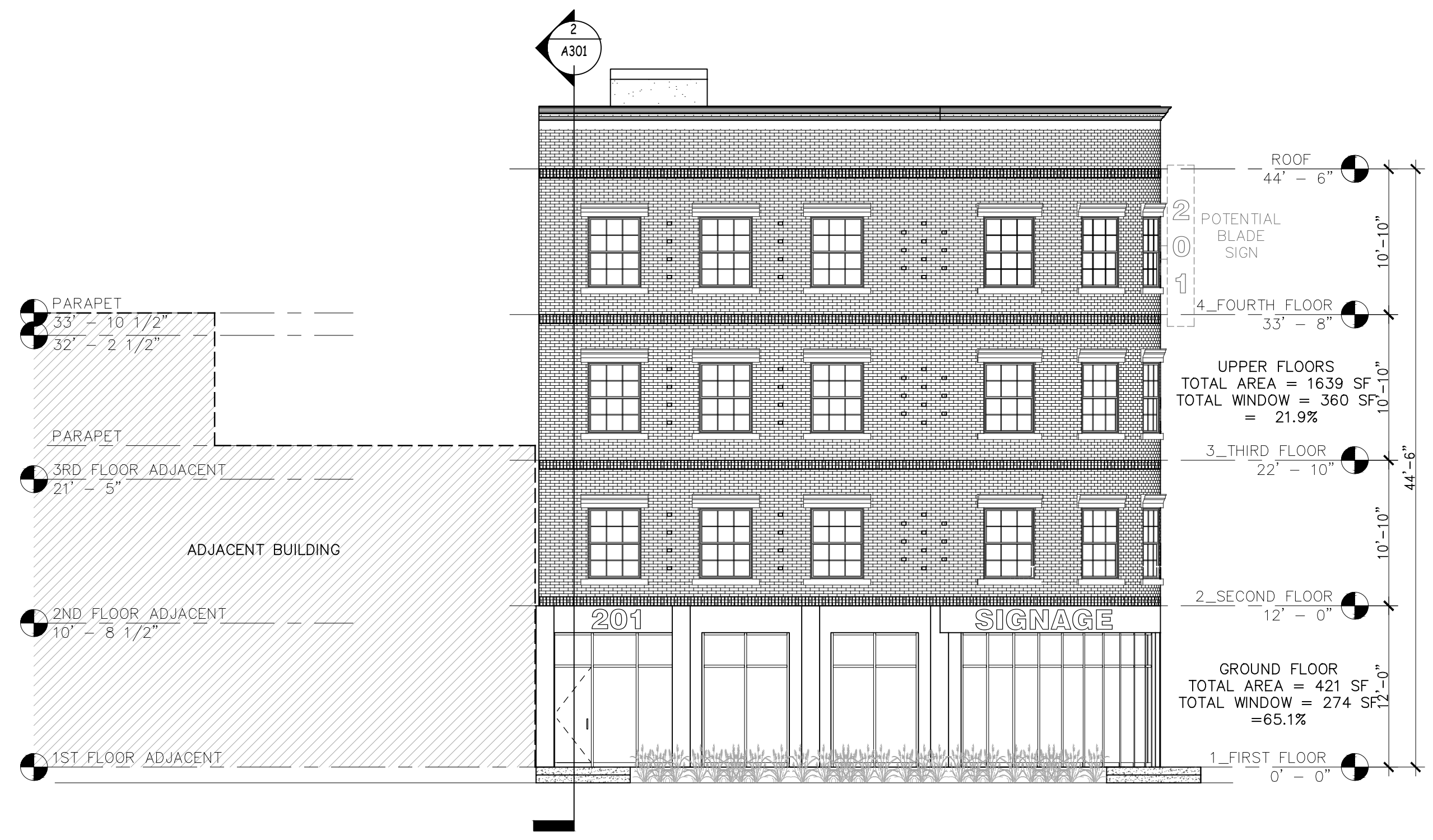
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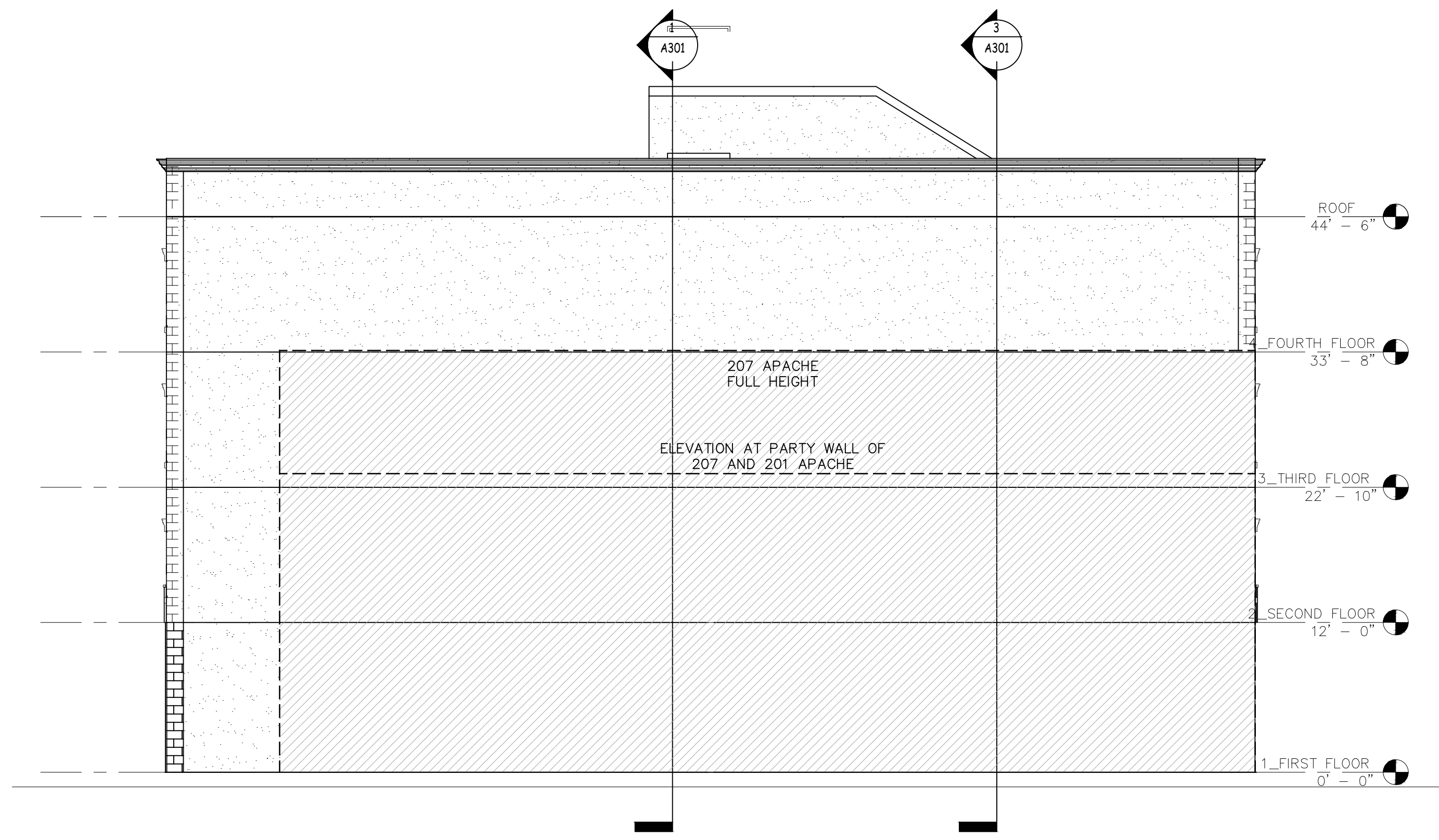
B EAST ELEVATION
SCALE: 1/8" = 1'-0"



E NORTH ELEVATION
SCALE: 1/8" = 1'-0"



D SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A WEST ELEVATION
SCALE: 1/8" = 1'-0"

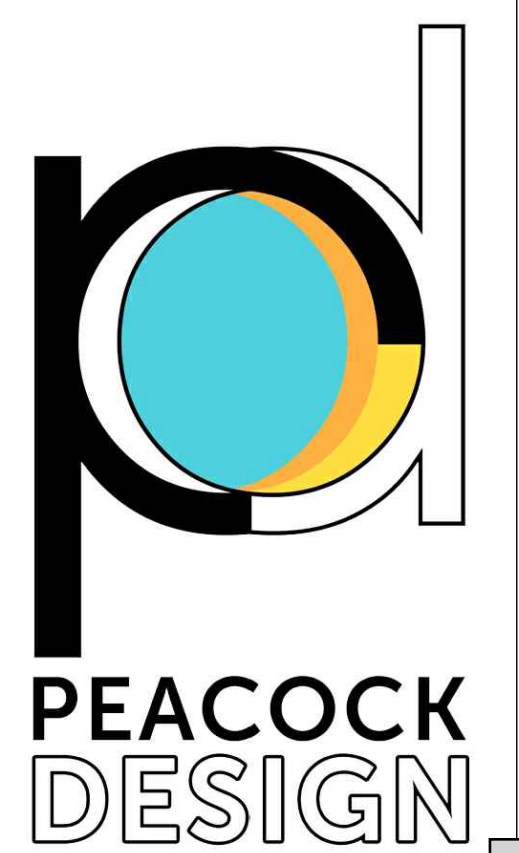
EXHIBIT "C"
BUILDING ELEVATIONS

NEW PROJECT PLANS FOR:
201 APACHE ST
NORMAN, OK 73069

JOB # : 0398 - 001
DATE : 1 . 13 . 2025
SCALE : AS SHOWN
SHEET NAME :
SHEET # : A1.2
REVISION # : X

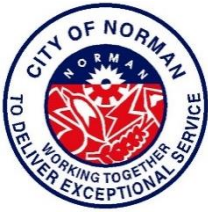
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Oklahoma City, OK 73106
(405)577-2604
www.PEACOCKDESIGN.com

CERTIFICATE OF AUTHORIZATION:
#8609 EXP: JUNE 30, 2025
#03172 EXP: JUNE 30, 2025



File Attachments for Item:

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-82: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE VERY LOW RESIDENTIAL AND COUNTRY RESIDENTIAL DESIGNATIONS AND PLACE THE SAME IN THE INSTITUTIONAL DESIGNATION. (4020 E TECUMSEH ROAD)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/13/2025

REQUESTER: City of Norman – Norman Utilities Authority

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-82: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE VERY LOW RESIDENTIAL AND COUNTRY RESIDENTIAL DESIGNATIONS AND PLACE THE SAME IN THE INSTITUTIONAL DESIGNATION. (4020 E TECUMSEH ROAD)

APPLICANT/REPRESENTATIVE	City of Norman/Nathan Madenwald
LOCATION	4020 E Tecumseh Rd
WARD	5
CORE AREA	No
REQUESTED ACTION	Land Use Designation change from Very Low Density Residential and Country Residential to Institutional Designation
CURRENT ZONING	RE, Residential Estates Dwelling District
PROPOSED ZONING	RE, Residential Estates Dwelling District with Special Use for Public Utility
GROWTH AREA DESIGNATION	Suburban Residential Area (No Change)

BACKGROUND: The subject parcel covers approximately 28 acres with frontage on East Tecumseh Road. All properties to the north, south, and east of the subject parcel, are zoned A-2, Rural Agricultural District. Abutting to the west of the subject parcel are residential uses, zoned RE, Residential Estate Dwelling District. Single-family homes are located on the parcels to the

north, east, and west. The applicant requests a Special Use for Municipal Use for this site. This Special Use would allow the applicant to construct a groundwater treatment facility. The proposal requires an amendment to the NORMAN 2025 Land Use & Transportation Plan from Country Residential / Very Low-Density Residential Designation to Institutional Designation for the subject parcel.

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?***

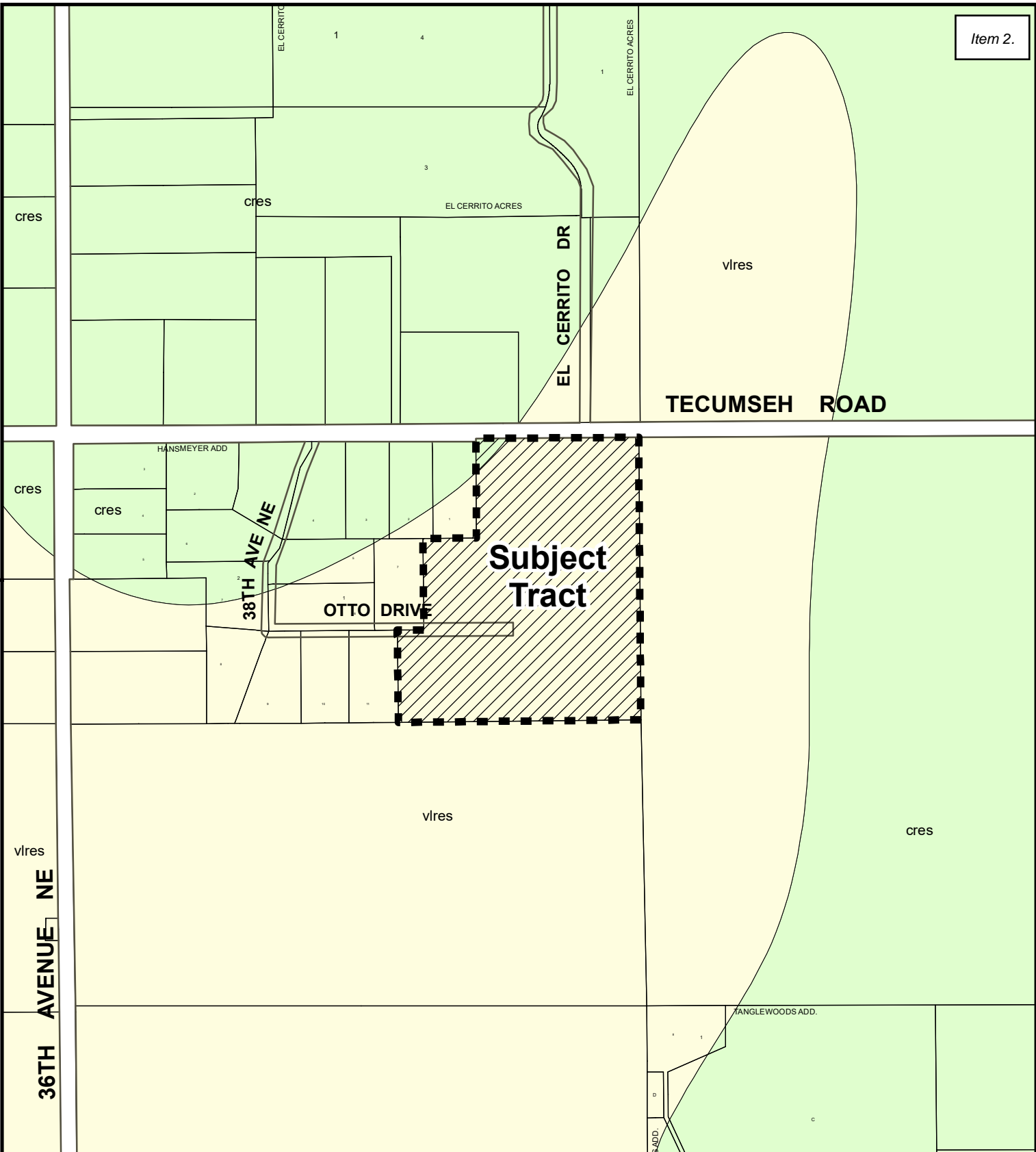
Over the years since 2007, there have been new homes built in the general area. The land south of the subject parcel has remained undeveloped. While the proposed public utility would be a departure from the type of development that has typically occurred in this area, it can be an allowed use through a Special Use request. This allows Planning Commission and City Council the opportunity to review the proposed site.

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 does deviate from the existing and surrounding land use pattern in the surrounding area, however, the proposed use's impact on traffic in the surrounding area would be minimal given the nature of the development. The impact of the Institutional Land Use designation on neighboring properties should be negligible. The proposed ground water treatment facility will be automated with one staff member visiting the site once daily. The City Transportation Engineer has determined there are no negative traffic impacts anticipated with this project.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Very Low-Density Residential Designation and Country Residential Designation to Institutional Designation for the subject parcel as Resolution R-2425-82 for consideration by Planning Commission and recommendation to City Council.

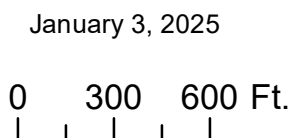
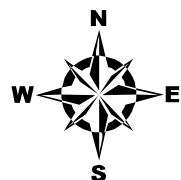
Item 2.




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.



 Subject Tract

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Applicant: City of Norman – Norman Utilities Authority

Project Location: 4020 E Tecumseh Rd

Case Number: PD25-01

Time: 5:30 p.m.

Applicant Representative: Nathan Madenwald

Attendees:

Frank Harrington
Linda Goode
Bill Taylor
Kevin Brierton
Clyde Tullos
Bryan Stambeck

City Staff:

Justin Fish, Planner I

Application Summary:

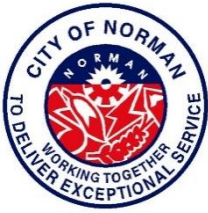
The applicant submitted a request for a Special Use zoning for approximately 28 acres located at 4020 E Tecumseh Rd. This Special Use zoning would allow the applicant to construct a groundwater treatment facility on the subject parcel. The first phase of this project includes the construction of a single building which will be used to store equipment and chemicals. Other features of the project would include a rain garden, bioswale, and aerobics system.

Neighbor's Comments/Concerns/Responses:

Questions about the project revolved around noise, smell, aesthetics, fencing, and scope. The applicant explained that the project would include a single building to house equipment. At a later time, a tank would be installed south of the building. This tank would be buried 20' into the ground resulting in it being level with the building. Fencing will be provided along East Tecumseh Road that will match the surrounding properties' front-facing fences. A chain-link fence with barbed wire would also be located around the perimeter of the building. The applicant explained that with the proposed development being a groundwater treatment facility, there should be no smell associated with the development. Lastly, the applicant addressed the neighbor's concerns about the noise produced from the development by stating since the equipment will be stored inside the proposed building, little to no noise will be produced.

File Attachments for Item:

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-25: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR MUNICIPAL USE IN THE RE, RESIDENTIAL ESTATES DWELLING DISTRICT FOR PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4020 E TECUMSEH ROAD)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/13/2025

REQUESTER: City of Norman – Norman Utilities Authority

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-25: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR MUNICIPAL USE IN THE RE, RESIDENTIAL ESTATES DWELLING DISTRICT FOR PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4020 E TECUMSEH ROAD)

APPLICANT/REPRESENTATIVE	City of Norman/Nathan Madenwald
LOCATION	4020 E. Tecumseh Rd.
WARD	5
CORE AREA	No
REQUESTED ACTION	Special Use for a Public Utility (Ground Water Treatment Facility)
LAND USE PLAN DESIGNATION	Very Low Density Residential and Country Residential Designations
PROPOSED LAND USE DESIGNATION	Institutional Designation
GROWTH AREA DESIGNATION	Current Urban Service Area

BACKGROUND: The subject parcel covers approximately 28 acres of land. The applicant requests a Special Use for Municipal Use, Public Buildings, and Public Utility. The proposed development is a groundwater treatment facility. The proposed development will occur in two phases. The initial phase of the development brings the construction of a single building which

will be used to store liquid chemicals and pumps to disinfect ground water. The second phase of the project will include the construction of a storage tank.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC25-01, January 21, 2025

No greenbelt opportunity was found. Item was placed on the Consent Docket. Greenbelt Commissioners forward GBC 25-01, with no additional comments.

PRE-DEVELOPMENT: PD25-01, January 23, 2025

Questions about the project revolved around noise, smell, aesthetics, fencing, and scope. The applicant explained that the project would include a single building to house equipment. At a later time, a tank would be installed south of the building. This tank would be buried 20' into the ground resulting in it being level with the building. Fencing will be provided along East Tecumseh Road that will match the surrounding properties' front-facing fences. A chain-link fence with barbed wire would also be located around the perimeter of the building. The applicant explained that with the proposed development being a groundwater treatment facility, there should be no smell associated with the development. Lastly, the applicant addressed the neighbor's concerns about the noise produced from the development by stating since the equipment will be stored inside the proposed building, little to no noise will be produced.

BOARD OF PARKS COMMISSIONERS:

This application does not include residential uses and is therefore not required to go before the Board of Parks Commissioners.

ZONING ORDINANCE CITATION:

SECTION 36-513, RE, Residential Estate Dwelling District: This district is established to provide for a low population density in the Suburban Residential Growth Area as reflected in the Comprehensive Plan. The principal use of land is for single-family detached dwellings and related recreational, religious, and educational facilities. These areas are intended to be defined and protected from encroachment by uses which are incompatible with a residential environment.

A Special Use request shall be reviewed and evaluated on the following criteria according to Sec. 36-560, Special Uses:

- 1) Conformance with applicable regulations and standards established by the Zoning Regulations.
- 2) Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
- 3) Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of

the site by a permitted use. (NOTE: Throughout this Section, “Permitted Use” means any use authorized as a matter of right under the applicable zoning district.)

- 4) Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
- 5) Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed “Special Use” and other uses authorized and anticipated in the area, considering existing zoning and land uses in the area.
- 6) That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed “Special Use” with existing or permitted uses in the surrounding area.

STAFF ANALYSIS: The subject parcel covers approximately 28 acres with frontage on East Tecumseh Road. The subject parcel is surrounded by land zoned A-2, Rural Agricultural District on the north, south, and east sides. Properties to the west are zoned RE, Residential Estate Dwelling District. Single-family homes are to the north, east, and west of the subject parcel.

USE: The applicant proposes constructing a groundwater treatment facility on the subject parcel. The proposed development is projected to occur in two phases. Phase 1 of the proposed development will include one building, a rain garden, a bioswale, an aerobic spray field, fencing along the north property line, and fencing around the proposed building. The building will be used to store chemicals and equipment. The location of this building is shown on the submitted Site Plan. A public utility is an appropriate use within the RE, Residential Estate Dwelling District under a Special Use Zoning.

The applicant proposed the addition of a Condition of Use that limits the Special Use on this property to Drinking Water Treatment only. Any use that does not comply with the treatment of drinking water would require an amendment to the Special Use if granted.

SITE PLAN/ACCESS: The proposed Site Development Plan shows a new access point off of East Tecumseh Road. A rain garden and bioswale will be located on site west of the proposed buildings location. The proposed development will feature a 3-tier pipe fence along the north boundary of the property. A chain-link fence will be installed around the proposed building. This chain link fence will be approximately 6’ in height and feature barbed wire along the top.

LANDSCAPING: Landscaping is not required for this development, however, the applicant will use various methods of landscaping to act as screening.

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

PARKING: There is no parking proposed on the site. Any parking on site would be required to meet the city of Norman's applicable parking ordinances.

EXTERIOR MATERIALS: The proposed structure will meet Section 36-547, Exterior Appearance. The applicant proposes split-face concrete masonry unit for all exterior elevations.

EXISTING ZONING: The allowable uses for properties zoned RE, Residential Estate Dwelling District, typically include single-family dwellings. Municipal use, public buildings, and public utility are allowed uses permitted by Council approval of a Special Use.

ALTERNATIVES/ISSUES:

IMPACTS: The impact from developing a public utility for groundwater treatment will not deviate from that of the surrounding residential developments in the area. During the initial phase of the proposed project, only a single building is to be built. The site will be visited sparingly causing no impact on the existing traffic of the area. This building will be screened from through the use of trees and berms in a rain garden, as shown on the Site Plan.

OTHER AGENCY COMMENTS:

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

PUBLIC WORKS/ENGINEERING: This application is accompanied by a request for Preliminary Plat of the subject tract. See the attached report from Engineering.

TRAFFIC ENGINEER: See attached report from the City Transportation Engineer.

UTILITIES: Water is accessible at the site. Sewage will be handled through the use of an onsite sewage disposal system. Lastly, trash service will not be necessary with the current phase. Any trash generated will be disposed of at the existing Water Treatment Facility at 3000 E Robinson.

CONCLUSION: Staff forwards this request for Special Use for a Public Utility with Condition of Use with Ordinance O-2425-25 to the Planning Commission for consideration and recommendation to City Council.

Item 3.

A-2
1322

A-2
1322

EL CERRITO ACRES

EL CERRITO DR

TECUMSEH ROAD

HANSMEYER ADD

RE
2299

38TH AVE NE

OTTO DRIVE

Subject Tract

A-2
1322

A-2
1322

36TH AVENUE NE

PUD,
1718-43

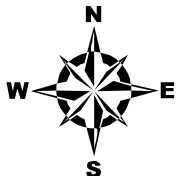
TANGLEWOODS ADD.

PUD
1011-46

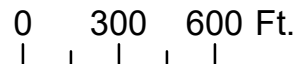
Location Map





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.

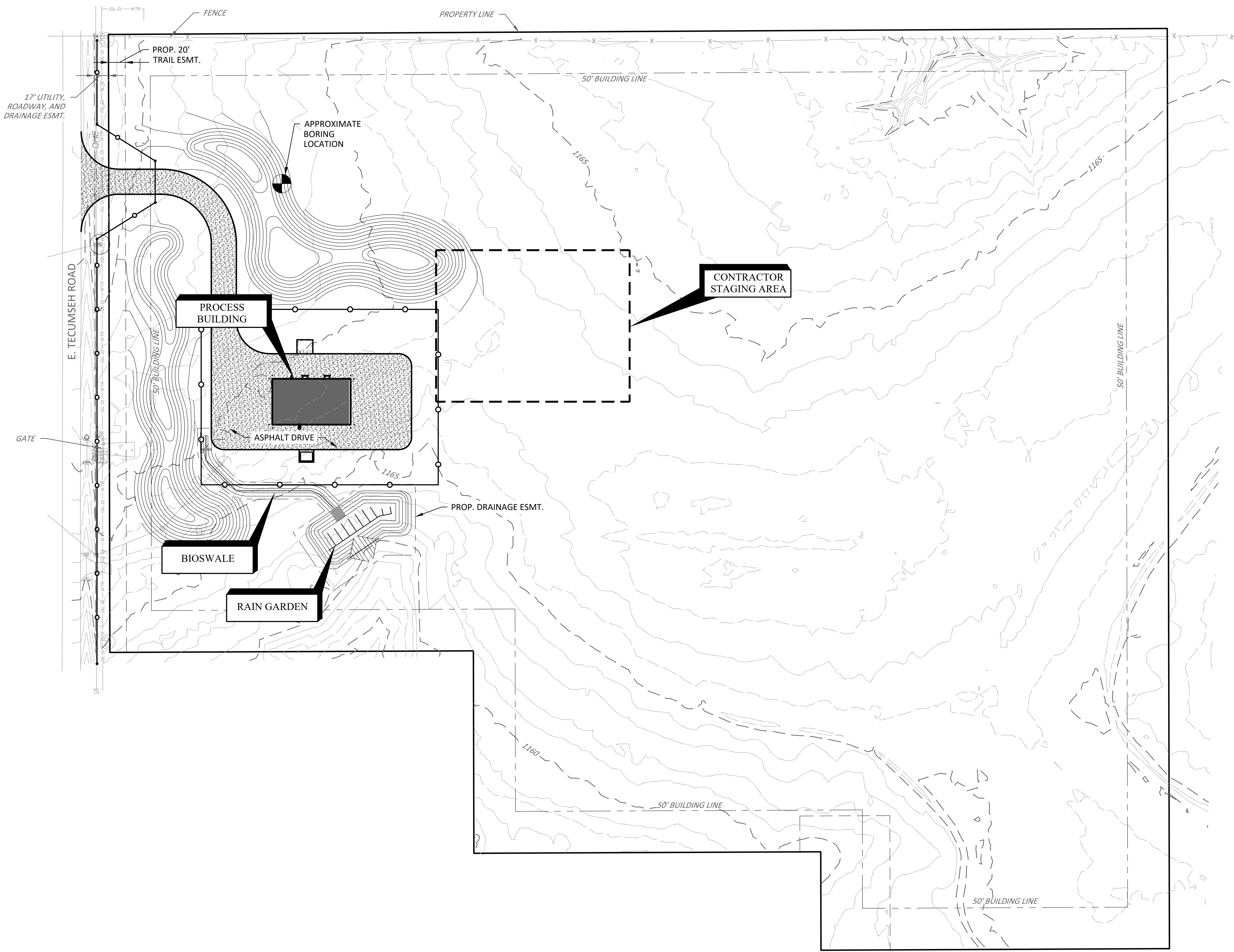
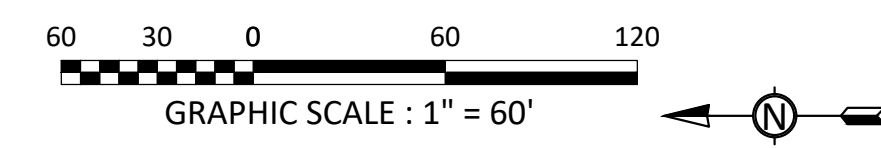


January 3, 2025



-  Subject Tract
-  Zoning

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- NOTES:**
1. REFER TO G-003 FOR ADDITIONAL NOTES.
 2. PRESERVE TREES NOT DISPLACED BY PERMANENT FACILITIES ADDED AS PART OF THE WORK IN ACCORDANCE WITH STANDARD DETAIL-262.
 3. SOIL BORING LOCATIONS ON THIS SHEET ARE APPROXIMATE. REFER TO CONTRACT DOCUMENTS FOR GEOTECHNICAL REPORT NUMBER 023037-00 PREPARED BY ENVIROTECH ENGINEERING AND ISSUED ON FEBRUARY 15, 2023.

PLUMMER



531 COUCH DR. STE 200 | OKLAHOMA CITY, OK 73102
405.440.2725 | OKLAHOMA FIRM NO. 1097

NO.	DATE	REVISION	BY

City of Norman
Building an Inclusive Community

CITY OF NORMAN, OKLAHOMA
GROUNDWATER TREATMENT PLANT
GROUNDWATER DISINFECTION AND CHLORINATION

GENERAL
SITE PLAN

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JASON LAUBACHER
OKLAHOMA P.E. NO. 33527
DATE: 2/5/2025

IF THIS BAR DOES NOT MEASURE ONE INCH, DRAWING IS NOT TO LABELED SCALE

DESIGNED A. HIBBARD
DRAWN G. SCHILLING
CHECKED J. LAUBACHER
REVIEWED A. DAVIS

Seq. _____
Dwg. No. **G-006**



The City of **NORMAN**

225 N. Webster Ave. • P.O. Box 370
Norman, Oklahoma 73069 • 73070

Item 3.

UTILITIES ADMINISTRATION
Phone: 405-366-5443

City of Norman – Planning Department
Attn: Justin Fish
225 N Webster
Norman, OK 73069

RE: Condition for Proposed Zoning of Property at 4020 E Tecumseh Road

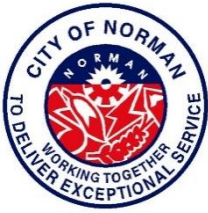
This letter is to request the addition of a condition for the proposed zoning of the above referenced property. The condition should be to limit the Special Use on the property to **Drinking Water Treatment**. Uses that do not comply with this shall require formal modification to the zoning in accordance with City requirements.

Sincerely,

Nathan Madenwald | Utilities Engineer
City of Norman – 225 N Webster, Norman, OK 73069
405-366-5426 | nathan.madenwald@normanok.gov | www.normanok.gov

File Attachments for Item:

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-7: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY THE CITY OF NORMAN – NORMAN UTILITES AUTHORITY (SBR, ENGINEERING SURVEY PLANNING) FOR NORMAN GROUNDWATER FACILITY FOR 28.2733 ACRES OF PROPERTY LOCATED AT 4020 EAST TECUMSEH ROAD.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/13/2025

REQUESTER: City of Norman – Norman Utilities Authority

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-7: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY THE CITY OF NORMAN – NORMAN UTILITES AUTHORITY (SBR, ENGINEERING SURVEY PLANNING) FOR NORMAN GROUNDWATER FACILITY FOR 28.2733 ACRES OF PROPERTY LOCATED AT 4020 EAST TECUMSEH ROAD.

ITEM: Consideration of a Preliminary Plat for **NORMAN GROUNDWATER FACILITY**.

LOCATION: Located at 4020 East Tecumseh Road (approximately ½ mile east of 36th Avenue N.E. on the south side of Tecumseh Road).

INFORMATION:

1. Owners. City of Norman – Norman Utilities Authority.
2. Developer. City of Norman – Norman Utilities Authority.
3. Engineer. SBR, Engineering Surveying Planning.

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 pacing this property in the A-2, Rural Agricultural District.
4. August 4, 1970. City Council adopted Ordinance No. 2299 placing this property in the RE, Residential Estates Dwelling District and removing it from A-2, Rural Agricultural District.

5. February 13, 2025. The applicants have made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation to Institutional Designation.
6. February 13, 2025. The applicants have made a request to place this property in the Special Use for Municipal Use in the RE, Residential Estates Dwelling District.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire hydrant 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 system will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Trail. A 10' trail will be installed adjacent to Tecumseh Road.
4. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facility will be installed for the conveyance of storm water.
5. Streets. Tecumseh Road will be constructed as minor rural arterial street.
6. Water Mains. There is an existing water main adjacent to Tecumseh Road.

PUBLIC DEDICATIONS:

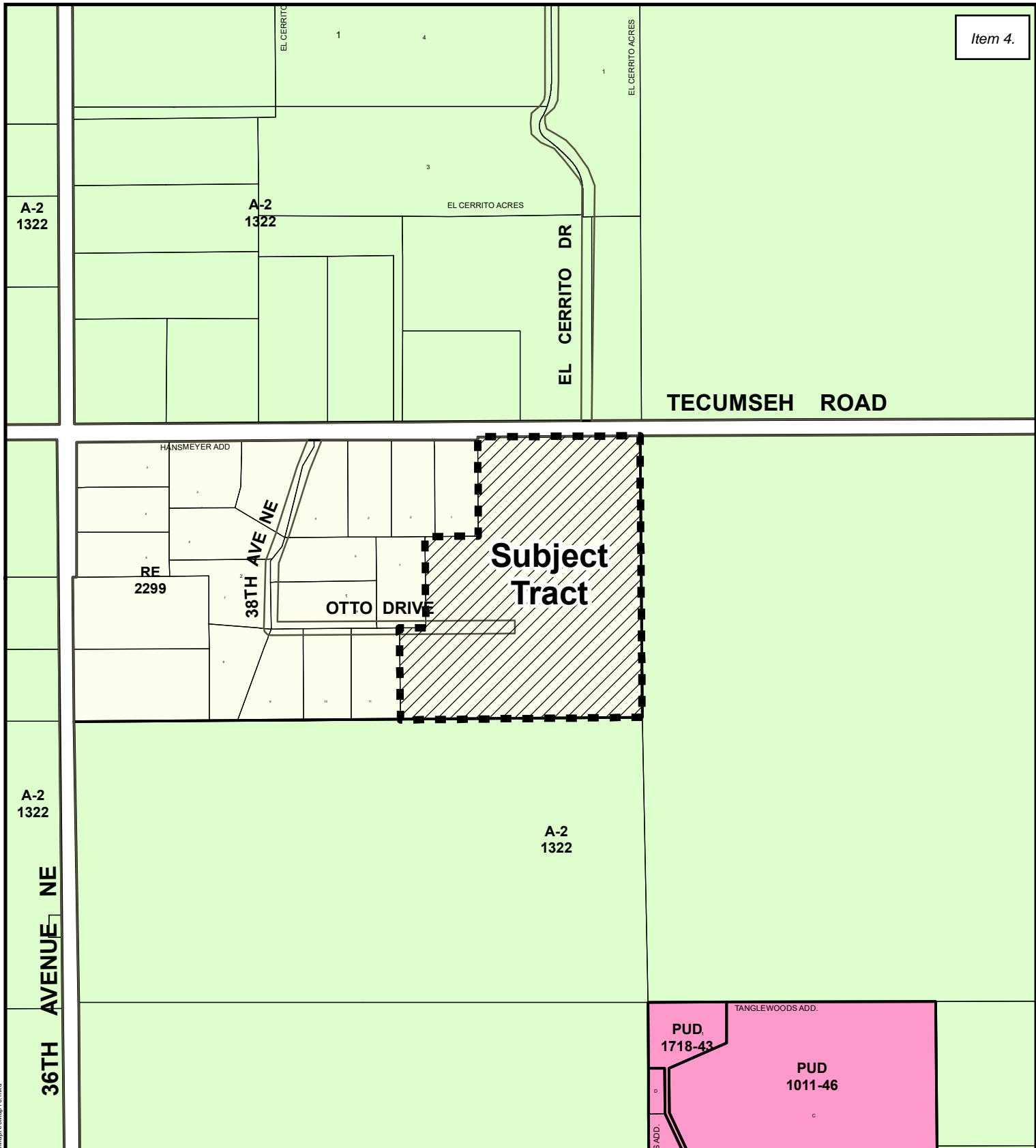
1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.

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

STAFF COMMENTS AND RECOMMENDATION: The owners are proposing a groundwater facility on 28.27 acres. Staff recommends approval of the preliminary plat for Norman Groundwater Facility.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Norman Groundwater Facility to the City Council.

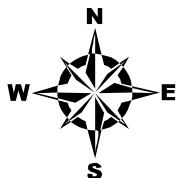
ACTION TAKEN: _____



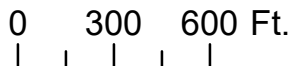
Location Map





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



January 3, 2025



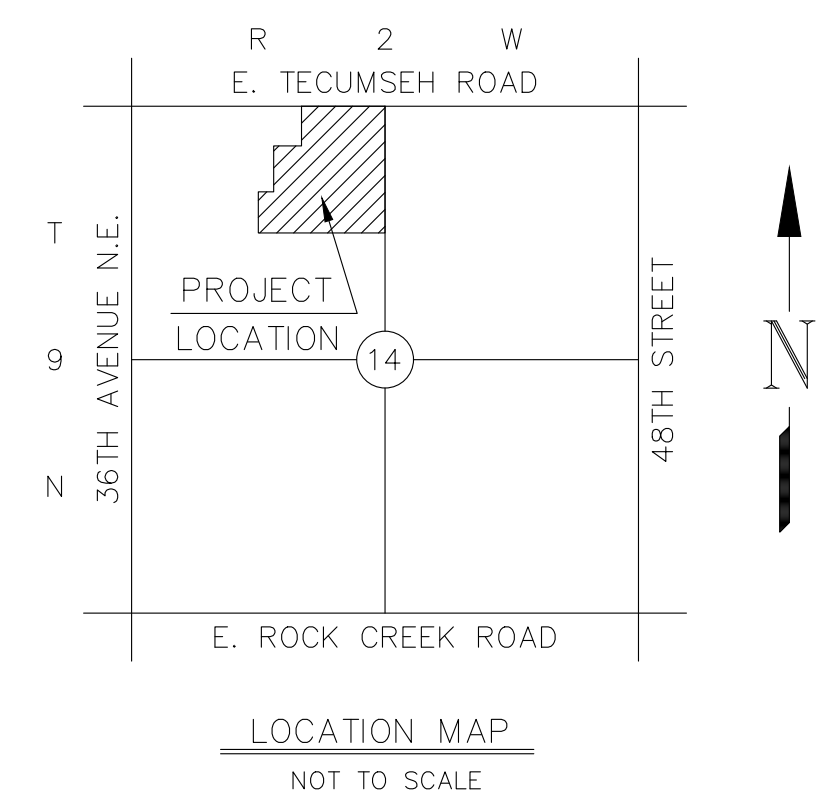
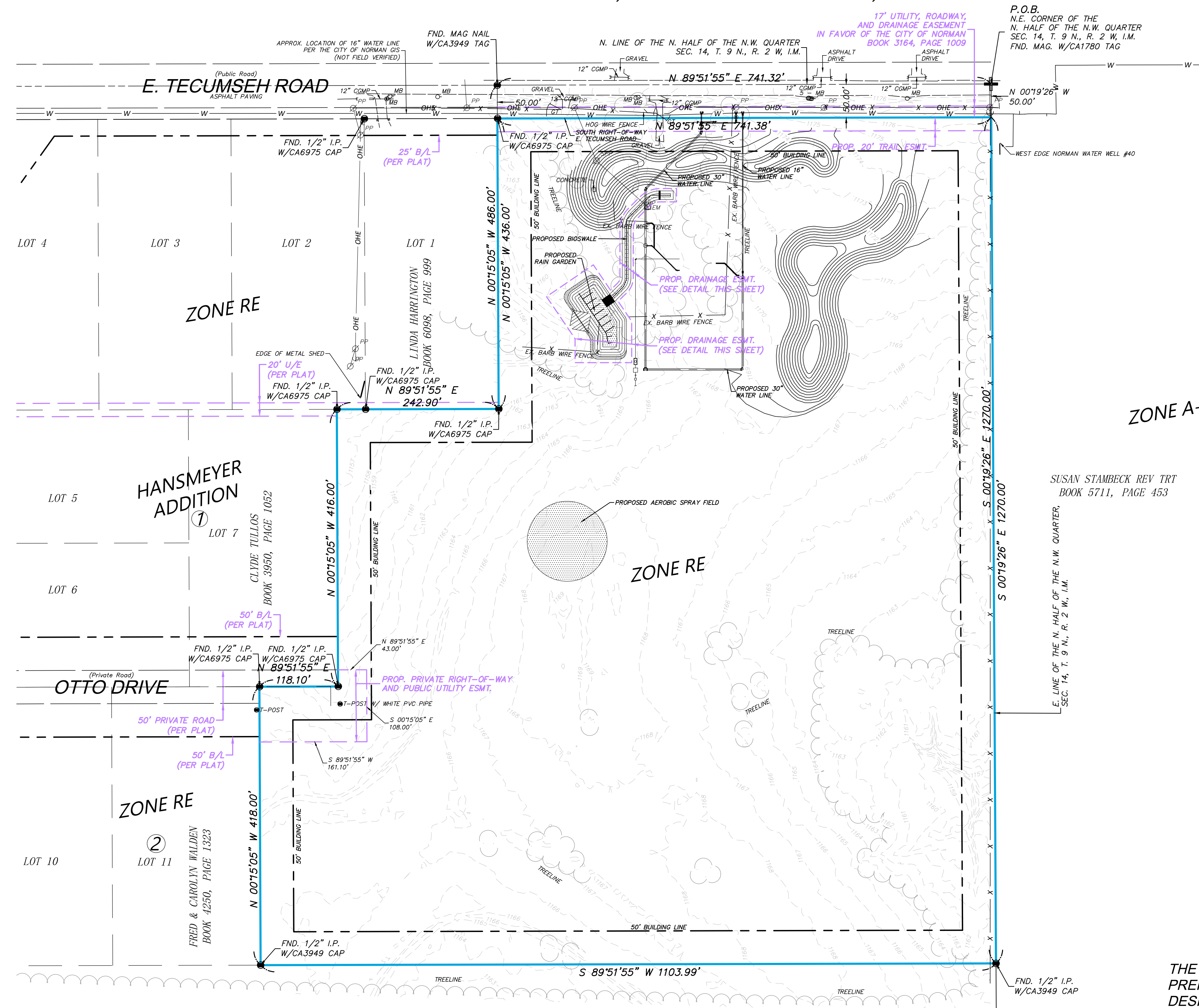
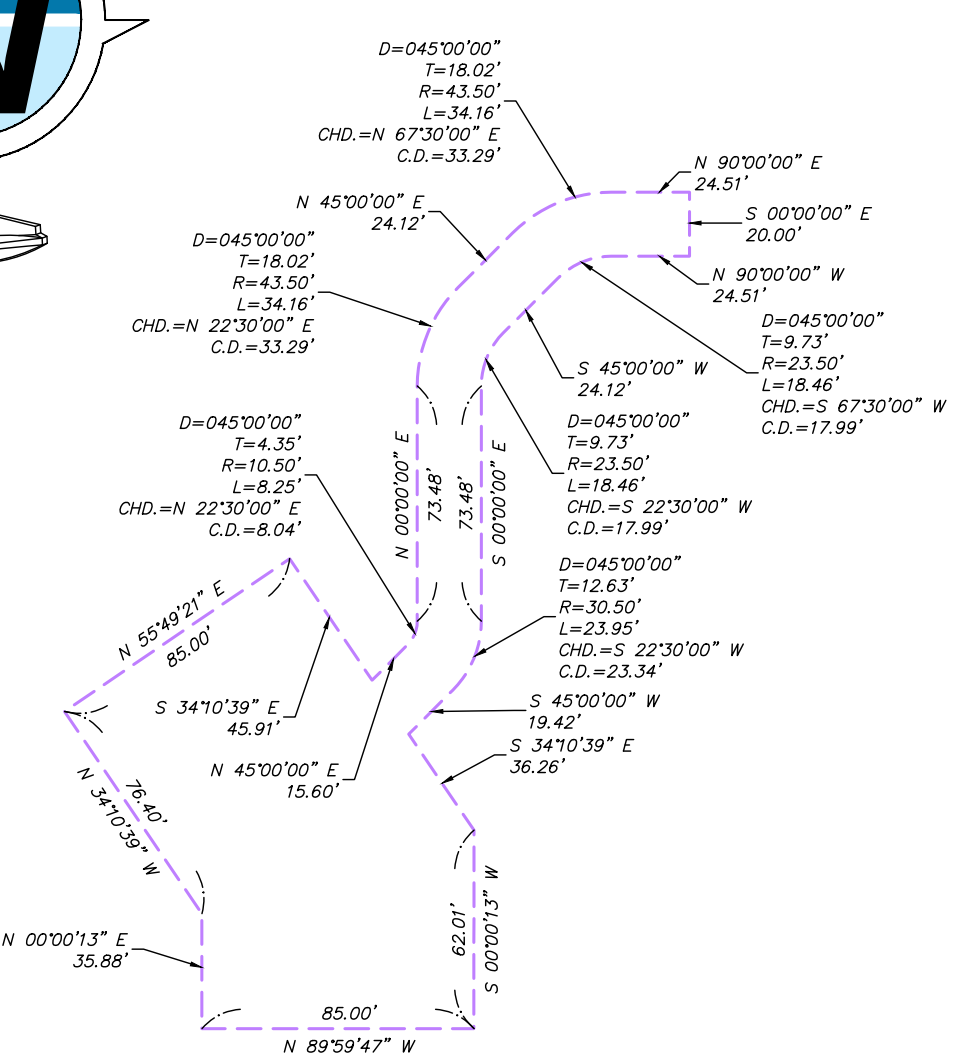
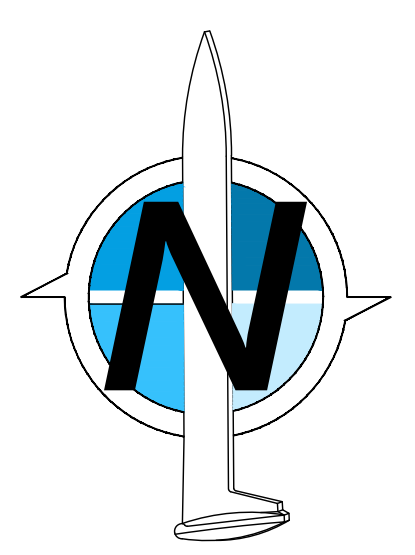
-  Subject Tract
-  Zoning

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PRELIMINARY PLAT

NORMAN GROUNDWATER FACILITY

BEING PART OF THE N/2-NW/4, SEC. 14, T9N, R2W, I.M.,
AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



**PRIMARY
HORIZONTAL / VERTICAL CONTROL**

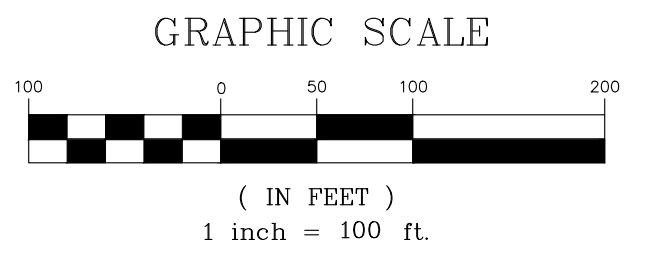
HORIZONTAL DATUM:
ALL HORIZONTAL COORDINATE AND DISTANCE VALUES SHOWN ARE U.S. SURVEY FEET.
OKLAHOMA STATE PLANE SOUTH ZONE NAD83 (CORS96)
ALL CONTROL POINTS ARE BASED ON EXISTING CITY OF NORMAN SURVEY CONTROL.
NORMAN MONUMENT STATION NO. 386 WAS USED AS THE BASIS FOR ALL HORIZONTAL CONTROL.

VERTICAL DATUM:
ALL VERTICAL ELEVATION VALUES ARE SHOWN IN FEET.
NAVD 88; GEOID 03
NORMAN MONUMENT STATION NO. 386 WAS USED AS THE BASIS FOR ALL VERTICAL CONTROL.

MONUMENTS:
POINT NO. NORMAN 386
DESCRIPTION: 4" BRASS CAP
N: 702499.628
E: 2156311.091
Z: 1170.63

OWNER:
NORMAN UTILITIES AUTHORITY
201 W. GRAY STREET
NORMAN, OKLAHOMA 73069

SURVEYOR:
JUSTIN SMITH, PLS
SRB, LLC
100 N.E. 5TH STREET
OKLAHOMA CITY, OKLAHOMA 73104



LEGEND	
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
FND.	FOUND
I.P.	IRON PIN
REC.	RECORD
U/E	UTILITY EASEMENT

EXISTING ZONING - RE RESIDENTIAL ESTATES
PROPOSED ZONING - RE RESIDENTIAL ESTATES W/ MUNICIPAL USE
GROSS AREA=28.2734
STREET R-O-W=0.8510
NET AREA=27.4224
TOTAL LOTS=1
PUBLIC LOCAL STREET= 0 L.F.

LEGAL DESCRIPTION

A tract of land being a part of the North Half of the Northwest Quarter (N/2 NW/4) of Section Fourteen (14), 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/2 NW/4;

THENCE South 00°19'26" East, along the east line of said N/2 NW/4, a distance of 1320.00 feet to the Southeast corner of said N/2 NW/4;

THENCE South 89°51'55" West, along the south line of said N/2 NW/4, a distance of 1103.99 feet (1108.00 feet record) to the Southeast corner of Block 2, Lot 11, HANSMEYER ADDITION;

THENCE North 00°15'05" West, along the east line of said Lot 11, a distance of 418.00 feet to a point on the south line of Block 1, Lot 7, HANSMEYER ADDITION, said point also being the Northwest corner of Block 2, Lot 11;

THENCE North 89°51'55" East, along the south line of said Block 1, Lot 7, a distance of 118.10 feet to the Southeast corner of said Lot 7;

THENCE North 00°15'55" West, along the east line of said Lot 7, a distance of 416.00 feet to a point on the south line of Block 1, Lot 2, said point also being the Northeast corner of Lot 7;

THENCE North 89°51'55" East, along the south line of Block, Lots 1 and 2, a distance of 242.90 feet to the Southeast corner of said Lot 1;

THENCE North 00°15'05" West, along the east line of said Lot 1, a distance of 486.00 feet to a point on the north line of the Northwest Quarter of Section 14;

THENCE North 89°51'55" East, along said north line, a distance of 741.32 feet (747.00 feet record) to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,231,587 square feet or 28.2733 acres, more or less.

THE PRELIMINARY PLAT HAS BEEN PREPARED UNDER MY SUPERVISION & DESIGNED IN ACCORDANCE WITH THE COMPREHENSIVE PLAN AND IN ACCORDANCE TO CITY OF NORMAN ORDINANCES AND REGULATIONS.

**THIS DOCUMENT IS
PRELIMINARY IN
NATURE AND IS
NOT A FINAL
SIGNED AND
SEALED DOCUMENT**

FEBRUARY 05, 2025

**SMITH ROBERTS
BALDERSWILLER, LLC**

**ENGINEERING
SURVEYING
PLANNING**

OKLAHOMA CITY
100 N.E. 5th Street
Oklahoma City,
Oklahoma 73104
T: 405.840.7094
F: 405.840.9116
www.srbok.com

NORMAN
2500 McGee Drive,
Suite 100
Norman, OK 73072
T: 405.418.2288
F: 405.418.2289
srb@srbok.com

CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2025

Norman Groundwater Facility Preliminary Plat

The proposed process building for Norman Groundwater is located on the south side of Tecumseh Road between 36th Avenue SE and 48th Avenue SE. The site will contain a single point of access onto Tecumseh Road and is expected to generate minimal numbers of additional trips likely 10 or fewer peak hour trips and less than 100 trips on an average weekday. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the trips to be generated were approximately by Staff. No traffic operational issues are anticipated due to the development.

STREET	NO. OF LANES	BACK-GROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
Tecumseh Road	2	1,700*	100	1,800	17,100	9.94	10.53

* Estimated AADT

The proposed development will access Tecumseh Road from the south near the mid-mile between 36th Avenue SE and 48th Avenue SE. This access point will be designed for full access. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are no traffic impact fees to be collected in the area.



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: February 7, 2025

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

PROJECT NAME: Norman Groundwater Facility

PROJECT TYPE: Municipal Use

Owner: City of Norman
Developer's Engineer: SRB
Developer's Traffic Engineer: N/A

SURROUNDING ENVIRONMENT (Streets, Developments)

The property surrounding this proposed development is very low density residential in nature. There is some country residential and Floodplain to the north. Tecumseh Road is the main east-west roadway in the area. 36th Avenue NE and 48th Avenue NE serve north-south movements to the west and to the east, respectively.

ALLOWABLE ACCESS:

The site proposes one access point located along Tecumseh Road at the approximate midpoint of the mile between 36th and 48th Avenues NE.

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

Tecumseh Road: 2 lanes (existing), Speed Limit - 50 mph. No sight distance problems (though some rolling terrain exists. 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	100	50	50
A.M. Peak Hour	10	6	4
P.M. Peak Hour	10	4	6

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

Being below the threshold for when a traffic impact study is required, Staff existed the trip generation characteristics of the proposed municipal facility. The development will feature one access point located at Tecumseh Road. This 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.

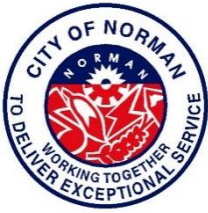
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The proposed development will access Tecumseh Road from the south near the mid-mile between 36th Avenue SE and 48th Avenue SE. This access point will be designed for full access. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are no traffic impact fees to be collected in the area.

File Attachments for Item:

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-81: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE NORTH HALF (N/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (2710 36TH AVENUE NW)

This item has been postponed to the March 13, 2025 meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/13/2025

REQUESTER: Jonathan & Stacia Dowell

PRESENTER: Lora Hoggatt, Planning Services Manager

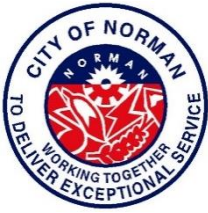
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This item has been postponed to the March 13, 2025 meeting.

File Attachments for Item:

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-24: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE NORTH HALF (N/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT AND PLACE THE SAME IN THE O-1, OFFICE-INSTITUTIONAL DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2710 36TH AVENUE NW)

This item has been postponed to the March 13, 2025 meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/13/2025

REQUESTER: Jonathan & Stacia Dowell

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-24: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE NORTH HALF (N/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT AND PLACE THE SAME IN THE O-1, OFFICE-INSTITUTIONAL DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2710 36TH AVENUE NW)

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