



CITY OF NORMAN, OK
PLANNING COMMISSION MEETING
Municipal Building, Council Chambers 201 W. Gray, Norman OK 73069
Thursday, December 12, 2024 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 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 Journal Record and mailed to each property owner of record within a minimum of 350 feet of each rezoning request.

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

ROLL CALL

CONSENT ITEMS

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

Minutes

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

PLANNING COMMISSION MEETING MINUTES OF NOVEMBER 14, 2024.

Short Form Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2425-2: CONSIDERATION OF SHORT FORM PLAT SUBMITTED BY VIRGIL AND ELIZABETH BEVEL (POLLARD AND WHITED SURVEYING, INC) FOR BEVEL SECOND ADDITION LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH PICKARD AVENUE AND HARDIN DRIVE.

Certificates of Survey

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-7: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY T-PLUS, LLC (COWAN GROUP ENGINEERING) FOR OAK HILL RANCH, PHASE 2 FOR 80 ACRES OF PROPERTY GENERALLY LOCATED 1300' WEST OF 108TH AVENUE S.E. ON THE NORTH SIDE OF ETOWAH ROAD.

NON-CONSENT ITEMS

201 W Apache Rezoning

4. 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, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (201 W APACHE ST)

The applicant has requested postponement of this request to the January 9, 2025 meeting.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

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

PLANNING COMMISSION MEETING MINUTES OF NOVEMBER 14, 2024.



CITY OF NORMAN, OK
PLANNING COMMISSION MEETING
225 N Webster, Development Center, Conference Room A
Thursday, November 14, 2024 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Development Center, Conference Room A, 225 N Webster Ave, on Thursday, November 14, 2024 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N Webster Ave, and on the City website at least 24 hours prior to the beginning of the meeting.

Erica Bird called the meeting to order at 5:35 p.m.

ROLL CALL

PRESENT

- Cameron Brewer
- Steven McDaniel
- Liz McKown
- Erica Bird
- Doug McClure
- James Griffith*
- Maria Kindel

*James Griffith arrived at 5:40 p.m.

ABSENT

- Michael Jablonski
- Kevan Parker

STAFF PRESENT

- Jane Hudson, Planning & Community Development Director
- Lora Hoggatt, Planning Services Manager
- Anais Starr, Planner II
- Justin Fish, Planner I
- Whitney Kline, Admin Tech IV
- Beth Muckala, Assistant City Attorney
- Todd McLellan, Development Engineer
- Awet Frezgi, Traffic Engineer
- William Andrews, Communication & Engagement Coordinator
- Bryce Holland, Multimedia Specialist
- Jason Olsen, Parks & Recreation Director

GUESTS PRESENT

- Trey Kirby, 311 Roserock Dr, Norman, OK
- J.D. Krohmer, 7240 E Cemetery Rd, Noble, OK
- Shawn Fulkerson, 10444 Greenbriar Pl, OKC, OK

Reta Jones, 5250 72nd SE, Noble, OK
 Gary King, 5300 72nd Ave SE, Noble, OK
 John Crewshaw, 5100 72nd Ave SE, Noble, OK
 Joe Krodel, Representative of WFEC
 Travis Goucher, WFEC

CONSENT ITEMS

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

Minutes

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

PLANNING COMMISSION MEETING MINUTES OF OCTOBER 10, 2024.

ITEMS SUBMITTED FOR THE RECORD:

1. October 10, 2024 Planning Commission Regular Meeting Minutes

Preliminary Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-5: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY JACKSON FREEDOM FARMS, LLC (BLEW & ASSOCIATES, P.A) FOR 12TH AVE NW INDUSTRIAL FOR 30.24 ACRES GENERALLY LOCATED AT THE WEST SIDE OF 12TH AVENUE N.W. APPROXIMATELY ½ MILE NORTH OF ROCK CREEK ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. 12th Ave NW Industrial Preliminary Plat
4. 12th Ave NW Industrial Preliminary Landscape Plan
5. 12th Ave NW Industrial Preliminary Site Development Plan
6. Pre-Development Summary

Motion by Commissioner McDaniel to approve the consent docket; **Second** by Commissioner McKown.

The motion passed unanimously with a vote of 6-0.

NON-CONSENT ITEMS

Public Utility

3. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-15: 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 PUBLIC UTILITY IN THE A-2, RURAL AGRICULTURAL DISTRICT FOR A STRIP, PIECE OR PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHT (8) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED NORTH OF ETOWAH ROAD ON 72ND AVENUE SOUTHEAST)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. WFEC Substation Site Plan
4. WFEC Substation Letter to Planning Commission addressing protests
5. Pre-Development Summary

Staff Presentation

Justin Fish, Planner I, presented on the proposed public utility Special Use.

Commissioner Bird asked where other substations are located and when they were built. Staff responded that there have been 2 substations in the past. One was a new substation and one was a Special Use to allow changes to the existing facility.

Applicant Presentation

Joe Krodel, Representative for WFEC, spoke on the public utility Special Use for the WFEC Substation. Mr. Krodel stated that it would be located off 72nd Ave SE where there are currently lines running east and west. He also stated that this would accommodate the growth in Norman.

Commissioner McClure asked where the closest property was to the site and if barriers for noise and visibility would be added. Mr. Krodel responded that the nearest property is 100 feet to the north and there are strict rules to adding vegetation.

Commissioner Kindel asked if there was any immediate need and if it would be serving Norman or the neighboring towns. Mr. Krodel responded that there is an immediate need as this is a growing and undersupplied area. He also stated there is no way to prove who all it will be serving.

Commissioners inquired about the deadlines and hearing dates regarding the condemnation. Shawn Fulkerson, Attorney representing the property owner, went into detail regarding the process of the condemnation and the different scenarios.

Commissioner Brewer asked why they are applying for the Special Use now when there is a long process ahead. Mr. Krodel responded that they have the ability now and want to be prepared when the time comes.

Public Comments

Trey Kirby, 311 Roserock Dr, Norman, OK (Protest)
J.D. Krohmer, 7240 E. Cemetery Rd, Norman, OK (Protest)
Shawn Fulkerson, 10444 Greenbriar Pl, OKC, OK (Protest)
Reta Jones, 5250 72nd Ave SE, Noble, OK (Protest)
Gary King, 5300 72nd Ave SE, Noble, OK (Protest)
John Crewshaw, 5100 72nd Ave SE, Noble, OK (Protest)
Gary Humphrey, 6655 Etowah Rd, Noble, OK (Protest)

Planning Commission Discussion

Commissioner McKown asked if they did any kind of environmental studies regarding the site. Travis Goucher, WFEC, responded that they did and that is why they are adding a detention pond.

Commissioner Bird asked about the height of the building and if it was located in the Water Quality Protection Zone, WQPZ. Mr. Goucher responded that the building would be 50 feet above ground. Todd McLellan, Development Engineer, responded that it is not in the WQPZ.

Commissioner Griffith asked if the transmission lines cross this site. Mr. Goucher responded that they do and that is why the site was selected.

Commissioners had concerns in regards to the proximity to adjacent properties and would like to see more information proving the need for this and why the rush when it will be a long process.

Commissioners would also like to see more information and what it would actually look like before considering a recommendation.

Applicants were asked if they would like to withdraw or postpone the item. They responded stating they did not want to do either.

Motion by Commissioner Brewer to recommend approval of Ordinance O-2425-15; **Second** by Commissioner McKown.

The motion failed with a vote of 0-7.

4. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-10: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, ADDING SECTION 36-568 (“RESTRICTIONS ON TOBACCO AND E-CIGARETTE RETAILERS”) TO CHAPTER 36 (“ZONING ORDINANCE”); AND AMENDING SECTIONS 36-521 (“RO, RESIDENCE-OFFICE DISTRICT”), 36-524 (“C-1, LOCAL COMMERCIAL DISTRICT”), 36-526 (“TC, TOURIST COMMERCIAL DISTRICT”), 36-527 (“CR, RURAL COMMERCIAL DISTRICT”), AND 36-560 (“SPECIAL USES”) TO CHAPTER 36 (“ZONING ORDINANCE”) OF THE CODE OF THE CITY OF NORMAN TO ESTABLISH RESTRICTIONS ON TOBACCO AND E-CIGARETTE RETAILERS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Ordinance Draft

Staff Presentation

Jason Olsen, Parks & Recreation Director, presented the proposed ordinance changes in regards to restrictions on tobacco and e-cigarette retailers.

Motion by Commissioner McKown to recommend approval of Ordinance O-2425-10; **Second** by Commissioner Kindel.

The motion was approved unanimously with a vote of 7-0.

5. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-17: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING CHAPTER 36, ARTICLE V, ZONING, SECTION 36-535, HISTORIC DISTRICT COMMISSION REQUIREMENT; AMENDING THE APPLICATION REQUIREMENTS FOR CERTIFICATE OF APPROPRIATENESS; EDITS FOR CONSISTENCY OR CORRECTIVE PURPOSES; AND ALLOW HISTORIC PRESERVATION OFFICER TO GRANT TIME EXTENSION FOR CERTIFICATE OF APPROPRIATENESS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Staff Report
- 2. Ordinance Draft

Staff Presentation

Anais Starr, Planner II, presented the proposed changes in regards to the Historic District Ordinance.

Motion by Commissioner McKown to recommend approval of Ordinance O-2425-17; **Second** by Commissioner Kindel.

The motion was passed unanimously with a vote of 7-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Lora Hoggatt, Planning Services Manager, discussed the upcoming AIM Norman Open House events and invited the Commissioners to attend.

Commissioners brought forward concerns in regards to the new meeting location.

ADJOURNMENT

The meeting adjourned at 7:34 p.m.

Passed and approved this _____ day of _____ 2024.

Planning Commission

File Attachments for Item:

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2425-2: CONSIDERATION OF SHORT FORM PLAT SUBMITTED BY VIRGIL AND ELIZABETH BEVEL (POLLARD AND WHITED SURVEYING, INC) FOR BEVEL SECOND ADDITION LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH PICKARD AVENUE AND HARDIN DRIVE.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/12/2024

REQUESTER: Virgil and Elizabeth Bevel (Pollard and Whited Surveying, Inc.)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2425-2: CONSIDERATION OF SHORT FORM PLAT SUBMITTED BY VIRGIL AND ELIZABETH BEVEL (POLLARD AND WHITED SURVEYING, INC) FOR BEVEL SECOND ADDITION LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH PICKARD AVENUE AND HARDIN DRIVE.

ITEM: Consideration of **SHORT FORM PLAT NO. SFP-2425-2, BEVEL SECOND ADDITION** (Lot 18A, Block 1, Replat of Valley View Addition).

LOCATION: Located at the southeast corner of the intersection of South Pickard Avenue and Hardin Drive.

INFORMATION:

1. Owner. Virgil and Elizabeth Bevel.
2. Developer. Virgil and Elizabeth Bevel.
3. Surveyor. Pollard and Whited Surveying, Inc.

HISTORY:

1. May 19,, 1947. Planning Commission approved the final plat of a Valley View Addition
2. January 14, 1948. City Council adopted Ordinance No. 728 annexing this property into the Norman Corporate City Limits.
3. January 14, 1948. The final plat for Valley View Addition was filed of record with the Cleveland County Clerk.

4. June 25, 1954. Planning Commission approved the final plat of a Replat for Valley View Addition.
5. July 13, 1954. City Council adopted Ordinance No. 884 placing this property in R-1, Single-Family Dwelling District.
6. July 13, 1954. City Council approved the final plat of a Replat of Valley View Addition.
7. July 14, 1954. The final plat of a Replat of Valley View Addition was filed of record with the Cleveland County Clerk.
8. April 15, 2002. Lot Line Adjustment No. 1153 was filed of record with the Cleveland County Clerk.
9. August 27, 2024. City Council approved Resolution No. R-2425-32 exempting sidewalk improvements in connection with Pickard Avenue and Hardin Drive.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer is existing.
3. Sidewalks. City Council, at its meeting of August 27, 2024, approved Resolution No. R-2425-32 exempting sidewalk improvements adjacent to Pickard Avenue and Hardin Drive.
4. Streets. Streets are existing.
5. Water. Water improvements are existing.

PUBLIC DEDICATIONS:

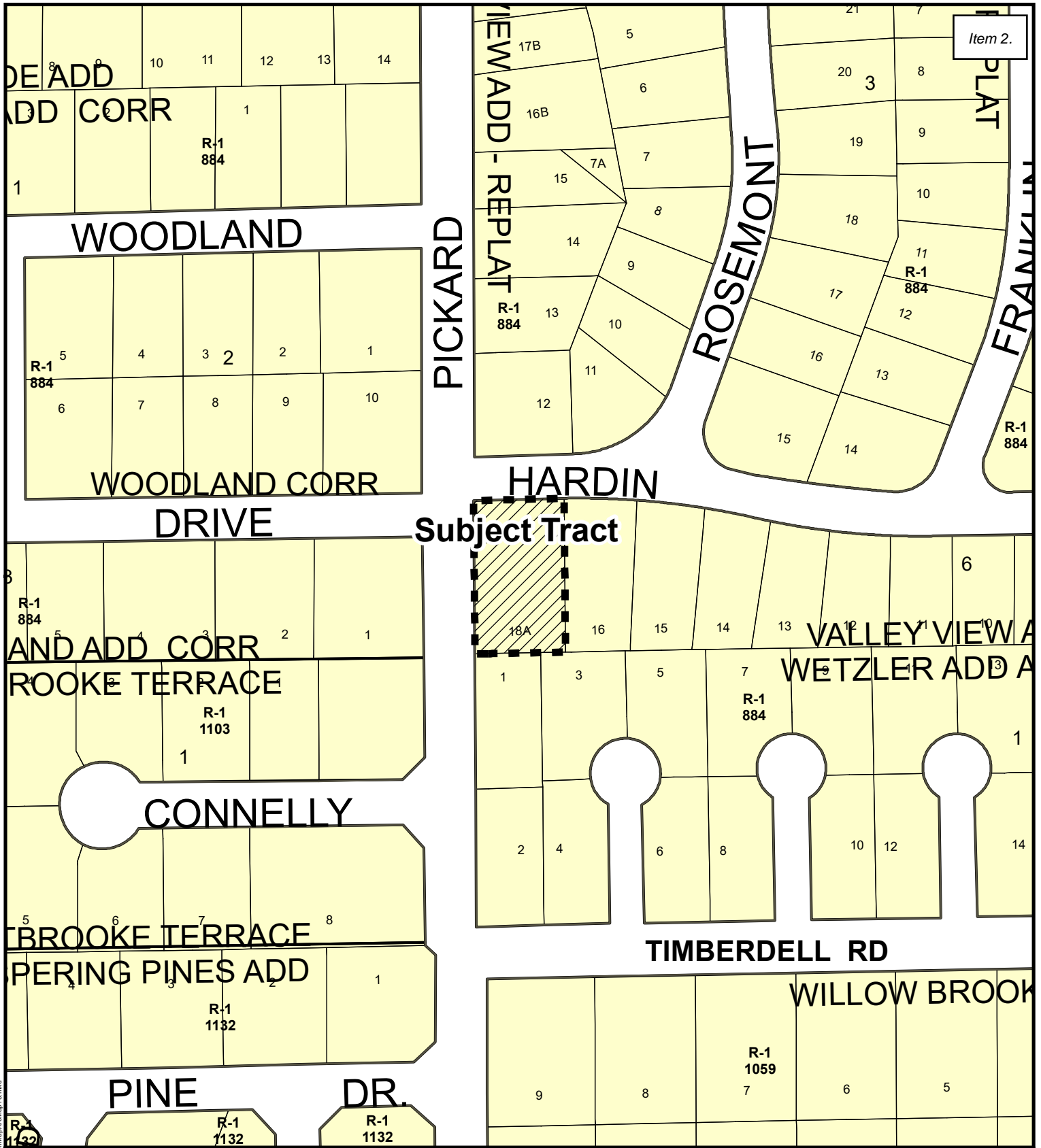
1. Easements. All required easements are existing.
2. Right-of-Way. Street rights-of-way are existing.

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

STAFF COMMENTS AND RECOMMENDATION: The property is currently one (1) lot. The owners desire to create two (2) single-family residential lots. Staff recommends approval of Short Form Plat No. SFP-2425-2 for Bevel Second Addition.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SPF-2425-2 for Bevel Second Addition, and, if approved, direct the filing thereof with the Cleveland County Clerk.

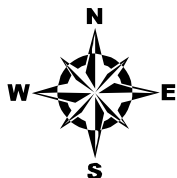
ACTION TAKEN: _____



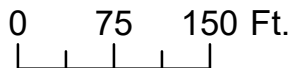
Location Map





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.



December 5, 2024



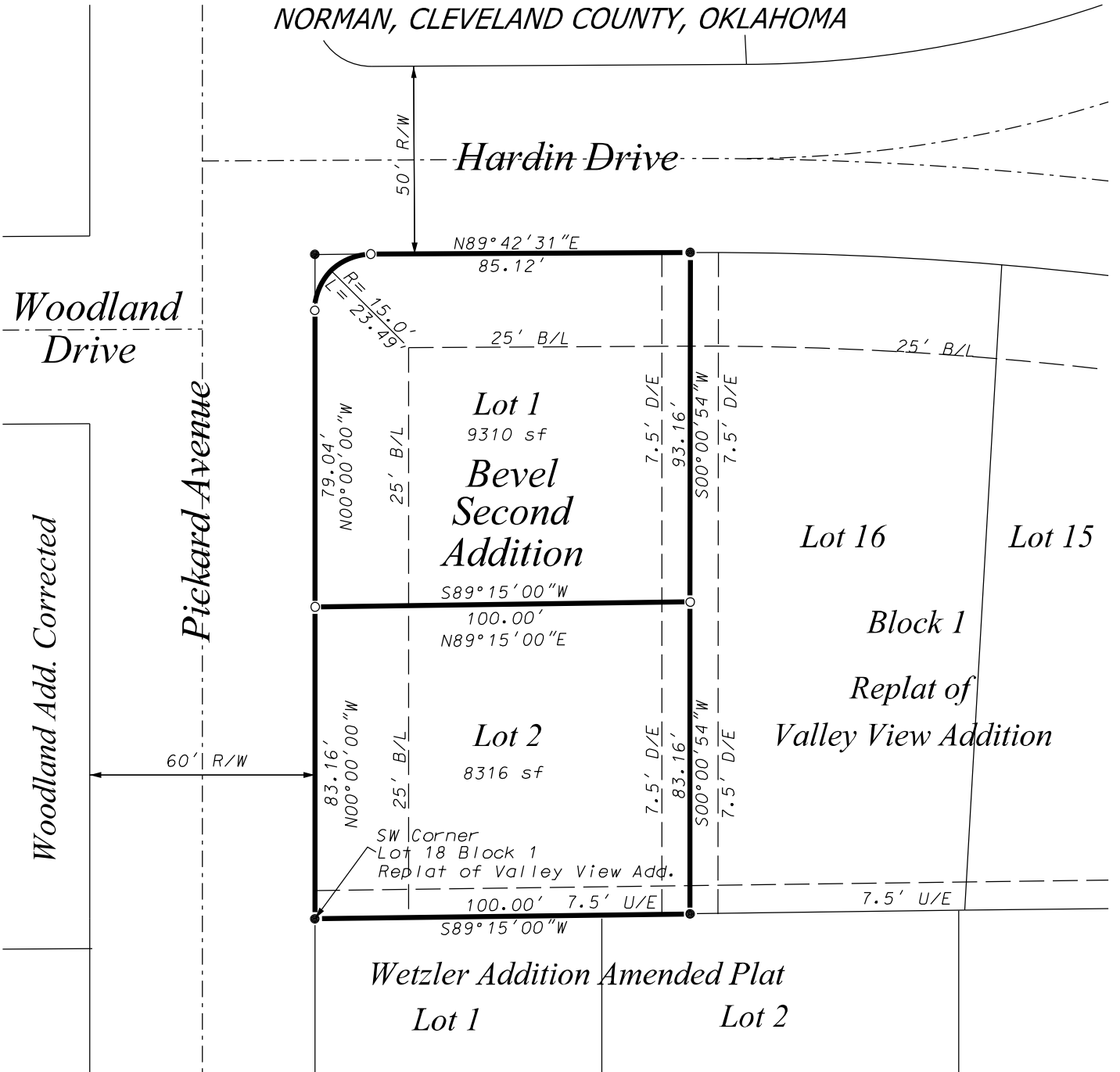
-  Subject Tract
-  Zoning

\\norman-city-departments\GIS\ArcGIS10\Map_Templates\Bk11_LocationMap\ArcMap10.mxd

SHORT FORM PLAT

BEVEL SECOND ADDITION

**LOT 18A OF BLOCK 1 OF THE REPLAT OF VALLEY VIEW ADDITION
NORMAN, CLEVELAND COUNTY, OKLAHOMA**



Note: Bearings Are Based On A Plat Bearing of N00°00'00"W Between Existing Monuments on the West Line of Lot 18A Block 1 of the Replat of Valley View Addition to Norman, Cleveland County, Oklahoma As Recorded in Plat Book 2 at Page 78 Dated July 14, 1954 in the Cleveland County Clerk's records.

(●) - Indicates Existing 3/8" Iron Pin or Monument As Noted

(○) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked " PLS 1474"

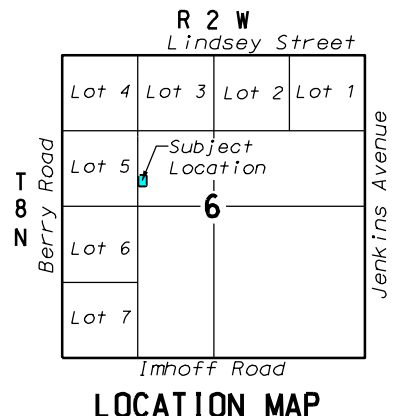
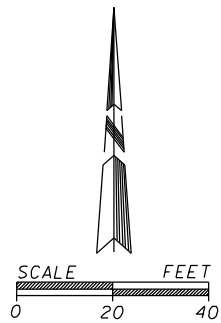
(D/E) - Indicates Platted Drainage Easement.

(U/E) - Indicates Platted Utility Easement.

(B/L) - Indicates Platted Building Line Set Back

(R/W) - Indicates Platted Street Right-of-way

According to the Flood Insurance Rate Map (FIRM) Community Panel Number 40027C0280J with an effective date of January 15, 2021. The subject tract is located in Zone "X". Zone "X", is defined as "Areas of Minimal Flood Hazards".



POLLARD & WHITED SURVEYING, INC.
2514 Tee Drive Norman, OK 73069
405-366-0001

Virgil and Elizabeth Bevel
Short Form Plat of Bevel Second Addition
Lot 18A Block 1 Replat of Valley View Add.
Norman, Cleveland County, Oklahoma
October 22, 2024 Drawn By: T. Pollard
File: Valley View Addition.dgn Sheet 1 of 3

CERTIFICATE OF SURVEY

I, Timothy G. Pollard, a Professional Land Surveyor, hereby certify that the attached drawing is a true and accurate representation of a survey of the described property.

I further certify that this survey meets or exceeds the current "Oklahoma Minimum Standards For The Practice Of Land Surveying" as adopted by the Oklahoma State Board Of Licensure For Professional Engineers and Land Surveyors.

LEGAL DESCRIPTION

Lot 1 Bevel Second Addition Short Form Plat

A tract of land being part of Lot Eighteen A (18A) of Block One (1) of the Replat of Valley View Addition to the City of Norman, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474, dated October 22, 2024, using a Plat Bearing of N00°00'00"W on the West line of said Lot 18A as a Basis of Bearing, said tract further described as:

- COMMENCING** at the Southwest corner of said Lot 18A;
- Thence N00°00'00"W, on the West line of said Lot 18A, for a distance of 83.16 feet to the **POINT OF BEGINNING**;
- Thence N00°00'00"W, on said West line, for a distance of 79.04 feet;
- Thence Northeasterly, on a curve to the right, having a radius of 15.00 feet, a chord of N44°51'15"E 21.16 feet, for an arc distance of 23.49 feet to the North line of said Lot 18A;
- Thence N89°42'31"E, on the North line of said Lot 18A, for a distance of 85.12 feet to the Northeast corner of said Lot 18A;
- Thence S00°00'54"W, on the East line of said Lot 18A, for a distance of 93.16 feet;
- Thence S89°15'00"W for a distance of 100.00 feet to the **POINT OF BEGINNING**.

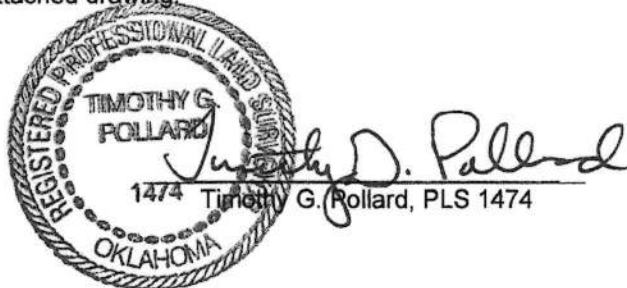
Lot 2 Bevel Second Addition Short Form Plat

A tract of land being part of Lot Eighteen A (18A) of Block One (1) of the Replat of Valley View Addition to the City of Norman, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474, dated October 22, 2024, using a Plat Bearing of N00°00'00"W on the West line of said Lot 18A as a Basis of Bearing, said tract further described as:

- BEGINNING** at the Southwest corner of said Lot 18A;
- Thence N00°00'00"W, on the West line of said Lot 18A, for a distance of 83.16 feet;
- Thence N89°15'00"E for a distance of 100.00 feet to the East line of said Lot 18A;
- Thence S00°00'54"W, on the East line of said Lot 18A, for a distance of 83.16 feet to the Southeast corner of said Lot 18A;
- Thence S89°15'00"W, on the South line of said Lot 18A, for a distance of 100.00 feet to the **POINT OF BEGINNING**.

NOTES

- (1) The attached boundary survey was made to establish the boundary locations as shown hereon as Bevel Second Addition, a Norman Short Form Plat, and is based upon the deed of record as shown in Warranty Deed filed in Book 6638 at Page 85 in the Cleveland County Clerk's records and supplied to the undersigned. Further, this survey is based on the recorded plat of the Replat of Valley View Addition to Norman, Cleveland County, Oklahoma as filed in Plat Book 2 at Page 78, dated July 14, 1954, in the Cleveland County Clerk's records. Additionally, the creation of Lot 18A was done by Lot Line Adjustment as approved and filed of record in Book 3407 at page 1218 in the Cleveland County Clerk's records
- (2) This does not represent a complete search of the County Clerk's records to determine ownership. No courthouse research was made by the undersigned for additional deeds or easement information, except as noted hereon. The undersigned has not abstracted the subject property.
- (3) This survey should be filed with the Cleveland County Clerk and referred to by any deeds, conveyances or other instruments made in connection with the subject property.
- (4) No excavations were made during the progress of this Survey to locate underground utilities and facilities. Contact OKIE 811 or the owners of underground facilities to have them marked before any excavation.
- (5) Except as specifically stated or shown this Survey does not reflect any easements, rights-of-way, building lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations. Further this Survey does not show any other facts which an accurate and current title search would disclose. The undersigned has not abstracted the subject property.
- (6) Bearings are given to show the angle relationship between lines. Bearings are not necessarily geodetic. The basis of bearings for this survey is stated on the attached drawing.



NOTARY

State Of Oklahoma)
County Of Cleveland) SS

Before me, a Notary Public, in and for said County and State, on this 24th day of October 2024, personally appeared, Timothy G. Pollard, to me known to be the identical person who executed the within and foregoing instrument and

NORMAN PLANNING COMMISSION

Accepted by the City of Norman, Oklahoma, Planning Commission on this _____ day of _____, 20____.

Chairperson

NOTARY

State Of Oklahoma)
County Of Cleveland) SS

Before me, a Notary Public, in and for said County and State, on this _____ day of _____, 20____, personally appeared, _____, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed.

My commission expires: _____

Notary Public

File Attachments for Item:

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-7: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY T-PLUS, LLC (COWAN GROUP ENGINEERING) FOR OAK HILL RANCH, PHASE 2 FOR 80 ACRES OF PROPERTY GENERALLY LOCATED 1300' WEST OF 108TH AVENUE S.E. ON THE NORTH SIDE OF ETOWAH ROAD.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/12/2024

REQUESTER: T-Plus, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-7: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY T-PLUS, LLC (COWAN GROUP ENGINEERING) FOR OAK HILL RANCH, PHASE 2 FOR 80 ACRES OF PROPERTY GENERALLY LOCATED 1300' WEST OF 108TH AVENUE S.E. ON THE NORTH SIDE OF ETOWAH ROAD.

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2425-7 FOR OAK HILL RANCH.PHASE 2**

LOCATION: Generally located 1300' west of 108th Avenue S.E. on the north side of Etowah Road.

INFORMATION:

1. Owners. T-Plus, LLC.
2. Developer. T-Plus, LLC.
3. Surveyor. Cowan Group Engineering.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1315 annexing a portion of this property into the Norman Corporate City limits without zoning.
2. October 21, 1961. City Council adopted Ordinance No. 1318 annexing the remainder of this property into the Norman Corporate City limits without zoning.
3. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.

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

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Acreage. This property consists of 80.00 acres. Tract 9 consists of 10.00 acres, Tract 10 consists of 10.00 acres, Tract 11 consists of 10.00 acres, Tract 12 consists of 10.00 acres, Tract 13 consists of 10.00 acres, Tract 14 consists of 10.00 acres, Tract 15 consists of 10.00 acres and Tract 16 consists of 10.00 acres.
5. Private Road. A private road easement is located on Tracts 3 and 4 of the first phase Oak Hill Ranch. The private road will continue into Phase 2 and constructed to serve Tracts 13 through 16. The private road will be constructed prior to the filing of Oak Hill Ranch Phase 2.
6. Easements. With the Comprehensive Transportation Plan, Etowah Road is classified as a collector street. A 17' roadway, drainage and utility easement will be required.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2425-7 for Oak Hill Ranch Phase 2 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION. Staff recommends approval of Norman Rural Certificate of Survey No. COS-2425-7 for Oak Hill Ranch Phase 2.

ACTION NEEDED: Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2425-7 for Oak Hill Ranch Phase 2 to City Council.

ACTION TAKEN: _____

A-2
1322

POST OAK ROAD

Item 3.

96TH AVENUE SE

104TH AVE SE

108TH AVENUE SE

A-2
1322

A-2
1322

PUD
2223-21

Subject
Tract

A-2
1322

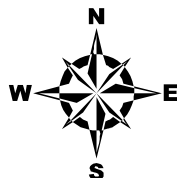
Norman City Limits

ETOWAH ROAD

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 12, 2024

0 400 800 Ft.

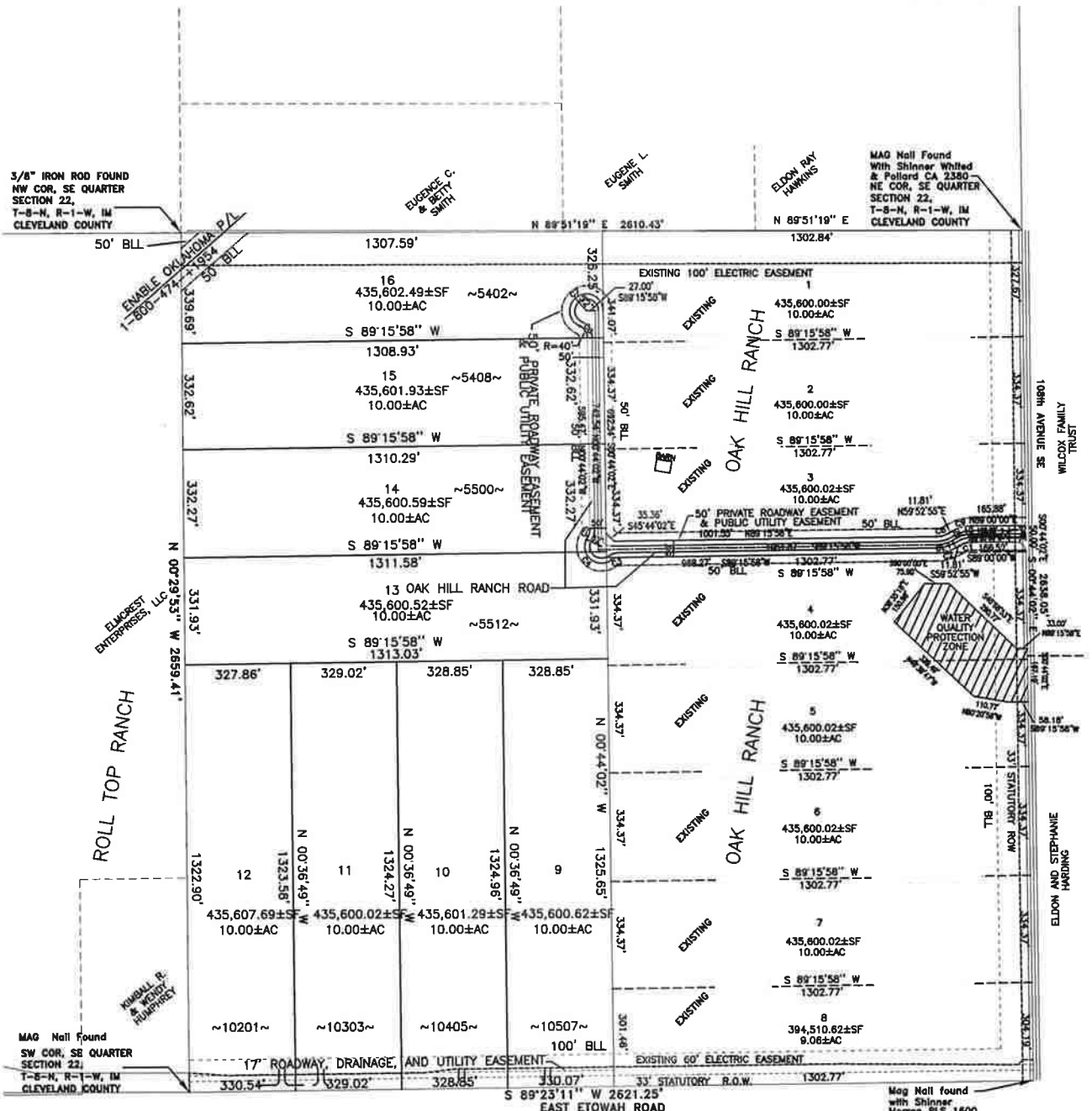
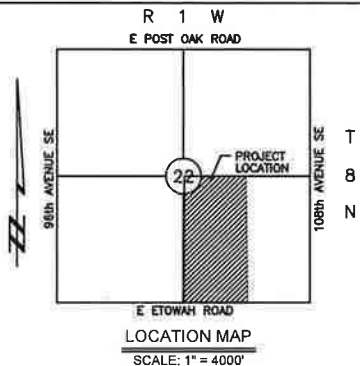


Subject Tract

\\norman-city-department\GIS\ArcGIS10\Map Templates\Bx11_LocationMap_ArcMap10.mxd

OAK HILL RANCH PHASE 2

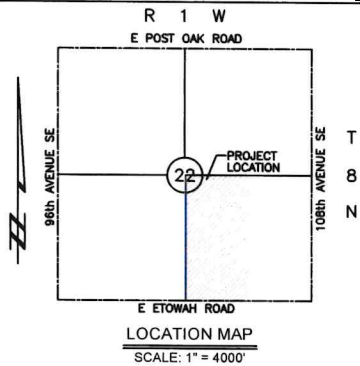
W/2 OF SE/4, SEC. 22, T-8-N, R-1-W, I.M.
CLEVELAND COUNTY, NORMAN, OKLAHOMA



SCALE 1" = 500'

SHEET 1 OF 7

<p>SCALE 1"=500'</p>	<p>RURAL CERTIFICATE OF SURVEY</p>	 <p>COWAN GROUP ENGINEERING CA No. 6414 Exp. 06/30/26 7100 N CLASSEN SUITE 500 (405) 463-3369 OKLAHOMA CITY, OK. 73116 jeff@cowangroup.co</p>
<p>DATE 12/04/24</p>	<p>OAK HILL RANCH PHASE 2 NORMAN, OKLAHOMA</p>	



TRACT 9
LEGAL DESCRIPTION

A Tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Eight (8) North, Range One (1) West of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of said Section Twenty-Two; Thence S89°23'11"W a distance of 1302.77 feet to the POINT OF BEGINNING; Thence from said POINT OF BEGINNING S89°23'11"W a distance of 330.07 feet; Thence N00°36'49"W a distance of 1324.96 feet; Thence N89°15'58"E a distance of 327.29 feet; Thence S00°44'02"E a distance of 1325.65 feet, to the POINT OF BEGINNING and containing 10.00 acres more or less and subject to any easements or rights-of-way of record.

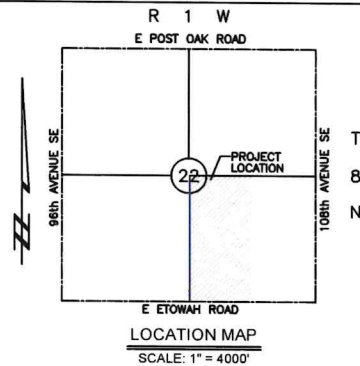
TRACT 10
LEGAL DESCRIPTION

A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Eight (8) North, Range One (1) West of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of said Section Twenty-Two; Thence S89°23'11"W a distance of 1632.84 feet to the POINT OF BEGINNING; Thence from said POINT OF BEGINNING S89°23'11"W a distance of 328.85 feet; Thence N00°36'49"W a distance of 1324.27 feet; Thence N89°15'58"E a distance of 328.85 feet; Thence S00°36'49"E a distance of 1324.96 feet, to the POINT OF BEGINNING and containing 10.00 acres more or less and subject to any easements or rights-of-way of record.

SHEET 2 of 7

SCALE N.T.S.	RURAL CERTIFICATE OF SURVEY	 COWAN GROUP ENGINEERING
DATE 12/04/24	OAK HILL RANCH PHASE 2 NORMAN, OKLAHOMA	CA No. 6414 Exp. 06/30/26 7100 N CLASSEN SUITE 500 (405) 463-3369 OKLAHOMA CITY, OK. 73116 jeff@cowangroup.co



TRACT 11
LEGAL DESCRIPTION

A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Eight (8) North, Range One (1) West of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of said Section Twenty-Two; Thence S89°23'11"W a distance of 1961.69 feet to the POINT OF BEGINNING; Thence from said POINT OF BEGINNING S89°23'11"W a distance of 329.02 feet; Thence N00°36'49"W a distance of 1323.58 feet; Thence N89°15'58"E a distance of 329.02 feet; Thence S00°36'49"E a distance of 1324.27 feet, to the POINT OF BEGINNING and containing 10.00 acres more or less and subject to any easements or rights-of-way of record.

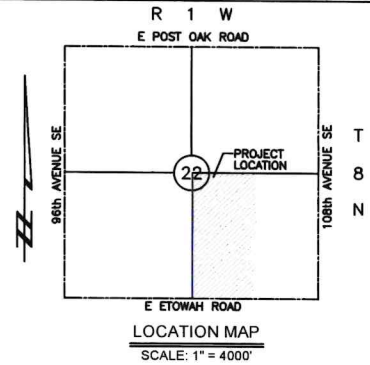
TRACT 12
LEGAL DESCRIPTION

A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Eight (8) North, Range One (1) West of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of said Section Twenty-Two; Thence S89°23'11"W a distance of 2290.71 feet to the POINT OF BEGINNING; Thence from said POINT OF BEGINNING S89°23'11"W a distance of 330.54 feet; Thence N00°29'53"W a distance of 1322.90 feet; Thence N89°15'58"E a distance of 327.86 feet; Thence S00°36'49"E a distance of 1323.58 feet, to the POINT OF BEGINNING and containing 10.00 acres more or less and subject to any easements or rights-of-way of record.

SHEET 3 OF 7

SCALE N.T.S.	RURAL CERTIFICATE OF SURVEY	 <p>COWAN GROUP ENGINEERING</p>
DATE 12/04/24	OAK HILL RANCH PHASE 2 NORMAN, OKLAHOMA	CA No. 6414 Exp. 06/30/26 7100 N CLASSEN SUITE 500 (405) 463-3369 OKLAHOMA CITY, OK. 73116 jeff@cowangroup.co



TRACT 13
LEGAL DESCRIPTION

A Tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Eight (8) North, Range One (1) West of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of said Section Twenty-Two; Thence S89°23'11"W a distance of 2621.25 feet; Thence N00°29'53"W a distance of 1322.90 feet to the POINT OF BEGINNING; Thence N00°29'53"W a distance of 331.93 feet; Thence N89°15'58"E a distance of 1311.66 feet; Thence S00°44'02"E a distance of 331.93 feet; Thence S89°15'58"W a distance of 1313.03 feet to the POINT OF BEGINNING and containing 10.00 acres more or less and subject to any easements or rights-of-way of record.

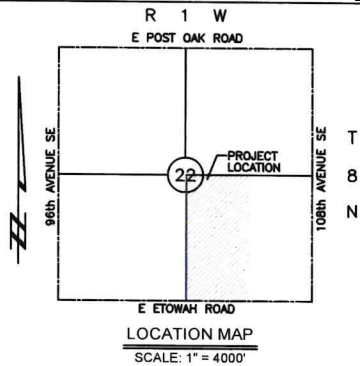
TRACT 14
LEGAL DESCRIPTION

A Tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Eight (8) North, Range One (1) West of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of said Section Twenty-Two; Thence S89°23'11"W a distance of 2621.25 feet; Thence N00°29'53"W a distance of 1654.83 feet to the POINT OF BEGINNING; Thence N00°29'53"W a distance of 332.27 feet; Thence N89°15'58"E a distance of 1310.29 feet; Thence S00°44'02"E a distance of 332.27 feet; Thence S89°15'58"W a distance of 1311.66 feet to the POINT OF BEGINNING and containing 10.00 acres more or less and subject to any easements or rights-of-way of record.

SHEET 4 of 7

SCALE N.T.S.	RURAL CERTIFICATE OF SURVEY	 COWAN GROUP ENGINEERING CA No. 6414 Exp. 06/30/26 7100 N CLASSEN SUITE 500 (405) 463-3369 OKLAHOMA CITY, OK. 73116 jeff@cowangroup.co
DATE 12/04/24	OAK HILL RANCH PHASE 2 NORMAN, OKLAHOMA	



TRACT 15
LEGAL DESCRIPTION

A Tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Eight (8) North, Range One (1) West of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of said Section Twenty-Two; Thence S89°23'11"W a distance of 2621.25 feet; Thence N00°29'53"W a distance of 1987.10 feet to the POINT OF BEGINNING; Thence N00°29'53"W a distance of 332.62 feet; Thence N89°15'58"E a distance of 1308.93 feet; Thence S00°44'02"E a distance of 332.62 feet; Thence S89°15'58"W a distance of 1310.29 feet to the POINT OF BEGINNING and containing 10.00 acres more or less and subject to any easements or rights-of-way of record.

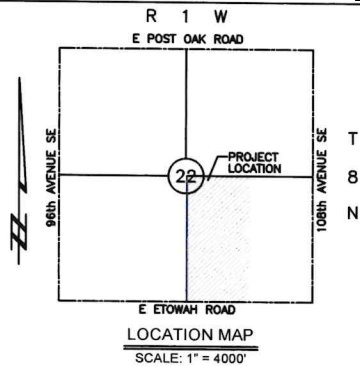
TRACT 16
LEGAL DESCRIPTION

A Tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Eight (8) North, Range One (1) West of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of said Section Twenty-Two; Thence S89°23'11"W a distance of 2621.25 feet; Thence N00°29'53"W a distance of 2319.72 feet to the POINT OF BEGINNING; Thence N00°29'53"W a distance of 339.69 feet; Thence N89°51'19"E a distance of 1307.60 feet; Thence S00°44'02"E a distance of 326.25 feet; Thence S89°15'58"W a distance of 1308.93 feet to the POINT OF BEGINNING and containing 10.00 acres more or less and subject to any easements or rights-of-way of record.

SHEET 5 OF 7

SCALE N.T.S.	RURAL CERTIFICATE OF SURVEY	 <p>COWAN GROUP ENGINEERING</p>
DATE 12/04/24	OAK HILL RANCH PHASE 2 NORMAN, OKLAHOMA	CA No. 6414 Exp. 06/30/26 7100 N CLASSEN SUITE 500 (405) 463-3369 OKLAHOMA CITY, OK. 73116 jeff@cowangroup.co



Surveyor's Notes

1. This Survey has been prepared to create a "Norman Rural Certificate of Survey Subdivision" to be known as "Oak Hill Ranch Phase 2". This is an un-platted but filed subdivision as specified in the Norman Subdivision Regulations Sec. 19-606.
1. This survey is based on the Legal Description from the "Warranty Deed" recorded in Document Number 2021-42720 in Book 6322, Page 143.
2. The exterior boundaries of this survey are based on a current and proper restoration of the original survey and corners filed of record at the Oklahoma Department of Libraries.
3. Access to all tracts shown hereon, is provided by previously dedicated section line right-of-way and additional right-of-way dedications that are a part of this document. Widths of these right-of-ways have been provided per the City of Norman as filed in Book R2022-8619, Page 1500.
4. No excavations were made as a part of the survey, to physically locate underground utilities and facilities. Call 1-800-522-6543 to have all underground utilities and facilities marked before any excavation.
5. This property is delineated on the FEMA Flood Insurance Rate Map (FIRM) as Zone X, areas of minimal flood hazard, for Cleveland County, Oklahoma and Incorporated Areas, Map Number 40027C0320H Dated September 26, 2008.
6. This "Norman Rural Certificate of Survey of Subdivision" will be filed with the Cleveland County Clerk after it is approved by all parties. This documentation, as recorded in its entirety, shall be attached to OR referred to on any deed, conveyance of title, contract, or any other instruments prepared in connection with any of the subject property.
7. This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying which was adopted by the Board of Registration for Professional Engineers and Land Surveyors, September 14, 2018.
8. Date of Field Work 11/04/2019.

Land Surveyor

 Steve Trump P.L.S NO. 1607



Notary
 STATE OF OKLAHOMA, COUNTY OF OKLAHOMA§

Before Me, a Notary Public in and for said County and State,
 On this 4 day of December, 2024, personally
 Appeared Steve Trump known to me to be the Identical person
 who executed the within and foregoing Instrument and acknowledged
 to me that he executed The same as his free and voluntary act and deed.

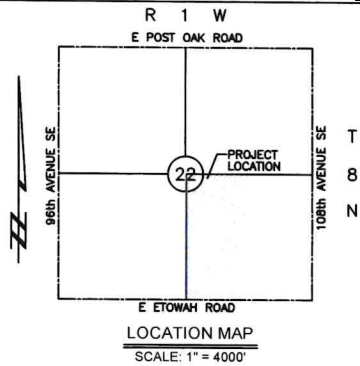
12/10/2027
 My Commission Expires

 Notary Public



SHEET 6 of 7

SCALE N.T.S.	RURAL CERTIFICATE OF SURVEY	 COWAN GROUP ENGINEERING CA No. 6414 Exp. 06/30/26 7100 N CLASSEN SUITE 500 (405) 463-3369 OKLAHOMA CITY, OK. 73116 jeff@cowangroup.co
DATE 12/04/24	OAK HILL RANCH PHASE 2 NORMAN, OKLAHOMA	



Norman Planning Commission

Accepted by the City of Norman, Oklahoma, Planning Commission on this _____ day of _____ 20____.

Chairman

Notary

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA§:

Before me, a Notary Public, in and for said County and State, on the _____ day of _____ 20____, personally appeared _____, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

My Commission Expires

Notary Public

Norman City Council

Accepted by the City of Norman, Oklahoma, City Council on this _____ day of _____ 20____

ATTEST: _____

Mayor

Notary

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA§

Before Me, a Notary Public, in and for said County and State, on this _____ day of _____ 20____, Personally appeared _____, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

SHEET 7 of 7

SCALE N.T.S.	RURAL CERTIFICATE OF SURVEY	 COWAN GROUP ENGINEERING CA No. 6414 Exp. 06/30/26 7100 N CLASSEN SUITE 500 (405) 463-3369 OKLAHOMA CITY, OK. 73116 jeff@cowangroup.co
DATE 12/04/24	OAK HILL RANCH PHASE 2 NORMAN, OKLAHOMA	

File Attachments for Item:

4. 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, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (201 W APACHE ST)

The applicant has requested postponement of this request to the January 9, 2025 meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/12/2024

REQUESTER: DC Jones Holdings, LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

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, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (201 W APACHE ST)

The applicant has requested postponement of this request to the January 9, 2025 meeting.
