



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, August 11, 2022 at 6:30 PM

AGENDA

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

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

Planning Commissioners: Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Doug McClure, Shaun Axton, Michael Jablonski, Cameron Brewer (appointed 8-9-22), and James Griffith (appointed 8-9-22)

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, Rejection, Amendment, and/or Postponement of the Minutes of the July 14, 2022 Regular Planning Commission Meeting.

NON-CONSENT ITEMS

Land Use Plan Amendment & SPUD Zoning

2. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-6: Rental Ranch II, L.L.C. and D.L. Hayes Co., Inc. request amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation for the east 20' of Lot 50 and all of Lot 51, Block 2, WOODSLAWN ADDITION, located at 621 Highland Parkway.
3. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-2: Rental Ranch II, L.L.C. and D.L. Hayes Co., Inc. request rezoning from R-1, Single Family Dwelling District, and C-2, General Commercial District, to SPUD, Simple Planned Unit Development, for the east 20' of Lot 50 and all of Lot 51, Block 2, and the west 25' of Block 9, WOODSLAWN ADDITION, generally located at 621 Highland Parkway.

Land Use Plan Amendment & SPUD Zoning

4. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-7: BMH Jenkins 2022, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Mixed Use Designation for approximately 0.16 acres of property located at 765 Jenkins Avenue.
5. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-3: BMH Jenkins 2022, L.L.C. requests rezoning from R-3, Multi-Family Dwelling District, to SPUD, Simple Planned Unit Development, for approximately 0.16 acres of property located at 765 Jenkins Avenue.

Land Use Plan Amendment, Rezoning & Preliminary Plat

6. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-18: Red Rock Land Fund, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Commercial Designation to Low Density Residential Designation for approximately 12.41 acres of property located at the northwest corner of E. Tecumseh Road and 12th Avenue N.E.
7. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-5: Red Rock Land Fund, L.L.C. requests rezoning from PUD, Planned Unit Development, to PUD, Planned Unit Development for Residential Uses, for approximately 12.41 acres of property located at the northwest corner of E. Tecumseh Road and 12th Avenue N.E.
8. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2223-1: Consideration of a Preliminary Plat submitted by

Sweetgrass Partners, L.L.C. (SMC Consulting Engineers, P.C.) for RED CANYON RANCH EAST, A Planned Unit Development for approximately 12.41 acres of property located at the northwest corner of E. Tecumseh Road and 12th Avenue N.E.

Special Use for School

9. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-7: Classen Montessori School requests Special Use for a School to modify the approved site plan for property located at 2323 S. Classen Boulevard.

Special Use for Municipal Use

10. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-6: City of Norman – Norman Utilities Authority requests Special Use for Municipal Use to modify the approved site plan and with Variances to the masonry requirement, to allow gravel parking for employees, and to the landscape requirements, for approximately 50.5 acres of property generally located north of Robinson Street approximately 2,000' east of 24th Avenue N.E.

Reports

11. CONSIDERATION OF ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF: Annual 2021 Status Report on Development and the NORMAN 2025 Plan.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the July 14, 2022 Regular Planning Commission Meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/11/2022

REQUESTER: Rone' Tromble

PRESENTER: Rone' Tromble, Admin. Tech. IV

ITEM TITLE: Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the July 14, 2022 Regular Planning Commission Meeting.

ACTION NEEDED: Approve, amend, reject, or postpone the minutes of the July 14, 2022 Regular Planning Commission meeting.

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JULY 14, 2022

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 14th day of July, 2022.

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

Chair Erica Bird called the meeting to order at 6:30 p.m.

* * *

Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Liz McKown
Steven McDaniel
Erica Bird
Michael Jablonski

MEMBERS ABSENT

Kevan Parker
Doug McClure
Shaun Axton

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &
Community Development
Roné Tromble, Recording Secretary
Beth Muckala, Asst. City Attorney
Jason Murphy, Stormwater Program
Manager
Todd McLellan, Development Engineer
Mitchell Richardson

* * *

CONSENT DOCKET

Item No. 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE JUNE 9, 2022 REGULAR PLANNING COMMISSION MEETING.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chair Bird asked if any member of the Commission wished to remove any item from the Consent Docket. There being none, she asked if any member of the audience wished to remove any item from the Consent Docket. There being none, she asked for a motion.

Steven McDaniel moved to approve the Consent Docket as presented. Liz McKown seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Liz McKown, Steven McDaniel, Michael Jablonski, Erica Bird
NAYES	None
ABSENT:	Kevan Parker, Doug McClure, Shaun Axton

Ms. Tromble announced that the motion, to adopt the Consent Docket as presented, passed by a vote of 4-0.

* * *

NON-CONSENT ITEMS:

Item No. 2, being:

R-2223-6 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-6: RENTAL RANCH II, L.L.C. AND D.L. HAYES CO., INC. REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR THE EAST 20' OF LOT 50 AND ALL OF LOT 51, BLOCK 2, WOODSLAWN ADDITION, LOCATED AT 621 HIGHLAND PARKWAY.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Postponement Memo
3. Email requesting postponement

and

Item No. 3, being:

O-2223-2 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-2: RENTAL RANCH II, L.L.C. AND D.L. HAYES CO., INC. REQUEST REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, AND C-2, GENERAL COMMERCIAL DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR THE EAST 20' OF LOT 50 AND ALL OF LOT 51, BLOCK 2, AND THE WEST 25' OF BLOCK 9, WOODSLAWN ADDITION, GENERALLY LOCATED AT 621 HIGHLAND PARKWAY.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo
3. Email requesting postponement

Chair Bird reported the applicant has asked that this item be postponed to the August 11, 2022 Planning Commission meeting.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Michael Jablonski moved to postpone Resolution No. R-2223-6 and Ordinance No. O-2223-2 to the August 11, 2022 Planning Commission meeting. Steven McDaniel seconded the motion.

Mr. Jablonski asked about the postponement in light of the Ordinance later on the agenda regarding postponement. Ms. Hudson explained that the Ordinance only addresses postponements at City Council.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Liz McKown, Steven McDaniel, Michael Jablonski, Erica Bird
NAYES	None
ABSENT:	Kevan Parker, Doug McClure, Shaun Axton

Ms. Tromble announced that the motion, to postpone Resolution No. R-2223-6 and Ordinance No. O-2223-2 to the August 11, 2022 Planning Commission meeting, passed by a vote of 4-0.

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Item No. 4, being:

O-2223-1 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-1: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 429.1 ("FLOOD HAZARD DISTRICT") OF THE ZONING ORDINANCE, SUBSECTION 1, TO ADD CITATION TO OKLAHOMA STATUTORY AUTHORITY FOR LOCAL REGULATION; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Annotated Ordinance No. O-2223-1

PRESENTATION BY STAFF:

1. Jason Murphy reviewed the staff report, a copy of which is filed with the minutes.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Steven McDaniel moved to recommend adoption of Ordinance No. O-2223-1 to City Council. Liz McKown seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Liz McKown, Steven McDaniel, Michael Jablonski, Erica Bird
NAYES	None
ABSENT:	Kevan Parker, Doug McClure, Shaun Axton

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2223-1 to City Council, passed by a vote of 4-0.

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Item No. 5, being:

O-2223-4 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-4: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 22:420 (“PLANNED UNIT DEVELOPMENTS”) AND SECTION 22:442.1 (“AMENDMENTS”), BOTH WITHIN CHAPTER 22 (“ZONING ORDINANCE”) OF THE CODE OF THE CITY OF NORMAN TO ESTABLISH A POSTPONEMENT POLICY CONCERNING CERTAIN DEVELOPMENT APPLICATIONS PRESENTED TO CITY COUNCIL FOR CONSIDERATION OR POSTPONEMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Annotated Ordinance No. O-2223-4

PRESENTATION BY STAFF:

1. Beth Muckala reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. McDaniel asked if this is being added because this has been an issue. Ms. Muckala responded.
3. Ms. Bird asked if there is a definition of “unique and extenuating circumstances”. Ms. Muckala responded.
Ms. Bird followed up with a question about the notification requirements. Ms. Muckala responded.
Ms. Bird asked about risk for standard of practice. Ms. Muckala responded.
4. Mr. McDaniel asked about the provision for postponement to a date certain. Ms. Muckala responded.

AUDIENCE PARTICIPATION:

1. Lee Hall, 648 S. Lahoma, spoke in support of the Ordinance.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Jablonski spoke in support of the Ordinance.
2. Ms. Bird commented on the ramifications of denial of an application.

Michael Jablonski moved to recommend adoption of Ordinance No. O-2223-4 to City Council. Steven McDaniel seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Liz McKown, Steven McDaniel, Michael Jablonski, Erica Bird
NAYES	None
ABSENT:	Kevan Parker, Doug McClure, Shaun Axton

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2223-4 to City Council, passed by a vote of 4-0.

* * *

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

1. Ms. Bird noted that Mr. Boeck has resigned from the Commission. She thanked him for his extended service on the Commission. There are currently two vacancies for Planning Commission.

2. Mr. Jablonski asked about 22:442.1(4)(b) regarding protests, specifically "350 or larger foot radius". Ms. Muckala explained.

Ms. Bird asked the process for amending the language. Ms. Muckala responded.

* * *

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 6:58 p.m.

Norman Planning Commission

File Attachments for Item:

2. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-6: Rental Ranch II, L.L.C. and D.L. Hayes Co., Inc. request amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation for the east 20' of Lot 50 and all of Lot 51, Block 2, WOODSLAWN ADDITION, located at 621 Highland Parkway.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/14/2022

REQUESTER: Rental Ranch II, L.L.C. and D.L. Hayes Co., Inc.

PRESENTER: Logan Hubble, Planner I

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-6: Rental Ranch II, L.L.C. and D.L. Hayes Co., Inc. request amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation for the east 20' of Lot 50 and all of Lot 51, Block 2, WOODSLAWN ADDITION, located at 621 Highland Parkway.

ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Resolution No. R-2223-6 to City Council.

RESOLUTION NO. R-2223-6

ITEM NO. 2

STAFF REPORT

ITEM: Rental Ranch II, L.L.C. and D.L. Hayes Co., Inc. request amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation for the east 20' of Lot 50 and all of Lot 51, Block 2, WOODSLAWN ADDITION, located at 621 Highland Parkway.

SUMMARY OF REQUEST: The applicant is proposing development of a storage building on a 0.22-acre parcel. This development proposal requires rezoning from R-1, Single Family Dwelling District, and C-2, General Commercial District, to SPUD, Simple Planned Unit Development, and a Norman 2025 Land Use and Transportation Plan amendment from Low Density Residential to Commercial.

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?*** There has been minimal redevelopment in the general area, there is a new auto body shop at the corner of Highland Parkway and Flood Avenue and a new office building to the north, but no zoning changes in the last twenty plus years. Special Use was granted for a bar (Oklahoma Axe Factory) with Ordinance No. O-1920-41 at 938 N. Flood Ave. Although the S.W. corner of Robinson Street and Flood Avenue has redeveloped in the last 5 years, it is approximately a quarter-mile north of this subject site. The majority of the surrounding zoning has been in place for nearly 50 years with no changes. The lots to the west and southwest are entirely residential, while the lots to the east are entirely commercial.
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?*** Flood Avenue is classified as an Urban Minor Arterial street according to the Comprehensive Transportation Plan while Highland Parkway is not an arterial street. The area is platted as Woodslawn Addition so a traffic impact study is not required. The application is for rezoning from R-1, Single Family Dwelling District, and C-2, General Commercial District, to SPUD, Simple Planned Unit Development. The applicant stated on the application the use will be a storage building. Any future use on the site can be any of the uses allowed in the SPUD narrative written by the applicant.

CONCLUSION: Staff forwards this request for a NORMAN 2025 Land Use & Transportation amendment from Low Density Residential Designation to Commercial Designation as Resolution No. R-2223-6 for consideration by the Planning Commission and a recommendation to City Council.

Applicant: Rental Ranch II, LLC and DL Hayes Company

Project Location: 621 Highland Parkway

Case Number: PD22-14

Time: 5:30 p.m.

Applicant/Representative

Chris Hayes

Bill Hayes

Andy Darks

Attendees

None

City Staff

Colton Wayman, Planner I

Application Summary

The applicant is requesting a rezoning to SPUD, Simple Planned Unit Development.

Neighbor's Comments/Concerns/Responses

No neighbors attended the meeting.

File Attachments for Item:

3. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-2: Rental Ranch II, L.L.C. and D.L. Hayes Co., Inc. request rezoning from R-1, Single Family Dwelling District, and C-2, General Commercial District, to SPUD, Simple Planned Unit Development, for the east 20' of Lot 50 and all of Lot 51, Block 2, and the west 25' of Block 9, WOODSLAWN ADDITION, generally located at 621 Highland Parkway.



CITY OF NORMAN, OK STAFF REPORT

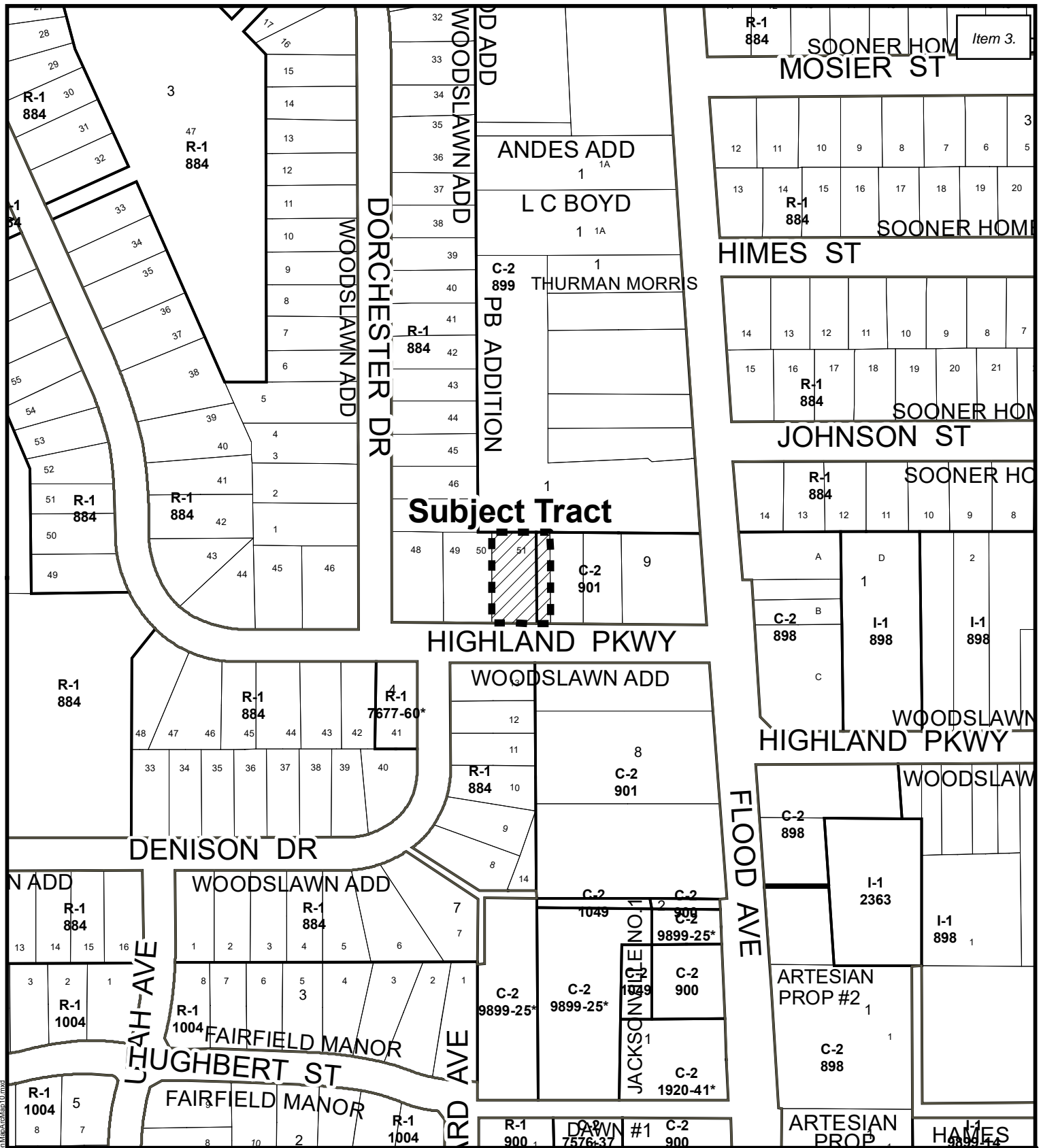
MEETING DATE: 08/11/2022

REQUESTER: Rental Ranch II, L.L.C. and D.L. Hayes Co., Inc.

PRESENTER: Logan Hubble, Planner I

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-2: Rental Ranch II, L.L.C. and D.L. Hayes Co., Inc. request rezoning from R-1, Single Family Dwelling District, and C-2, General Commercial District, to SPUD, Simple Planned Unit Development, for the east 20' of Lot 50 and all of Lot 51, Block 2, and the west 25' of Block 9, WOODSLAWN ADDITION, generally located at 621 Highland Parkway.

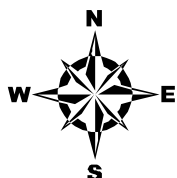
ACTION NEEDED: Recommend adoption, rejection, amendment or postponement of Ordinance No. O-2223-2 to City Council.



Location Map



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



June 17, 2022

0 100 200 Ft.



Subject Tract



Zoning

ORDINANCE NO. O-2223-2

ITEM NO. 3

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	Rental Ranch II, L.L.C. & D.L. Hayes Co., Inc.
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development
EXISTING ZONING	R-1, Single Family Dwelling District & C-2, General Commercial
SURROUNDING ZONING	North: C-2, General Commercial District East: C-2, General Commercial District South: C-2, General Commercial District & R-1, Single Family Dwelling District West: R-1, Single Family Dwelling District
LOCATION	621 Highland Parkway
WARD	Ward 8
CORE AREA	Yes
AREA/SF	13,300 square feet, more or less
PURPOSE	Storage Building
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Commercial East: Commercial South: Single Family Residential and Commercial West: Single Family Residential
LAND USE PLAN DESIGNATION	Low Density Residential
GROWTH AREA DESIGNATION	Current Urban Service Area

PROJECT OVERVIEW: Rental Ranch II, L.L.C. and D.L. Hayes Co., Inc. are request rezoning to SPUD, Simple Planned Unit Development, for a storage building to be located at 621 Highland Parkway. The site is vacant.

The subject property and surrounding neighborhood were originally zoned R-1, Single Family Dwelling District, with Ordinance No. 884 on July 13, 1954, when the current zoning ordinance was originally adopted. The commercial area to the east, along Flood Avenue, was zoned C-2, General Commercial District at about the same time.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GB 22-03, February 15, 2022
Greenbelt forwards this item with no additional comments.

PRE-DEVELOPMENT MEETING: PD22-14 June 23, 2022
No neighbors attended the meeting.

ZONING ORDINANCE CITATION:

SEC 420.05 – SIMPLE PLANNED UNIT DEVELOPMENTS

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

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

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

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

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

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

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

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

regulations and location of specific elements of the development, such as open space screening.

EXISTING ZONING: The subject property is currently zoned R-1, Single Family Dwelling District, and C-2, General Commercial District.

STAFF ANALYSIS: The particulars of this SPUD include:

USE: The SPUD Narrative includes the following uses:

- Private storage of automobiles
- Private automobile repair
- Storage of personal items associated with the owner's property rental business and used in the maintenance of those rental properties: i.e., paint, appliances, doors, lumber, fencing

No on-site retail sales are permitted.

OPEN SPACE: The open space is shown in Exhibit B, the Site Development Plan, in the SPUD Narrative. The east 30' of the property is being retained as open space.

SITE PLAN/ACCESS: The Site Development Plan is shown in Exhibit A. The Site Development Plan shows one access point on Highland Parkway.

LANDSCAPING: Landscaping will be provided in accordance with the City of Norman Zoning Ordinance.

SIGNAGE: Signage will follow the City of Norman Sign Code for commercial uses. (Commercial uses are not allowed on this property, the reference to "commercial uses" is only for determining the allowed SF and location of signage.)

LIGHTING: Applicant will utilize full cut-off lighting fixtures. Any exterior lighting may not exceed the height of the roofline. Any exterior lighting shall not spill onto adjacent properties or create glare.

FENCING: Applicant will install a 6' wood stockade fence along the west side of the property, tapering down to a 3' fence alongside the parking lot.

BUILDING HEIGHT: Building height is limited to two stories and a maximum height of 15 feet in the front and 21 feet at roof peak.

PARKING: Parking lot will have six spots, as shown on Site Development Plan.

PHASES: Only one building will be built on the site.

EXTERIOR BUILDING MATERIALS: The applicant is requesting to construct the building using metal "R" panels – this will be a metal building.

SANITATION: The development will use the existing dumpster on the owner's property to the east.

OUTSIDE STORAGE: There will be no outside storage of materials.

ALTERNATIVES/ISSUES:

IMPACTS: This rezoning proposal for a 3,900 square foot building is located on a 13,300 square foot property. The proposed building will sit five feet from the west property line, which is adjacent to a single family home.

STAFF ANALYSIS: The applicant is seeking a rezoning to SPUD to allow for a personal storage building. The applicant does not live on this site. This will be an area for working on personal vehicles. The SPUD will allow a storage building to be the primary structure on the site.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No additional comments.

PUBLIC WORKS/ENGINEERING: Existing sanitary sewer and water improvements can serve the property. Highland Parkway paving is existing. Sidewalk will be installed adjacent to Highland Parkway.

TRAFFIC ENGINEER: No comments.

UTILITIES: No comments.

CONCLUSION: Staff forwards this request for rezoning from R-1, Single Family Dwelling District, and C-2, General Commercial District, to SPUD, Simple Planned Unit Development, as Ordinance No. O-2223-2 for consideration by the Planning Commission and a recommendation to City Council.

621 HIGHLAND PARKWAY
SIMPLE PLANNED UNIT DEVELOPMENT

APPLICANTS:

RENTAL RANCH II, LLC
&
D.L. HAYES CO, INC.

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

2025 PLAN AMENDMENT

SUBMITTED: August 1, 2022

PREPARED BY:

D.L. HAYES CO, INC.

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- D. Utility Services**
- E. Fire Protection Services**
- F. Traffic Circulation and Access**

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- B. Open Space and Green Space**
- C. Traffic Access and Circulation**
- D. Landscaping/Tree Preservation**
- E. Signage**
- F. Lighting**
- G. Fencing**
- H. Building Height**
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EXHIBITS

- A. Preliminary Site Development Plan**
- B. Allowable Uses**

I. INTRODUCTION

A. Background and Intent

This Simple Planned Unit Development (the “**SPUD**”) is being submitted for the properties located at 621 Highland Parkway, Norman, OK (the “**Property**”). The Property consists of one platted lot. Currently, the lot located at 621 Highland Parkway is zoned R-1, the property located to the East is zoned C-2, General Commercial District. The main purpose of this SPUD is to allow for Owner to develop the site in a way that will be compatible with the City of Norman’s improvements to East on Highland Parkway, and to North of this Lot.

II. PROPERTY DESCRIPTIONS/EXISTING CONDITIONS

A. Location

The property is located at 621 Highland Parkway, Norman, OK. The Property is generally located just west of Flood Avenue on Highland Parkway.

The subject property is more particularly described as follows:

East Twenty feet (20’) of Lot Fifty (50) and all of Lot Fifty-One (51), Block Two (2), and the west Twenty-Five feet (25’) of Block Nine (9), WOODSLAWN ADDITION, to Norman, Cleveland County, Oklahoma. Said tract contains 13,300 square feet, more or less.

B. Existing Land Use and Zoning

To the east, north and south of this property is C-2 zoned property. To the west and south of this property, is R-1 zoned property.

C. Elevation and Topography

The Property is generally flat and no portion of the Property is in the FEMA 100-year flood plain or WQPZ.

D. Utility Services

The necessary utility services for this project are located on or near the Property as this is an already developed location.

E. 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.

F. Traffic Circulation and Access

Currently, this Property has access to Flood Street via Highland Parkway. There will be only one entry to the Property off of Highland Parkway.

III DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed generally as depicted on the Preliminary Site Development Plan. The Exhibits attached hereto are incorporated herein by reference. The Preliminary Site Development Plan shall have flexibility to be modified slightly as the project develops, in accordance with Section 420.05 the City of Norman's Zoning Code, as amended from time to time.

A. Uses Permitted/Site Development Plan

The proposed Site Development Plan is as shown on the attached **EXHIBIT A**.

Building Setbacks:

Front Setback – 64'
Side yard West – 5'
Side yard East – 31'
Rear yard -11'

A list of the allowable uses for the Property is attached hereto as **EXHIBIT B**.

B. Open Space and Green Space

The development of the Property will feature open space and green space areas, as illustrated on the Preliminary Site Development Plan.

C. Traffic Access and Circulation

The Site Development Plan has been thoughtfully designed. Traffic access is indicated on the Site Development Plan. There will be limited access to the developed lot by the Owner since he will be using this space to store primarily his personal cars.

D. Landscaping

Landscaping shall be provided on the Property in accordance with Section 431.8 of the City of Norman Zoning Code, and as amended from time to time.

E. Signage

Signage will be per the City of Norman Sign Code, contained in Chapter 18 of the City of Norman's Code of Ordinances, for commercial uses, as amended from time to time. (Commercial uses are not allowed on this property, the reference to "commercial uses" is only for determining the allowed SF and location of signage.)

F. Lighting

The Applicant shall utilize full cut-off lighting fixtures for exterior lighting on the Property. Notwithstanding the foregoing, the Applicant shall allow exterior lighting as defined in Section 22:431.6 5 (d), as the same may be amended from time to time. In addition, any exterior lighting installed on a wall or the building, the lights may not exceed the mounting height above the roofline of the building or structure. Primarily a light on the building shining to the South should be sufficient. In any case, any such exterior lighting installed shall not spill onto or create glare onto adjacent residential properties.

G. Fencing

The Property will feature a 6' wood stockade fence along the West border of the Property from the rear property line to the front of the building, tapering down to a 3' fence along the proposed parking lot.

H. Building Height

Building height shall be restricted to no more than two (2) stories (15' in front and 21' at rooftop) for the proposed building located on the Property.

I. Parking

The Owner will provide the number of parking spaces as shown on the Site Development Plan. Exhibit A.

J. Phasing

This building will be the only building built on this Property. Additional buildings will not be allowed.

H. Exterior Building Materials

The exterior of the building will be metal “R” panel.

L. Sanitation

We will be using the existing dumpster on the Owners property to the east.

M. Outside Storage

Outside storage of materials will not be allowed on the property.

EXHIBIT A

Preliminary Site Development Plan

Area Calculations:

TOTAL LAND AREA

APPROX.: 9800SF plus 3500SF
OF THE EAST LOT

FOR A TOTAL OF: 13300SF

Proposed Building

APPROX. 3900SF

Proposed IMPERVIOUS

SURFACE: 6270

Proposed NEW PARKING plus
TOTAL Building plus DRIVE

Exhibit A

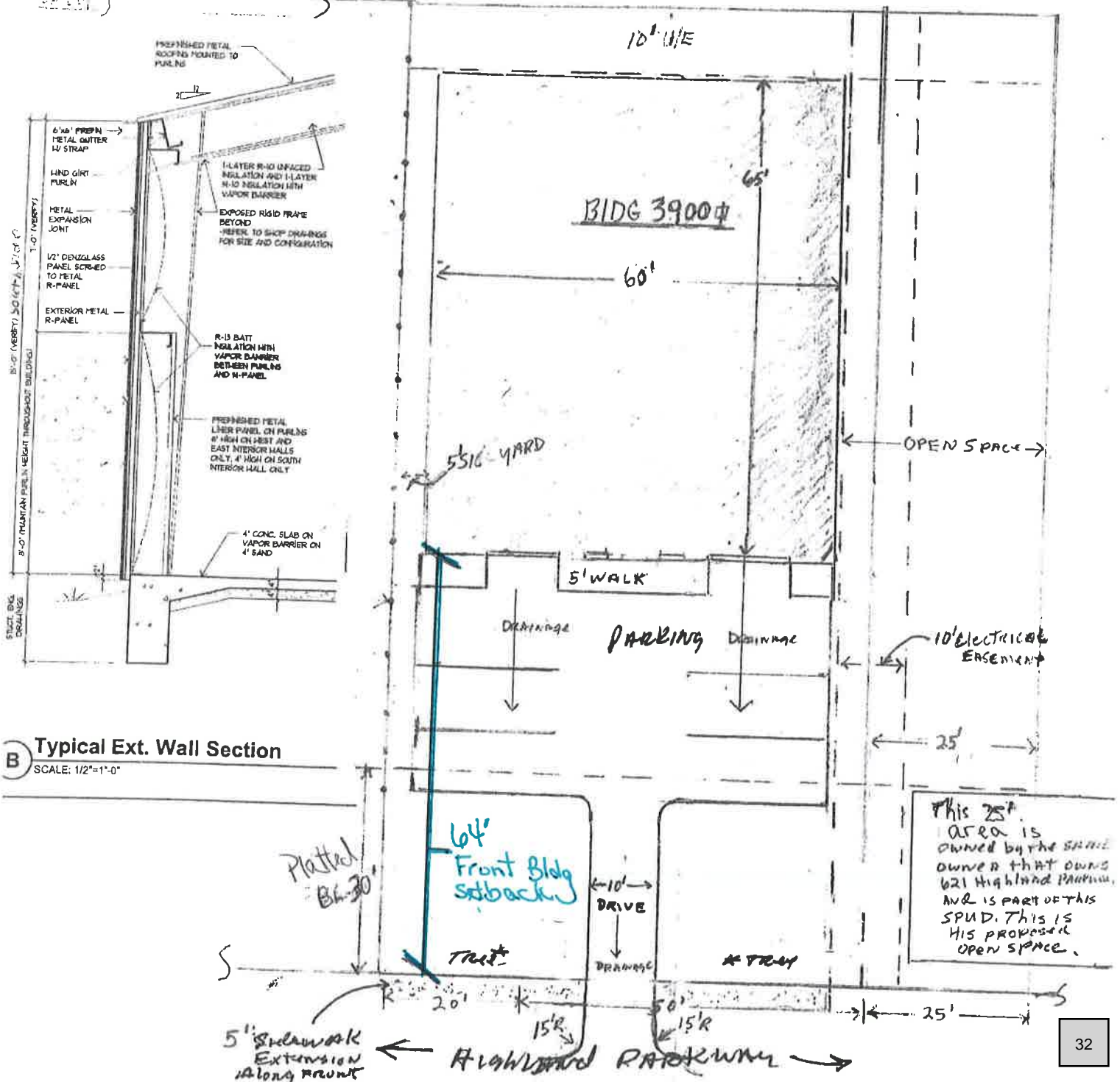
7N

621 HIGHLAND PARKWAY

SCALE 1/2" = 1'-0"

PROPOSED GREEN SPACE: 6904

(Includes 25' wide SPACE EAST
OF LOT)



B Typical Ext. Wall Section
SCALE: 1/2" = 1'-0"

THIS 25' AREA IS OWNED BY THE SAME OWNER THAT OWNS 621 HIGHLAND PARKWAY, AND IS PART OF THIS SPUD. THIS IS HIS PROPOSED OPEN SPACE.

EXHIBIT B**Allowable Uses for the Property:**

Private interior storage of automobiles, private interior automotive repair and interior storage of personal items associated with the owner's offsite property rental business and used in the maintenance of those rental properties: i.e., paint, appliances, doors, lumber, fencing. No commercial rental and no retail sales on-site is permitted.

Applicant: Rental Ranch II, LLC and DL Hayes Company

Project Location: 621 Highland Parkway

Case Number: PD22-14

Time: 5:30 p.m.

Applicant/Representative

Chris Hayes

Bill Hayes

Andy Darks

Attendees

None

City Staff

Colton Wayman, Planner I

Application Summary

The applicant is requesting a rezoning to SPUD, Simple Planned Unit Development.

Neighbor's Comments/Concerns/Responses

No neighbors attended the meeting.

File Attachments for Item:

4. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-7: BMH Jenkins 2022, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Mixed Use Designation for approximately 0.16 acres of property located at 765 Jenkins Avenue.



CITY OF NORMAN, OK STAFF REPORT

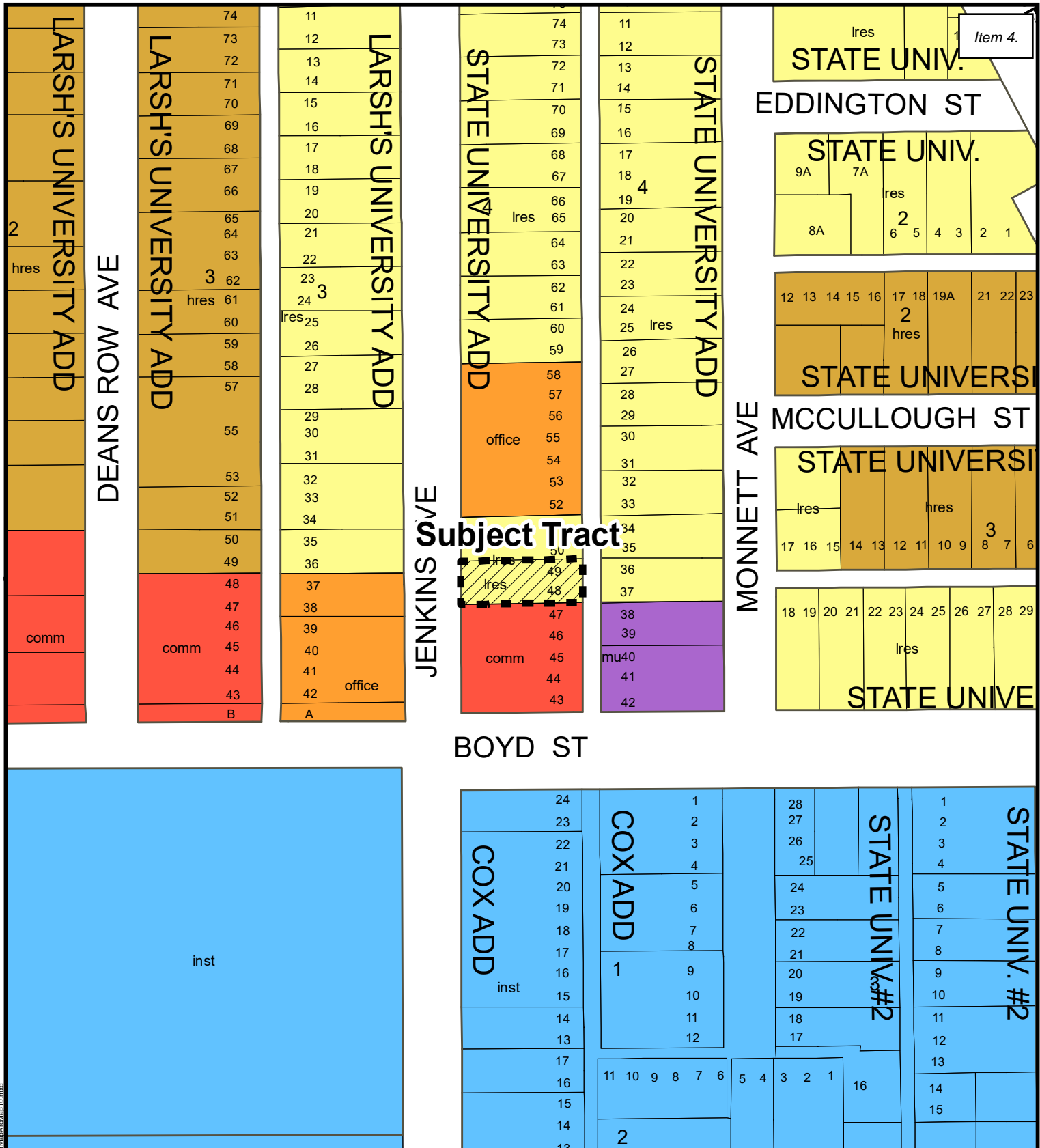
MEETING DATE: 08/11/2022

REQUESTER: BMH Jenkins 2022, L.L.C.

PRESENTER: Colton Wayman, Planner I

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-7: BMH Jenkins 2022, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Mixed Use Designation for approximately 0.16 acres of property located at 765 Jenkins Avenue.

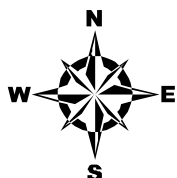
ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Resolution No. R-2223-7 to City Council.



Norman 2025 Land Use Plan



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

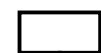


June 7, 2022

0 75 150 Ft.



Subject Tract



Zoning

RESOLUTION NO. R-2223-7

ITEM NO. 4

STAFF REPORT

ITEM: BMH Jenkins 2022, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Mixed Use Designation for approximately 0.16 acres of property located at 765 Jenkins Avenue.

SUMMARY OF REQUEST: The applicant is proposing the development of a mixed-use building with residential on the upper floors and commercial on the bottom floor on approximately 0.16 acres. This development proposal requires rezoning from R-3, Multi-Family Dwelling District to SPUD, Simple Planned Unit Development, and a Norman 2025 Land Use and Transportation Plan amendment from Low Density Residential Designation to Mixed Use Designation.

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

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

1. ***Has there been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest?*** In recent years, redevelopment has occurred particularly in the Center City Form-Based Code (CCFBC) area north and east of the site. This has amounted to predominately-residential redevelopment to the east of the property. Adjacent parcels to the north and south have not seen redevelopment in recent years. There is a single-family home to the north and a commercial building to the south. Given the site's proximity to the CCFBC area and Campus Corner, this proposal does not deviate from the general location's vision.
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?*** Jenkins Avenue is classified as an Urban Collector with Special Corridor Considerations in the Comprehensive Transportation Plan. Boyd Street is classified as a Minor Urban Arterial in the Comprehensive Transportation Plan. Both Urban Collectors and Minor Urban Arterials are intended to accommodate heavier pedestrian traffic, with wider sidewalks of 5 feet or greater. Included in the SPUD Narrative, the Site Development Plan indicates a total of twelve parking spaces – all accessed from the alley. Given this, it is anticipated that there will be minor traffic impacts to the surrounding area.

The application is for rezoning from R-3, Multi-Family Dwelling District to SPUD, S Planned Unit Development. Surrounding land uses in the area are a mixture of residential and nonresidential uses. Single-family homes exists just north and east of the site.

CONCLUSION: Staff forwards this request for a NORMAN 2025 Land Use & Transportation Plan amendment from Low Density Residential Designation to Mixed Use Designation as Resolution No. R-2223-7 for consideration by the Planning Commission and a recommendation to City Council.

Applicant: BMH Jenkins 2022, LLC

Project Location: 765 Jenkins Avenue

Case Number: PD22-11

Time: 5:30 p.m.

Applicant/Representative

Gunner Joyce

Sean Rieger

Joey Wishnuck

Attendees

None

City Staff

Colton Wayman, Planner I

Application Summary

The applicant is requesting a NORMAN 2025 amendment to Mixed Use and Rezoning to SPUD, Simple Planned Unit Development.

Neighbor's Comments/Concerns/Responses

No neighbors attended the meeting.

File Attachments for Item:

5. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-3: BMH Jenkins 2022, L.L.C. requests rezoning from R-3, Multi-Family Dwelling District, to SPUD, Simple Planned Unit Development, for approximately 0.16 acres of property located at 765 Jenkins Avenue.



CITY OF NORMAN, OK STAFF REPORT

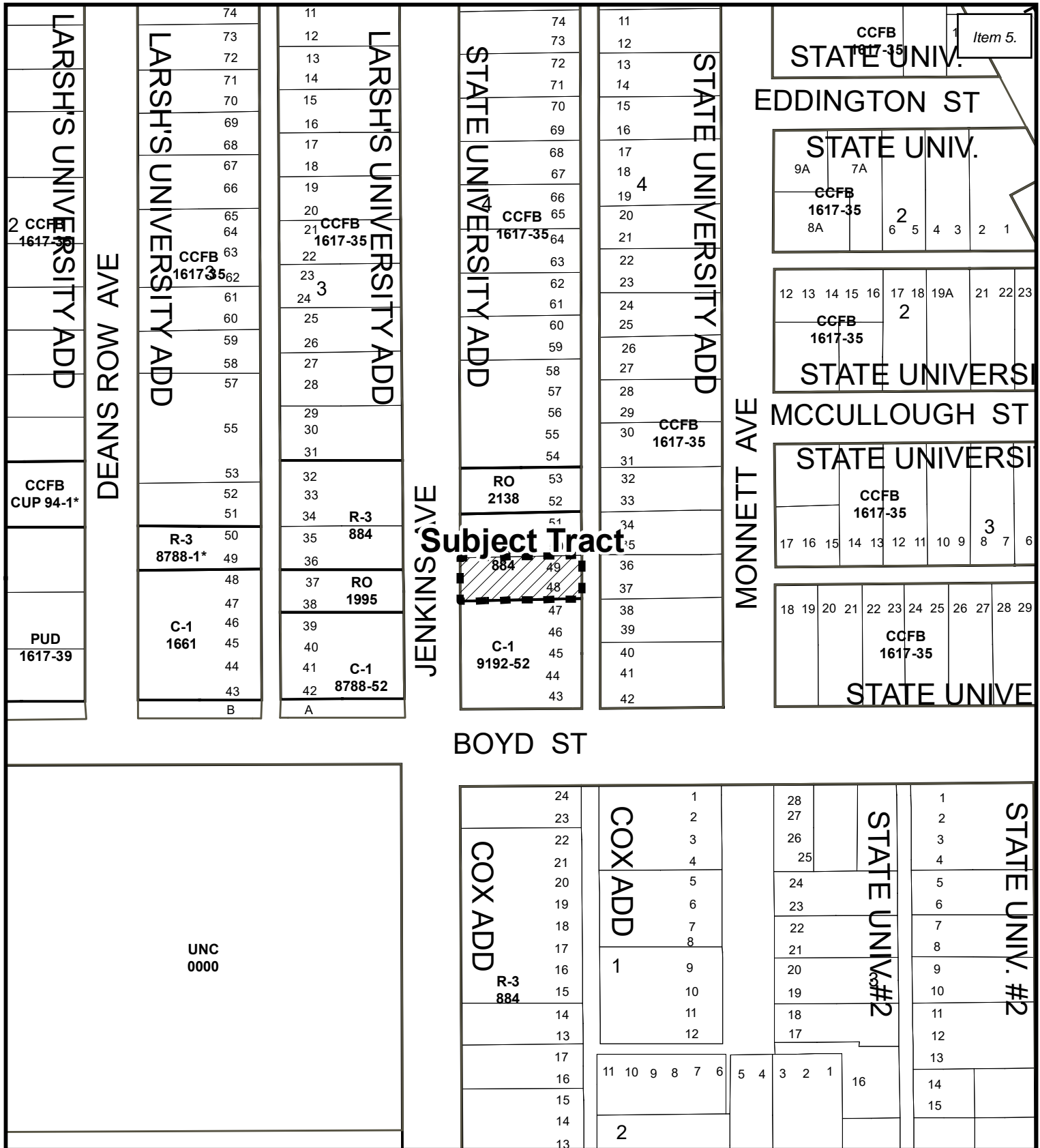
MEETING DATE: 08/11/2022

REQUESTER: BMH Jenkins 2022, L.L.C.

PRESENTER: Colton Wayman, Planner I

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-3: BMH Jenkins 2022, L.L.C. requests rezoning from R-3, Multi-Family Dwelling District, to SPUD, Simple Planned Unit Development, for approximately 0.16 acres of property located at 765 Jenkins Avenue.

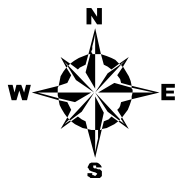
ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2223-3 to City Council.



Location Map



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



May 3, 2022

0 75 150 Ft.



Subject Tract



Zoning

ORDINANCE NO. O-2223-3

ITEM NO. 5

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	BMH Jenkins 2022, L.L.C.
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development
EXISTING ZONING	R-3, Multi-Family Dwelling District
SURROUNDING ZONING	North: R-3, Multi-Family Dwelling District East: CCFBC, Center City Form-Based Code South: C-1, Local Commercial District West: R-3, Multi-Family Dwelling District and RO, Residence-Office District
LOCATION	765 Jenkins Avenue
WARD	Ward 4
CORE AREA	Yes
AREA/SF	7,000 square feet, more or less
PURPOSE	Mixed Use Building
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single-family residential East: Single-family residential South: Commercial West: Single-family residential/Commercial
LAND USE PLAN DESIGNATION	Low Density Residential
GROWTH AREA DESIGNATION	Current Urban Service Area

PROJECT OVERVIEW: The applicant is requesting to rezone from R-3, Multi-F Dwelling District to SPUD, Simple Planned Unit Development to allow for a mixed use building with commercial and residential uses.

The subject property was originally zoned R-3, Multi-Family Dwelling District, with Ordinance No. 884 on July 13, 1954, when the current zoning ordinance was originally adopted. Much of the surrounding area was zoned Center City Formed-Based Code (CCFBC) in 2017; however, this property was included in the exemption area and therefore does not have the requirements of the CCFBC.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GB 22-11, June 6, 2022
Greenbelt forwards this item with no additional comments.

PRE-DEVELOPMENT MEETING: PD 22-11 June 23, 2022
No neighbors attended the meeting.

ZONING ORDINANCE CITATION:

SEC 420.05 – SIMPLE PLANNED UNIT DEVELOPMENTS

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

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

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

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

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

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

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

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

regulations and location of specific elements of the development, such as open space screening.

EXISTING ZONING: The subject property is currently zoned R-3, Multi-Family Dwelling District.

STAFF ANALYSIS: The particulars of this SPUD include:

USE: This SPUD, Simple Planned Unit Development will allow for the development of a mixed-use structure on the property with allowances for commercial uses on the ground floor and multi-family residential units on the upper stories. A complete list of allowable uses on the property is attached as Exhibit C in the SPUD narrative.

OPEN SPACE: Impervious area will not exceed 66% for the property. The applicant will also utilize low impact development techniques (LIDs) and best management practices (BMPs) in the development of the property to further assist in drainage management on site. Green space is indicated on the Site Development Plan and is located in the front yard, side yards, and portions of the backyard.

SITE PLAN/ACCESS: The site will be accessed from the alley for vehicular traffic. Pedestrians may access the site through the front or rear of the building.

LANDSCAPING: A minimum of two (2) trees of two-inch caliper or greater will be planted and maintained in the front yard. The applicant has stated the intent to provide additional landscaping to other portions of the property and will finalize these plans during final site development.

SIGNAGE: Signage will follow the City of Norman Sign Code for commercial uses.

LIGHTING: All new exterior lighting shall comply with the applicable provisions of the City of Norman's Commercial Outdoor Lighting Standards. Any exterior lighting shall not spill onto adjacent properties or create glare.

FENCING: No fencing is proposed for the site. The applicant has stated that this will assist vehicular and pedestrian ingress and egress to the property from the sidewalk and alley.

BUILDING HEIGHT: Building height is limited to three (3) stories with a usable rooftop space.

PARKING: The parking lot will have twelve spots in the rear of the property, as shown on Site Development Plan. All parking spots will be accessed from the alley.

PHASES: Only one building will be built on the site.

EXTERIOR BUILDING MATERIALS: The applicant is requesting to construct the building using one, and/or a combination of, the following materials:

- Brick
- Glass
- Stone
- Synthetic stone
- Stucco
- EIFS
- Masonry
- Metal accents

- Composition shingles

ALTERNATIVES/ISSUES:

IMPACTS: This rezoning proposal for a mixed-use building is located on an approximately 7,000 square foot property. The following are the proposed setbacks:

- Front: 18 feet
- Side:
 - North: 5 feet
 - South Foundation: 10 feet
 - South Building Overhang: 5 feet
- Rear: 40 feet

The surrounding area contains a mixture of residential and nonresidential uses. To the north is a single-family home and commercial building. Adjacent to the site to the south is a commercial building; whereas to the west is a single-family home and commercial building. Finally, to the east is a single-family home and vacant lots.

The Site Development Plan in the SPUD Narrative indicates a total impervious coverage of 65.7% for the property. This is a reduction from historic drainage conditions for the property that are calculated at 69.2% impervious coverage.

STAFF ANALYSIS: The applicant is seeking a rezoning to SPUD, Simple Planned Unit Development to allow for a three-story mixed-use building with commercial uses on the bottom floor. The building will also have a useable rooftop space for tenants.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No comments

PUBLIC WORKS/ENGINEERING: Sanitary sewer and water improvements are existing. Jenkins Avenue paving is existing. Sidewalk is existing. If any damage occurs to the existing sidewalk during construction, the sidewalk will be replaced prior to occupancy.

TRAFFIC ENGINEER: No comments

UTILITIES: No comments

CONCLUSION: Staff forwards this request for rezoning from R-3, Multi-Family Dwelling District to SPUD, Simple Planned Unit Development, as Ordinance No. O-2223-3 for consideration by the Planning Commission and a recommendation to City Council.

765 JENKINS AVE

SIMPLE PLANNED UNIT DEVELOPMENT

APPLICANT:

BMH JENKINS 2022, LLC

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT
NORMAN 2025 LAND USE AMENDMENT

SUBMITTED: JUNE 6, 2022

REVISED: AUGUST 5, 2022

PREPARED BY:

RIEGER LAW GROUP PLLC

136 Thompson Drive
Norman, Oklahoma 73069

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- F. Traffic Circulation and Access

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EXHIBITS

- A. Legal Description
- B. Site Development Plan
- C. Allowable Uses

I. INTRODUCTION

This Simple Planned Unit Development (the “**SPUD**”) is being submitted for the property located at 765 Jenkins Avenue, as more particularly described on **Exhibit A** (the “**Property**”). This SPUD seeks to rezone the Property from the existing R-3, Multi-Family Dwelling designation to allow for the development of a three-story mixed-use structure on the Property with allowances for retail uses on the ground floor and multi-family residential units in the upper stories.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 765 Jenkins Avenue, which is near the intersection of W Boyd Street and Jenkins Avenue.

B. Existing Land Use and Zoning

The existing zoning is R-3, Multi-Family Dwelling, and the existing NORMAN 2025 Land Use Plan designation is Low Density Residential. This proposal also seeks to amend the NORMAN 2025 Land Use Plan designation to Mixed-Use.

C. Elevation and Topography

The Property is improved with an existing residential structure and the topography of the Property is relatively flat.

D. Utility Services

The necessary utility services for this project are already located on or near the Property.

E. Fire Protection Services

Fire protection services shall be provided in accordance with all applicable City of Norman regulations for such services.

F. Traffic Circulation and Access

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Uses Permitted

This SPUD will allow for the development of a mixed-use structure on the Property with allowances for retail uses on the ground floor and multi-family residential units in the upper stories. A complete list of allowable uses on the Property is attached as **Exhibit C**.

B. Site Plan

The Property shall be developed as depicted on the Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 22.420.05(11) of the City of Norman's SPUD Ordinance, as may be amended from time to time.

The following shall be the required building setbacks:

- Front: 18 feet
- Side:
 - North: 5 feet
 - South Foundation: 10 feet
 - South Building Overhang: 5 feet
- Rear: 40 feet

C. Traffic access/circulation/sidewalks

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Site Development Plan.

D. Open Space

The impervious area for the Property shall not exceed 66%. The applicant will also endeavor to utilize low impact development techniques ("LIDs") and best management practices ("BMPs") in the development of the Property to further assist in drainage management on site. The locations and types of LIDs and BMPs will be determined during site development. Greenspace will be provided in the locations shown on the Site Development Plan, depicted by the hatching. A minimum of two (2) trees of two-inch caliper or greater will be planted and maintained in the front yard area of the Property. Additional landscaping will be utilized on site, such as, by way of example, flower beds, bushes, or shrubbery, in locations and types to be finalized during final site development. Landscaped flower beds and/or gardens can, but are not required to, be utilized on the rooftop open space.

E. Signage

All signage shall comply with the applicable requirements contained in the City of Norman Sign Code, Chapter 18, for the commercial uses, as amended from time to time.

F. Lighting

All new exterior lighting shall comply with the applicable provisions of the City of Norman's Commercial Outdoor Lighting Standards, as the same may be amended from time to time.

G. Height

The maximum height for the mixed-use structure shall be three (3) stories, with a useable rooftop space.

H. Parking

The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

I. Exterior Materials

The exterior materials of the building to be constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, and any combination thereof.

J. Fencing

Fencing shall not be required on the Property. The absence of perimeter fencing will assist vehicular and pedestrian ingress and egress to the Property from the sidewalk and alley. Additionally, this request is consistent with other nearby commercial uses abutting residential lots on this street.

EXHIBIT A

Legal Description of the Property

Lots Forty-Eight (48) and Forty-Nine (49), in Block Four (4), of STATE UNIVERSITY ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

EXHIBIT B

Site Development Plan

Exhibit B

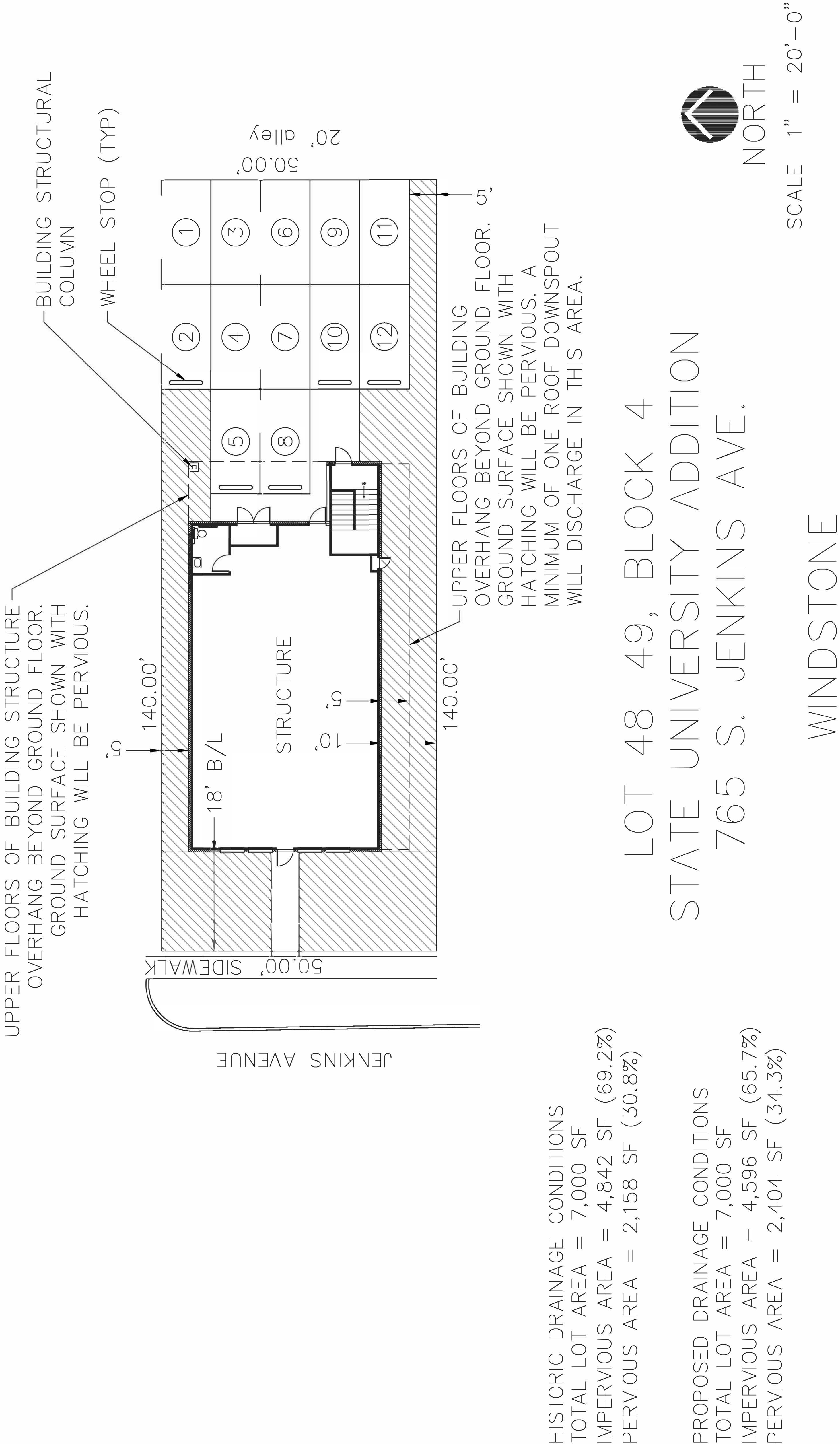


EXHIBIT C
Allowable Uses

Ground Floor Retail Uses

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

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

Residential Uses for Upper Stories

- Multifamily Residential Units are allowed on the upper stories, with a maximum of six (6) bedrooms per story.

Applicant: BMH Jenkins 2022, LLC

Project Location: 765 Jenkins Avenue

Case Number: PD22-11

Time: 5:30 p.m.

Applicant/Representative

Gunner Joyce

Sean Rieger

Joey Wishnuck

Attendees

None

City Staff

Colton Wayman, Planner I

Application Summary

The applicant is requesting a NORMAN 2025 amendment to Mixed Use and Rezoning to SPUD, Simple Planned Unit Development.

Neighbor's Comments/Concerns/Responses

No neighbors attended the meeting.

File Attachments for Item:

6. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-18: Red Rock Land Fund, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Commercial Designation to Low Density Residential Designation for approximately 12.41 acres of property located at the northwest corner of E. Tecumseh Road and 12th Avenue N.E.



CITY OF NORMAN, OK STAFF REPORT

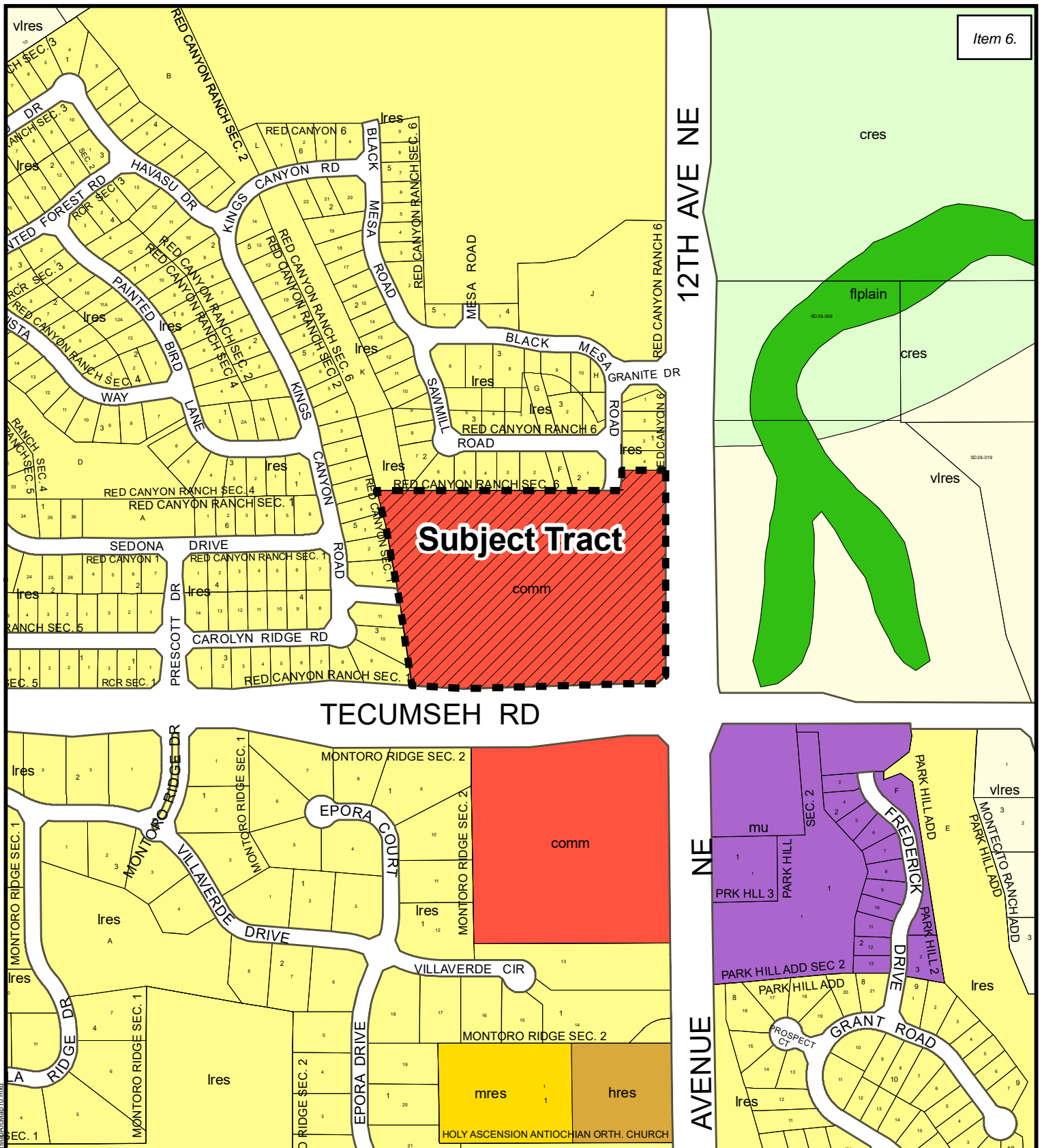
MEETING DATE: 08/11/2022

REQUESTER: Red Rock Land Fund, L.L.C.

PRESENTER: Logan Hubble, Planner I

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-18: Red Rock Land Fund, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Commercial Designation to Low Density Residential Designation for approximately 12.41 acres of property located at the northwest corner of E. Tecumseh Road and 12th Avenue N.E.

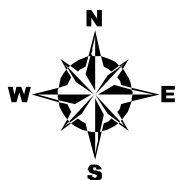
ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Resolution No. R-2223-18 to City Council.



Norman 2025 Land Use Plan



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

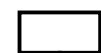


July 5, 2022

0 200 400 Ft.



Subject Tract



Zoning

RESOLUTION NO. R-2223-18

ITEM NO. 6

STAFF REPORT

ITEM: Red Rock Land Fund, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Commercial Designation to Low Density Residential Designation for approximately 12.41 acres of property located at the northwest corner of East Tecumseh Road and 12th Avenue N.E.

SUMMARY OF REQUEST: The applicant is proposing development of a single-family residential PUD, Planned Unit Development, on a 12.41-acre parcel. This development requires rezoning from PUD O-1516-34 to a new PUD, and a NORMAN 2025 Land Use and Transportation Plan amendment from Commercial to Low Density Residential Designation.

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

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

1. ***Has there been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest?*** Over the past 15 years, much of the surrounding area has developed as single-family neighborhoods; the already existing Red Canyon Ranch, Montoro Ridge and Park Hill are all single-family developments. This proposal will expand the existing Red Canyon Ranch development, replacing what was to be commercially developed. The lots to the southeast of the intersection of 12th Avenue N.E. and Tecumseh Road have developed as a mini-warehouse facility. A low-density residential land use is generally considered less intensive land use than a commercial land use, so this proposed change should not be contrary to the public interest.
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 Comprehensive Transportation Plan designates 12th Avenue N.E. and Tecumseh Road as Principal Urban Arterials. The proposed development will be accessed from Carolyn Ridge Road and Black Mesa Road, two existing residential streets within the existing Red Canyon Ranch PUD. While the land use change will result in slightly increased traffic for these residential streets, it will result in far less traffic on the aforementioned Principal Urban Arterials, because a low-density residential land use is less intensive than a commercial land use.

CONCLUSION: Staff forwards this request for a NORMAN 2025 Land Use & Transportation Plan amendment from Commercial Designation to Low Density Residential Designation as

Resolution No. R-2223-18 for consideration be the Planning Commission and
recommendation to City Council.

Item 6.

Applicant: Red Rock Land Fund, LLC

Project Location: NW Corner of Tecumseh Road and 12th Avenue NE

Case Number: PD22-12

Time: 6:00 p.m.

Applicant/Representative

Gunner Joyce
Sean Rieger

Attendees

None

City Staff

Colton Wayman, Planner I

Application Summary

The applicant is requesting a NORMAN 2025 amendment to Low Density Residential, amendment of the existing PUD, Planned Unit Development, and preliminary plat.

Neighbor's Comments/Concerns/Responses

No neighbors attended the meeting.

File Attachments for Item:

7. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-5: Red Rock Land Fund, L.L.C. requests rezoning from PUD, Planned Unit Development, to PUD, Planned Unit Development for Residential Uses, for approximately 12.41 acres of property located at the northwest corner of E. Tecumseh Road and 12th Avenue N.E.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/11/2022

REQUESTER: Red Rock Land Fund, L.L.C.

PRESENTER: Logan Hubble, Planner I

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-5: Red Rock Land Fund, L.L.C. requests rezoning from PUD, Planned Unit Development, to PUD, Planned Unit Development for Residential Uses, for approximately 12.41 acres of property located at the northwest corner of E. Tecumseh Road and 12th Avenue N.E.

ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2223-5 to City Council.

ORDINANCE NO. O-2223-5

ITEM NO. 7

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	Red Rock Land Fund, L.L.C.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	PUD, Planned Unit Development, established in O-0708-40, as amended by O-1516-34
SURROUNDING ZONING	North: PUD, Planned Unit Development, O-1516-34 East: A-2, Rural Agricultural District South: C-1, Local Commercial District, and PUD, Planned Unit Development, O-1314-21 West: PUD, Planned Unit Development, O-1516-34
LOCATION	NW corner of E. Tecumseh Road and 12 th Avenue N.E.
WARD	Ward 6
CORE AREA	No
AREA/SF	12.41 acres more or less
PURPOSE	Low Density Residential
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single Family Residential East: Single Family Residential South: Single Family Residential/Vacant West: Single Family Residential
LAND USE PLAN DESIGNATION	Commercial
GROWTH AREA DESIGNATION	Current Urban Service Area

PROJECT OVERVIEW: Red Rock Land Fund, L.L.C. is requesting a rezoning to Planned Unit Development, for a single-family residential development to include the multigenerational housing component, located at the N.W. corner of E. Tecumseh Road and 12th Avenue N.E. The site is currently vacant.

The subject property was included in the Red Canyon Ranch Planned Unit Development in 2008, with Ordinance No. O-0708-40. The original PUD called for commercial uses on the subject property. In 2015, Ordinance No. O-1516-34 amended the Red Canyon Ranch Planned Unit Development to reduce the size of the commercial area, replacing some commercial land with more residential land use.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GB 22-12, July 19, 2022
Greenbelt forwards this item with no additional comments.

PRE-DEVELOPMENT MEETING: PD22-12, May 26, 2022
No neighbors attended this meeting.

ZONING ORDINANCE CITATION:

SEC. 420 – PLANNED UNIT DEVELOPMENT

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

Specifically, the purposes of this section are to encourage:

- (a) A maximum choice in the types of environment and living units available to the public.
- (b) Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.
- (c) Maximum enhancement and minimal disruption of existing natural features and amenities.
- (d) Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long range plan and remain compatible with surrounding developments.
- (e) More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- (f) Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.

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

EXISTING ZONING: The subject property is currently zoned PUD, Planned Unit Development, by Ordinance No. O-1516-34.

STAFF ANALYSIS: The particulars of this PUD include:

USE: The PUD Narrative includes the following uses:

- Detached single family dwellings
- Multigenerational housing
- Family day care home
- General purpose farm or garden
- Home occupations
- Municipal recreation or water supply
- Accessory buildings
- Model homes and/or Sales Office, subject to the applicable permits
- Temporary Parking Lots

AREA REGULATIONS: The PUD Narrative includes the following setbacks:

- Front Yard: 10-foot front-yard setback line, with a 19-foot front yard setback for garage structures.
- Side Yard: 5-foot side-yard setback line.
- Rear Yard: 10-foot rear-yard setback line or setback to the utility easement along the back of yard if it is larger than the 10 feet.

Lots will be at least 6,000 square feet in area, with general dimensions of 60 feet wide and 100 feet deep, though dimensions can vary widely.

HOUSING CONSTRUCTION: The PUD will contain one or two story single-family detached homes. Garages may have capacity for 1-3 vehicles. Houses will have a minimum of 1,150 square feet of living space. All houses will have a minimum pitch slope of 4:12, with gray shingles. Any exterior improvements made to any property must be approved by the Architectural Control Committee prior to construction. Home exteriors shall be at least 50% masonry, with the remaining 50% being of materials which will blend with the masonry.

FENCING: A fence will be constructed along the perimeter of the PUD where residential lots abut 12th Avenue N.E. and Tecumseh Road. Fencing may be constructed in other areas of the PUD as well. Fences may be constructed using masonry, metal, and wood.

AMENITIES: The PUD narrative includes the following amenities:

- Walking trails constructed with hard pavement or other suitable materials
- Open space comprising a minimum of 10% of the development
- Park land

SALES TRAILER: A sales trailer will be allowed for use by sales representatives at the will have a temporary parking area for customers. The trailer will be removed after the last lot is sold, or sooner if desired by the developer.

OPEN SPACE: Open space totals over 10% of the total Red Canyon Ranch Addition. Lighting in common areas will be shielded from single-family homes. Light poles will be no taller than 20 feet. Decorative street lights are allowed within the PUD.

Due to the extensive open space being afforded to common areas for the shared experience of the residents, building coverage ratios, determined by the total square feet of the home's building footprint on the lot, may be as follows:

- Lots with homes up to 1,500 s.f.: 75% coverage
- Lots with homes up to 2,000 s.f.: 79% coverage
- Lots with homes up to 2,500 s.f.: 83% coverage

ACCESS/PARKING/SIDEWALKS: The PUD will extend existing public streets to serve all residential lots. No private gates are planned. Landscape buffers will meet City of Norman sight triangle requirements. Streets will have adequate circulation for fire department and waste management services. Sidewalks will be at least four feet wide and provide adequate handicapped access to buildings and amenities. A five-foot wide sidewalk will be constructed along 12th Avenue N.E. and Tecumseh Road. Trails within the PUD will be excluded from ADA guidelines.

PHASES: The PUD may be developed in phases, beginning as market demand allows. Phasing may be modified at the discretion of the developer. Roll-off dumpsters will be allowed for temporary construction purposes.

PROPERTY OWNER ASSOCIATION: A POA will be created to maintain all common elements, including the right-of-way along 12th Avenue N.E. and Tecumseh Road, as well as pathways, private open areas, and improvements.

SITE PLAN: The Site Plan is shown in Exhibit B of the PUD Narrative. The site plan shows 28 residential lots. The PUD will have access points off Carolyn Ridge Road and Black Mesa Road, both of which will continue into the PUD.

ALTERNATIVES/ISSUES:

IMPACTS: This PUD will change the use of the site from commercial to single-family residential, matching the rest of the Red Canyon Ranch Addition.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: Consider Appendix B, C, and D for water supply and fire access.

PUBLIC WORKS/ENGINEERING: Improvements as part of the preliminary plat consist of paving, drainage, sanitary sewer, water, sidewalks and fencing.

TRAFFIC ENGINEER: No comments

UTILITIES: No comments

CONCLUSION: Staff forwards this request for rezoning from PUD, Planned Development, No. O-1516-24, to PUD, Planned Unit Development, as Ordinance No. 2223-5 for consideration by the Planning Commission and a recommendation to City Council.

Item 7.

RED CANYON RANCH EAST

A Planned Unit Development
Norman, Oklahoma

A PROJECT BY RED ROCK LAND FUND, LLC
1320 N. Porter
Norman, OK 73071

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT
NORMAN 2025 LAND USE AMENDMENT
PRELIMINARY PLAT

July 1, 2022
Revised August 9, 2022

PREPARED BY:

RIEGER LAW GROUP PLLC
136 Thompson Drive
Norman, Oklahoma 73069

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 - III. DEVELOPMENT PLAN AND DESIGN CONCEPT
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 - B. Area Regulations
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 - E. Amenities Located in the Red Canyon Ranch Addition
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 - J. Property Owners Association
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 - D. Typical Layout of Multigenerational Suites
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I. INTRODUCTION

The Red Canyon Ranch neighborhood is an existing Planned Unit Development (“PUD”) generally at the NW corner of 12th Ave. NE and E. Tecumseh Road. This application is a revision to the existing PUD for the property more particularly described on **Exhibit A** (the “Property”). The Property contains approximately 12.41 acres. This submittal seeks to rezone the Property in order to allow for the extension of the Red Canyon Ranch neighborhood with approximately 28 additional residential lots. This PUD seeks to mirror the allowances for the rest of the applicant’s Red Canyon Ranch residential development.

II. PROPERTY DESCRIPTION/EXISTING SITE CONDITIONS

A. Location

The Property is located at the NW corner of 12th Avenue N.E. and Tecumseh Road.

B. Existing Land Use and Zoning

The Property is currently zoned as a previously approved PUD. The Red Canyon Ranch neighborhood is partially built out and continues to develop under prior PUD guidelines.

C. Elevation and Topography

The site consists of sloping terrain generally draining to the east. As previously noted in the existing Red Canyon Ranch PUD, severe terrain within the neighborhood has influenced the development and justified modification of building setbacks to reduce grading. The end result is substantial additional open space and scenic views for the residents and passing public within the addition. No portion of the site is in the 100-year flood plain.

D. Drainage

A Drainage Impact Analysis has previously been submitted that illustrated the detention requirements and the solutions planned. The previously submitted reports will be updated as necessary to reflect the proposed revisions to the Site Development Plan for the Property.

E. Utility Services

The necessary utility services for this project are already located on or near the Property.

F. Fire Protection Services

Fire protection services shall be provided in accordance with all applicable City of Norman regulations for such services.

G. Traffic Circulation and Access

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Uses Permitted; Single-Family Community

The Site Development Plan for the Property is attached hereto as **Exhibit B**, and a Typical Lot Site Plan showing a typical development of a single lot within the Property is attached as **Exhibit C**. The development of the Property shall be generally constructed as presented thereon, subject to final design development and the changes allowed by Section 22.420(7) of the City of Norman's PUD Ordinance. The Property will consist of approximately 28 residential lots, which may contain Multigenerational Suites in accordance with the terms of this PUD. A typical layout of a Multigenerational Suite is attached as **Exhibit D**. A complete list of the allowable uses for the Property is attached as **Exhibit F**.

B. Area Regulations

Each individual residential lot shall comply with the following setbacks and regulations:

- a. **Front Yard:** 10-foot front yard building setback line, with a 19-foot front yard setback for garage structures. This is intended to allow for the capability of living areas of the house to come forward and greet the streetscape ahead of the garage facades.
- b. **Side Yard:** 5-foot side yard building setback line.
- c. **Rear Yard:** 10-foot rear yard building setback line, or setback to the utility easement along the back of yard if it is larger than the 10 feet.
- d. **Lot Sizes:** Lots to be at least approximately 6,000 gross square feet in area with dimensions being generally 60 feet wide and 100 feet deep, which lot dimensions can be widely varied throughout the Addition.

C. Housing Construction

All aspects of all exterior improvements made to any improvement in the Red Canyon Ranch Addition must first be approved in writing by the Architectural Control Committee prior to commencement of construction.

The requirements set forth below are not exhaustive or exacting as to the requirements that may be set forth by the Architectural Control Committee, which may be modified, amended, revised or contain much more extensive, restrictive, and descriptive architectural provisions in the private covenants governing the Addition:

Homes in the PUD will be standard construction, single family, detached homes. Houses will be of standard wood frame construction. Houses may be one or two stories. Garages may be one, two, or three vehicle capacity.

The minimum square foot area requirements for structures in Red Canyon Ranch shall be 1,150 square feet. This minimum figure is for living space and is exclusive of garages, covered porches, patios, and breezeways.

All the roofs shall be completed using shingles with a minimum weight of 210 pounds per square. The roofs must have a minimum pitch slope of 4 on 12. All other roofs, along with all aspects of all exterior improvements made to any property in the Addition, must be approved by the Architectural Control Committee in writing prior to commencement of construction.

The principal exterior of any residential structure shall be at least fifty percent (50%) masonry and the other fifty percent (50%) balance of the exterior may be of frame, wood, shingles or other material, which will blend together with the masonry.

The residential dwellings shall be allowed to feature Multigenerational Suites within and as a part of the single-family dwelling construction, so long as such suites do not exceed 400 SF. The multigenerational suites may provide features including mini-kitchens with cooking facilities in order to provide some degree of independent living for its occupants. The multigenerational suite may have a separate exterior entry, however the suite is required to be connected and accessible to the remainder of the single-family dwelling. The multigenerational suite may NOT have separate utility meters from the remainder of the house, may NOT have a separate garage or separate parking, and may not have a separate mailing or street address. The multigenerational suite must utilize the same mailbox and street address as the remainder of the single-family dwelling. The total square footage of the primary home on the lot and the Multigenerational Suite, if utilized, shall be used to determine which coverage ratio shall be utilized for the lot. The

multigenerational suite may not be separately rented apart from the remainder of the single-family dwelling.

D. Fencing

A fence will be constructed along the perimeter of the PUD where there are residential lots abutting 12th Avenue N.E. and Tecumseh Road. Fencing may be constructed in other areas of the PUD as well in the discretion of the Developer. Construction material may be a combination of masonry, metal/iron, and wood. Construction of the fence may be phased along with the development of the PUD as the lots are built out.

E. Amenities Located in the Red Canyon Ranch Addition

- a. Walking trail(s), which may be constructed of hard pavement and/or other suitable materials.
- b. Open space will be provided minimum of 10% of gross area.
- c. Park land will be within the PUD, and may be provided as private park land.

F. Sales Trailer

A temporary trailer will be allowed for use by sales representatives. The facility will have a temporary parking area for customers. The trailer will be removed after the last lot is sold, or sooner if desired by the developer.

G. Open space and green space

Open space areas are located throughout the Red Canyon Ranch Addition and form an extensive feature of the neighborhood. Open space totals over approximately 10% of the Property. A depiction of the proposed open space is attached as **Exhibit E**.

The Property will utilize existing walkways, trails, park/picnic areas, playgrounds, splashpads, and natural green space areas located within the Red Canyon Ranch Addition.

Adequate Park land for the Property currently exists as private park land within the Red Canyon Ranch Addition, and so long as such private park land is in excess of the amount that would have been required of public park land, then there will be no public requirement of park land or fee in lieu of.

All lighting over any common area will be shielded from adjacent single-family homes and will have poles of maximum height of 20 feet. Decorative street lights will be allowed within the PUD, in the common areas, and along the streets of the PUD.

Due to the extensive open space being afforded to common areas for the shared experience of the residents, building coverage ratios, determined by the total square feet of the home's building footprint on the lot, may be as follows:

- a. For lots with homes of up to 1,500 s.f.: 75% coverage
- b. For lots with homes of up to 2,000 s.f.: 79% coverage
- c. For lots with homes of up to 2,500 s.f.: 83% coverage

H. Traffic access/circulation/parking and sidewalks

The Property will use the existing public streets and shall extend said streets to serve all residential lots contemplated herein. No private gates are planned. Landscape buffers will accommodate all City of Norman traffic department sight triangle requirements. All internal streets will have adequate circulation provided for the fire department and City Waste Management Services.

All private sidewalks will be at least four feet (4') wide and provide adequate access (normal/handicapped) to the buildings along with all project amenities. A five-foot wide City sidewalk will be provided along 12th Avenue N.E. and Tecumseh Road, constructed to City of Norman Standards.

Any trails within the Addition shall be excluded from any requirements to meet ADA guidelines as many of them are planned to follow the natural landscape and feature the natural beauty of the terrain and land.

I. Development Phasing

The project may be developed in phases to begin as soon as the market demand will support. Market demand will be the determining factor in the number of units constructed. Phasing may be modified at the discretion of Developer. Roll off dumpsters shall be allowed for temporary construction purposes on the Property.

J. Property Owner Association

A mandated POA will be created to maintain all common elements including the right-of-way along 12th Avenue NE and Tecumseh Road, the intended pathways and all private open areas and improvements.

EXHIBIT A

Legal Description

A tract of land lying in the Southeast Quarter (S.E. ¼) of Section Eight (8), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Southeast Corner of said S.E. ¼:

THENCE North 00°00'16" East, along the East line of said Southeast Quarter, a distance of 115.00 feet to the POINT OF BEGINNING;

THENCE North 89°52'13" West a distance of 65.00 feet to a point, said point being the intersection of the Northerly Right of Way line of Tecumseh Road (as set out in GRANT OF EASEMENT, recorded in Book 3381, Page 345) and the Westerly Right of Way line of 12th Ave. N.E.;

THENCE along said northerly Right of Way line the following four (4) courses;

- 1) South 45°00'50" West a distance of 35.35 feet;
- 2) South 89°57'08" West a distance of 95.03 feet;
- 3) South 88°18'22" West a distance of 500.22 feet;
- 4) North 86°23'57" West a distance of 156.03 feet to the Southeast corner of Lot 9, Block 3 of the filed final plat of RED CANYON RANCH ADDITION SECTION 1 (as filed in Book 22 of Plats, Page 113);

THENCE along the property line of said final plat the following three (3) courses;

- 1) THENCE North 08°12'35" West a distance of 245.15 feet;
- 2) THENCE North 10°21'01" West a distance of 252.63 feet;
- 3) THENCE North 14°40'56" West a distance of 108.16 feet to a point, said point being the Southwest corner of the filed final plat of RED CANYON RANCH ADDITION SECTION 6 (as filed in Book 25 of Plats, Page 6);

THENCE along the property line of said final plat the following four (4) courses:

- 1) South 89°59'41" East a distance of 743.05 feet to a point on a non-tangent curve;
- 2) Around a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears North 09°07'27" East a distance of 39.59 feet) with an arc length of 39.76 feet;
- 3) North 00°00'43" East a distance of 22.29 feet;
- 4) South 89°59'17" East a distance of 199.27 feet to a point on the East line of said S.E. ¼;

THENCE South 00°00'16" West along said East line a distance of 627.14 feet to the POINT OF BEGINNING.

Said tract contains 12.41 acres, more or less.

EXHIBIT B

Site Development Plan

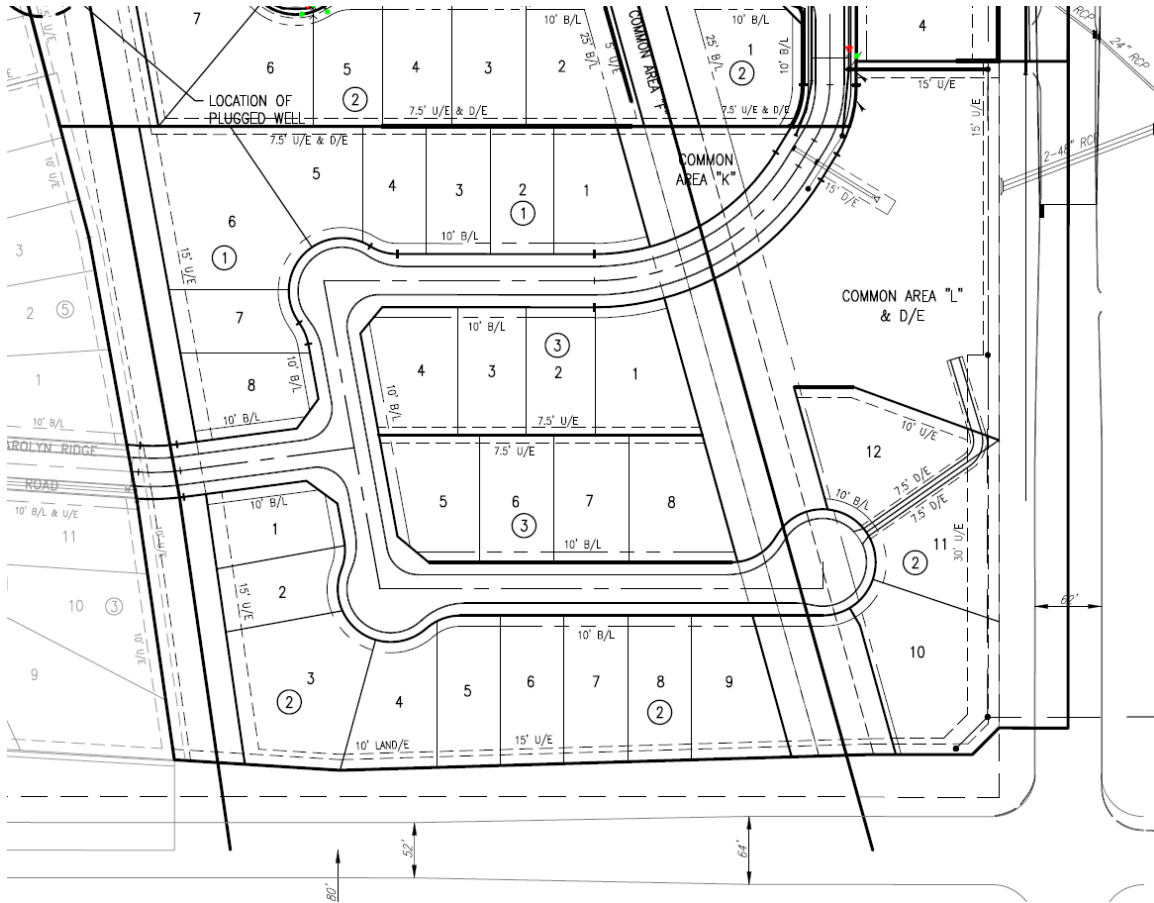


EXHIBIT C

Typical Lot Site Plan

EXHIBIT "C"
TYPICAL LOT SITE PLAN
RED CANYON RANCH EAST

NOT TO SCALE

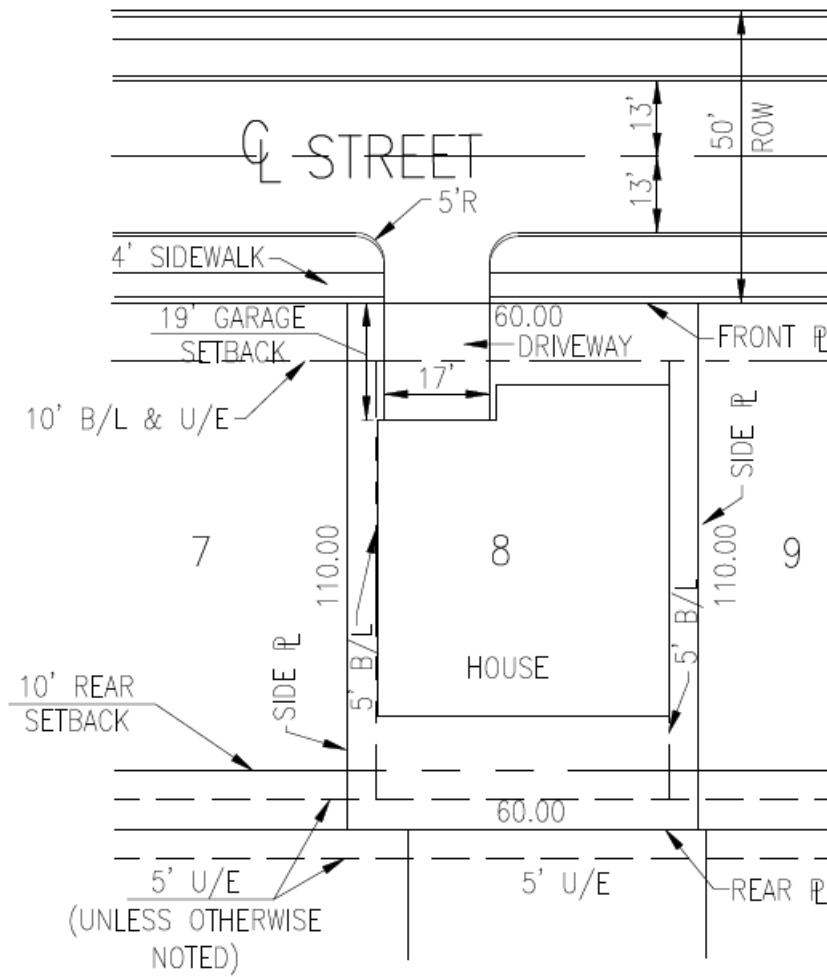


EXHIBIT D

Typical Layout of Multigenerational Suites
(referred to as In-law Suite below)

Page 1 of 2

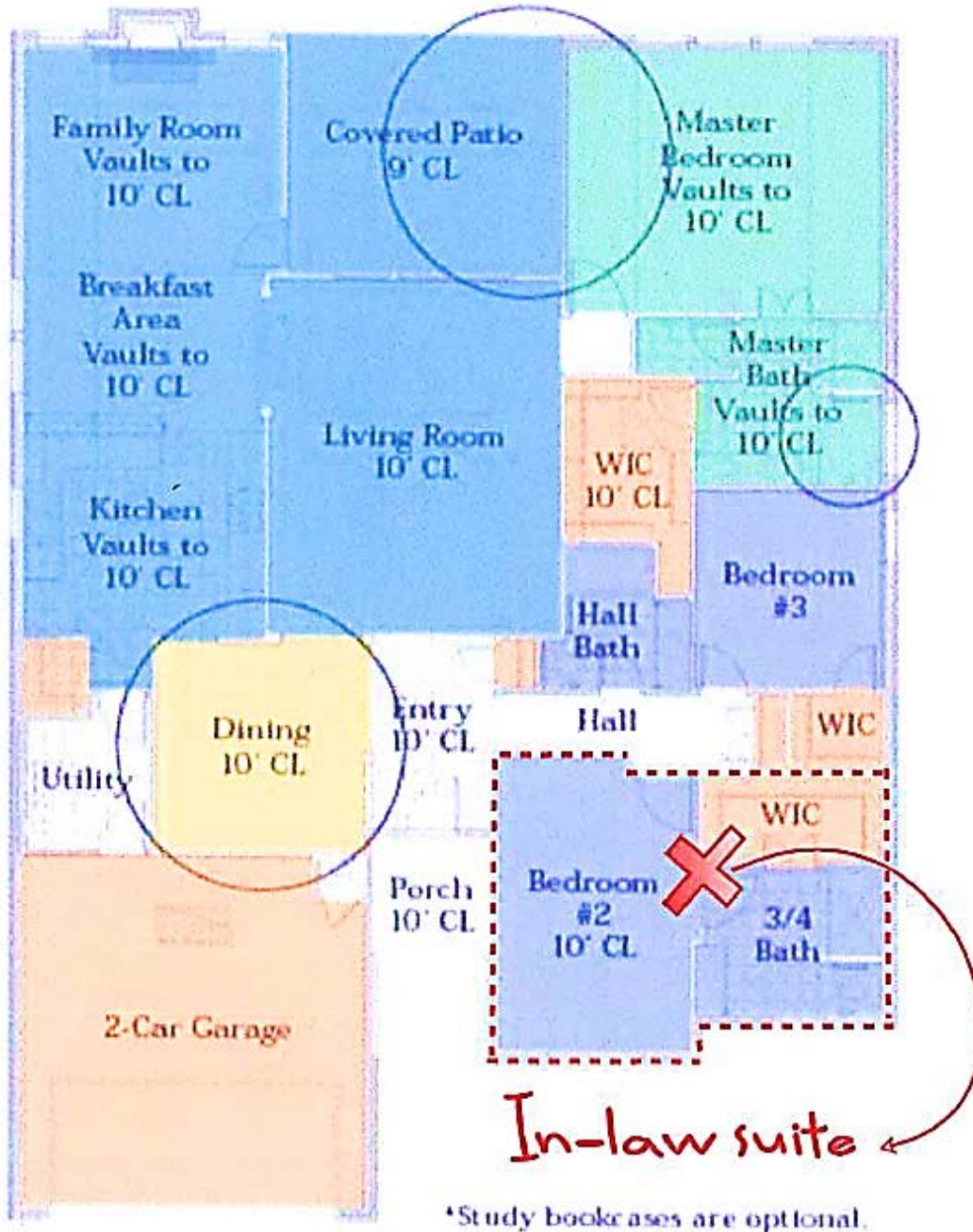


EXHIBIT D

Typical Layout of Multigenerational Suites
(referred to as In-law Suite below)

Page 2 of 2

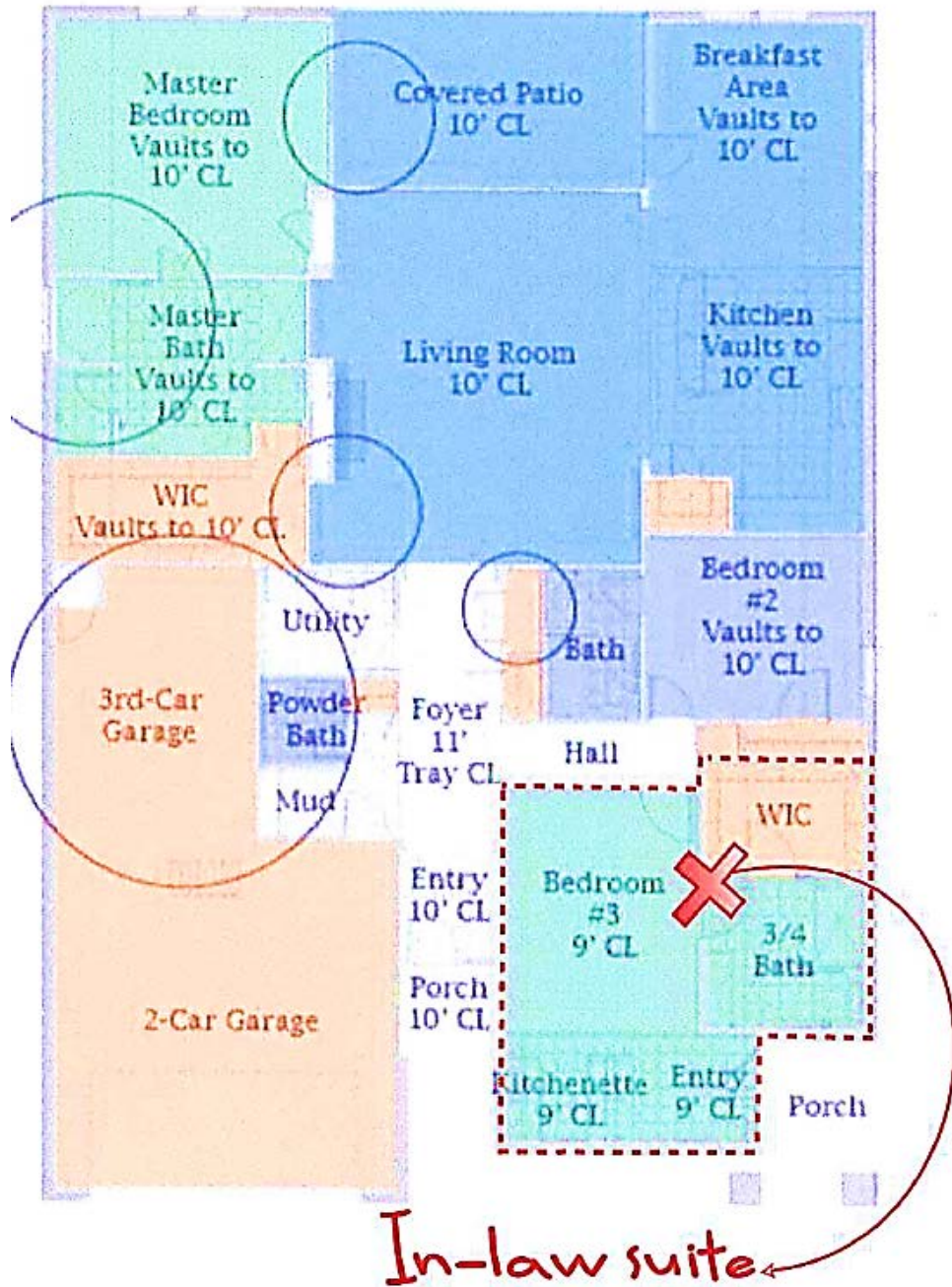


EXHIBIT E

Greenspace Exhibit

EXHIBIT "E"
GREENSPACE EXHIBIT
RED CANYON RANCH EAST

NOT TO SCALE

GREENSPACE ~ 3.31 ac.±



EXHIBIT F

Allowable Uses

- Detached single family dwellings;
- Multigenerational Suites;
- Family day care home;
- General purpose farm or garden;
- Home occupations;
- Municipal recreation or water supply;
- Accessory buildings;
- Model homes and/or Sales Office, subject to the applicable permits; and
- Temporary Parking Lots.

Applicant: Red Rock Land Fund, LLC

Project Location: NW Corner of Tecumseh Road and 12th Avenue NE

Case Number: PD22-12

Time: 6:00 p.m.

Applicant/Representative

Gunner Joyce
Sean Rieger

Attendees

None

City Staff

Colton Wayman, Planner I

Application Summary

The applicant is requesting a NORMAN 2025 amendment to Low Density Residential, amendment of the existing PUD, Planned Unit Development, and preliminary plat.

Neighbor's Comments/Concerns/Responses

No neighbors attended the meeting.

File Attachments for Item:

8. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2223-1: Consideration of a Preliminary Plat submitted by Sweetgrass Partners, L.L.C. (SMC Consulting Engineers, P.C.) for RED CANYON RANCH EAST, A Planned Unit Development for approximately 12.41 acres of property located at the northwest corner of E. Tecumseh Road and 12th Avenue N.E.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/11/2022

REQUESTER: Sweetgrass Partners, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2223-1: Consideration of a Preliminary Plat submitted by Sweetgrass Partners, L.L.C. (SMC Consulting Engineers, P.C.) for RED CANYON RANCH EAST, A Planned Unit Development for approximately 12.41 acres of property located at the northwest corner of E. Tecumseh Road and 12th Avenue N.E.

ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Preliminary Plat No. PP-2223-1 to City Council.

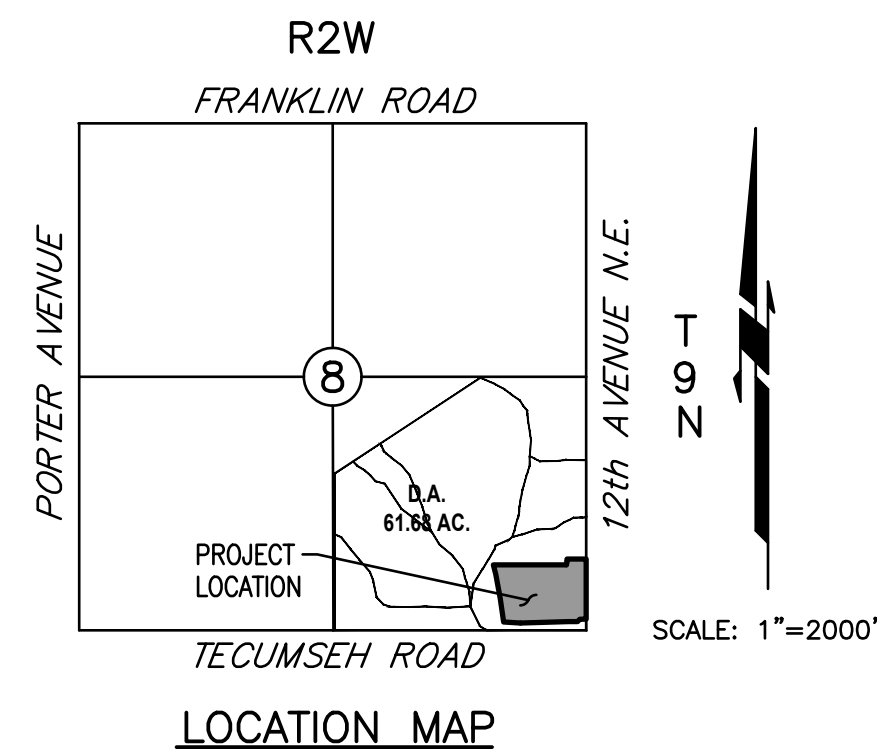
REVISED PRELIMINARY PLAT RED CANYON RANCH EAST

A PLANNED UNIT DEVELOPMENT

A REVISION OF RED CANYON RANCH, A PLANNED UNIT DEVELOPMENT

A PART OF THE S.E. 1/4, SECTION 8, T9N, R2W, I.M.

NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter (S.E. 1/4) of Section Eight (8), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Southeast Corner of said S.E. 1/4;

THENCE North 00°00'16" East, along the East line of said Southeast Quarter, a distance of 115.00 feet to the POINT OF BEGINNING;

THENCE North 89°52'13" West a distance of 65.00 feet to a point, said point being the intersection of the Northerly Right of Way line of Tecumseh Road (as set out in GRANT OF EASEMENT, recorded in Book 3381, Page 345) and the Westerly Right of Way line of 12th Ave. N.E.;

THENCE along said northerly Right of Way line the following four (4) courses;

- 1) South 45°00'50" West a distance of 35.35 feet;
- 2) South 89°57'08" West a distance of 95.03 feet;
- 3) South 88°18'22" West a distance of 500.22 feet;
- 4) North 86°23'57" West a distance of 156.03 feet to the Southeast corner of Lot 9, Block 3 of the filed final plat of RED CANYON RANCH ADDITION SECTION 1 (as filed in Book 22 of Plats, Page 113);

THENCE along the property line of said final plat the following three (3) courses;

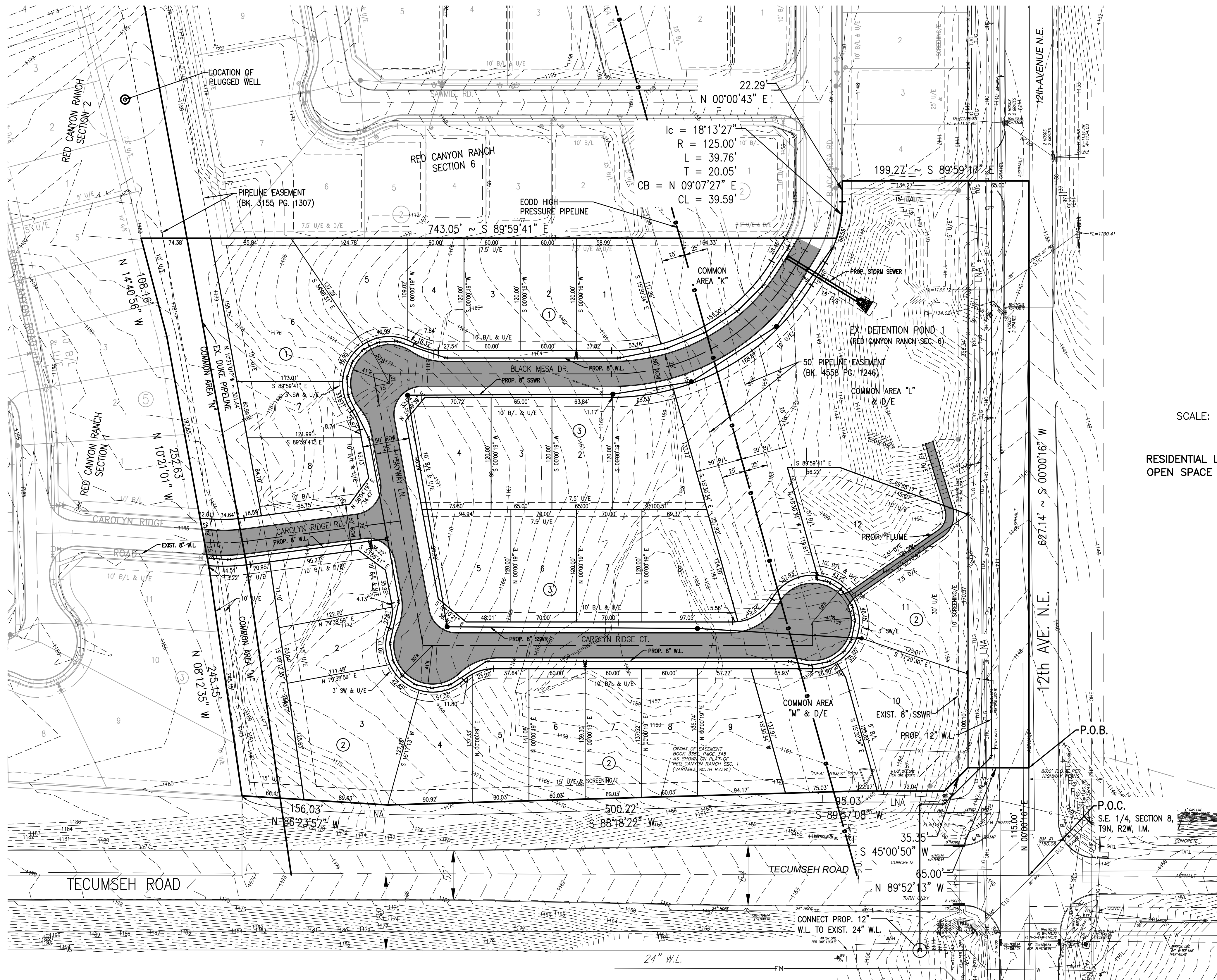
- 1) THENCE North 08°12'35" West a distance of 245.15 feet;
- 2) THENCE North 10°21'01" West a distance of 252.63 feet;
- 3) THENCE North 14°40'56" West a distance of 108.16 feet to a point, said point being the Southwest corner of the filed final plat of RED CANYON RANCH ADDITION SECTION 6 (as filed in Book 25 of Plats, Page 6);

THENCE along the property line of said final plat the following four (4) courses:

- 1) South 89°59'41" East a distance of 743.05 feet to a point on a non-tangent curve;
- 2) Around a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears North 09°07'27" East a distance of 39.59 feet) with an arc length of 39.76 feet;
- 3) North 00°00'43" East a distance of 22.29 feet;
- 4) South 89°59'17" East a distance of 199.27 feet to a point on the East line of said S.E. 1/4;

THENCE South 00°00'16" West along said East line a distance of 627.14 feet to the POINT OF BEGINNING.

Said tract contains 12.41 acres, more or less.

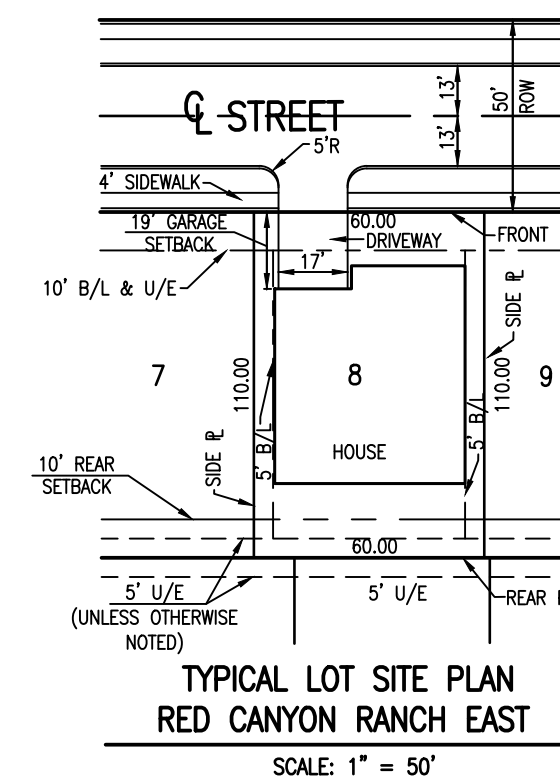


SCALE: 1" = 60'

RESIDENTIAL LOTS - 28
OPEN SPACE AREA = 3.31 AC.±

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HYDRANT
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. SEE ZONING APPLICATION FOR EXISTING & PROPOSED ZONING CLASSIFICATIONS.
5. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
6. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED.
7. ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF RED CANYON RANCH.



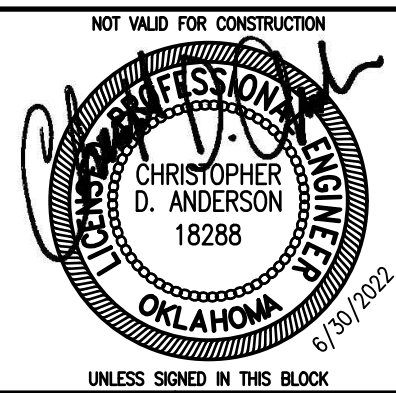
STORM DRAINAGE DETENTION FACILITY EASEMENT

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

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

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OWNER:
SWEETGRASS PARTNERS, L.L.C.
1320 N. PORTER
NORMAN, OKLAHOMA 73071



**RED CANYON RANCH EAST
A PLANNED UNIT DEVELOPMENT**
**12TH AVE. N.E. & TECUMSEH RD.
NORMAN, OKLAHOMA**

No.	Revision	Date	By
1	Revised per client comments	11/13/2022	

PROJECT NO: 481740
DATE: 6/30/2022
SCALE: 1" = 60'
DRAWN BY: D.G.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

**REVISED
PRELIMINARY PLAT**

SHEET NO.

1

Planning Commission Agenda
August 11, 2022

PRELIMINARY PLAT

ITEM NO. 8

PP-2223-1

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **RED CANYON RANCH EAST, A PLANNED UNIT DEVELOPMENT (A REVISION OF RED CANYON RANCH, A PLANNED UNIT DEVELOPMENT)**.

LOCATION: Located at the northwest corner of the intersection of 12th Avenue N.E. and Tecumseh Road.

INFORMATION:

1. Owners. Red Rock Land Fund, LLC.
2. Developer. Sweetgrass Partners, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. December 8, 1966. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in the R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District and RM-6, Medium Apartment District and removed from A-2, Rural Agricultural District.
2. December 27, 1966. City Council, on a vote of 6-0, adopted Ordinance No. 1954, placing a portion of this property in the R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District and RM-6, Medium Density Apartment District and removing it from A-2, Rural Agricultural District.
3. November 3, 1983. The Norman Board of Parks Commissioners, on a vote of 6-0, voted to accept park land dedication for Woodcrest II Addition.
4. December 15, 1983. Planning Commission, on a vote of 8-0-1, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District, C-1, Local Commercial District and PL, Park Land District and removed from A-2, Rural Agricultural District, R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District and RM-6, Medium Density Apartment District.
5. December 15, 1983. Planning Commission, on vote of 8-0-1, approved the preliminary plat for Woodcrest II Addition.

HISTORY (CON'T)

6. January 10, 1984. City Council adopted Ordinance No. O-8384-76 placing a portion of this property in R-1, Single-Family, RM-2, Low Density Apartment District, C-1, Local Commercial and PL, Park Land District and removing it from A-2, Rural Agricultural District, R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District and RM-6, Medium Density Apartment District.
7. December 15, 1988. Approval of the preliminary plat for Woodcrest II Addition became null and void.
8. June 14, 2001. Planning Commission, on a vote of 6-0-1, recommended to City Council that a portion of this property be placed in R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District and PL, Park Land District and removed from R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District and PL, Park Land District.
9. June 24, 2001. City Council adopted Ordinance No. O-0001-68 placing a portion of this property in R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District and PL, Park Land District and removing it from R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District and PL, Park Land District.
10. July 25, 2001. City Council approved the preliminary plat for Summerlin Addition.
11. October 14, 2004. Planning Commission, on a vote of 6-0-1 postponed the request to place a portion of this property in a PUD, Planned Unit Development and remove it from R-1, Single-Family Dwelling District, RM-2, Low Density Apartment District and PL, Park Land District.
12. October 14, 2004. Planning Commission, on a vote of 6-0-1, postponed the preliminary plat for Red Rock Addition at the request of the applicant.
13. March 2, 2006. The Norman Board of Parks Commissioners, on a vote of 7-0, recommend private park land for Red Rock Addition.
14. March 9, 2006. Planning Commission, on a vote of 8-0-1 recommended to City Council that this property be placed in C-1, Local Commercial District, PUD, Planned Unit Development and R-1, Single-Family Dwelling District with Special Use for a Church and removed from RM-2, Low Density Apartment District, R-1, Single-Family Dwelling District and PL, Park Land District.
15. March 9, 2006. Planning Commission, on a vote of 8-0-1 recommended to City Council the approval of the preliminary plat for Red Rock Addition with alley waiver for the commercial property.
16. April 25, 2006. City Council postponed Ordinance No. O-0506-45 that would place this property in C-1, Local Commercial District, PUD Planned Unit Development and R-1, Single-

HISTORY (CON'T)

- Family Dwelling District with Special use for a church and remove it from RM-2, Low Density Apartment District, R-1, Single-Family Dwelling District and PL, Park Land District.
17. May 9, 2006. City Council adopted Ordinance No. O-0506-45 placing this property in C-1, Local Commercial District, PUD, Planned Unit Development and R-1, Single-Family Dwelling District with Special Use for a Church and removing it from RM-2, Low Density Apartment District, R-1, Single-Family Dwelling District and PL, Park Land District.
 18. May 9, 2006. City Council approved the preliminary plat for Red Rock Addition with a waiver in alley requirements for the commercial property.
 19. April 10, 2008. Planning Commission, on a vote of 8-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Medium Density Residential to Low Density Residential and Commercial Designation and eliminating Open Space/Park Designation.
 20. April 10, 2008. Planning Commission, on a vote of 8-0, recommended to City Council this property be placed in the PUD, Planned Unit Development and removing it from R-1, Single Family Dwelling District, C-1, Local Commercial District, and PUD, Planned Unit Development.
 21. April 10, 2008. Planning Commission, on a vote of 8-0 recommended to City Council that Proposals "A" and "B" of the preliminary plat for Red Canyon Ranch Addition, a Planned Unit Development, be approved with alley waiver for the commercial property.
 22. May 27, 2008. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Medium Density Residential to Low Density Residential and Commercial Designation and eliminating Open Space/Park Designation.
 23. May 27, 2008. City Council adopted Ordinance No. O-0708-40 placing this property in the PUD, Planned Unit Development and removing it from PUD, Planned Unit Development, R-1, Single Family Dwelling District and C-1, Local Commercial District.
 24. May 27, 2008. City Council approved Proposal "B" of the preliminary plat for Red Canyon Ranch Addition, a Planned Unit Development.
 25. May 27, 2015. The approval of the preliminary plat for Red Canyon Ranch became null and void.
 26. November 12, 2015. Planning Commission, on a vote of 9-0, recommended to City Council the amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Low Density Residential for a portion of the property.

HISTORY (CON'T)

27. November 12, 2015. Planning Commission, on a vote of 9-0, recommended to City Council the amendment of the Planned Unit Development established with Ordinance No. O-0708-40 to amend the uses allowed in specific areas.
28. November 12, 2015. Planning Commission, on a vote of 9-0 recommended to City Council that the preliminary plat for Red Canyon Ranch Addition, a Planned Unit Development be approved.
29. December 22, 2015. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing a portion of this property in the Low Density Residential and removing it from the Commercial Designation.
30. December 22, 2015. City Council adopted Ordinance No. O-1516-23 amending the Planned Unit Development established with O-0708-40. A commercial area was changed to residential use.
31. December 2, 2015. City Council approved the preliminary plat for Red Canyon Ranch Addition, a Planned Unit Development.
32. January 14, 2016. Planning Commission, on a vote of 7-0, recommended to City Council amending the PUD narrative approved with Ordinance No. O-1516-23 and established with O-0708-40.
33. February 23, 2016. City Council adopted Ordinance No. O-1516-34 amending the PUD narrative established with Ordinance No. O-0708-40.
34. August 11, 2022. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Low Density Residential Designation.
35. August 11, 2022. The applicant has made a request to rezone from PUD, Planned Unit Development to PUD, Planned Unit Development for Residential Uses.

IMPROVEMENT PROGRAM:

1. Fencing and Screening. Fencing and screening will be required adjacent to Tecumseh Road and 12th Avenue N.E. for the residential lots backing up to these principal arterial streets.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.

IMPROVEMENT PROGRAM (CON'T):

4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. This property will utilize an existing lift station. The future lot owners will contribute to the maintenance of this lift station pursuant to Contract K-0506-139.
5. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. A five-foot (5') width sidewalk will be installed adjacent to 12th Avenue N.E. and a five-foot (5') width sidewalk will be installed adjacent to East Tecumseh Road. However, if it is installed adjacent to the street an additional foot will be added.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be constructed for the conveyance of storm water.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Twelfth Avenue N.E. and East Tecumseh Road are existing. The developer will contribute with traffic impact fees.
8. Water Mains. Interior water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 24-inch water main adjacent to East Tecumseh Road. There is a proposed 12-inch water main to be constructed adjacent to 12th Avenue N.E.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.
3. Park Land. It has been determined, with the developments of Red Canyon Ranch, the applicant has provided more than sufficient private park land which will include additional private park land with this development.

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

STAFF COMMENTS AND RECOMMENDATION: There are 28 proposed single-family residential lots on 12.41 acres. In addition, the preliminary plat consists of 3.31 acres of open space within the 12.41 acres. The property owners association will be responsible for the open space including privately maintained detention facilities.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Red Canyon Ranch East, a Planned Unit Development to the City Council.

ACTION TAKEN: _____

Applicant: Red Rock Land Fund, LLC

Project Location: NW Corner of Tecumseh Road and 12th Avenue NE

Case Number: PD22-12

Time: 6:00 p.m.

Applicant/Representative

Gunner Joyce
Sean Rieger

Attendees

None

City Staff

Colton Wayman, Planner I

Application Summary

The applicant is requesting a NORMAN 2025 amendment to Low Density Residential, amendment of the existing PUD, Planned Unit Development, and preliminary plat.

Neighbor's Comments/Concerns/Responses

No neighbors attended the meeting.

GBC 22-12

Applicant: Red Rock Land Fund, LLC

Project: Red Canyon Ranch

Location: Northwest corner of the intersection of E. Tecumseh Road and 12th Ave NE

Request: Amendment of the NORMAN 2025 Land Use & Transportation Plan from Commercial Designation to Low Density Residential Designation

Current Zoning: PUD, Planned Unit Development

Proposed Zoning: PUD, Planned Unit Development

NORMAN 2025 Land Use: Commercial

Proposed NORMAN 2025 Land Use: Low Density Residential

Motion by Andrew Hewlett to approve consent docket as submitted; **Second** by Kristina Wyckoff.

Commission discussion consisted of:

- George Dotson explained that he believes it is a nice project. Dotson was curious if the sidewalks would continue on E Tecumseh Road and 12th Avenue NE.
- Sean Rieger confirmed that this would be the case on both roads.
- Rachel Wyatt-Swanson agrees with George Dotson that this is a nice project.
- Andrew Hewlett explained that he lives in Red Canyon Ranch and loves the neighborhood. He explains that he likes the continuation of this neighborhood with this project.
- Andrew Hewlett asks if the common area in this subdivision will just be grass.
- Sean Rieger explains that the amenities are in other portions of the neighborhood such as a splash pad that was recently installed.
- Zach DuFran remarks that he was in this development recently and noticed another undeveloped portion of land that has not plowed through the years, containing a significant amount of native plant life.
- Zach DuFran explains that there are not many places where this still exists and hopes that native plant life will be preserved in areas like this.
- Sean Rieger explains that the developer must change the topography of the land to address stormwater issues. He explains that preservation may not be possible.
- Andrew Hewlett explains that, in defense of Red Canyon Ranch, he has a lovely greenbelt outside his house and Ideal Homes has done a great job of preserving the native plant life where possible.

There being no further discussion, a vote on the motion was taken with the following outcome:

The motion was passed unanimously, with no objections.

File Attachments for Item:

9. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-7: Classen Montessori School requests Special Use for a School to modify the approved site plan for property located at 2323 S. Classen Boulevard.



CITY OF NORMAN, OK STAFF REPORT

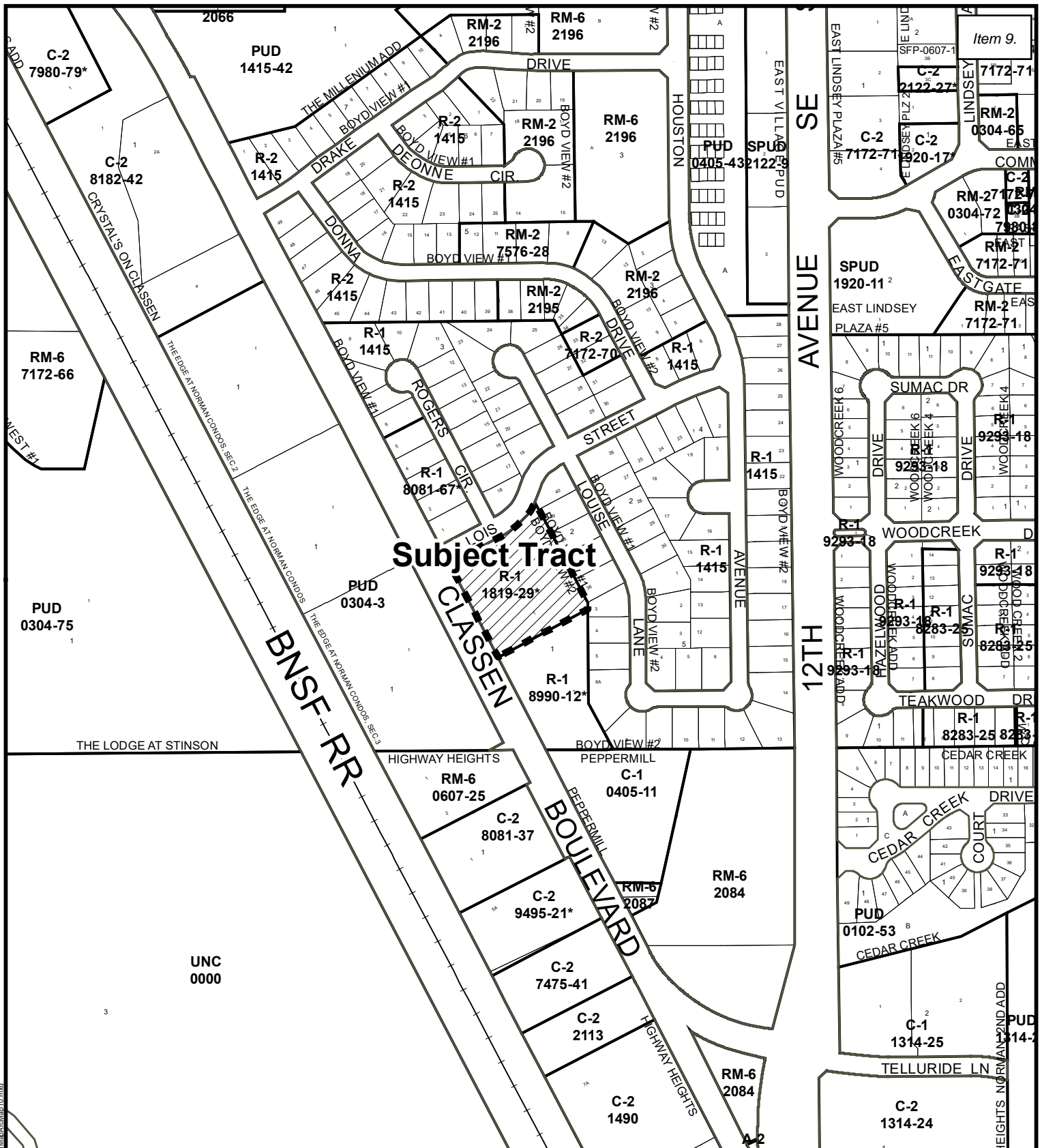
MEETING DATE: 08/11/2022

REQUESTER: Classen Montessori School

PRESENTER: Colton Wayman, Planner I

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-7: Classen Montessori School requests Special Use for a School to modify the approved site plan for property located at 2323 S. Classen Boulevard.

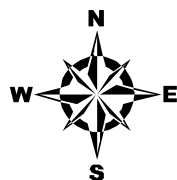
ACTION NEEDED: Postponement of Ordinance No. O-2223-7 to the September 8, 2022 Planning Commission meeting.



Location Map



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

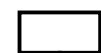


July 5, 2022

0 200 400 Ft.



Subject Tract



Zoning



office memorandum

Date: August 4, 2022

To: Chairperson and Members
Norman Planning Commission

From: Colton Wayman, Planner I

Subject: Planning Commission, August 11, 2022
Regarding Agenda Item 9, Ordinance O-2223-7
Special Use for a School

The applicant requesting to amend the Special Use for a School to revise the site plan approved with O-1819-29 at 2323 S. Classen Boulevard has requested postponement to the September 8, 2022 Planning Commission meeting.

The applicant did not attend the July 28, 2022 Predevelopment Meeting, and is therefore not ready to appear on the Planning Commission agenda at this time.

cc: Jane Hudson, Planning Director

File Attachments for Item:

10. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-6: City of Norman – Norman Utilities Authority requests Special Use for Municipal Use to modify the approved site plan and with Variances to the masonry requirement, to allow gravel parking for employees, and to the landscape requirements, for approximately 50.5 acres of property generally located north of Robinson Street approximately 2,000' east of 24th Avenue N.E.



CITY OF NORMAN, OK STAFF REPORT

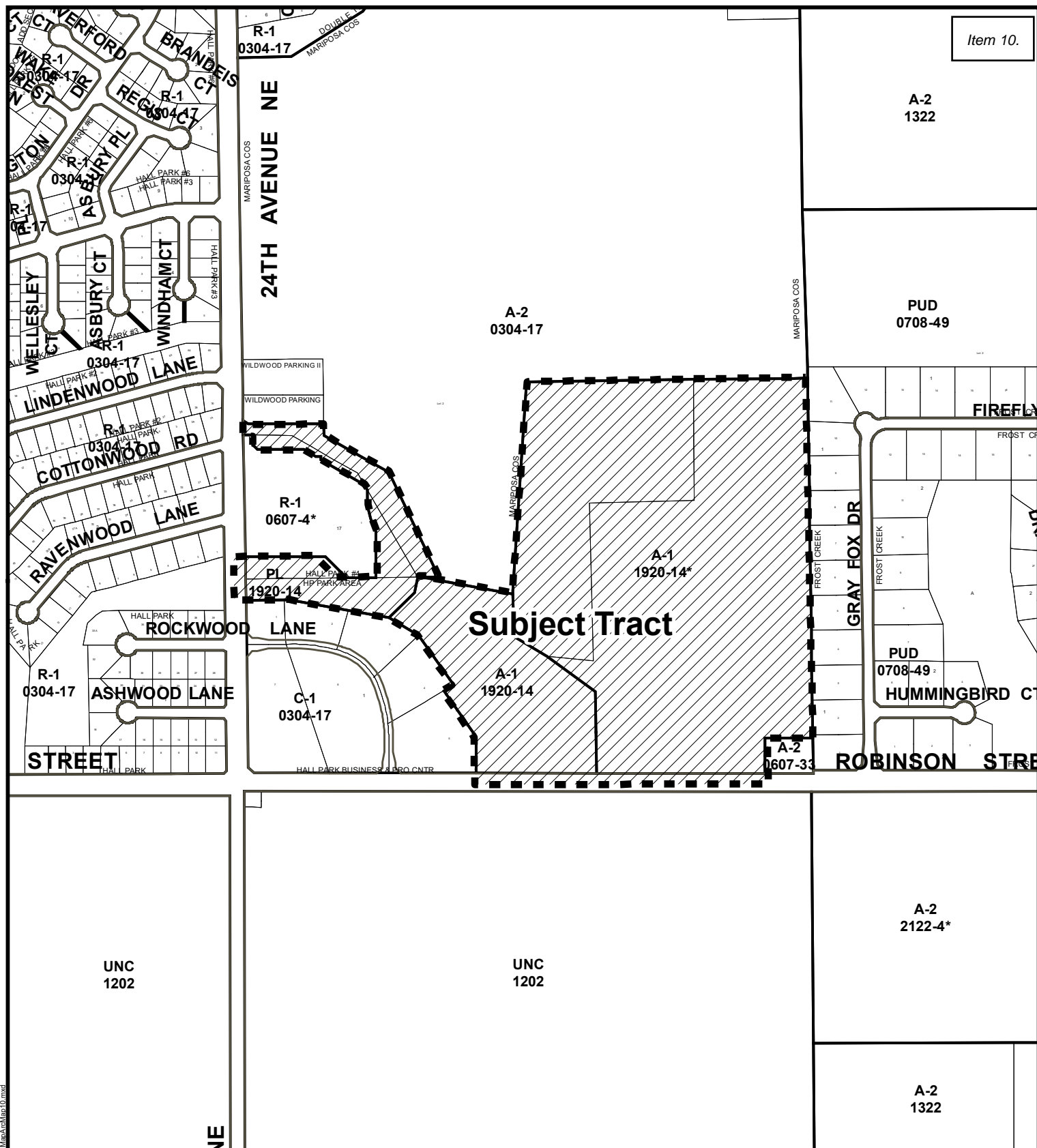
MEETING DATE: 08/11/2022

REQUESTER: City of Norman – Norman Utilities Authority

PRESENTER: Colton Wayman, Planner I

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-6: City of Norman – Norman Utilities Authority requests Special Use for Municipal Use to modify the approved site plan and with Variances to the masonry requirement, to allow gravel parking for employees, and to the landscape requirements, for approximately 50.5 acres of property generally located north of Robinson Street approximately 2,000' east of 24th Avenue N.E.

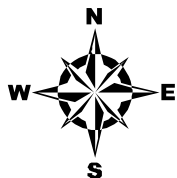
ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2223-6 to City Council.



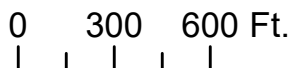
Location Map



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



July 5, 2022



Subject Tract



Zoning

ORDINANCE NO. O-2223-6

ITEM NO. 10

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	City of Norman – Norman Utilities Authority
REQUESTED ACTION	Special Use for Municipal Uses to amend the site plan adopted by O-1920-14, and for variances to City of Norman development requirements
EXISTING ZONING	A-1, General Agricultural District, with Special Use for Municipal Uses
SURROUNDING ZONING	North: A-2, Rural Agricultural District East: PUD, Planned Unit Development South: Unclassified West: A-2, Rural Agricultural District, R-1, Single Family Dwelling District with Special Use, and C-1, Local Commercial District
LOCATION	North of E. Robinson Street approximately 2,000' east of 24th Avenue NE
WARD	Ward 6
CORE AREA	No
AREA/SF	50.5 acres, more or less
PURPOSE	Variances to masonry requirements, parking/drive standards, and landscaping requirements
EXISTING LAND USE	Municipal Use
SURROUNDING LAND USE	North: Vacant East: Vacant/Single Family Residential South: Vacant/State Land West: Vacant/Church

PROJECT OVERVIEW: The applicant, City of Norman – Norman Utilities Authority (NUA), is requesting Special Use for Municipal Use with specific variances on the NUA facility. The subject property is currently zoned A-1, General Agricultural District with Special Use for Municipal Use. An amendment to the existing Special Use Permit is requested to allow for additional access off E. Robinson Street and for proposed variances to masonry requirements, gravel parking/drive standards, and landscaping requirements for the facility located in the northwest corner of the site – the NUA site.

In April of 2017, the Planning staff was directed to update/amend the existing Zoning Ordinance to establish a policy for all municipal projects to properly zone the proposed development with a Special Use request. In order for the City to have the greatest flexibility to locate municipal and other public facilities in appropriate locations throughout the City, staff prepared a Zoning Code amendment that allows “municipal uses, public buildings and public utilities” in all zoning districts as a Special Use. The Special Use designation provides Planning Commission and City Council the opportunity to ensure that municipal uses, public buildings and public utilities are in the proper location and enables the approval of conditions that provide protection for surrounding property owners. At the same time, this review process allows approval of variances to specific regulations that best promote the health, safety and general welfare for the community and still meet the needs of the City to provide adequate services to the citizens.

Adopted by O-1920-14 in 2019, the City of Norman proposed to plat, amend the NORMAN 2025 Land Use designation and rezone this subject tract from A-2, Rural Agricultural District, to PL, Parkland, A-1, General Agricultural District, and A-1, General Agricultural District with Special Use for a Municipal Use. The site is planned for future municipal development; the new Emergency Operations Center, EOC, and to serve the future needs of the Utilities Department.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GB 19-15, August 19, 2019

Greenbelt forwarded this item with no additional comments.

PRE-DEVELOPMENT MEETING: PD 22-15 July 28, 2022

There were no comments from those that attended the meeting.

ZONING ORDINANCE CITATION: A Special Use request shall be reviewed and evaluated on the following criteria according to the Zoning Ordinance 22:434.1, 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" 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.

EXISTING ZONING: The subject property is currently zoned A-1, General Agricultural District, with Special Use for Municipal Uses.

STAFF ANALYSIS: Per directed changes to the Zoning Ordinance in 2017, Special Use for Municipal Use, Public Buildings and Public Utility can be granted in any zoning district. In addition, the changes made in 2017 allow for the approval of conditions that meet the needs of the City to provide adequate services to the citizens of Norman.

The Norman Utilities Authority (NUA) is proposing additional access to the site from E. Robinson Street, approximately 600' from the existing access drive. In addition, this amendment proposes to permit the following variances for the NUA site only:

- Buildings on the site shall not comply with the eighty (80) percent masonry requirements normally required for special uses;
- NUA site will have gravel parking and a gravel drive for employees, something not normally allowed per standards from Zoning and Public Works; and
- Landscaping requirements for parking shall not apply to the NUA site.

ALTERNATIVES/ISSUES:

IMPACTS: The request to amend the site plan adopted by O-1920-14, and for variances to the masonry requirements, gravel parking/drive standards, and to the landscape requirements will not create any foreseeable negative impacts on adjacent properties. These are low impact municipal projects. This general area consists of undeveloped land to the south across E. Robinson Street, the Vernon Campbell Water Treatment Facility, undeveloped commercially zoned property, open space/parkland to the west, and large lot residential development to the east.

STAFF ANALYSIS: The applicant is seeking to amend the site plan adopted by O-1920-14 to add additional access off E. Robinson Street, and for variances to the masonry requirements, landscaping requirements, and gravel parking/drive standards. These proposed changes will be for the new Line Maintenance Facility for the Norman Utilities Authority.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No comments

PUBLIC WORKS/ENGINEERING: This property has an existing preliminary plat and a final plat has been submitted.

Item 10.

TRAFFIC ENGINEER: No comments.

UTILITIES: No comments.

CONCLUSION: Staff forwards this request to amend the site plan adopted by O-1920-14, and for variances to the masonry requirements, gravel parking/drive standards, and landscape requirements for the NUA site, as Ordinance No. O-2223-6 for consideration by the Planning Commission and a recommendation to City Council.



LEGEND

1

NORMAN COUNTY EMERGENCY OPERATIONS CENTER

2

PUBLIC PARKING (16 SPACES)

3

SECURED PARKING (51 SPACES)

4

SECURED ENTRY

5

PUBLIC ENTRY

6

STAND-OFF ZONE

7

LOADING ZONE

8

EXISTING STORMWATER RETENTION

9

DUMPSTER

10

SECURED ENCLOSURE CEP

11

SECURITY FENCE

12

MONUMENT SIGN

13

RV PARKING

14

EV CHARGING

15

CARD READER

PROPERTY LINE

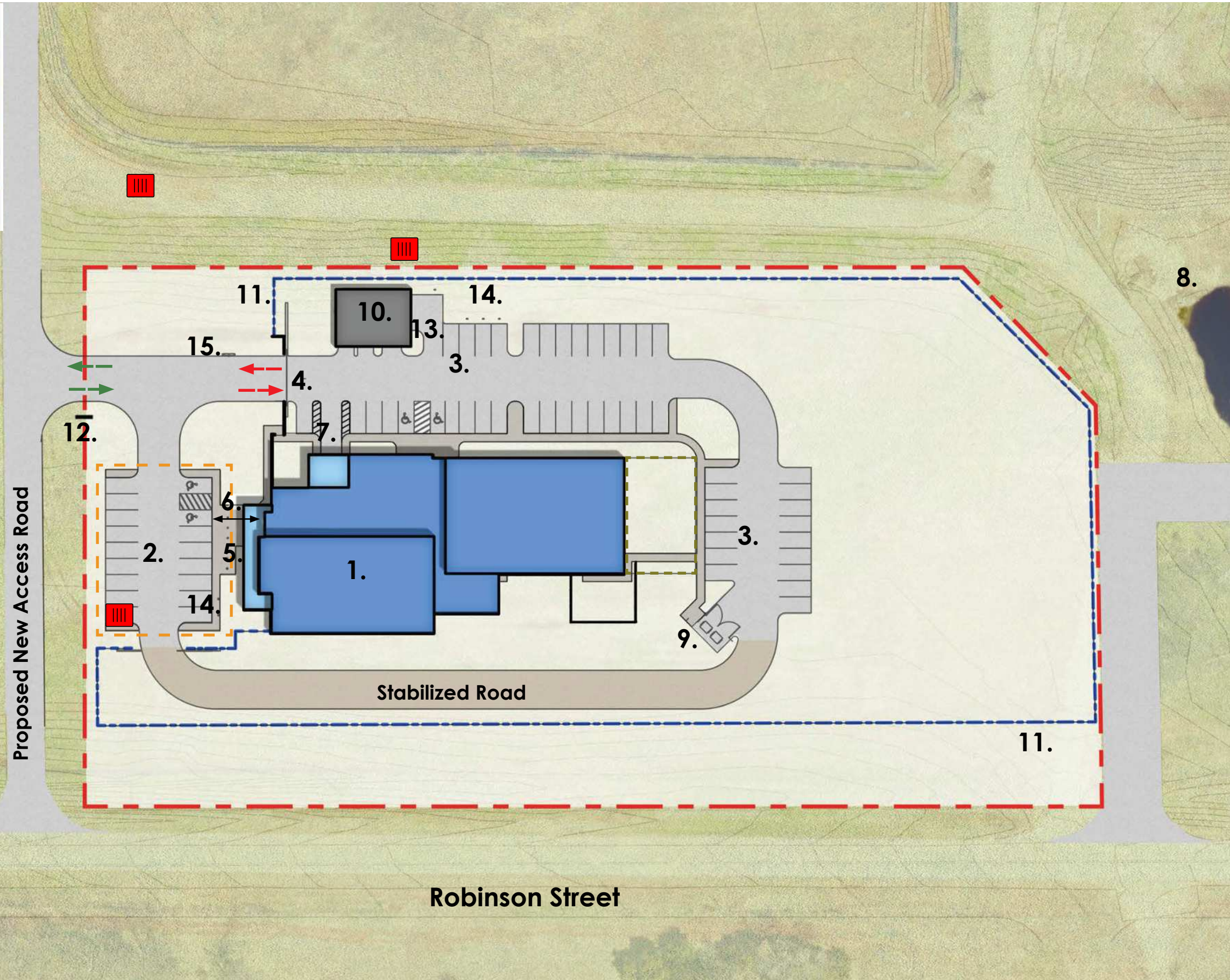
PERIMETER FENCE

SITE ENTRY

SECURED ENTRY

PUBLIC PARKING

FUTURE EXPANSION





NORMAN UTILITIES LINE MAINTENANCE FACILITY

NORMAN, OK

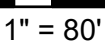
DATE	DESCRIPTION	REV
2020-09-28	PRELIMINARY	-
2022-06-09	35% CD	-

PROJECT NO. 1980028

SHEET NAME

**OVERALL
AERIAL SITE
PLAN**

SHEET NO.



NORMAN, OK

SHEET NO

File Attachments for Item:

11. CONSIDERATION OF ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF: Annual 2021 Status Report on Development and the NORMAN 2025 Plan.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/11/2022

REQUESTER: Joyce Green

PRESENTER: Joyce Green, GIS Services Manager

ITEM TITLE: CONSIDERATION OF ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF: Annual 2021 Status Report on Development and the NORMAN 2025 Plan.

ACTION NEEDED: Recommend acceptance, rejection, amendment, or postponement of the Annual 2021 Status Report on Development and the NORMAN 2025 Plan to City Council.

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I: BACKGROUND

Since the 1997 adoption of the *Norman 2020 Land Use and Transportation Plan (NORMAN 2020)*, and its successor, the *Norman 2025 Land Use and Transportation Plan (NORMAN 2025)*, adopted in 2004, the Planning and Community Development Department staff has produced an annual report on the status of development in the City of Norman. This year's report summarizes development activity for calendar year 2021. Staff provides this annual report to Planning Commission and City Council members to allow comparison of the pace of growth anticipated by the land use plan and its companion document *Norman 2025 Land Demand Analysis (Land Demand)* to the actual rate of development that has occurred in the community.

This report consists of five sections. Each section describes different aspects of development and planning that occurred in the City of Norman during 2021. Sections begin with a narrative that is followed, where applicable, by maps and tables that include statistical summaries of the amount, type, and location of development and construction in Norman for calendar year 2021. Several tables include information dating back five years. These tables put the current year's development into a temporal context and illustrate trends and changes that have occurred in recent years.

II: CONSTRUCTION ACTIVITY

This section identifies the construction activity permitted in Norman over the last year and compares it to recent trends. The value of construction permitted during this year was \$348.4 million. The overall value of construction is up \$212.1 million from 2020. Both commercial and residential construction saw gains, with commercial construction increasing by \$211.6 million and residential construction increasing \$0.5 million. The Norman Regional Hospital (NRH) bond projects accounted for \$192.2 million of the commercial construction. NRH had 11 permits, which included expansion of the existing HealthPlex campus on Tecumseh Road and the Norman Regional Nine Plan, the "freestanding emergency department plus" located in southeast Norman at State Highway 9 and 24th Avenue S.E. Norman Public Schools (NPS) were also busy. They were issued 12 permits with a construction value of \$48.5 million. Other notable projects included the Noun Hotel on Campus Corner (\$16 million), the City of Norman's Development Center (\$7.1 million), and the Young Family Athletic Center Norman Forward project (\$5 million).

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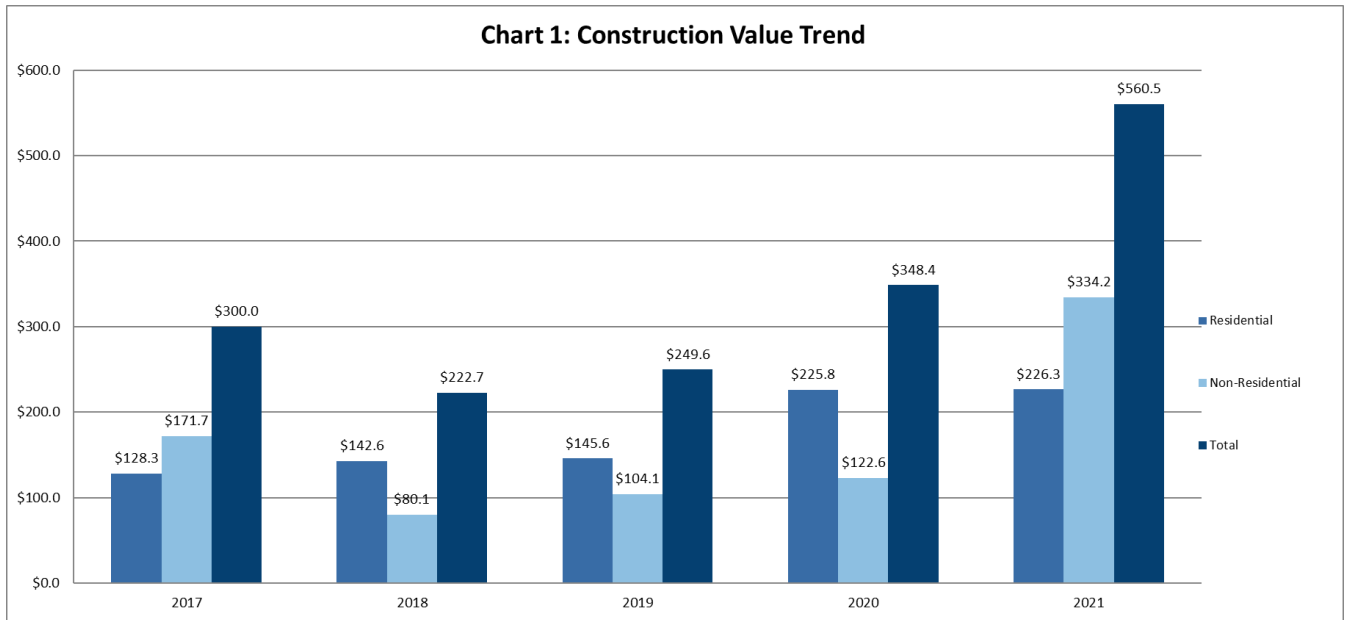


Chart 1 illustrates the value trend of construction for the most recent years. The remainder of this section consists of descriptive summaries of maps and tables related to construction activity. Most of the analytical assessments reference *NORMAN 2025*, which is the most recent comprehensive plan and includes the most current statistical summaries and projections.

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Table 1: Calendar Year Dollar Value* of 2021 Construction and Four Previous Years

Year	2017	2018	2019	2020	2021	TOTAL	5 YEAR AVG
New Single Family	\$96.2	\$113.4	\$119.4	\$155.4	\$171.4	\$655.9	\$131.2
New Mobile Homes	\$0.2	\$0.7	\$0.7	\$0.1	\$0.2	\$1.9	\$0.4
New Duplexes	\$8.9	\$2.0	\$4.9	\$1.9	\$0.4	\$18.1	\$3.6
New Multi-Family	\$3.1	\$7.7	\$1.5	\$45.2	\$23.0	\$80.5	\$16.1
Additions/ Alterations to Residential	\$20.0	\$18.8	\$19.0	\$23.2	\$31.3	\$112.2	\$22.4
Subtotal Residential	\$128.3	\$142.6	\$145.6	\$225.8	\$226.3	\$868.6	\$173.7
New Non-Residential	\$106.0	\$43.2	\$47.6	\$71.4	\$287.5	\$555.7	\$111.1
Additions/ Alterations to Non-Residential	\$65.7	\$36.9	\$56.5	\$51.2	\$46.7	\$257.0	\$51.4
Subtotal Non-Residential	\$171.7	\$80.1	\$104.1	\$122.6	\$334.2	\$812.7	\$162.5
Total All Construction	\$300.0	\$222.7	\$249.6	\$348.4	\$560.5	\$1,681.3	\$336.3

**Values rounded to million dollar*

Table 1 reflects the aggregate numbers for all types of construction between 2017 and 2021, the five-year total, and the average for those five years.

Residential Construction

The total value of residential construction was stable, increasing by \$0.5 million over the previous year. The total value of single-family houses permitted in 2021 was \$171.4 million with an average value of the individual unit being \$306,000. This continues the trend of building upscale single-family housing. The value of duplexes permitted is down by \$1.4

Norman Annual Development Report for 2021

million and additions and alterations were up \$8.1 million. Mobile homes are up slightly and multi-family permits are down about \$22 million in value in 2021.

The 559 single-family permits issued in 2021 make it the third year in the last five that the number of single-family permits exceeded the number predicted by *NORMAN 2025*. It is also

YEAR	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3 UNIT/MULTI-FAMILY UNITS**	TOTAL NEW RESIDENTIAL UNITS
NORMAN 2025 22 YEAR AVERAGE PREDICTION*	456	(INCLUDED IN SINGLE FAMILY)	13	125	594
2021 PREDICTED*	353	(INCLUDED IN SINGLE FAMILY)	17	109	479
2021	559	4	2	199 (10)	764
2020	537	1	8	440 (28)	986
2019	434	11	21	15 (2)	481
2018	397	12	10	88 (4)	507
2017	351	7	32	13 (13)	403
5 YEAR AVERAGE	456	7	15	151 (11)	628

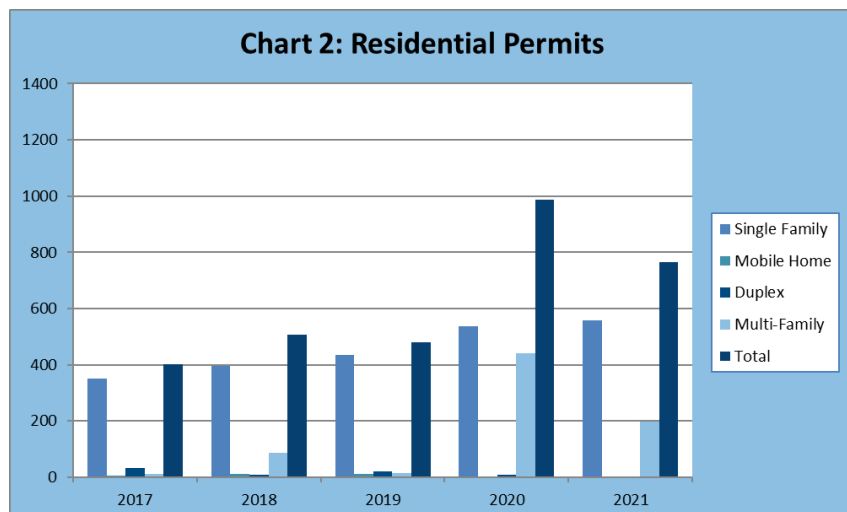
*NORMAN 2025 Land Demand Analysis **Number of Permits in ()

the third year since the housing crash of 2008 that single-family permits exceeded the predicted number. In the years immediately following the housing crash, the area of residential construction that had the most growth is multi-family housing. Although multi-family development has slowed in recent years, this year the number of multi-family permits is also above what was predicted by *NORMAN 2025*. A detailed account of new residential construction by

type for the last five years is shown in **Table 2**. It is followed by several tables that compare the characteristics of residential development to what was predicted by *NORMAN 2025* and **Map 1** on page 7 shows the location of development by housing type.

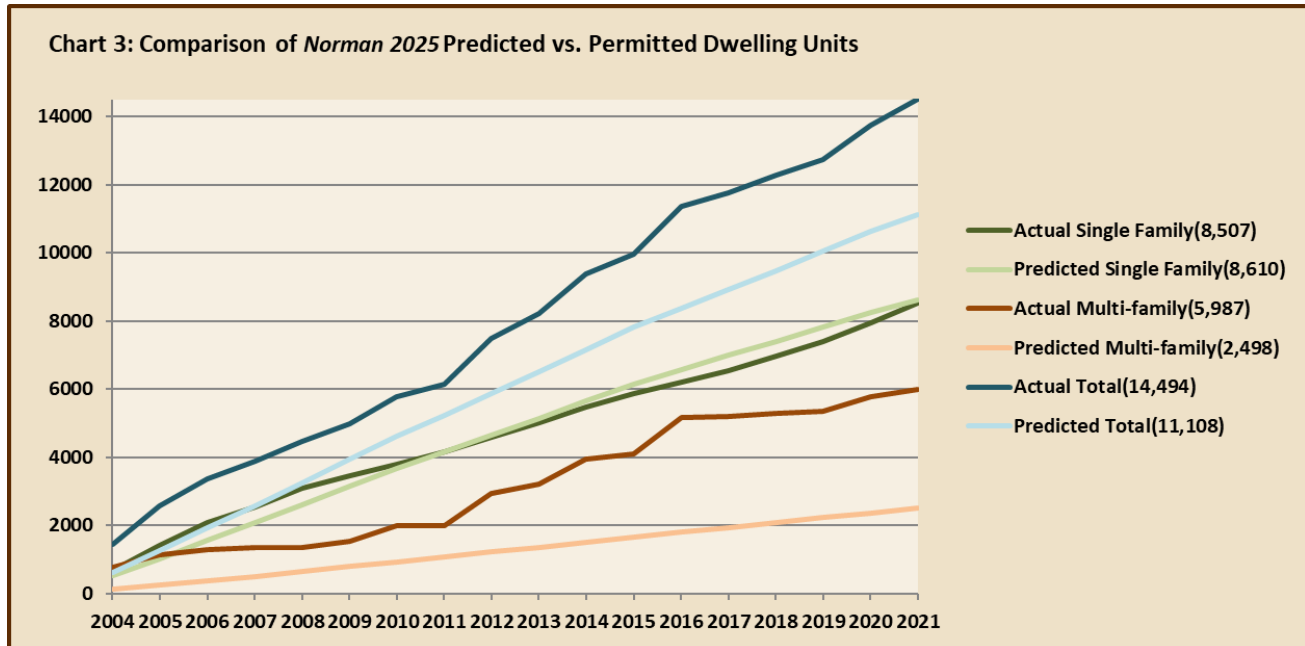
Table 2 depicts new residential construction by type for 2017-2021, the five-year average, the volume of new residential construction predicted by the *Land Demand* for 2021, and the *Land Demand's* predicted 5-year average. The city's 764 new units permitted during 2021 are 159% of the *NORMAN 2025* prediction of 479 new units. The 559 new single-family units permitted are 158% of the 353 units projected in the *Land Demand* and the 199 new multi-family units permitted in 2021 are 183% of the 109 units projected in the *Land Demand*. The 2 new duplexes are 12% of the 17 duplexes projected by the *Land Demand*.

Norman added a significant number of single-family and multi-family dwelling units in 2021. **Chart 2** illustrates the mix of dwelling units in the Norman market in recent years. Single-family permits posted the



Norman Annual Development Report for 2021

highest number since the housing crisis indicating a continued recovery. Multi-family remained strong with a slight trend away from student housing complexes and toward complexes catering to senior living. Development of new affordable housing units remains slow.



Reviewing the entire period of *NORMAN 2025*, from the 2004 adoption to current, as illustrated by **Chart 3**, we gain insight into longer-term consumption of dwelling units. While the single-family market developed fewer units than predicted in the past few years, the slower period followed an active period making the number of single-family residential units developed to date only slightly lower than the number predicted by the *Land Demand* of the *NORMAN 2025*. The *Land Demand* predicted that Norman would need to develop 8,610 single-family dwelling units by 2020. The actual number was 8,507. This means the City has built 99% of the single-family housing units the *Land Demand* predicted would be built by this time. The number of multi-family housing units developed during this period more than meets the remaining demand. During the same period 5,987 units of multi-family housing were developed, which is 3,489 more than the 2,498 predicted by the *Land Demand*. The multi-family numbers are most likely higher in Norman than they would be in a community of similar size because of the influence of the University of Oklahoma and the introduction on a large scale of the rent-by-bed student housing model in the multi-family developments. This is 240% of the multi-family housing units that were predicted by the *Land Demand*. Over the last 17 years, the number of dwelling units of all types permitted is 130% of the number predicted. **Chart 3** also illustrates the bend at the housing collapse of 2008 that reset Norman's single-family housing development trajectory, which was followed by an increase in the development of multi-family. While Norman did not feel the 2008 downturn as sharply as some municipalities, the

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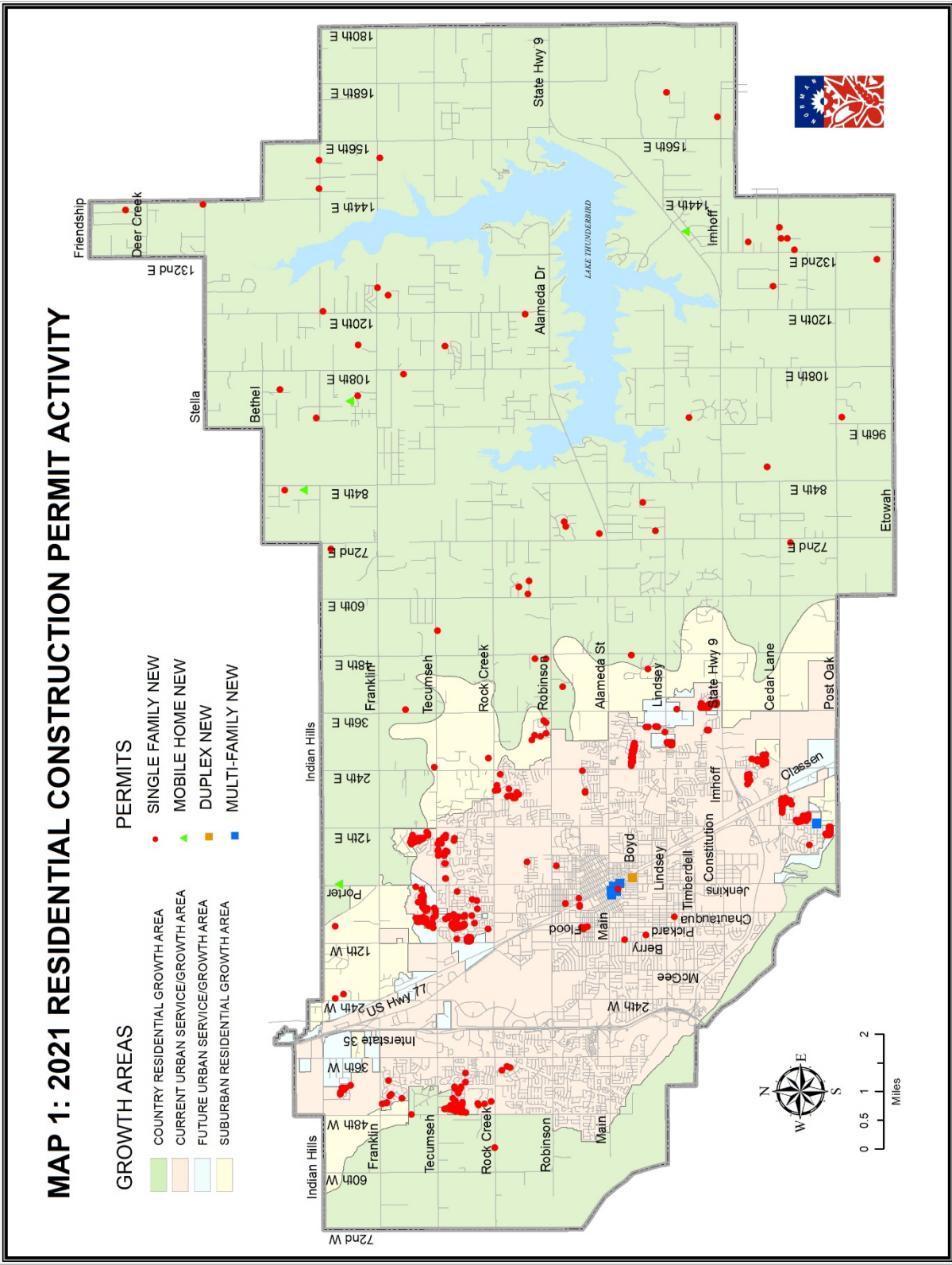
changes in lending practices precipitated changes in building practices that are still evident on the ground today in the high number of multi-family units.

Table 3: Calendar Year New Residential Units by Service/Growth Area

YEAR	CURRENT URBAN SERVICE/GROWTH AREA # and (%)	FUTURE URBAN SERVICE/GROWTH AREA # and (%)	SUBURBAN RESIDENTIAL GROWTH AREA # and (%)	COUNTRY RESIDENTIAL GROWTH AREA # and (%)	TOTAL UNITS
2021	696 (91%)	2 (0%)	11 (1%)	55 (7%)	764
2020	928 (94%)	3 (0%)	8 (1%)	47 (5%)	986
2019	400 (86%)	1 (0%)	9 (2%)	56 (12%)	466
2018	448 (88%)	3 (1%)	12 (2%)	44 (9%)	507
2017	348 (86%)	1 (0%)	6 (1%)	48 (12%)	403
5 YEAR AVERAGE	564 (89%)	2 (0%)	9 (2%)	50 (9%)	625
NORMAN 2025 22 YEAR AVERAGE % OF GROWTH EXPECTED	85-90%		10-15%		100%

Table 3 indicates the location of all types of new residential units by Service/Growth Area. The 91% of residential development in the Current Urban Service/Growth Area (CUSA) in 2021 is above the range that was predicted by *NORMAN 2025*. The five-year average of growth in the CUSA is within the upper range of growth projected in both *NORMAN 2020* and *NORMAN 2025*, while the other growth areas are experiencing growth in the lower end of the projected range. This indicates that *NORMAN 2025* is achieving two of its goals: directing development to areas that have adequate infrastructure to support it and protecting sensitive areas in the Country Residential Growth Area (CRA). The CRA has not been above the expected percentage of growth in any year of the last five. Three of the last five years the CUSA has developed as predicted. This corresponds to the years in which the number of multi-family units permitted were close to or below the expected numbers. It also underscores that *NORMAN 2025* may be returning to its more expected growth pattern. **Map 1** shows the location of new residential housing by types overlying the growth areas. Future Urban Service Area is usually changed to Current Urban Service Area before development occurs.

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Table 4 reflects new residential units permitted in 2021 by Ward boundaries. Ward 6 had the most single-family permits with 39% of all single-family. Ward 7 had the most multi-family units this year. Ward 4 had both single-family and multi-family development.

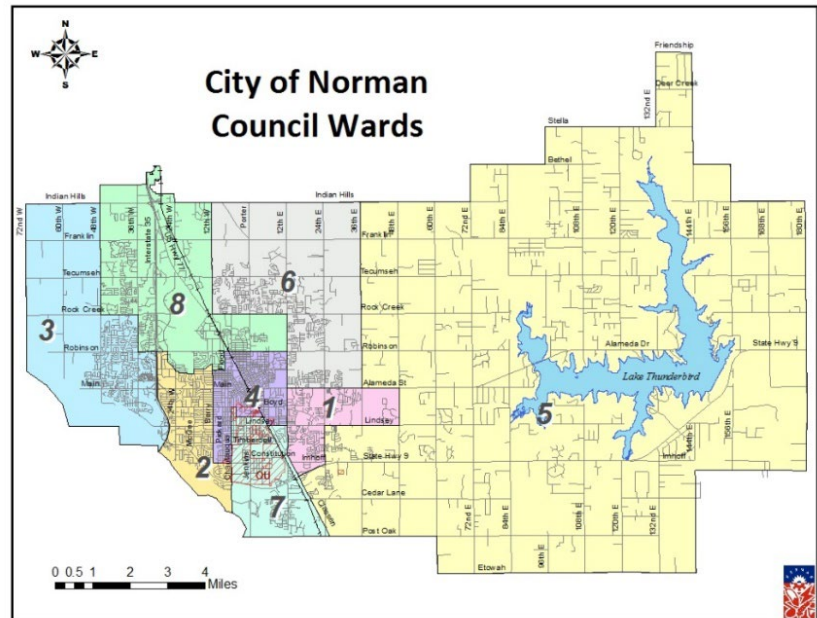
Both the duplexes and multi-family development in Ward 4, which is adjacent to the main

	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3+ UNIT/MULTI-FAMILY UNITS	TOTAL NEW RESIDENTIAL UNITS	% NEW RESIDENTIAL UNITS
Ward 1	41	0	0	0	41	5%
Ward 2	0	0	0	0	0	0%
Ward 3	5	0	0	0	5	1%
Ward 4	18	0	2	31	51	7%
Ward 5	131	3	0	0	134	18%
Ward 6	218	1	0	0	219	29%
Ward 7	83	0	0	168	251	33%
Ward 8	63	0	0	0	63	8%
2021 TOTAL	559	4	2	199	764	100%

campus of the University of Oklahoma, illustrate a type of housing product, which is geared toward students and rent by the bedroom, and has 4 or more bedrooms, entering the Norman housing market in recent years. These areas of Ward 4, experiencing re-development, were historically developed as single-family

neighborhoods. The higher density of the duplexes and multi-family has seen some conflict with the neighbors, and is straining the capacity of the aging infrastructure in the Core Area.

This higher-density area of re-development in Ward 4 was rezoned to Center City Form Based Code (CCFBC) in 2017. While the intent of the Form Based Code was to promote higher density, the expectation was those units would be geared toward more traditional occupants, that would lease the entire unit rather than a single bedroom and more, smaller/individually rented or owner occupied units would be allowed on a single lot, than were allowed under the prior R-3 zoning. Due to this growth, in 2021, the number of duplexes are back within the number predicted by the *Land Demand*.



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Table 5: Calendar Year New Residential Permits by Parcel Size and by Service/Growth Areas in the Most Recent Years

	< 2 ACRES	2 - 4.9 ACRES	5 - 9.9 ACRES	>= 10 ACRES	GRAND TOTAL
2021 CURRENT	449	0	5	53	507
2021 FUTURE	1	1	0	0	2
2021 SUBURBAN	5	4	1	1	11
2021 COUNTRY	2	15	16	22	55
2021 TOTAL	457	20	22	76	575
2020 CURRENT	395	0	39	82	516
2020 FUTURE	3	0	0	0	3
2020 SUBURBAN	4	0	1	3	8
2020 COUNTRY	0	11	20	16	47
2020 TOTAL	402	11	60	101	574
2019 CURRENT	359	4	0	1	364
2019 FUTURE	3	0	0	0	3
2019 SUBURBAN	8	2	1	1	12
2019 COUNTRY	1	15	18	10	44
2019 TOTAL	320	22	16	14	423
2018 CURRENT	315	0	1	1	317
2018 FUTURE	1	0	0	0	1
2018 SUBURBAN	2	3	1	0	6
2018 COUNTRY	2	19	14	13	48
2018 TOTAL	320	22	16	14	372
2017 CURRENT	296	1	1	3	301
2017 FUTURE	1	0	0	0	1
2017 SUBURBAN	3	2	1	2	8
2017 COUNTRY	3	14	11	11	39
2017 TOTAL	303	17	13	16	349
5 YEAR AVERAGE (TOTAL)	360	18	25	44	459

Table 5 reflects a grouping of parcel sizes within each growth area where the new residential units were permitted. As expected, smaller lots were developed in the Current Urban Service Area (CUSA) while larger lots were developed in the Country Residential Area.

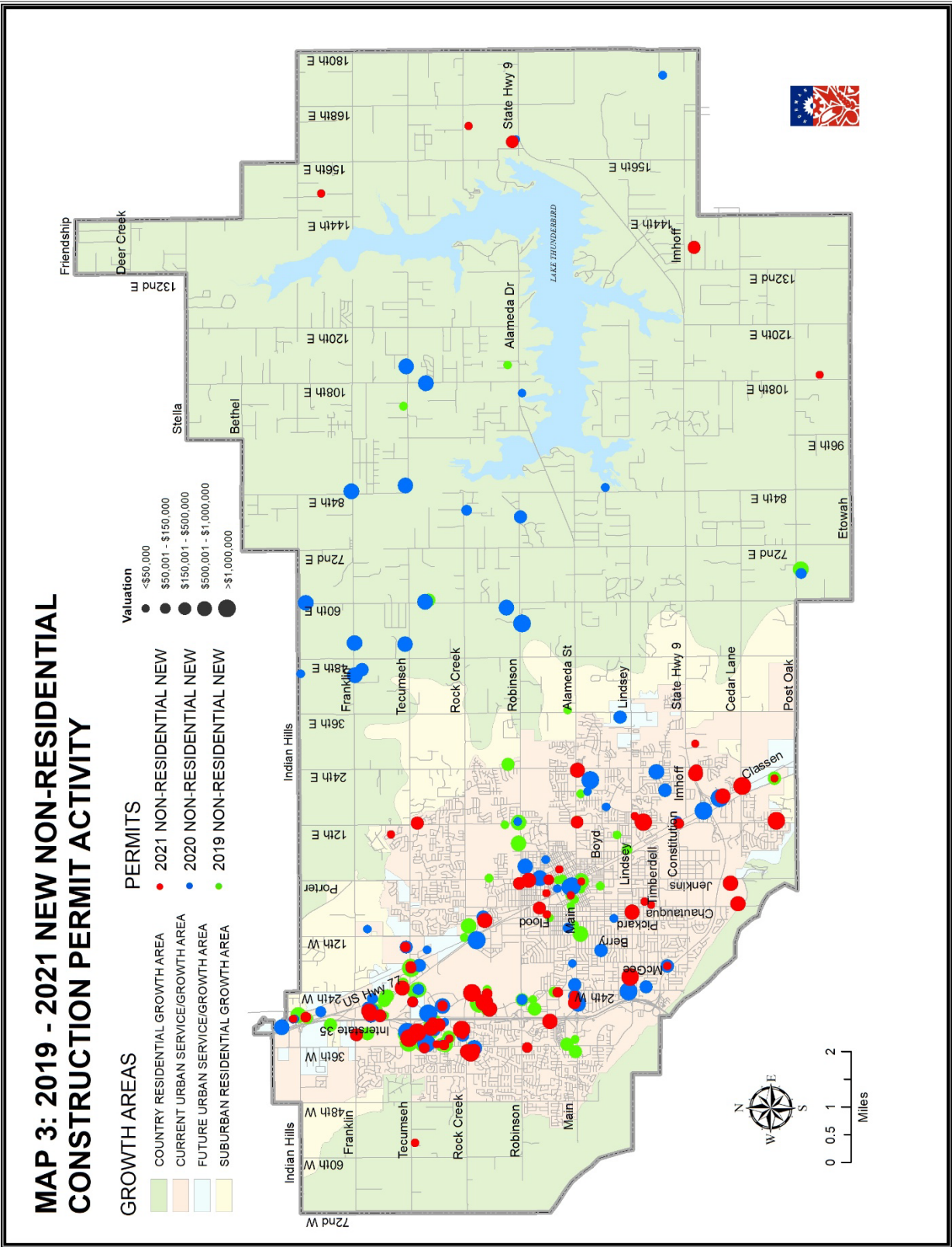
Norman Annual Development Report for 2021

Non-Residential Construction

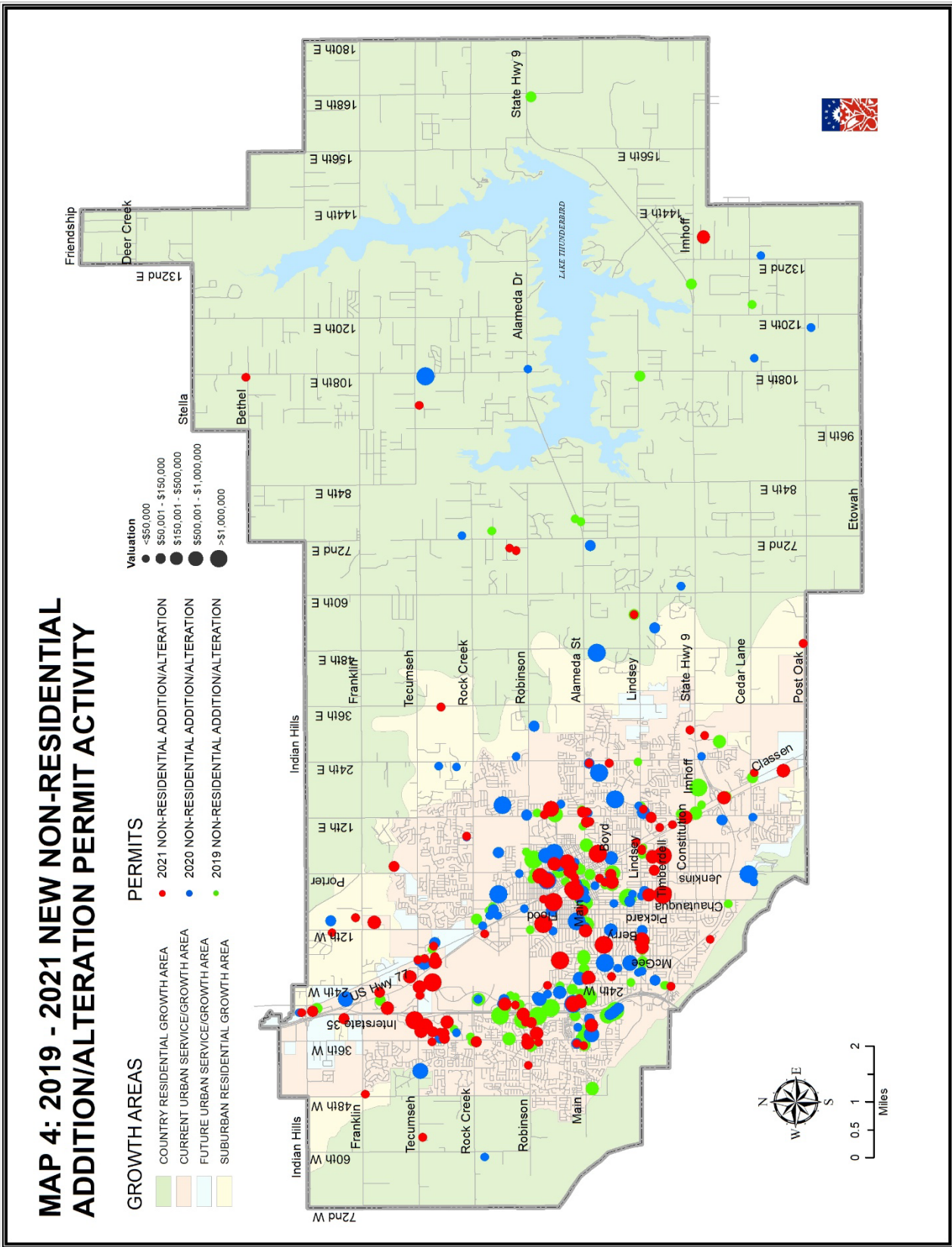
The total value of non-residential construction was \$334.2 million. New non-residential construction totaled \$287.5 million up from \$71.4 million the previous year. There were seven permits for new construction over \$5 million: three for the HealthPlex campus on Tecumseh Road and the Norman Regional Nine Plan, the “freestanding emergency department plus” located in southeast Norman at State Highway 9 and 24th Avenue S.E., the Noun Hotel on Campus Corner, rebuild of a sorority and a fraternity, and the Young Family Athletic Center. Nineteen of the 116 new construction permits were valued at over \$1 million. They are scattered throughout the city. **Map 3**, on the next page, depicts the location of new non-residential construction permit activity throughout Norman from 2019-2021.

Non-residential additions and alterations to existing building stock occurred throughout the city in 2021. The value of non-residential additions and alterations was \$51.2 million. There was one with a value in excess of \$5 million in 2021: the City of Norman’s new Development Center located in the old library and slated to open winter of 2023. There were 13 addition and alteration permits over \$1 million. Several were upgrades to Norman Public School properties. The remaining were a variety of commercial renovations throughout the city. **Map 4** depicts non-residential construction addition/alteration permit activity in Norman from 2019-2021.

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Norman Annual Development Report for 2021



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III: LAND USE PLAN AND ZONING AMENDMENTS

The City of Norman processed eight applications for amendments to the *NORMAN 2025 Land Use and Transportation Plan* in 2021, two more than in 2020. If all had passed the amendments would have affected 89 acres; however, two of the eight applications were denied, so 46 acres were amended, which is about 132 acres less than in 2020. The largest proposed amendment in 2021 was a 41-acre request to allow for a new mixed-use neighborhood that Planning Commission denied. The second largest plan change was 29.3 acres modified to allow for the redevelopment Norman Regional Hospital property at the corner of Porter and Robinson.

Table 6 below and **Map 5** on page 14 identify each of the applications for *NORMAN 2025 Land Use and Transportation Plan* amendments approved during calendar year 2021. For each of the applications processed, the table summarizes the applicant's name, property location, original *NORMAN 2025* designation, change(s) requested, acreage involved, and dates of the decisions taken by the Planning Commission and City Council. The denied applications are not depicted on the map.

Table 6: Calendar Year 2021 Land Use Plan Amendments

RESOLUTION	APPLICANT	LOCATION	OLD USE	NEW USE	ACRES	PC ACTION	CC ACTION
2021-95	Jonathan Hunnell	309 S Peters Ave	Office	Commercial	0.1	3-11-21 APP	4-27-21 APP
2021-101	Geoffrey Arce	3766 E Robinson St	Country Residential	Mixed Use	5	5-13-21 DEN	Withdraw n
2021-114	Susan Draper	911 N Lahoma Ave	Industrial, Institutional	Office	15681 sq ft	5-13-21 APP	6-22-21 APP
2021-115	Shaz Investment LLC	West and south of Eagle Cliff South Add, Sec. 5	FUSA	CUSA	41.46	5-13-21 DEN	10-12-21 DEN
2122-21	Geoffrey Arce	3766 E Robinson St	Country Residential	Mixed Use	5	9/9/2021 APP	10-26-21 APP
2122-31	Sooner Traditions, LLC & Hunter Miller Family, LLC	1027 & 1035 S Berry Rd	Office, Low Density Residential	Commercial	1.33	10-14-21 APP	1-25-22 DEN
2122-64	Sanctuary Gardens & Wellness, LLC	West of Oliphant Ave, south of Alameda Dr	Country Residential	Commercial	5.99	12-9-21 APP	1-25-22 APP
2122-57	Norman Regional Health System & City of Norman	South of E. Robinson, west of N. Findlay, north of E Frank, east of N Porter	Institutional	Mixed Use	29.3	12-9-21 APP	1-25-22 APP

CUSA = Current Urban Service/Growth Area

FUSA = Future Urban Service/Growth Area

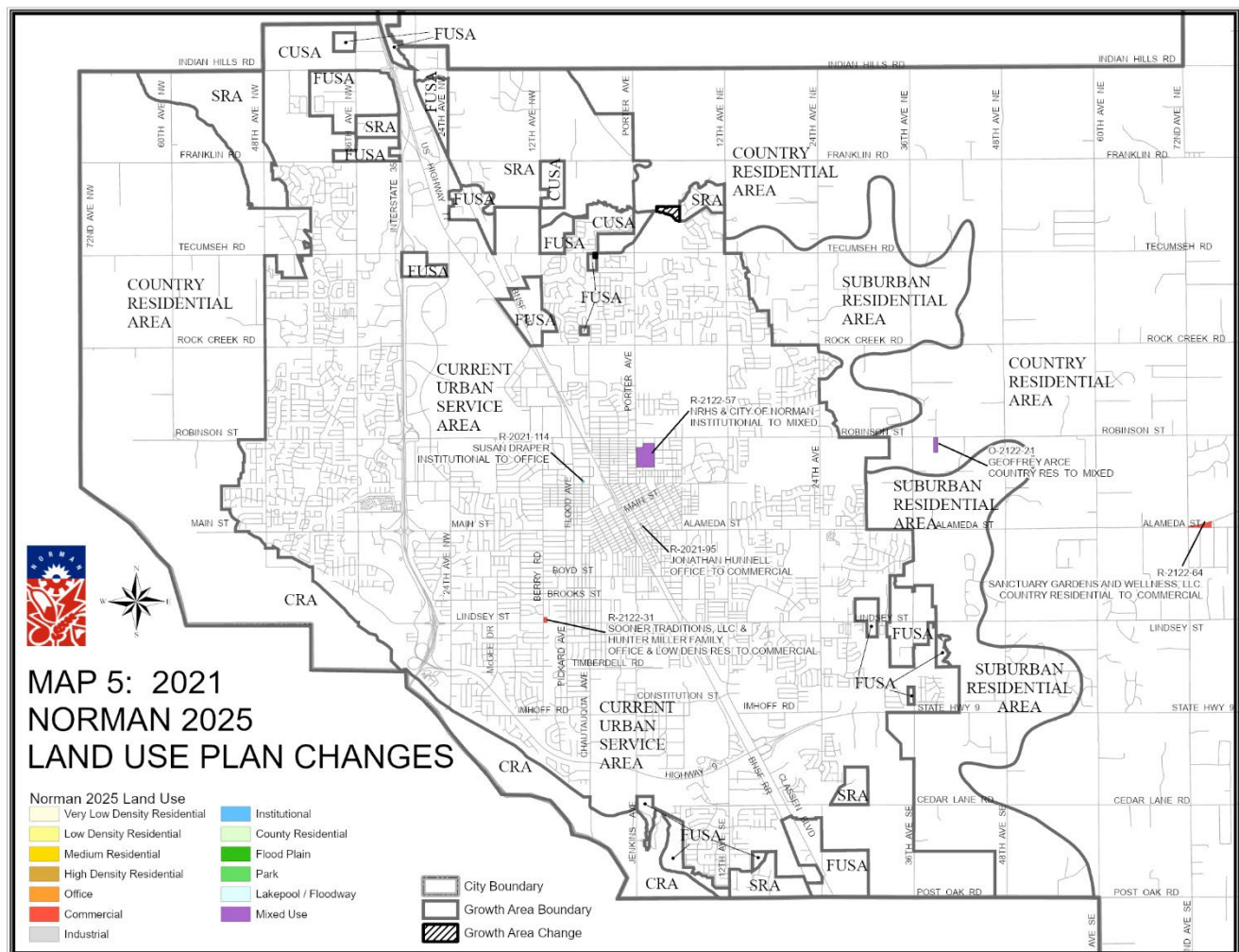
SRA = Suburban Residential Growth Area

CRA = Country Residential Growth Area

Norman Annual Development Report for 2021

The City of Norman processed 30 applications for rezoning during calendar year 2021, 3 more than were processed in 2020. Of those, both Planning Commission and City Council approved 25. The largest area rezoned was 115 acres rezoned to A-2 with Special Use to allow for government uses at 3500 Jenkins Avenue. The second was an amendment to the 79 acre PUD east of Porter Avenue north of Tecumseh Road by Ideal Homes. The third largest amendment was 36 acres at 3000 E Robinson Street. The fourth largest was 35.66 acres rezoned by the Norman Regional Hospital to allow for the expansion of their Tecumseh Road campus.

Table 7 on page 16 and **Map 6** on page 17 identify all of the zoning changes that were processed during calendar year 2021. The map only shows approved rezoning applications. For each of the 30 applications processed, the table summarizes the applicant's name, property location, original zoning and zoning sought, acreage involved, and action taken by the Planning Commission and the City Council. Amendments that were not approved by Planning Commission and City Council are not depicted on the map.



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Table 7: Calendar year 2021 Zoning Amendments

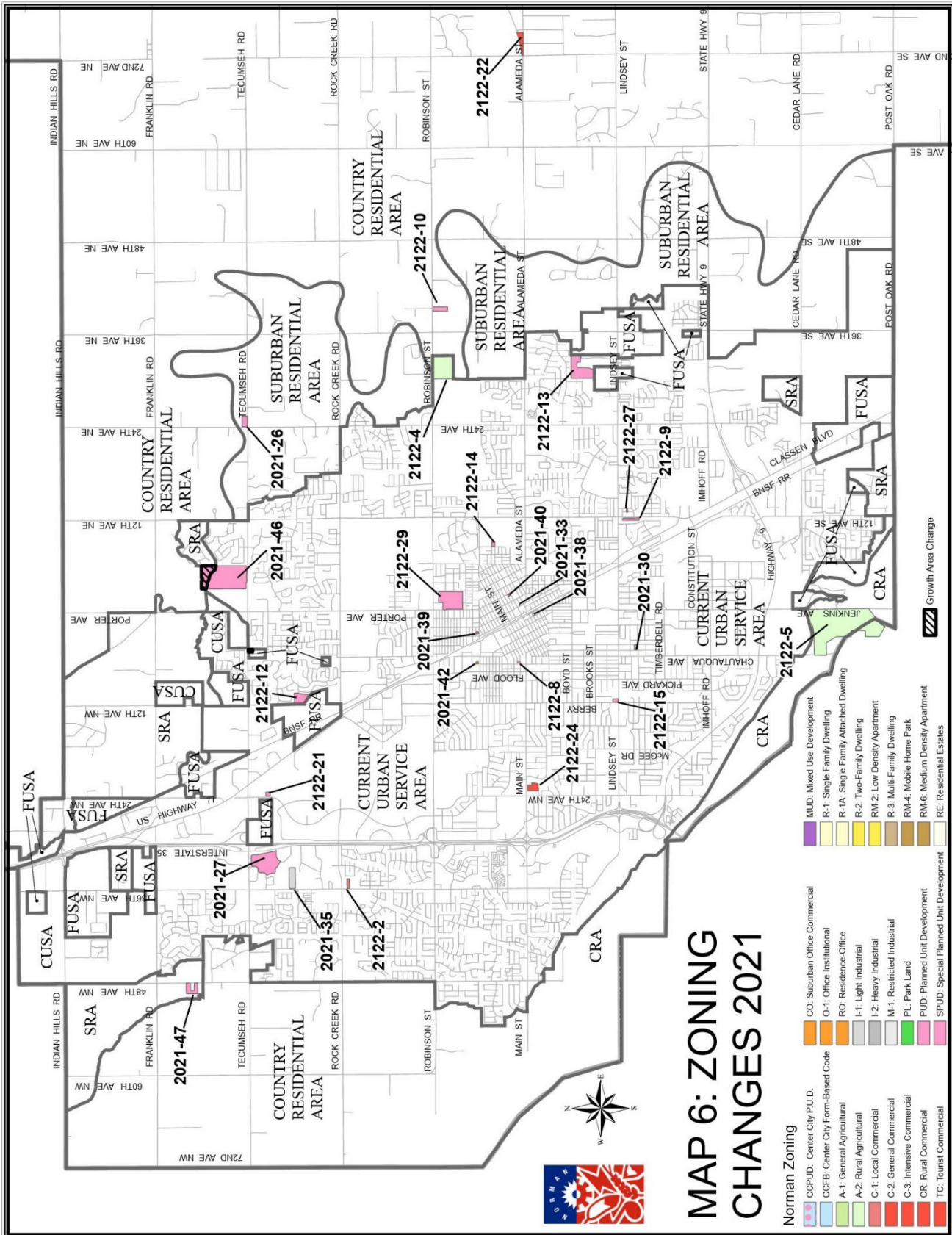
ORDINANCE	APPLICANT	LOCATION	FROM ZONING	TO ZONING	RELATED N2025 RESOLUTION	ACREAGE	PC ACTION	CC ACTION
2021-26	Larry & Joanne Klumpp	2413 E Tecumseh Rd	A-2	PUD	na	5.00	APP 1-14-21	APP 2-23-21
2021-27	Norman Regional Hospital Authority	SW corner of N Interstate Dr and W Tecumseh Rd	PUD	PUD	na	35.66	APP 1-14-21	APP 2-23-21
2021-30	Alpha Chi Omega Housing Corp	1115 College Ave	R-3	R-3 w SU	na	1.28	APP 2-11-21	APP 3-23-21
2021-33	Jonathan Hunnell	309 S Peters Ave	R-3	C-3	R-2021-95	0.10	APP 3-11-21	APP 4-27-21
2021-35	Joe Wilson	3001 36th Ave NW	I-1	I-1 w/SU	na	1248 sq ft	APP 3-11-21	APP 4-27-21
2021-37	Geoffrey Arce	3766 E Robinson St	A-2	PUD	R-2021-101	5.00	DEN 5-13-21	Withdraw n
2021-38	Peter Petromilli	430 S James Garner Ave	CCFBC	CCFBC w/SU	na	12,147 sq ft	APP 5-13-21	APP 6-22-21
2021-39	Katy Construction Co	111 & 113 E Acres St	R-2	SPUD	na	17,500 sq ft	APP 4-8-21	APP 5-25-21
2021-40	SW Armstrong Jr & John Traw	220 S Porter Ave	PUD	C-3	na	0.32	APP 4-8-21	APP 5-25-21
2021-42	Susan Draper	911 N Lahoma Ave	R-1	O-1	R-2021-114	13,939 sq ft	APP 5-13-21	APP 6-22-21
2021-44	Shaz Investments, LLC	West and south of Eagle Cliff South Add. Sec. 5	A-1 and A-2	R-1	R-2021-115	41.46	DEN 5-13-21	Not Considered
2021-46	Ideal Homes	1/4 mile east of N. Porter Ave on north of Tecumseh Rd	A-2	PUD	na	79.43	APP 6-10-21	APP 7-27-21
2021-47	McKown Family, LLC	West of 48th Ave NW, 1600 ft south of Franklin Rd	A-2	PUD	na	6.92	APP 6-10-21	APP 7-27-21
2122-2	Club Carwash Operating, LLC	SE corner 36th Ave NW and Rock Creek Rd	C-1	C-1 w/SU	na	1.70	APP 7-8-21	APP 8-24-21
2122-3	Cox Brothers Holdings, LLC	SW corner 72nd Ave NE and Tecumseh Rd	A-2	A-2 w/SU	na	68.80	Withdraw n	
2122-4	City of Norman - Norman Utilities Authority	3000 E Robinson St	A-2	A-2 w/SU	na	36.00	APP 7-8-21	APP 11-9-21
2122-5	City of Norman - Norman Utilities Authority	3500 Jenkins Ave	A-2	A-2 w/SU	na	115.22	APP 7-8-21	APP 11-9-21
2122-8	Jim Holmes Investment, LLC	453 W Gray St	CCFBC	CCPUD	na	0.22	APP 9-9-21	APP 10-26-21

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Table 7: Calendar year 2021 Zoning Amendments

ORDINANCE	APPLICANT	LOCATION	FROM ZONING	TO ZONING	RELATED N2025 RESOLUTION	ACREAGE	PC ACTION	CC ACTION
2122-9	East Village of 12th Avenue, LLC	SW corner of E Lindsey St and 12th Ave SE	PUD	SPUD	na	2.75	APP 9-9-21	APP 10-26-21
2122-10	Geoffrey Arce	3766 E Robinson St	A-2	PUD	R-2122-21	5.00	APP 9-9-21	APP 10-26-21
2122-12	Sweetgrass Partners, LLC	1/2 mile south of Tecumseh Rd on east side 12th Ave NW	R-1	PUD	na	10.48	APP 9-9-21	APP 10-26-21
2122-13	Skyridge Homes, Inc	North of E Lindsey St approx 1/2 mile east of 24th Ave SE	PUD	Amend PUD	na	24.80	APP 9-9-21	APP 10-26-21
2122-14	Food & Shelter, Inc.	East side of Reed Ave approx 717 ft south of E Main St	PUD	SPUD	na	1.74	APP 9-9-21	APP 10-26-21
2122-15	Sooner Traditions, LLC & Hunter Miller Family, LLC	1027 & 1035 S Berry Rd	R-1 and CO	SPUD	R-2122-31	1.33	APP 10-14-21	Not Considered
2122-21	Johnson & Associates for University North Park	East of 24th Ave NW & south of W Tecumseh Rd	PUD	PUD	na	1.37	APP 11-18-21	APP 1-18-22
2122-22	Sanvctuary Gardens & Wellness, LLC	West of Oliphant Ave south of Alameda Dr	RE	CR	R-2122-64	5.99	APP 12-9-21	APP 1-25-22
2122-24	WH Normandy Creek, LP	2224 W Main St, Ste 2262	C-2	C-2 w /SU	na	11000.00	APP 11-18-21	APP 1-18-22
2122-27	Greg Iman, Binh Vu To and Hong Loan Thi Danh	1228 Lindsey Plaza Dr	C-2	C-2 w /SU	na	0.30	APP 12-9-21	APP 1-25-22
2122-28	12 Blocks High	13628 Crystal Brook Cir	A-2	A-2 w /SU	na	5.00	DEN 12-9-21	Not forwarded
2122-29	Norman Regional Hospital Authority & City of Norman	South of E Robinson, west of N Findlay, north of E Frank, east of N Porter	R-1, C-3, O-1	PUD	R-2122-57	29.30	APP 12-9-21	APP 1-25-22
*Does not include easement closures and administrative changes that do not alter map.								

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IV: PLATTING AND SUBDIVISION ACTIVITY

Preliminary and Final Plats

Calendar year 2021 was above average in terms of the number of preliminary plats and average in the number of final plats processed in recent years. The number of lots receiving final approval was well above the five-year average. The number of acres subdivided using the Certificates of Survey or Short Form Plats was also well above the five-year average. More details regarding land divisions occurring in calendar year 2021 are illustrated by the tables and maps described below.

Tables 8 and 9 identify the number of preliminary and final plats applied for in calendar year 2021, the preceding four years, and a five-year average. The data includes acreages involved, number of lots proposed, and distribution among the four Service/Growth Areas of *NORMAN 2025*. The 17 preliminary plats approved consumed 477 acres and created 870 lots. This is well above the five-year average of 272 acres and 271 lots. The 14 final plats approved completed the development of 157 acres and 337 lots, which is also above the five-year average of 142 acres and 273 lots. Companion **Map 7** shows the location of the 2021 plats as well as plats from the preceding two years.

Table 8: Calendar Year Preliminary Plats by Service/Growth Area

	CURRENT URBAN SERVICE AREA	FUTURE URBAN SERVICE AREA	SUBURBAN RESIDENTIAL AREA	COUNTRY RESIDENTIAL AREA	TOTAL
2021 PRELIMS	12(1)	1	1	2(1)	17
2021 ACRES	422.09	1.00	6.92	46.89	476.90
2021 LOTS	860	1	3	6	870
2020 PRELIMS	8	1	0	0	9
2020 ACRES	260.63	16.87	0.00	0.00	277.50
2020 LOTS	117	2	0	0	119
2019 PRELIMS (PARTIAL)	6(2)	2(1)	0(1)	0	10
2019 ACRES	332.59	15.99	62.90	0.00	411.48
2019 LOTS	164	48	3	0	215
2018 PRELIMS (PARTIAL)	3(1)	0(1)	0	0	4
2018 ACRES	52.89	15.68	0.00	0.00	68.57
2018 LOTS	6	1	0	0	7
2017 PRELIMS (PARTIAL)	8	0(1)	0 (1)	0	9
2017 ACRES	108.23	3.45	12.88	0.00	124.56
2017 LOTS	144	1	1	0	146
5 YEAR Total # OF PLATS*	41.0	7.0	3.0	3.0	49.0
5 YEAR AVERAGE # OF PLATS*	8.2	1.4	0.6	0.6	9.8
5 YEAR AVERAGE # OF LOTS	258.2	10.6	1.4	1.2	271.4
5 YEAR AVERAGE ACRES	235.3	10.6	16.5	9.4	271.8
*Partial plats counted in all growth areas					

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Table 9: Calendar Year Approved Final Plats by Service/Growth Area

GROWTH AREA/ SERVICE AREA	CURRENT URBAN SERVICE AREA	FUTURE URBAN SERVICE AREA	SUBURBAN RESIDENTIAL AREA	COUNTRY RESIDENTIAL AREA	TOTAL
2021 # FINAL PLATS	13	0	1	0	14
2021 ACRES	154.71	0.00	1.93	0.00	156.64
2021 LOTS	336	0	1	0	337
2021 AVG SINGLE FAMILY LOT SIZE	0.28	0.00	1.93	0	0.28
2021 AVG OTHER LOT SIZE*	7.07	0	0	0	7.07
2020 # FINAL PLATS	15	0	0	0	15
2020 ACRES	153.57	0.00	0.00	0.00	153.57
2020 LOTS	236	0	0	0	236
2020 AVG SINGLE FAMILY LOT SIZE	0.23	0.00	0.00	0	0.23
2020 AVG OTHER LOT SIZE*	6.42	0	0	0	6.42
2019 # FINAL PLATS	8	1	0	0	9
2019 ACRES	84.25	3.45	0.00	0.00	87.70
2019 LOTS	166	1	0	0	167
2019 AVG SINGLE FAMILY LOT SIZE	0.39	0.00	0.00	0	0.39
2019 AVG OTHER LOT SIZE*	5.1	3.45	0	0	4.8
2018 # FINAL PLATS	9	1	0	0	10
2018 ACRES	115.87	10.82	0.00	0.00	126.69
2018 LOTS	173	1	0	0	174
2018 AVG SINGLE FAMILY LOT SIZE	0.47	0.00	0	0	0.47
2018 AVG OTHER LOT SIZE*	1.56	10.82	0	0	1.84
2017 # FINAL PLATS (Partial)	19(1)	0	1(1)	0	21
2017 ACRES	164.30	0.00	19.01	0.00	183.31
2017 LOTS	445	0	8	0	453
2017 AVG SINGLE FAMILY LOT SIZE	0.29	0.00	2.38	0	0.42
2017 AVG OTHER LOT SIZE*	2.89	0	0	0	2.89
5 YEAR TOTAL # FINAL PLATS**	65	2	3	0	69
5 YEAR AVG # FINAL PLATS**	13.0	0.4	0.6	0.0	14
5 YEAR AVG ACRES	134.54	2.9	4.2	0.0	141.6
5 YEAR AVG LOTS	271	0.4	1.8	0.0	273
5 YEAR AVG SF LOT SIZE	0.3	0.0	0.9	0.0	0.4
5 YEAR AVG OTHER LOT SIZE*	4.61	2.85	0.00	0.00	4.60

*Other includes all non-single family uses

**Partial plats counted in all growth areas



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Norman Rural Certificates of Survey and Short Form Plats

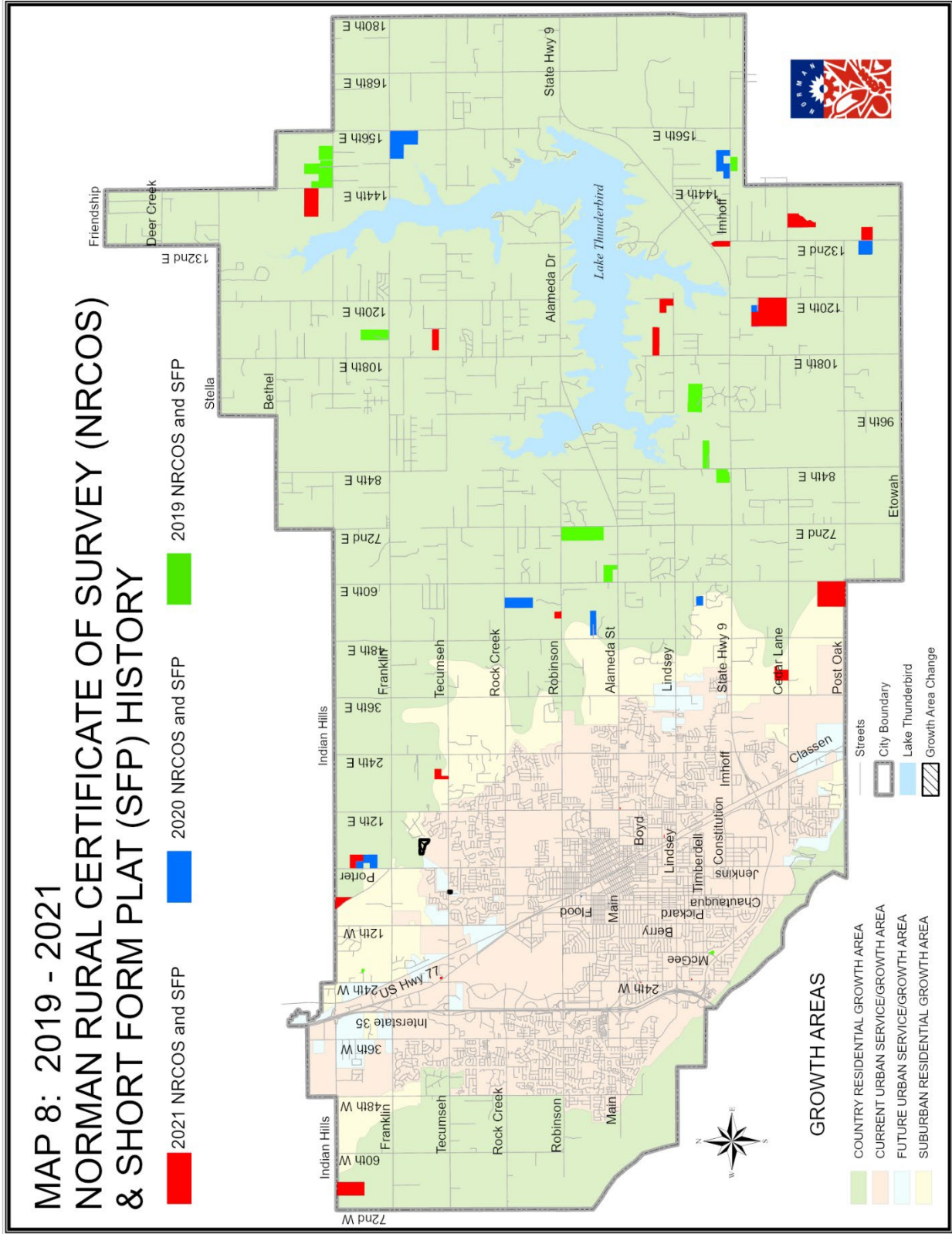
This section summarizes land divisions using Norman Rural Certificates of Survey (NRCOS) and Short Form Plats (SFP). SFP's are plats that involve less than three acres, are subdivided into less than three lots, have a single ownership, and require no public improvements. Because they do not need infrastructure improvements, they have a shorter approval process. A NRCOS allows the development of properties larger than ten acres in the A-1 and A-2 Zoning Districts provided they are on roadways that are usable by public safety and other official government vehicles.

Table 10 identifies the number of Norman Rural Certificates of Survey (NRCOS) and Short Form Plats (SFP) applied for in Calendar Year 2021, the preceding four years, and a five-year average. The information provides the acreage involved, the number of lots proposed, and the distribution among the four Growth Areas of *NORMAN 2025*. In 2021, the City of Norman processed a total of 21 NRCOS/SFP's involving a total of 794 acres divided into 76 lots. This level of development exceeds the 2020 numbers when the City processed 9 NRCOS/SFP's involving 396 acres divided into 30 lots. The five-year average is 12 NRCOS/SFP's involving an average of 475 acres of land with an average of 40.4 lots. Companion **Map 8** shows the location of the 2020 NRCOS/SFP's as well as NRCOS/SFP's from the preceding two years.

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Table 10: Calendar Year Approved Norman Rural Certificates of Survey and Short Form Plats by Service/Growth Area

GROWTH AREA	CURRENT URBAN SERVICE/ GROWTH AREA	FUTURE URBAN SERVICE/ GROWTH AREA	SUBURBAN RESIDENTIAL GROWTH AREA	COUNTRY RESIDENTIAL GROWTH AREA	TOTAL
2021 # COS AND SFP'S	5	0	3	13	21
2021 ACRES	3.52	0.00	191.52	599.27	794.31
2021 LOTS	7	0	19	50	76
2021 AVG LOT SIZE	0.50	0.00	10.08	11.99	10.45
2020 # COS AND SFP'S	1	0	1	7	9
2020 ACRES	0.51	0.00	13.25	382.24	396.00
2020 LOTS	2	0	1	27	30
2020 AVG LOT SIZE	0.26	0.00	13.25	14.16	13.20
2019 # COS AND SFP'S	1	0	1	8	10
2019 ACRES	3.23	0.00	2.52	543.62	549.37
2019 LOTS	2	0	1	41	44
2019 AVG LOT SIZE	1.62	0.00	2.52	13.26	12.49
2018 # COS AND SFP'S	5	1	0	4	10
2018 ACRES	7.26	2.26	0.00	156.63	166.15
2018 LOTS	10	2	0	13	25
2018 AVG LOT SIZE	0.73	1.13	0.00	12.05	6.65
2017 # COS AND SFP'S	3	1	0	6	10
2017 ACRES	2.81	2.30	0.00	465.38	470.49
2017 LOTS	6	2	0	19	27
2017 AVG LOT SIZE	0.47	1.15	0.00	24.49	17.43
5 YEAR TOTAL # COS AND SFP'S	15	2	5	38	60
5 YEAR AVG # COS AND SFP'S	3.0	0.4	1.0	7.6	12.0
5 YEAR AVG ACRES	3.5	0.9	41.5	429.4	475.3
5 YEAR AVG LOTS	5.4	0.8	4.2	30.0	40.4
5 YEAR AVG LOT SIZE	0.7	0.5	5.2	15.2	12.0



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V: SUMMARY AND FUTURE OUTLOOK

Construction

The value of construction permitted during this year was \$348.4 million. As previously outlined, the Norman Regional Hospital (NRH) bond projects accounted for \$192.2 million of the commercial construction. NRH had 11 permits, which included expansion of the HealthPlex campus on Tecumseh Road and the Norman Regional Nine Plan, the “freestanding emergency department plus” located in southeast Norman at State Highway 9 and 24th Avenue S.E.. Norman Public Schools (NPS) were also busy. They were issued 12 permits with a construction value of \$48.5 million. Other notable projects included the Noun Hotel on Campus Corner (\$16 million), the City of Norman’s new Development Center located in the old library location (\$7.1 Million), and the Young Family Athletic Center Norman Forward project (\$5 million).

The total value of single-family houses permitted in 2021 was \$171.4 million with an average value of the individual unit being \$306,000. This continues the trend of building upscale single-family housing. The value of duplexes permitted is down by \$1.4 million and additions and alterations were up \$8.1 million. Mobile homes are up slightly and multi-family permits are down about \$22 million in value in 2021.

The majority (94%) of all residential units were constructed in the Current Urban Service Area. Units constructed in the Suburban Residential and Country Residential Growth Areas account for the other 6%. The largest numbers of single-family units were permitted in Ward 7 followed by Wards 6 and 5.

Land Use and Zoning

The City of Norman processed eight applications for amendments to the *NORMAN 2025 Land Use and Transportation Plan* in 2021. The amendments affected 46 acres. The largest proposed amendment in 2021 was a 41-acre request to allow for a new mixed-use neighborhood that Planning Commission denied. The largest successful amendment was 29.3 acres modified to allow for the redevelopment of Norman Regional Hospital property at the corner of Porter and Robinson.

The City of Norman processed 30 applications for rezoning during calendar year 2021. Of those, both Planning Commission and City Council approved 25. The largest area rezoned was 115 acres rezoned to A-2 with Special Use to allow for government uses at 3500 Jenkins Avenue. The second was an amendment to the 79-acre PUD east of Porter Avenue and north of Tecumseh Road by Ideal Homes. The third largest amendment was 36 acres at 3000 E Robinson Street. The fourth largest was 35.66 acres rezoned by the Norman Regional Hospital to allow for the expansion of their Tecumseh Road campus.

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Platting and Subdivision

In 2021, the City processed 17 preliminary plats totaling approximately 477 acres and including 870 lots. Fourteen final plats were approved in 2021 totaling about 157 acres and including 337 lots. In 2021, the City of Norman processed a total of 21 NRCOS/SFP's involving a total of 794 acres divided into 76 lots.

Comprehensive Plan Update

It is very important that the comprehensive plan for the City of Norman be updated in the next year. The *Norman 2025 Land Use and Transportation Plan* is fast approaching the end of its planning horizon. It was expected that the Plan would be updated every 5-years and it is now 18-years since the city has completed/adopted an update/new comprehensive plan for the community.

The comprehensive plan is a tool used to plan for the future growth of the City of Norman. Most importantly, it is a tool to address the constant change and evolution of a community while providing long-term policy needed to support the economic prosperity of a community. The comprehensive plan deals with issues related to the appropriate uses of land, management and preservation of natural resources, identification and preservation of historically significant lands and structures, and adequate planning for infrastructure needs as the community grows/changes. It also addresses issues related to schools, recreation, and housing.

The most recent attempt to update the comprehensive plan, PlanNorman, was suspended in early 2018. The consultant's last action was drafting a revised version of the plan based on comments received from the Steering Committee in December 2017. That draft was available in January 2018 and remains available on the PlanNorman website. Given the length of time since the suspension of the PlanNorman document, reviving the comprehensive planning process and updating the document with data from the 2020 Census, the process will be a significant undertaking – one that the Planning Department cannot do without the assistance of an outside consultant.

Looking toward the future for Norman, once the vision provided by a new comprehensive plan is in place, it will be time to update some of the ordinances and regulations used to implement the plan. Of particular concern is the Zoning Ordinance. The Zoning Ordinance has been amended over the years but it has not had a complete evaluation of its regulatory content since the 1950s. It does not speak adequately to modern development trends and requirements.