



CITY OF NORMAN, OK
AMENDED PLANNING COMMISSION MEETING
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, March 14, 2024 at 6:30 PM

AGENDA

AMENDED

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

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

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

ROLL CALL

CONSENT ITEMS

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

Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE FEBRUARY 8, 2024 REGULAR PLANNING COMMISSION MEETING.

NON-CONSENT ITEMS

Rose Rock School SPUD

2.

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-41: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOT ONE (1), BLOCK ONE (1), OF ROSE ROCK SCHOOL ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1515 WEST MAIN STREET)

Daws Street ROW Closure

3.

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-43: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING A PORTION OF THE DAWS STREET RIGHT-OF-WAY, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Sooner Village 2025, PUD and Preliminary Plat

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-76: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

The applicant has requested postponement to the May 9, 2024 Planning Commission Meeting

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-28: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND

PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

The applicant has requested postponement to the May 9, 2024 Planning Commission Meeting

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

The applicant has requested postponement to the May 9, 2024 Planning Commission Meeting

Carroll Farm 2025, PUD, and Preliminary Plat

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-126: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE OFFICE DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION. (East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35)

The applicant has requested postponement to the April 11, 2024 Planning Commission meeting

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-42: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35)

The applicant has requested postponement to the April 11, 2024 Planning Commission meeting

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-15: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CARROLL FARM, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR CARROLL FARM ADDITION, A PLANNED UNIT DEVELOPMENT FOR PROPERTY GENERALLY LOCATED East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35.

The applicant has requested postponement to the April 11, 2024 Planning Commission meeting

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

10. Discussion regarding changes to or establishment of meeting times or other rules and regulations for the orderly transaction of Planning Commission business.

ADJOURNMENT

File Attachments for Item:

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE FEBRUARY 8, 2024 REGULAR PLANNING COMMISSION MEETING.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/14/2024

REQUESTER: Roné Tromble

PRESENTER: Roné Tromble, Admin. Tech. IV

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE FEBRUARY 8, 2024 REGULAR PLANNING COMMISSION MEETING.

ACTION NEEDED: Approve, accept, reject, amend, or postpone the Minutes of the February 8, 2024 Regular Planning Commission Meeting.



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, February 08, 2024 at 6:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 8th day of February, 2024.

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 6:32 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Michael Jablonski
Erica Bird
Jim Griffith
Maria Kindel
Kevan Parker

ABSENT

Douglas McClure

A quorum was present.

STAFF PRESENT

Jane Hudson, Director of Planning & Community Development
Lora Hoggatt, Planning Services Manager
Melissa Navarro, Planner II
Beth Muckala, Assistant City Attorney
Scott Sturtz, Interim Director of Public Works
Todd McLellan, Development Engineer
Jack Burdett, Subdivision Development Coordinator
David Riesland, Transportation Engineer
Bryce Holland, Multimedia Specialist
Roné Tromble, Admin. Tech. IV

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CONSENT ITEMS

Motion made by McDaniel, seconded by McKown, to approve the Consent Docket as presented.

Voting Yea: Brewer, McDaniel, McKown, Jablonski, Bird, Griffith, Kindel, Parker

The motion to approve the Consent Docket as presented passed by a vote of 8-0.

Minutes

- 1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE JANUARY 11, 2024 REGULAR PLANNING COMMISSION MEETING.

The January 11, 2024 Planning Commission minutes were adopted on the Consent Docket by a vote of 8-0.

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Short Form Plats

- 2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2324-10: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY MARK KRITTENBRINK (POLLARD & WHITED) FOR ELM AVENUE COTTAGES FOR APPROXIMATELY 0.31 ACRES OF PROPERTY LOCATED AT 463 ELM AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Staff Report
- 2. Location Map
- 3. Short Form Plat

The Short Form Plat for Elm Avenue Cottages was approved on the Consent Docket by a vote of 8-0.

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Preliminary Plats

- 3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-14: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HALLBROOKE DEVELOPMENT GROUP (SMC CONSULTING ENGINEERS, P.C.) FOR HALLBROOKE ADDITION, WITH A VARIANCE IN CUL-DE-SAC LENGTH FOR GREENSBORO WAY, FOR 41.57 ACRES OF PROPERTY GENERALLY LOCATED SOUTH AND WEST OF E. ROCK CREEK ROAD AND 24TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Staff Report
- 2. Transportation Impacts
- 3. Location Map
- 4. Preliminary Plat
- 5. Typical Lot Plan
- 6. Request for Variance in cul-de-sac length
- 7. Pre-Development Summary

The Preliminary Plat for Hallbrooke Addition was recommended for approval to City Council, with a variance in the cul-de-sac length for Greensboro Way, by a vote of 8-0.

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NON-CONSENT ITEMS

NORMAN 2025, C-2 and RM-6 Zoning, & Preliminary Plat

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-75: SHAZ INVESTMENT GROUP, L.L.C REQUESTS AN AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM LOW-DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION (25.12 ACRES) AND HIGH-DENSITY RESIDENTIAL DESIGNATION (14.82 ACRES) TO ALLOW FOR COMMERCIAL AND RESIDENTIAL USES ON PROPERTY GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48TH AVENUE N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. NORMAN 2025 Map
3. Pre-Development Summary

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-27: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, AND RM-6, MEDIUM DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48TH AVENUE N.W.)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Zoning Map
4. Preliminary Plat
5. Preliminary Site Plan
6. Park Board Staff Report
7. Pre-Development Summary

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-9: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SHAZ DEVELOPMENT GROUP, INC. (SMC CONSULTING ENGINEERS, P.C.) FOR WHISPERING TRAILS ADDITION FOR 39.94 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48TH AVENUE N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Transportation Impacts
3. Location Map
4. Preliminary Site Plan
5. Preliminary Plat
6. Pre-Development Summary

PRESENTATION BY STAFF: Melissa Navarro reviewed the staff report, a copy of which is filed with the minutes. A protest was received which represented 45.8% of the notification area.

Mr. Jablonski asked about a park. Ms. Navarro explained that the Parks Board adopted a fee-in-lieu of parkland for this development. This area was part of a neighborhood park master plan. Ruby Grant Park is 2 miles south of the property.

Mr. Griffith asked about the proposed turnpike. Ms. Navarro did not have that information.

PRESENTATION BY THE APPLICANT: Sean Rieger, representing the applicant, explained the proposed development and surrounding uses, with Moore to the north and Oklahoma City to the west. They believe the turnpike will go through the bottom of the site, and if that happens they will have to redo the site plan and preliminary plat. The street going through the middle of the site will connect to Redlands on the east and to the neighbor to the north. He addressed the concerns raised in the protest letter. He spoke about Gateway Park and the Parks Board decision for fee-in-lieu of parkland. He showed the current proposed layout for the turnpike with this and adjacent site plans superimposed over it.

Mr. Jablonski asked if there will be any one-bedroom units in the apartments. Mr. Rieger did not know.

Mr. Brewer asked which sites have been developed, which have not, and which are under development. Mr. Rieger responded that Glenridge PUD has been developed. Redlands has been approved. The Foxworth Addition was approved but the preliminary plat has probably expired.

Ms. Bird asked about the difference between a site plan for a zoning request vs. a PUD. Mr. Rieger responded that a preliminary plat requires a site plan. A PUD requires a site plan. Straight zoning does not require a site plan.

Ms. Bird asked about the buffer in the multi-family area and whether parking lots will be backing up to the adjacent single-family lots. Mr. Rieger responded that townhomes are planned for the west section adjacent to the single-family to the north. The parking lot is around the perimeter of the north section of multi-family, with clubhouse, etc. in the center. He believes the greenspace buffer of the parking lot is 10'.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Item 1.

Mr. Jablonski likes the trees included in the parking areas. He likes the higher density. He is disappointed with a fee-in-lieu of parkland.

Motion made by Griffith, seconded by McKown, to recommend adoption of Resolution No. R-2324-75, Ordinance No. O-2324-27, and PP-2324-9 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Jablonski, Bird, Griffith, Kindel, Parker

The motion to recommend adoption of Resolution No. R-2324-75, Ordinance No. O-2324-27, and PP-2324-9 to City Council was approved by a vote of 8-0.

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7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-104: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (1720 NORTH PORTER AVENUE)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. NORMAN 2025 Map
3. Pre-Development Summary

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-38: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1720 NORTH PORTER AVENUE)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Zoning Map
4. SPUD Narrative with Exhibits A-C
5. Preliminary Plat
6. Development Plan
7. Pre-Development Summary

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-13: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY ANTHONY BLATT, ON BEHALF OF THE OWNER FOR VCN DEVELOPMENT, A SIMPLE PLANNED UNIT DEVELOPMENT. (1720 NORTH PORTER AVENUE)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Transportation Impacts
3. Location Map
4. Preliminary Plat
5. Development Plan
6. Pre-Development Summary

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

Ms. Kindel asked if there will be a shared entry off Porter at the light. Ms. Hoggatt responded affirmatively.

PRESENTATION BY THE APPLICANT: Anthony Blatt is representing a client that wishes to purchase the property to put a medical facility on it, which the current zoning does not allow. The original land use plan allowed for institutional, but changed to residential when the most recent SPUD was done. They are proposing to develop two buildings on the site. The client has not purchased the property yet. The development plan shows a 22,000 sq. ft. office building on the east, and 10,000 sq. ft. office space. The buildings have not yet been designed. They would like to have all comments on the drainage calculations addressed when this goes to Council, so the client can purchase the property and go forward with design of the buildings.

Mr. Griffith asked if the buildings will be single story. Mr. Blatt responded affirmatively.

Ms. McKown noted the design shows the trees on the south border, but does not show the ash tree that the neighbors were concerned with. Mr. Blatt stated that the ash tree is to remain, it needs to be shown on the site plan, and they are willing to amend the SPUD document to include it.

Mr. Brewer asked how the number of parking spaces was determined. Mr. Blatt explained that the client wants to make sure there is enough parking for staff and the people coming to the facility. They do exceed the current parking ordinance; they will be happy to make adjustments to meet the ordinance.

Ms. Kindel asked about the second building. Mr. Blatt said they will not be building the additional parking or the building until they know who will be occupying it. Ms. Kindel asked how many of the parking spaces shown on the plan will be for the first building. Mr. Blatt said approximately 2/3 of the parking spaces.

Mr. Griffith asked if there will be suites for rent. Mr. Blatt said it will be a single use medical facility in the larger building.

Ms. Bird asked for clarification on the lighting. Mr. Blatt responded that they want to be good neighbors. They are concerned about uniform light distribution for safety in the parking lot. They would be willing to work with staff and adjacent property owners to make sure the lights are appropriate.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Brewer asked what the parking requirement is. Ms. Hudson responded that the parking ordinance was recently changed from requirements to recommendations in the commercial, office and retail sectors. Mr. Brewer commented that he likes the single user, but thinks there needs to be more definition of the parking needs.

Mr. Jablonski was concerned with the amount of concrete, stormwater runoff, and h... that will be generated by the parking lot. He thinks there needs to be a tree buffer on the north and west.

Mr. Brewer asked if there is any type of buffer planned. Mr. Blatt said they plan a 6' sight-proof fence on the north and west and a 20' landscape border.

Ms. Bird commented on the lack of a stormwater report. Mr. McDaniel pointed out that they will have to meet the standards before their building permit will be approved.

Ms. Kindel is concerned about the number of parking spaces. She would also like to see greenspace in the northwest area.

Motion made by McDaniel, seconded by Parker, to recommend approval of Resolution No. R-2324-104, Ordinance No. O-2324-38, and PP-2324-13 to City Council.

Voting Yea: McDaniel, McKown, Bird, Griffith, Parker
Voting Nay: Brewer, Jablonski, Kindel

The motion to recommend approval of Resolution No. R-2324-104, Ordinance No. O-2324-38, and PP-2324-13 to City Council was adopted by a vote of 5-3.

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10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-39: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-514 (R-1, SINGLE FAMILY DWELLING DISTRICT), 36-515 (R-1-A, SINGLE-FAMILY ATTACHED DWELLING DISTRICT), 36-516 (R-2, TWO-FAMILY DWELLING DISTRICT), 36-519 (RM-6, MEDIUM DENSITY APARTMENT DISTRICT), 36-520 (R-3, MULTIFAMILY DWELLING DISTRICT), AND SECTION 36-521 (RO, RESIDENCE-OFFICE DISTRICT) OF ARTICLE 36-V OF CHAPTER 36 (“ZONING”), TO REMOVE THE BUILDING COVERAGE MAXIMUM; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Staff Report
- 2. Ordinance No. O-2324-39 Annotated

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

AUDIENCE PARTICIPATION: Richard McKown, 4409 Cannon Drive, the Chair of the Housing Subcommittee for AIM Norman, spoke in support of this ordinance.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Parker said he is glad to finally see some movement on this issue.

Mr. Brewer commented that the addition of an ADU would not be possible on most lots with the 40% building coverage limit.

Motion made by Kindel, seconded by McKown, to recommend adoption of Ordinance No. O-2324-39 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Jablonski, Bird, Griffith, Kindel, Parker

The motion to recommend adoption of Ordinance No. O-2324-39 to City Council was adopted by a vote of 8-0.

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11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-40: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 36 (“ZONING”), SECTIONS 36-101 (“DEFINITIONS”), 36-511 (“A-1, GENERAL AGRICULTURAL DISTRICT”), 36-512 (“A-2, RURAL AGRICULTURAL DISTRICT”), 36-513 (“RE, RESIDENTIAL ESTATE DWELLING DISTRICT”), 36-514 (“R-1, SINGLE-FAMILY DWELLING DISTRICT”) AND 36-570 (“BOARD OF ADJUSTMENT”) IN ORDER TO DEFINE AND CREATES USES FOR ACCESSORY DWELLING UNITS, AND OTHER ZONING ORDINANCE AMENDMENTS FOR THE PURPOSES OF COMPATABILITY THEREWITH; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Staff Report
- 2. Ordinance No. O-2324-40 Annotated

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

Ms. Bird raised the question of whether an ADU is necessarily detached; in this ordinance it is not necessary for the ADU to be detached. Ms. Hoggatt added that situation could be better for aging in place for relatives.

AUDIENCE PARTICIPATION: Daniel Zavala Paramo, 609 Nebraska Street, is the Director of Policy for Students for Local Action (SLA). SLA is the University of Oklahoma’s first and only student-led climate advocacy group. ADUs are a great way to increase supply of housing without the hurdle of acquiring new property, installing City infrastructure, etc. They tend to be cheaper to rent. They are good for the climate: an efficient use of existing land, increases density, and reduces sprawl. The student members have voted unanimously to endorse ADUs in Norman.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Brewer spoke in support of the ordinance. The Strong Towns Leadership Committee made five recommendations to Council for discussion at their retreat; the top priority was to develop an ADU ordinance.

Ms. Bird thanked staff for their work on this ordinance.

Motion made by Brewer, seconded by McKown, to recommend adoption of Ordinance No. O-2324-40 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Jablonski, Bird, Griffith, Kindel, Parker

The motion to recommend adoption of Ordinance No. O-2324-40 to City Council passed by a vote of 8-0.

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12. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-35: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE PART OF THE EAST HALF (E/2) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED EAST OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD)

ITEMS SUBMITTED FOR THE RECORD:

- 1. Continuance Memo
- 2. Request for Continuance

13. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY UNIVERSITY NORTH PARK, L.L.C. FOR UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 90 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Continuance Memo
- 2. Request for Continuance

Motion made by Kindel, seconded by Griffith, to continue Ordinance No. O-2324-35 and PP-2324-12 to the April 11, 2024 Planning Commission meeting.

Voting Yea: Brewer, McDaniel, McKown, Jablonski, Bird, Griffith, Kindel, Parker

The motion to continue Ordinance No. O-2324-35 and PP-2324-12 to the April 11, 2024 Planning Commission meeting passed by a vote of 8-0.

*

14. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-76: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

ITEMS SUBMITTED FOR THE RECORD:

- 1. Postponement Memo
- 2. Request for Postponement

15. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-28: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

ITEMS SUBMITTED FOR THE RECORD:

- 1. Postponement Memo
- 2. Request for Postponement

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

ITEMS SUBMITTED FOR THE RECORD:

- 1. Postponement Memo
- 2. Request for Postponement

Motion made by Jablonski, seconded by Kindel, to postpone Resolution R-2324-76, Ordinance No. O-2324-28, and PP-2324-10 to the March 14, 2024 Planning Commission meeting.

Voting Yea: Brewer, McDaniel, McKown, Jablonski, Bird, Griffith, Kindel, Parker

Item 1.

The motion to postpone Resolution R-2324-76, Ordinance O-2324-28, and PP-2324-10 to the March 14, 2024 Planning Commission meeting passed by a vote of 8-0.

*

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Ms. Hoggatt outlined the upcoming AIM Norman Community Neighborhood Workshops on February 12, 13, and 15. Information if available at aimnorman.com. There will be three more during the second week of March. The Steering Committee will be meeting on February 14.

Mr. Jablonski asked about the possibility of changing the start time of Planning Commission meetings to an earlier time. Ms. Muckala said she would research that question.

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 7:56 p.m.

Planning Commission

File Attachments for Item:

2.

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-41: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOT ONE (1), BLOCK ONE (1), OF ROSE ROCK SCHOOL ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1515 WEST MAIN STREET)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/14/2024

REQUESTER: Rose Rock School Foundation

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-41: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOT ONE (1), BLOCK ONE (1), OF ROSE ROCK SCHOOL ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1515 WEST MAIN STREET)

APPLICANT/REPRESENTATIVE Rose Rock School Foundation

WARD 2

CORE AREA No

BACKGROUND: The property is currently utilized by Rose Rock School; the approval of Ordinance No. O-1314-12 in 2013 allowed for the school use. This new proposal involves adding new structures, including one carport, one flexible space, for storage or a shed, an outdoor cooking area, a temporary structure/tent known as a "Yome", and converting the pool into an underground greenhouse. Additionally, the applicant requested increasing the number of students from 59 to 75. This proposal requires rezoning from the existing PUD, Planned Unit Development, to a SPUD, Simple Planned Unit Development. (SPUDs are used for lots having less than 5 acres; the SPUD ordinance was adopted in 2017.)

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: A Greenbelt Enhancement Statement was not required for this application because the property is platted and a NORMAN 2025 amendment is not required.

PRE-DEVELOPMENT: A Pre-Development meeting is not required for this application. Rezoning alone of property less than 40-acres does not require a Pre-Development meeting.

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

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

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

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

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

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

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

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

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

STAFF ANALYSIS: The particulars of this SPUD include:

USE:

Permitted Principle Use:

- a. School for pre-K through elementary level education.
- b. Housing for one faculty member and his/her family.
- c. Accessory structures. Permitted structures include:
 - Existing one-story garage shall remain. (proposed additional carport)
 - New storage sheds. Storage shed location zone as indicated on proposed site plan. Storage sheds shall have a maximum size of 400 square feet. The total number of storage sheds shall not exceed three (3). (Storage sheds may consist of flexible space, such as a woodworking shed, outdoor cooking area, or other appropriate temporary learning sites.)

- New trash and recycling enclosures.
- New children's play structures and equipment, with a height not to exceed 10 feet. (Addition of a Yome)
- Conversion of existing pool into a subterranean greenhouse

Other Permitted Uses:

- a. If the Permitted Principle Use, as stated in above, is discontinued, the property may be used for a detached one family dwelling

STUDENT COUNT: Rose Rock School will serve a maximum of 75 students ranging from early childhood to elementary age children, per Oklahoma DHS. This is an increase from the 59 allowed in the 2013 PUD.

OPERATING SCHEDULE:

- a. A Rose Rock School staff member will live in residence on-site.
- b. School day operating hours will be from 8:00 am to 5:00 pm, Monday through Friday.
- c. Staggered drop-off and pick-up times in 15-minute intervals shall be utilized
 - Staggered drop-off times will be from 8:00 am to 8:45 am. Each drop-off interval will accommodate approximately 15 students.
 - Staggered pick up times shall be from 1:00 pm to 5:00 pm. Each pick-up interval will accommodate approximately 20 students.

PARKING

- a. Parking and paving areas shall comply with City of Norman standards and be constructed with approved materials.
- b. Twenty-five (25) parking spaces shall be provided.
- c. If needed, special event parking shall utilize designated areas of the driveway. Off-site parking will be available at St. Stephen's Methodist Church at 1801 W. Brooks St., along with a shuttle or carpool service to Rose Rock School.

LANDSCAPING: Landscaping as shown on the site plan.

SIGNAGE: All signage shall comply with City of Norman requirements.

LIGHTING: Existing light fixtures on the existing buildings will remain. New light fixtures shall comply with the City of Norman's Commercial Outdoor Lighting Standards.

SANITATION/UTILITIES: Trash and recycling shall comply with City of Norman standards for commercial pick-up. Trash receptacle and enclosure as shown on Site Plan.

FENCING/WALLS. All fences, walls and screens shall comply with City of Norman requirements.

EXISTING ZONING: The existing zoning for the subject property is PUD, Planned Unit Development, adopted by Ordinance No. O-1314-12. The current PUD allows for the same principle use of a school but less students than now requested.

ALTERNATIVES/ISSUES:

IMPACTS: The applicant, Rose Rock School Foundation, requests to amend their zoning to include additional buildings and increase the number of students from 59 to 75. The proposed use will not have any adverse effects on the existing land use or considerably increase traffic in the area, the property will continue to serve the same purposes as currently adopted.

OTHER AGENCY COMMENTS:

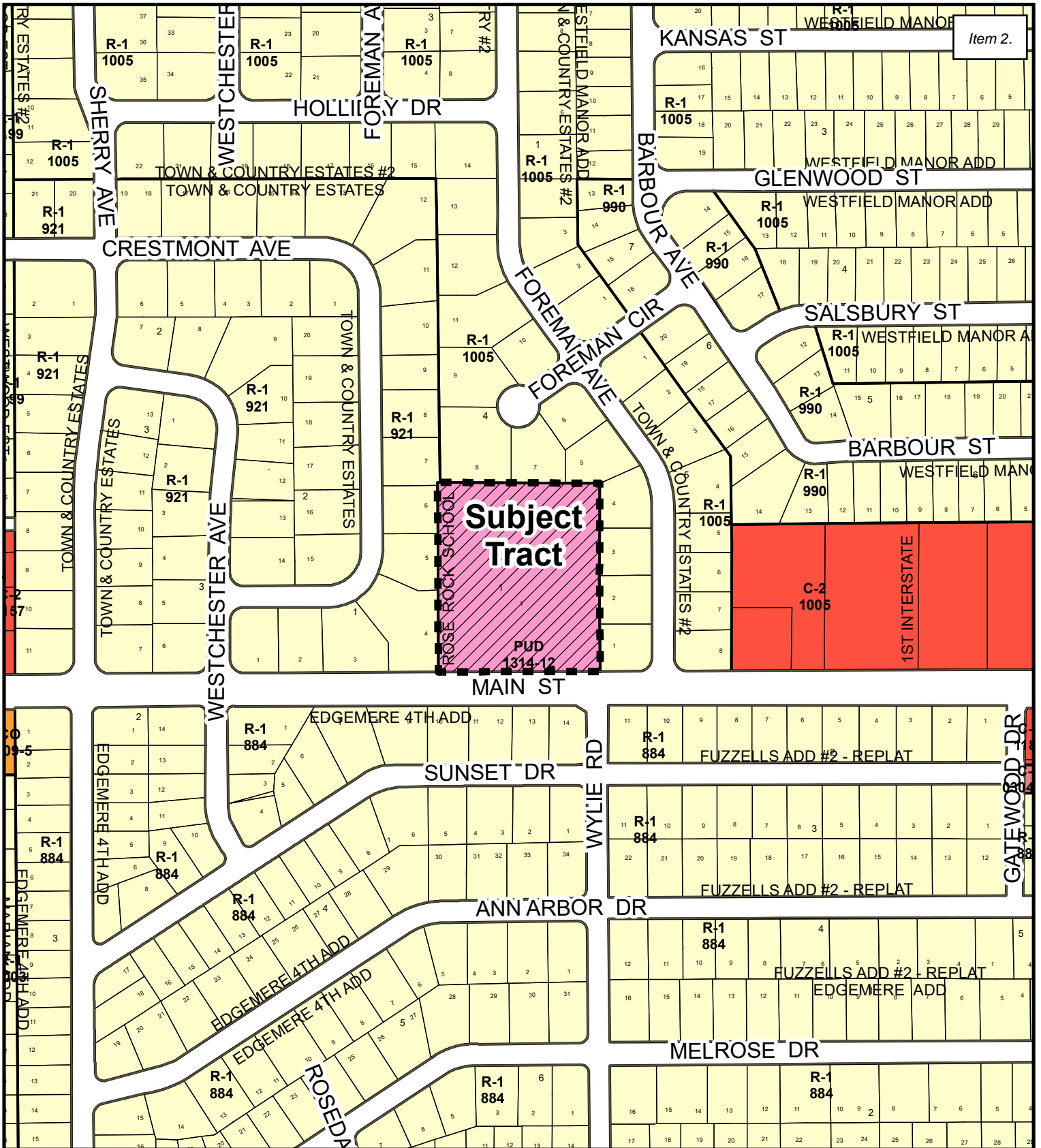
FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: If alterations to the layout of the building occur, a building permit will be required. Any alteration to the fire protection systems would also require permitting. With the increased occupant load, an updated life safety plan should be provided to staff to review for compliance with the applicable new occupant loads. This would typically be a floor plan that shows the number of exits and their paths of egress including egress widths. The occupant loading should be reflected in the various rooms in such plan. Other features would include details, if the building were sprinkled, fire resistant rated construction if applicable. Conversion of a pool to a greenhouse would require a permit application. Plan submission should include a site plan, floor plans highlighting paths of egress, and structural details. Any accessory buildings in excess of 120 sq. ft. will require a permit and require a site plan, floor plan and possibly other submittals depending on the size of the proposed buildings.

PUBLIC WORKS/ENGINEERING: The property is already platted, no additional requirements.

TRAFFIC ENGINEER: The increase in the student population does not require additional submittal.

UTILITIES: No additional requirements for this application.

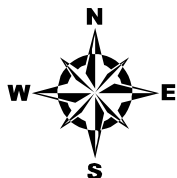
CONCLUSION: Staff forwards this request for rezoning from PUD, Planned Unit Development to a SPUD, Simple Planned Unit Development, and Ordinance No. O-2324-41 to the Planning Commission for consideration and recommendation to City Council.



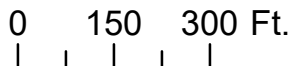
Location Map





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



February 5, 2024



-  Subject Tract
-  Zoning

Rose Rock School Foundation – SPUD Narrative

1515 W. Main St. Norman, OK 73069

Submitted: August 5, 2013

Revised per Pre-Development Meeting Comments: August 29, 2013

Revised per City Comments: September 5, 2013 Submitted
with Final Plat: June 9, 2014

Revised for SPUD rezoning: March 8, 2024

Introduction:

The Rose Rock School in Norman seeks to rezone it from Planned Unit Development (PUD) to Simple Planned Unit Development (SPUD)

Rose Rock School Mission:

“The Rose Rock School offers an education that respects the developmental stages and unique qualities of each child. Our curriculum fosters acute cognitive skills, keen emotional awareness, and meaningful worldly activity. Our long-term goal is to help lead children toward conscious adulthood, in which they respect diversity, interact harmoniously with all people, nurture and protect the natural world, and give joyfully to the communities in which they live.”

“Rose Rock offers innovative education in a nurturing environment. Our Kindergarten is held in a comforting home-like atmosphere that provides many natural opportunities for learning. We offer a mixed-age setting, where the children socialize in a close-knit community, cooperating with and caring for each other. The children interact daily with the natural world. They care for our garden, relate with animal life, and play outside in all seasons. Each meal is homemade with fresh, whole, organic food and served family-style around a beautiful, simply set table. The older children help with all aspects of meal preparation and clean-up. Each day is infused with the joyful work of a happy home, and the crafts and tasks change as we progress through the seasons.”

Project Description:

The Rose Rock School is seeking to rezone the site from PUD, Planned Unit Development, to SPUD, Simple Planned Unit Development to amend the existing PUD to allowed additional buildings and additional students.

Project Schedule:

The construction of proposed site improvements and building improvements, where required, is anticipated to begin following all required City approvals. Improvements will be phased as needed to accommodate enrollment and City requirements. The proposed site improvements indicated, once constructed, are intended to accommodate a maximum of 75 students.

Proposed SPUD Zoning Requirements:

SPUD Statement of Purpose:

The intent of this SPUD is to develop zoning guidelines that will support the mission and needs of the Rose Rock School, preserve and enhance the existing site as well as the character of the surrounding residential neighborhood.

Rose Rock School Foundation – SPUD Narrative

1515 W. Main St. Norman, OK 73069

Submitted: August 5, 2013

Revised per Pre-Development Meeting Comments: August 29, 2013

Revised per City Comments: September 5, 2013 Submitted

with Final Plat: June 9, 2014

Revised for SPUD rezoning: March 8, 2024

1. Permitted Principle Use:

1a. School for pre-K through elementary level education.

1b. Housing for one faculty member and his/her family.

1c. Accessory structures. Permitted structures include:

- Existing one-story garage shall remain. (proposed additional carport)
- New storage sheds. Storage shed location zone as indicated on Site Plan. Storage sheds shall have a maximum size of 400 square feet. The total number of storage sheds shall not exceed (3) three. (Or flexible space such as woodworking shed, outdoor cooking, or other appropriate temporary learning site.)
- New trash and recycling enclosures.
- New children's play structures and equipment, with a height not to exceed 10 feet. Including a Yome (tent like semi-permanent structure).
- Conversion of existing pool into subterranean greenhouse.

2. Other Permitted Uses

2a. If the permitted principle use, as stated in #1 above, is discontinued, the property may be used for a detached one family dwelling.

3. Area Regulations:

3a. The existing land area of approximately 3.72 acres, or 162,043 square feet shall remain as a single lot. Subdivisions are not permitted.

3b. Front Yard: All accessory structures shall be set back from street right-of-way lines at a minimum of 50 feet.

3c. Side Yard: All accessory structures shall be set back at a minimum of 20 feet.

3d. Rear Yard: All accessory structures shall be set back at a minimum of 30 feet.

3e. All existing structures to remain are located within the stated setbacks.

3f. No additional buildings or structures are permitted other than noted on the site plan submitted.

4. Height Regulations:

4a. Existing building height of (3) stories shall remain.

4b. Existing (1) story garage remains.

4c. New accessory structure height shall not exceed 10 feet.

5. Student Count:

5a. Rose Rock School will serve a maximum of 75 students ranging from early childhood to mixed age elementary, per Oklahoma DHS.

Rose Rock School Foundation – SPUD Narrative

1515 W. Main St. Norman, OK 73069

Submitted: August 5, 2013

Revised per Pre-Development Meeting Comments: August 29, 2013

Revised per City Comments: September 5, 2013 Submitted

with Final Plat: June 9, 2014

Revised for SPUD rezoning: March 8, 2024

6. Operating Schedule:

6a. A Rose Rock School staff member will live in residence on site.

6b. School day operating hours will be from 8am to 5pm, Monday through Friday.

6c. Staggered drop-off and pick-up times in 15 minute intervals shall be utilized.

6d. Staggered drop-off times will be from 8:00 am through 8:45 am.

Each drop-off interval will accommodate approximately 15 students.

6e. Staggered pick up times shall be from 1pm through 5pm. Each pickup interval will accommodate approximately 20 students.

7. Landscaping

7a. Landscaping as shown on the site plan.

8. Site Lighting

8a. Existing light fixtures on the existing buildings remain.

8b. New light fixtures shall comply with the City of Norman's Commercial Lighting Ordinance.

9. Waste Management

9a. Trash and Recycling shall comply with City of Norman standards for commercial pick-up.

9b. Trash receptacle and enclosure as shown on Site Plan.

10. Parking

10a. Parking and paving areas shall comply with City of Norman standards and be constructed with approved materials.

10b. (25) Twenty-five parking spaces shall be provided.

10c. If needed, special event parking shall utilize designated areas of the driveways. Off-site parking will be available at St. Stephen's Methodist Church at 1801 W. Brooks St., along with a shuttle or carpool service to Rose Rock School.

11. Fencing Walls and Screening.

11a. All fences, walls and screens shall comply with City of Norman requirements.

12. Signs

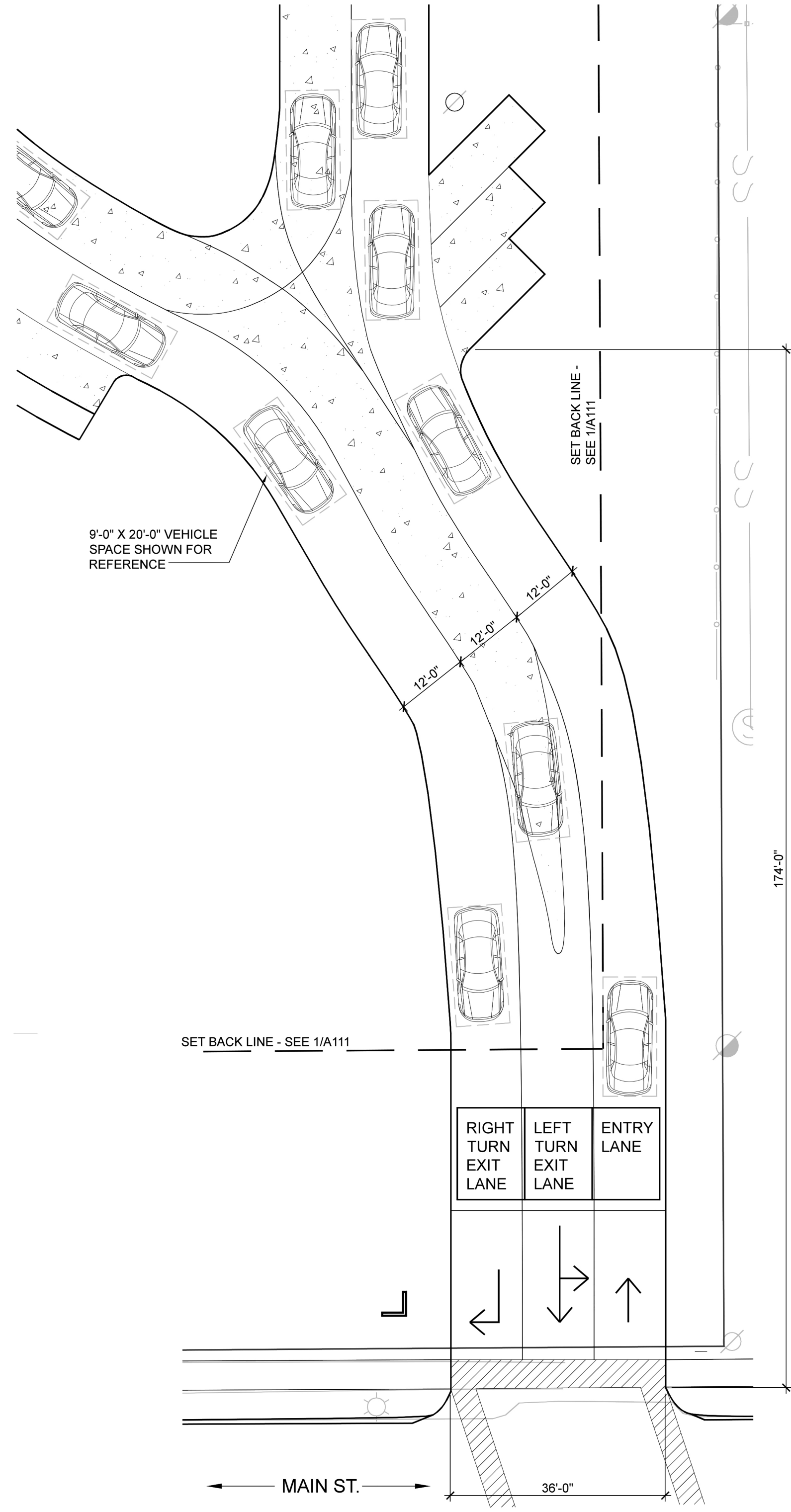
12a. All signage shall comply with City of Norman requirements.

End of Proposed SPUD Zoning Requirements.

FINAL SITE DEVELOPMENT PLAN

ROSE ROCK SCHOOL - PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



1A ENLARGED SITE PLAN
TRAFFIC DIAGRAM
1/16" = 1'
0' 2' 4' 8' 16' 32'

ZONING SUMMARY

SITE LOCATION:
1515 W. MAIN ST.
NORMAN, OK 73069

CURRENT ZONING: R-1 SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: PUD

SETBACKS PROVIDED:
50' FRONT
20' SIDE
30' REAR

OFF-STREET PARKING: 25 SPACES MIN PER PUD

LOT AREA:
3.72 ACRES (162,043 SF) - NO CHANGES PROPOSED

BUILDING FOOTPRINT
EXISTING HOUSE: 2,152 SF - NO CHANGES
PROPOSED EXISTING GARAGE: 1,332 SF - NO CHANGES
TOTAL: 3,484 SF
BUILDING AREA : SITE AREA =
3,484 SF : 162,043 SF = 2.15%

PROPOSED IMPERVIOUS PAVING AREA (INCLUDES BUILDINGS) : SITE AREA =
31,148 SF : 162,043 SF = 19.2%

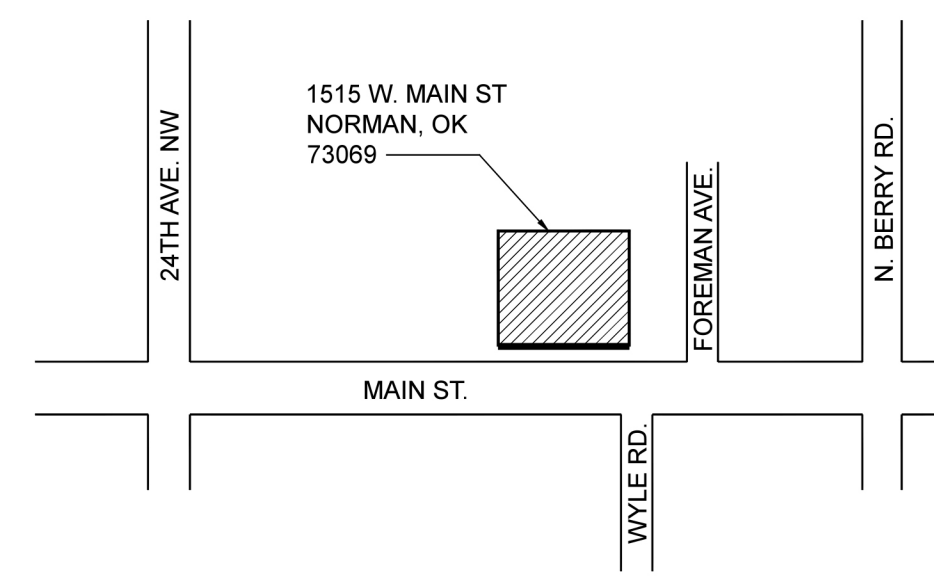
PROPOSED GREEN SPACE = 130,895 SF OR 80% OF SITE (130,895 / 59 STUDENTS = 2,218.5 GREEN SPACE SF PER STUDENT)

PROJECT NOTES

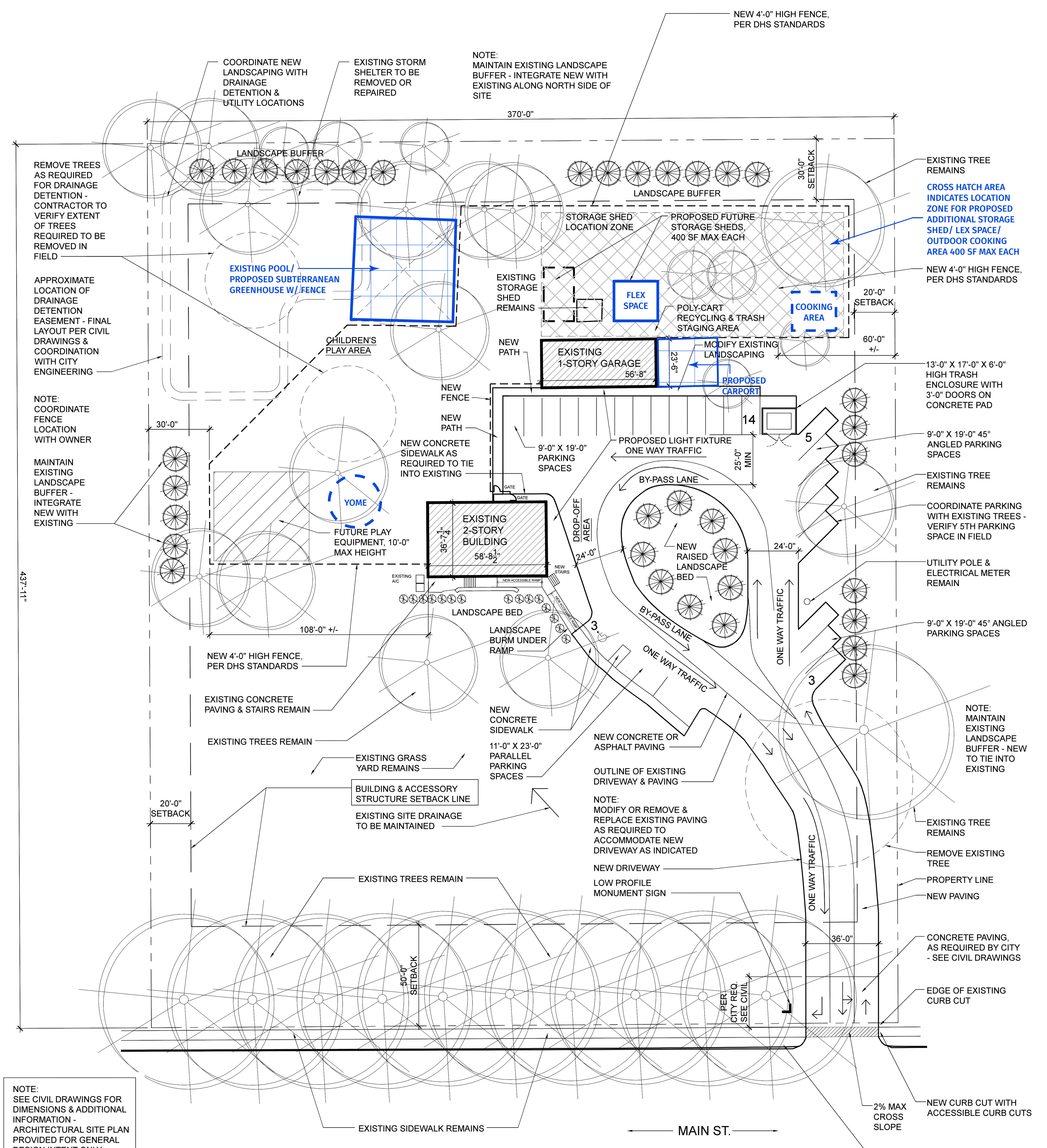
1. REFER TO PUD NARRATIVE FOR ADDITIONAL INFORMATION.

2. ALL NEW PAVING TO BE FLUSH WITH EXISTING PAVING TO REMAIN. IF RAISED CURB AROUND BUILDING IS UTILIZED, ACCESSIBLE CURB RAMPS SHALL BE PROVIDED. EXISTING SITE DRAINAGE PATHS TO REMAIN. NO CHANGES TO OVERALL SITE DRAINAGE PATTERNS ARE PROPOSED.

Project Schedule:
As stated in the approved PUD, the construction of proposed site improvements and building improvements, where required, is anticipated to begin following all required City approvals. Improvements will be phased as needed to accommodate enrollment and City requirements. The proposed site improvements indicated, once constructed, are intended to accommodate a maximum of 59 students.



2 LOCATION MAP
NOT TO SCALE



NOTE:
SEE CIVIL DRAWINGS FOR DIMENSIONS & ADDITIONAL INFORMATION - ARCHITECTURAL SITE PLAN PROVIDED FOR GENERAL DESIGN INTENT ONLY

1 ARCHITECTURAL SITE PLAN
1/32" = 1'



ROSE ROCK SCHOOL
1515 W. MAIN ST.
NORMAN, OK 73069

Design by: bgA
Drawn by: bgA
Review by: bgA

City of Norman
Mylar Submittal
02.10.2015

Date:
07.25.14
REVISED PER CITY COMMENTS

06.26.14
PERMITS

06.09.14
FINAL PLAT SUBMITTAL

All drawings and written materials herein constitute original work by Butzer Gardner Architects and may only be duplicated with their written consent.
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Drawing Title:
ARCHITECTURAL SITE PLAN

Sheet No.

A111

File Attachments for Item:

3.

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-43: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING A PORTION OF THE DAWS STREET RIGHT-OF-WAY, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/14/2024

REQUESTER: City of Norman, Jerry's L.L.C., and the Linze Trust

PRESENTER: Elisabeth Muckala, Assistant City Attorney

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-43: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING A PORTION OF THE DAWS STREET RIGHT-OF-WAY, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

BACKGROUND:

In September 2020, the City Council approved an agreement with Jerry's, LLC (K-2021-56) to solidify the acquisition of property necessary for the Porter Corridor project. Van's Pig Stand is the business occupying the parcel from which the subject acquisition was sought. There were a number of components to the agreement, including language that committed the City to participate in closure of the public street portion of the then existing Daws Street that would no longer be needed north of the newly-constructed cul-de-sac terminating the remainder of Daws Street. The closure of this right-of-way completes the redesign plan for Daws Street that removes the portion connecting to Porter Avenue, which should discourage commercial traffic's use of residential streets to the south. The closure also benefits adjacent property owner, the Linze Trust (Don's Lock Shop is located on this property), and thus that entity has also joined in the request.

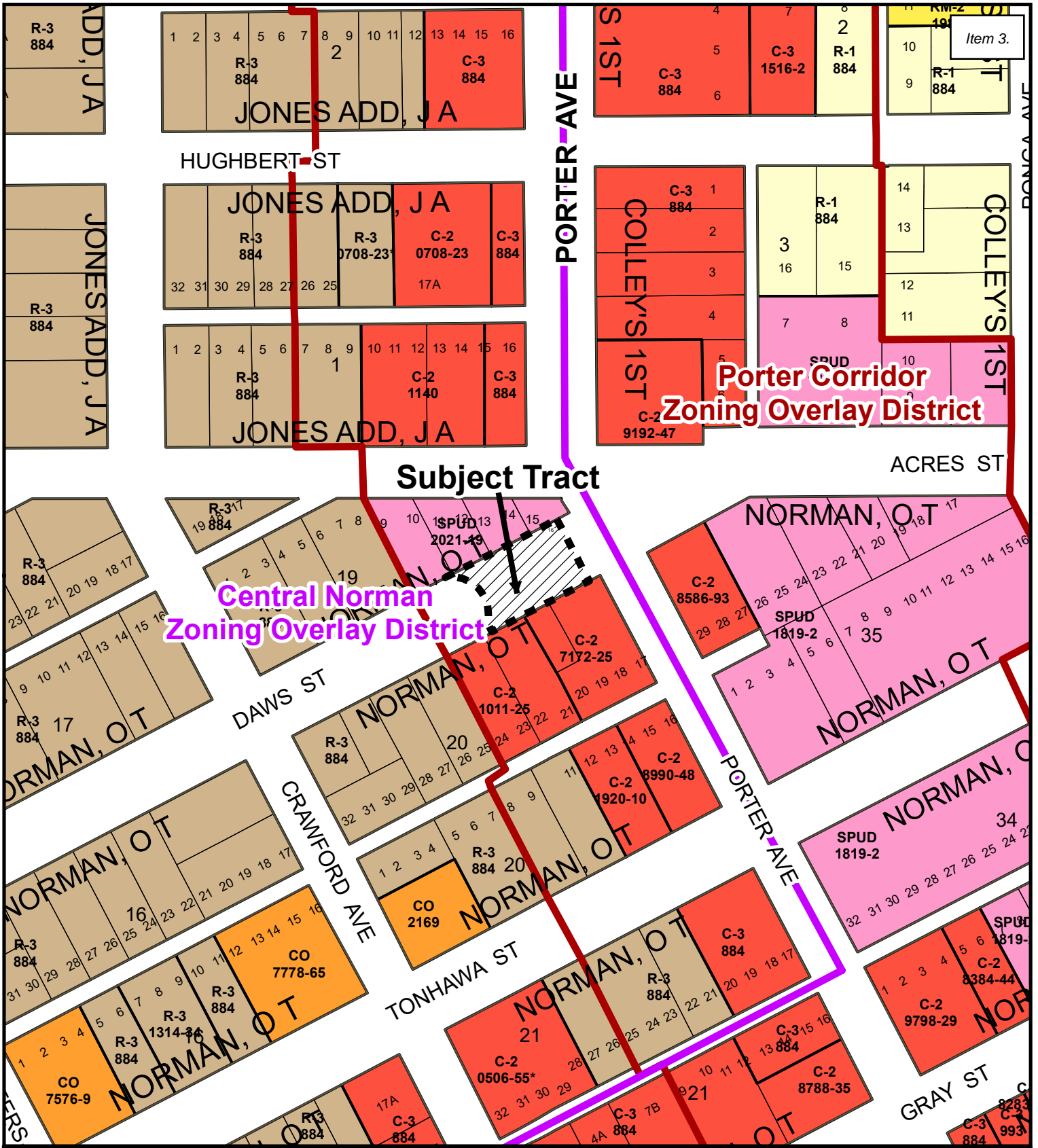
Part of the agreement required the retention by the City of certain public easements relating to installed sidewalk, drainage, and existing waterline and fiber. Upon closure, the private parties on either side may elect to seek vacation in District Court, at which time such easements would be reserved of record. This closure seeks to make a record of the parties' agreements regarding retained future easements for future use in any action for vacation. Thus, any closure approval is made subject to retention of necessary public easement.

DISCUSSION:

The Requesters desire to move forward with the planned closure so that the property can be utilized as currently designed. No changes to the current configuration of Daws Street and Porter Avenue are precipitated by this closure action. This will preserve necessary utility easement for existing City and other franchise utilities.

RECOMMENDATION:

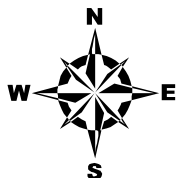
Staff supports the request to close the Requested Closure demonstrated in the application, located at the former intersection of Daws Street and Porter Avenue, subject to the identified retained public utility easements, and recommends approval of Ordinance No. O-2324-43.



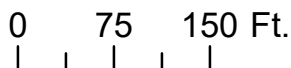
Location Map



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.



February 19, 2024



Subject Tract



Zoning

Ordinance No. O-2324-43

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING A PORTION OF THE DAWS STREET RIGHT-OF-WAY, IN NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

- § 1. That, pursuant to Resolution Number R-8182-66, the City of Norman, Jerry's LLC and the Linze Trust, owners of property adjacent to the subject right-of-way, have petitioned the City to have a portion of the right-of-way of Daws Street lying between the current terminating cul-de-sac of Daws Street and Porter Avenue closed; and,
- § 2. That, also pursuant to Resolution Number R-8182-66, the proper notice has been given, and the maps, memorandums and other items required by said Resolution have been presented to this Council; and
- § 3. That, also pursuant to Resolution Number R-8182-66, a public hearing has been held by the Planning Commission on March 14, 2024 regarding said closure; and
- § 4. That, subject to retention of identified public easements upon any future vacation, the portion of the public right-of-way described as follows is hereby closed:

A part of ORIGINAL TOWNSITE OF NORMAN, RECORD BOOK 1 OF PLATS, PAGE 27, more particularly described as follows:

COMMENCING (POC) at the Southeast Corner of Lot 16, BLOCK 19 of said ORIGINAL TOWNSITE OF NORMAN;

THENCE S62°22'14"W a distance of 16.00 feet along the South Line of Lot 16 and said point being the POINT OF BEGINNING (POB);

THENCE S27°37'46"E a distance of 80.00 feet to the North line of Lot 17, BLOCK 20;

THENCE S62°22'14"W a distance of 126.02 feet along the North Lines of Lots 17, 18, 19, 20, 21, and 22;

THENCE N27°37'46"W a distance of 10.85 feet to a point of curve;

THENCE on a tangent curve to the right having a radius of 3.00 feet, a chord bearing N07°26'33"W a distance of 2.07 feet, a central angle bearing 40°22'27", and an arc length of 2.11 feet to a point of curve;

THENCE on a tangent curve to the left having a radius of 42.00', a chord bearing N43°33'48"W a distance of 69.89 feet, a central angle bearing 112°37'17", and an arc length of 82.56 feet to a point on the South Lien of Lot 10, BLOCK 19;

THENCE N62°22'14"E a distance of 144.50 feet along the South Lines of Lots 10, 11, 12, 13, 14, 15, and 16 to the POB;

Said parcel containing 9759 square feet of 0.22 acres more or less.

§ 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance, except that the effective date provision shall not be severable from the operative provisions of the ordinance.

ADOPTED this _____ day
of _____, 2024.

NOT ADOPTED this _____ day
of _____, 2024.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)



DATE: January 6, 2024

TO: Beth Muckala, Assistant City Attorney
Chris Mattingly, Director of Utilities
Ken Danner, Subdivision Manager
Rone Tromble, Administrative Technician IV
Jane Hudson, Director of Planning and Community Development
Nathan Madenwald, Utilities Engineer

FROM: Brenda Hall, City Clerk

SUBJECT: Request to Close Daws Street at the North Porter Avenue Intersection

I am in receipt of a request to close Daws Street where it intersects with North Porter Avenue as part of the 2019 Transportation Bond Improvements Projects.

After the information has been received from the Planning Department, Public Works Department, and Utilities Department and a determination has been made on whether to recommend approval or denial, please forward your recommendation to my office in order that it may be scheduled as an agenda item.

This item will be scheduled as an agenda item on March 26, 2024, and the information must be received in my office by March 18, 2024. If there is a problem in meeting that timeframe, please advise.

BH:smr
attachments

office memorandum



CITY OF NORMAN, OK
Memorandum

FILED IN THE OFFICE
 OF THE CITY CLERK
 ON 2-6-24

DATE: 2/6/2024

REQUESTERS: Paul D'Andrea, Capital Projects Manager for the **City of Norman**
 Gunner Joyce, Attorney for **Jerry's LLC** and The Kaye M. Linze Revocable Trust Dated the 13th day of April, 2016 ("**Linze Trust**")

PRESENTER: Elisabeth Muckala, Assistant City Attorney

ITEM TITLE: Petition and Joint Request to Close Daws Street where it intersects with North Porter Avenue

BACKGROUND:

The identified Requesters, the City of Norman, Jerry's LLC and the Linze Trust are all beneficial owners of the lands surrounding certain current public right-of-way previously utilized as Daws Street, where it intersects with North Porter Avenue, which right-of-way the requesters jointly propose be closed by the City of Norman, with reservation of certain utility easements.

On April 2, 2019, the citizens of Norman voted in favor of a Bond Issue to finance the local share of nineteen transportation improvement projects. One of the nineteen 2019 bond projects is the Porter Avenue and Acres Street Intersection Bond Project.

Proposed improvements for the Porter Avenue and Acres Street Intersection 2019 Bond Project include:

1. Revised geometry of the intersection to enhance traffic operations and pedestrian safety
2. New traffic signals with ADA compliant ramps and crossings.
3. New storm water structures meeting current City of Norman codes and ordinances
4. Dedicated left turn lanes to enhance traffic operations
5. Reconfigured access from Daws Street to accommodate intersection improvements at Porter and Acres
6. Utility relocations as needed to accommodate intersection improvements including new waterlines.

7. New ADA compliant pedestrian sidewalks adjacent to the roadway
8. Streetscape elements such as decorative lighting, sidewalk concrete and landscaping.

As part of the reconfiguration of Daws Street, the City eliminated the intersection between Daws Street and Porter Avenue and Daws Street became a cul-de-sac just west of Porter Avenue. Therefore, a portion of the remaining street right of way between the cul-de-sac and Porter Avenue no longer contains a city street. However, there are still City water, storm drainage and other structures in the area that the City of Norman, must maintain in the future.

DISCUSSION:

The Requesters believe the proposed closure of right-of-way is in the best interests of all parties, and ask the City of Norman to release and close, the following described portion of the Daws Street right-of-way ("Requested Closure"):

A part of ORIGINAL TOWNSITE OF NORMAN, RECORD BOOK 1 OF PLATS, PAGE 27, more particularly described as follows:

COMMENCING (POC) at the Southeast Corner of Lot 16, BLOCK 19 of said ORIGINAL TOWNSITE OF NORMAN;

THENCE S62°22'14"W a distance of 16.00 feet along the South Line of Lot 16 and said point being the POINT OF BEGINNING (POB);

THENCE S27°37'46"E a distance of 80.00 feet to the North line of Lot 17, BLOCK 20;

THENCE S62°22'14"W a distance of 126.02 feet along the North Lines of Lots 17, 18, 19, 20, 21, and 22;

THENCE N27°37'46"W a distance of 10.85 feet to a point of curve;

THENCE on a tangent curve to the right having a radius of 3.00 feet, a chord bearing N07°26'33"W a distance of 2.07 feet, a central angle bearing 40°22'27", and an arc length of 2.11 feet to a point of curve;

THENCE on a tangent curve to the left having a radius of 42.00', a chord bearing N43°33'48"W a distance of 69.89 feet, a central angle bearing 112°37'17", and an arc length of 82.56 feet to a point on the South Lien of Lot 10, BLOCK 19;

THENCE N62°22'14"E a distance of 144.50 feet along the South Lines of Lots 10, 11, 12, 13, 14, 15, and 16 to the POB;

Said parcel containing 9759 square feet of 0.22 acres more or less.

Upon closure, the Requested Closure area would distribute to each of the beneficial owners as demonstrated in the attached materials.

City of Norman Staff has reviewed the Requested Closure and identified affected utilities. The only utility infrastructure found within the Requested Closure is a City of Norman waterline. To


effectuate the Requested Closure, utility easements from each of the Requesters will need to be retained for the benefit of City of Norman, as demonstrated in the attached materials.

An ownership list certified by the Director of Public Works, reflecting all owners of record, according to County records, of property within 400 feet¹ in any direction of the above-described Requested Closure area is submitted herewith. A map which is attached to said ownership list shows the location of ownership lines for each owner of record whose name appears on the ownership list. The City of Norman will bear responsibility for effectuation and applicable costs and fees associated with this closure action, and all notices required thereby.

REQUESTED ACTION:

Pursuant to Resolution 8182-66, as amended, of the City of Norman, the undersigned Requestor/Applicants request the closure of the above-described Requested Closure area, by enactment of an ordinance by the City Council of the City of Norman.


Gummer Joyce, Attorney for Jerry's,
and the Linze Trust


Paul D'Andrea, Capital Projects
Manager for the City of Norman

[ATTACHMENTS]

¹ 300 ft. is the minimum notice radius, but the applicants have opted to notify to 400 ft.

TOTAL CLOSURE AREA

Right of Way Vacation

A part of ORIGINAL TOWNSITE OF NORMAN, RECORD BOOK 1 OF PLATS, PAGE 27, more particularly described as follows:

COMMENCING (POC) at the Southeast Corner of Lot 16, BLOCK 19 of said ORIGINAL TOWNSITE OF NORMAN;

THENCE S62°22'14"W a distance of 16.00 feet along the South Line of Lot 16 and said point being the POINT OF BEGINNING (POB);

THENCE S27°37'46"E a distance of 80.00 feet to the North line of Lot 17, BLOCK 20;

THENCE S62°22'14"W a distance of 126.02 feet along the North Lines of Lots 17, 18, 19, 20, 21, and 22;

THENCE N27°37'46"W a distance of 10.85 feet to a point of curve;

THENCE on a tangent curve to the right having a radius of 3.00 feet, a chord bearing N07°26'33"W a distance of 2.07 feet, a central angle bearing 40°22'27", and an arc length of 2.11 feet to a point of curve;

THENCE on a tangent curve to the left having a radius of 42.00', a chord bearing N43°33'58"W a distance of 69.89 feet, a central angle bearing 112°37'17", and an arc length of 82.56 feet to a point on the South Line of Lot 10, BLOCK 19;

THENCE N62°22'14"E a distance of 144.50 feet along the South Lines of Lots 10, 11, 12, 13, 14, 15, and 16 to the POB;

Said parcel containing 9759 square feet or 0.22 acres more or less.

Bearings and Distances are GRID - Oklahoma State Plane - South Zone

SURVEYOR'S CERTIFICATE

I, Paul E. Davis of Garver, LLC, certify that the legal description herein closes in accordance with current tolerances and is a true representation of the real property described, and that the legal description of real property meets the minimum technical standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

Witness my hand and seal this 13th day of September, 2023.

Paul E. Davis
Paul E. Davis, PLS
Oklahoma No. 1565
Cert. of Auth. 4193
Exp. Date June 30, 2024



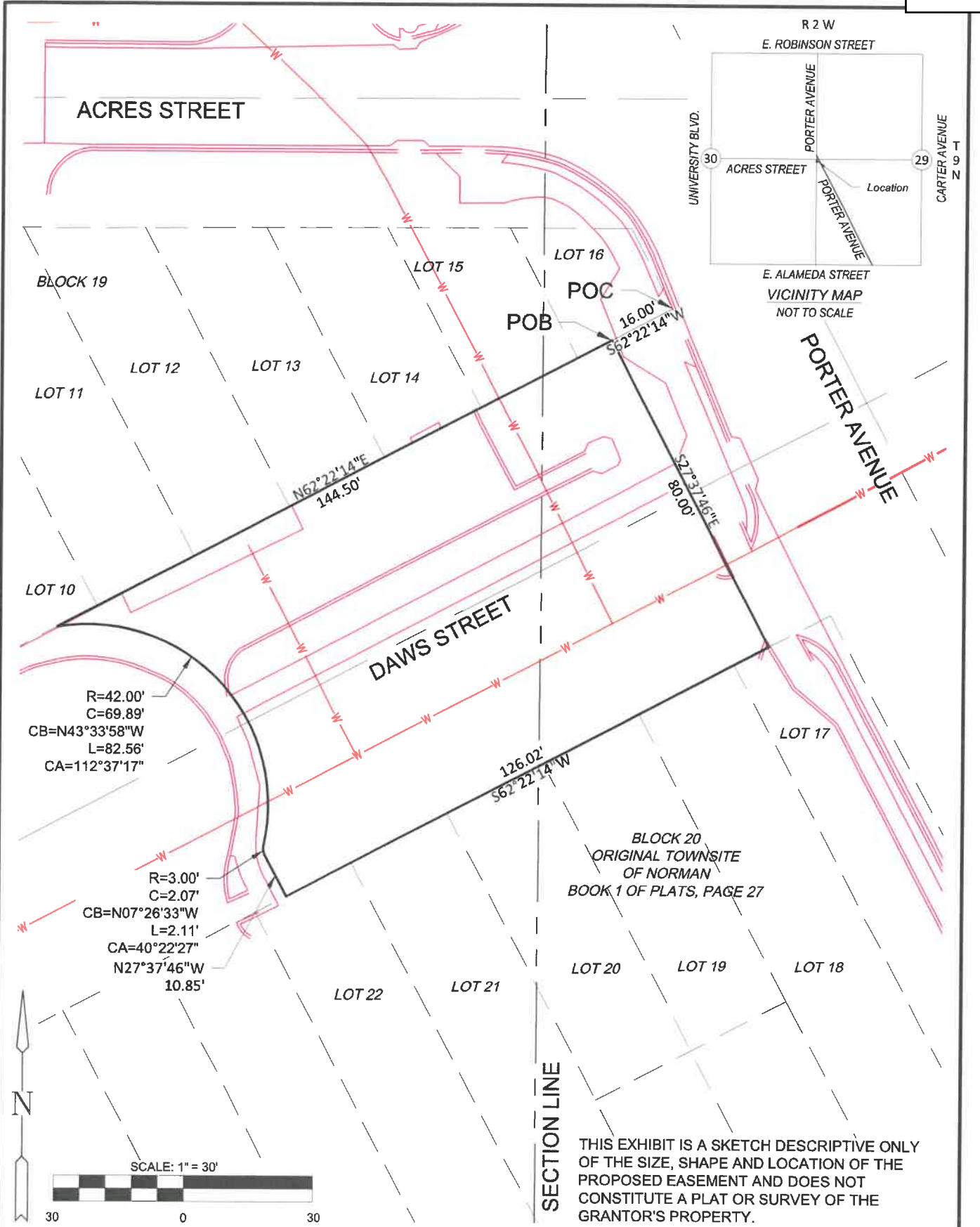
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	CITY OF NORMAN NORMAN, OKLAHOMA PORTER AND ACRES INTERSECTION IMPROVEMENTS

CITY OF NORMAN
NORMAN, OKLAHOMA
PORTER AND ACRES
INTERSECTION
IMPROVEMENTS

Right of Way Vacation
Legal Description

FIGURE NUMBER ORWV1
SHEET NUMBER 1 of 42



BLOCK 20
ORIGINAL TOWNSITE
OF NORMAN
BOOK 1 OF PLATS, PAGE 27

SECTION LINE

THIS EXHIBIT IS A SKETCH DESCRIPTIVE ONLY
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PROPOSED EASEMENT AND DOES NOT
CONSTITUTE A PLAT OR SURVEY OF THE
GRANTOR'S PROPERTY.

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CITY OF NORMAN
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PORTER AND ACRES
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IMPROVEMENTS

Right of Way Vacation
Exhibit

FIGURE NUMBER
ORWV2
SHEET NUMBER **2** of 43

TO VAN'S AFTER CLOSURE

Right of Way Vacation

A part of ORIGINAL TOWNSITE OF NORMAN, RECORD BOOK 1 OF PLATS, PAGE 27, more particularly described as follows:

COMMENCING (POC) at the Northeast Corner of Lot 17, BLOCK 20 of said ORIGINAL TOWNSITE OF NORMAN;

THENCE S62°22'14"W a distance of 16.00 feet along the North Line of Lot 17 and said point being the POINT OF BEGINNING (POB);

THENCE S62°22'14"W a distance of 126.02 feet along the North Lines of Lots 17, 18, 19, 20, 21, and 22;

THENCE N27°37'46"W a distance of 10.85 feet to a point of curve;

THENCE on a tangent curve to the right having a radius of 3.00 feet, a chord bearing N07°26'33"W a distance of 2.07 feet, a central angle bearing 40°22'27", and an arc length of 2.11 feet to a point of curve;

THENCE on a tangent curve to the left having a radius of 42.00', a chord bearing N07°26'33"W a distance of 28.99 feet, a central angle bearing 40°22'27", and an arc length of 29.60 feet to a point on the platted centerline of Daws Street;

THENCE N62°22'14"E a distance of 115.31 feet along the platted centerline;

THENCE S27°37'46"E a distance of 40.00 feet to the POB;

Said parcel containing 4835 square feet or 0.11 acres more or less.

Bearings and Distances are GRID - Oklahoma State Plane - South Zone

SURVEYOR'S CERTIFICATE


I, Paul E. Davis of Garver, LLC, certify that the legal description herein closes in accordance with current tolerances and is a true representation of the real property described, and that the legal description of real property meets the minimum technical standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

Witness my hand and seal this 22nd day of June, 2023.

Paul E. Davis
Paul E. Davis, PLS
Oklahoma No. 1565
Cert. of Auth. 4193
Exp. Date June 30, 2024



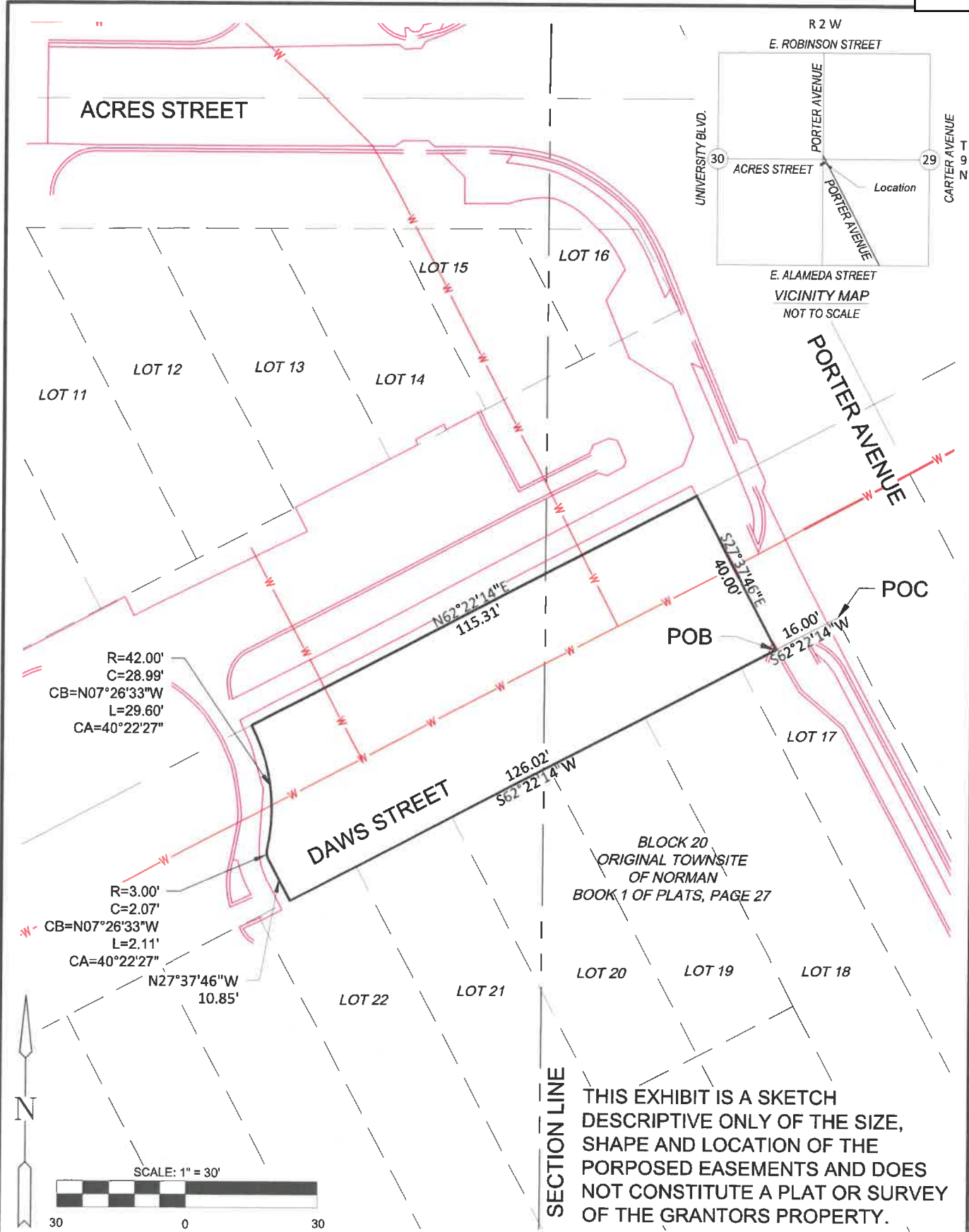
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CITY OF NORMAN
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Right of Way Vacation
Exhibit A

FIGURE NUMBER
VRWV1
SHEET NUMBER 1 of 45



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CITY OF NORMAN
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PORTER AND ACRES
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IMPROVEMENTS

Right of Way Vacation
 Exhibit B

FIGURE NUMBER
VRWV2
 SHEET NUMBER **2 of 46**

**PUBLIC WATERLINE EASEMENT RETAINED ON
VAN'S AFTER CLOSURE**

Waterline Easement

A part of ORIGINAL TOWNSITE OF NORMAN, RECORD BOOK 1 OF PLATS, PAGE 27, more particularly described as follows:

COMMENCING at the Northeast Corner of Lot 17, Block 20 of said ORIGINAL TOWNSITE OF NORMAN;

THENCE S62°22'14"W a distance of 16.00 feet along the North Line of Lot 17 to a point on the North Line of Lot 17;

THENCE N27°37'46"W a distance of 18.00 feet to the POINT OF BEGINNING (POB);

THENCE S62°22'14"W a distance of 121.53 feet to a point of curve;

THENCE on a curve to the left having a radius of 42.00 feet bearing N86°02'29"W, a chord bearing N07°02'18"W a length of 16.02 feet, a central angle of 21°59'39", and an arc length of 16.12 feet;

THENCE N62°22'14"E a distance of 14.36 feet;

THENCE N27°37'46"W a distance of 7.00 feet to the platted centerline of Daws Street;

THENCE N62°22'14"E along said platted centerline a distance of 10.00 feet;

THENCE S27°37'46"E a distance of 7.00 feet;

THENCE N62°22'14"E a distance of 57.54 feet;

THENCE N27°37'46"W a distance of 7.00 feet to a point on said platted centerline;

THENCE N62°22'14"E along said platted centerline a distance of 15.00 feet;

THENCE S27°37'46"E a distance of 7.00 feet;

THENCE N62°22'14"E a distance of 19.00 feet;

THENCE S27°37'46"E a distance of 15.00 to the POB;

Said parcel containing 1949 square feet or 0.05 acres more or less.

Bearings and Distances are GRID - Oklahoma State Plane - South Zone

SURVEYOR'S CERTIFICATE

I, Paul E. Davis of Garver, LLC, certify that the legal description herein closes in accordance with current tolerances and is a true representation of the real property described, and that the legal description of real property meets the minimum technical standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

Witness my hand and seal this 22nd day of June, 2023.

Paul E. Davis

Paul E. Davis, PLS
Oklahoma No. 1565
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Exp. Date June 30, 2024



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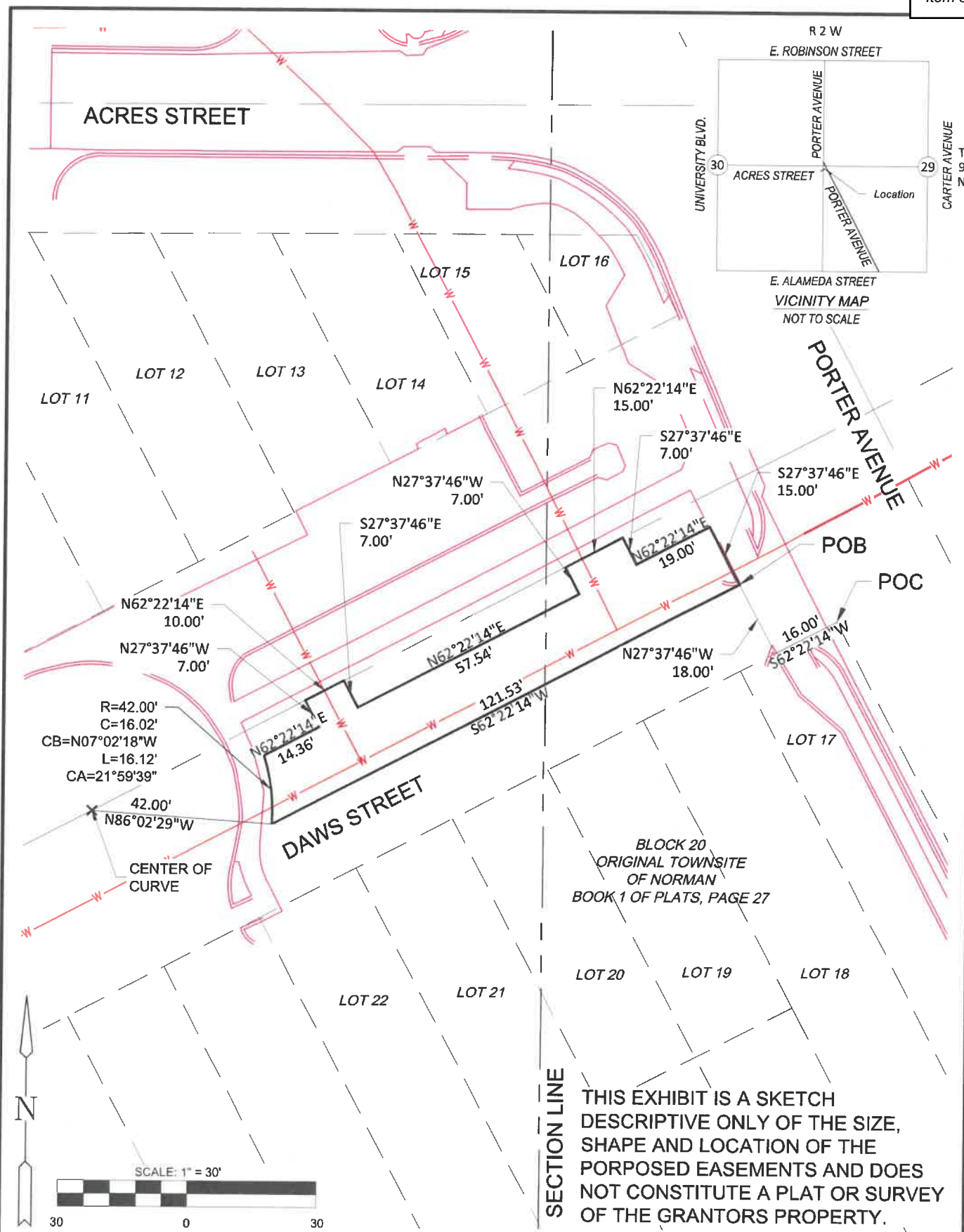


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Waterline Easement
Exhibit A

FIGURE NUMBER
VWLE1
SHEET NUMBER **1** of **48**



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Waterline Easement
 Exhibit B

FIGURE NUMBER
VWLE2
 SHEET NUMBER **2** of 49

TO DON'S AFTER CLOSURE

RIGHT OF WAY VACATION

A part of ORIGINAL TOWNSITE OF NORMAN, RECORD BOOK 1 OF PLATS, PAGE 27, more particularly described as follows:

BEGINNING (POB) at the Southeast Corner of Lot 14;

THENCE S27°37'46"E a distance of 40.00 feet to the platted centerline of Daws Street;

THENCE S62°22'14"W a distance of 81.31 feet along the platted centerline to a point of curve;

THENCE on a curve to the left having a radius of 42.00 feet bearing S62°22'14"W, a chord bearing N63°45'12"W a distance of 49.52 feet, a central angle bearing 72°14'50", and an arc length of 52.96 feet to a point on the South Line of Lot 10;

THENCE N62°22'14"E a distance of 110.50 feet along the South Lines of Lots 10, 11, 12, 13, and 14 to the POINT OF BEGINNING;

Said parcel containing 3564 square feet or 0.08 acres more or less.

Bearings and Distances are GRID - Oklahoma State Plane - South Zone

SURVEYOR'S CERTIFICATE

I, Paul E. Davis of Garver, LLC, certify that the legal description herein closes in accordance with current tolerances and is a true representation of the real property described, and that the legal description of real property meets the minimum technical standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

Witness my hand and seal this 22nd day of June, 2023.

Paul E. Davis

Paul E. Davis, PLS
Oklahoma No. 1565
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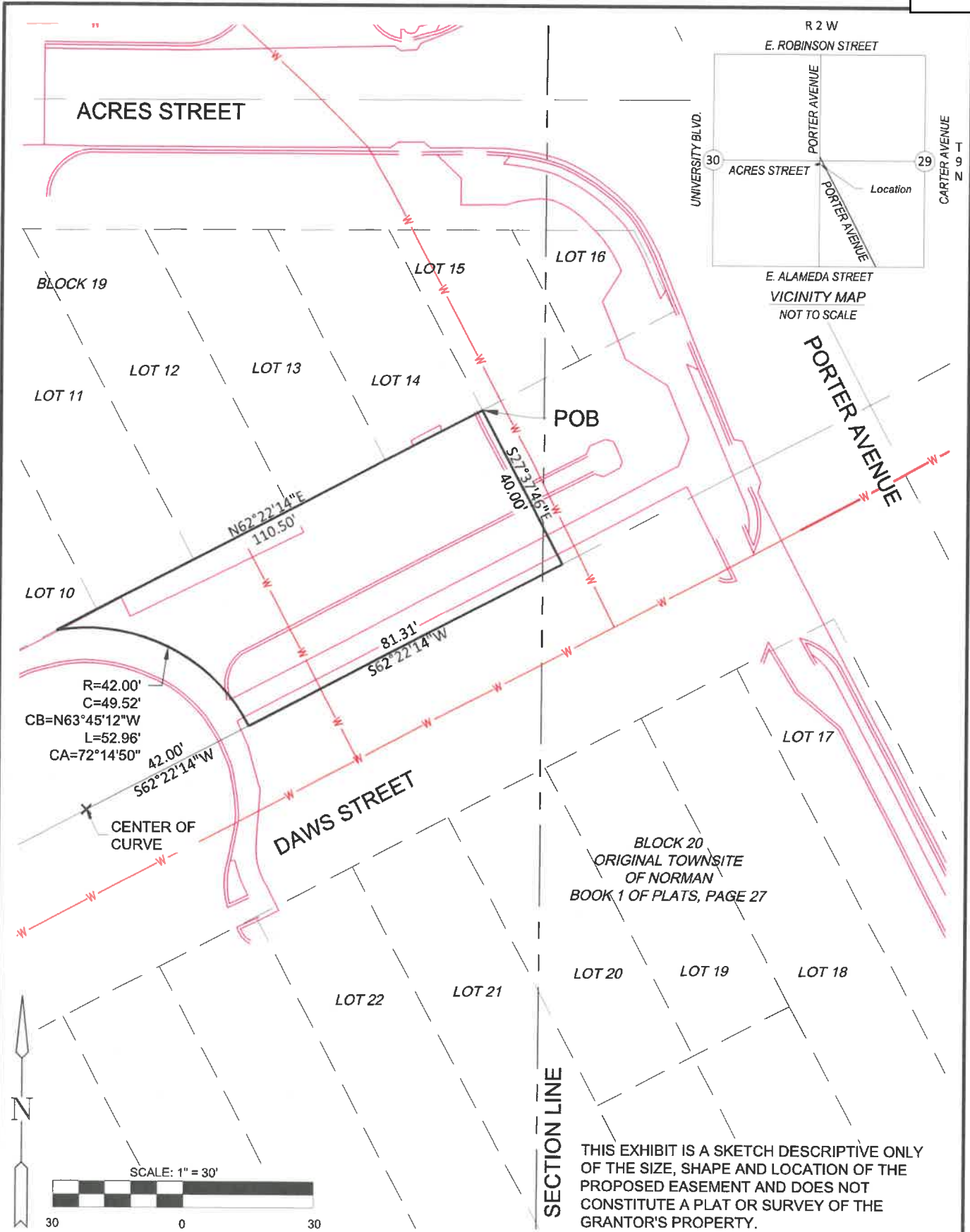
CITY OF NORMAN
NORMAN, OKLAHOMA
PORTER AND ACRES
INTERSECTION
IMPROVEMENTS

Right of Way Vacation
Exhibit A

FIGURE NUMBER

DRWV1

SHEET
NUMBER 1 of



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Right of Way Vacation
 Exhibit B

FIGURE NUMBER
DRWV2
 SHEET NUMBER **2 of 52**

**PUBLIC SIDEWALK AND DRAINAGE EASEMENT
RETAINED ON DON'S AFTER CLOSURE**

Drainage and Sidewalk Easement

A part of ORIGINAL TOWNSITE OF NORMAN, RECORD BOOK 1 OF PLATS, PAGE 27, more particularly described as follows:

COMMENCING (POC) at the Southeast Corner of Lot 14, Block 19 of ORIGINAL TOWNSITE OF NORMAN, BOOK 1 OF PLATS, Page 27;

THENCE S27°37'46"E a distance of 23.00 feet to a point and said point being the POINT OF BEGINNING (POB);

THENCE S27°37'46"E a distance of 17.00 feet to a point on the platted centerline of Daws Street

THENCE S62°22'14"W a distance of 81.31 feet along the platted centerline to a curve;

THENCE on a curve to the left having a radius of 42.00 feet bearing S62°22'14"W, a chord bearing N39°34'04"W a distance of 17.38 feet, a central angle of 23°52'34", and an arc length of 17.50 feet;

THENCE N62°22'14"E a distance of 84.90 feet to the POB;

Said parcel containing 1402 square feet or 0.03 acres more or less.

Bearings and Distances are GRID - Oklahoma State Plane - South Zone

SURVEYOR'S CERTIFICATE

I, Paul E. Davis of Garver, LLC, certify that the legal description herein closes in accordance with current tolerances and is a true representation of the real property described, and that the legal description of real property meets the minimum technical standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

Witness my hand and seal this 22nd day of June, 2023.

Paul E. Davis
Paul E. Davis, PLS
Oklahoma No. 1565
Cert. of Auth. 4193
Exp. Date June 30, 2024



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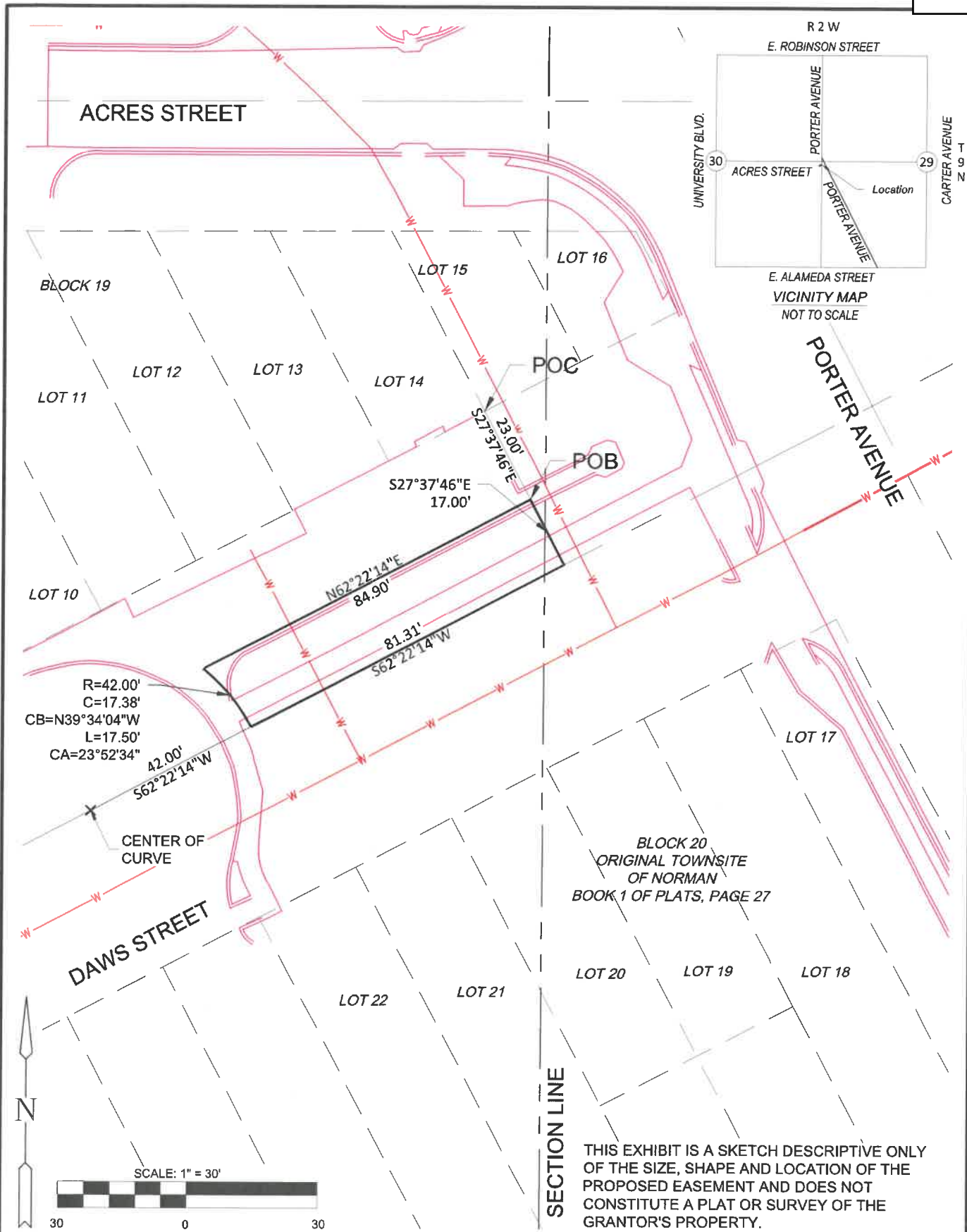


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CITY OF NORMAN
NORMAN, OKLAHOMA
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Drainage and Sidewalk Easement
Exhibit A

FIGURE NUMBER
DDSW1
SHEET
NUMBER 1 of 54



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Drainage and Sidewalk Easement
 Exhibit B

FIGURE NUMBER
DDSWE2
 SHEET NUMBER **2** of 55

**PUBLIC WATERLINE EASEMENT RETAINED ON
DON'S CLOSURE**

Waterline Easement

A part of ORIGINAL TOWNSITE OF NORMAN, RECORD BOOK 1 OF PLATS, PAGE 27, more particularly described as follows:

COMMENCING (POC) at the Southeast Corner of LOT 12, BLOCK 19 of said ORIGINAL TOWNSITE OF NORMAN;

THENCE S62°22'14"W a distance of 8.09 feet along the South Line of Lot 12 to the POINT OF BEGINNING (POB);

THENCE S27°37'46"E a distance of 40.00 feet to the platted centerline of Daws Street;

THENCE S62°22'14"W a distance of 10.00 along the platted centerline;

THENCE N27°37'46"W a distance of 40.00 feet to a point on the South Line of Lot 12;

THENCE N62°22'14"E a distance of 10.00 feet along the South Line of Lot 12 to the POB;

Said parcel containing 400 square feet or 0.01 acres more or less.

Bearings and Distances are GRID - Oklahoma State Plane - South Zone

SURVEYOR'S CERTIFICATE

I, Paul E. Davis of Garver, LLC, certify that the legal description herein closes in accordance with current tolerances and is a true representation of the real property described, and that the legal description of real property meets the minimum technical standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

Witness my hand and seal this 22nd day of June, 2023.



Paul E. Davis, PLS
Oklahoma No. 1565
Cert. of Aut. 4193
Exp. Date June 30, 2024



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Moore, OK 73160
405.329.2555

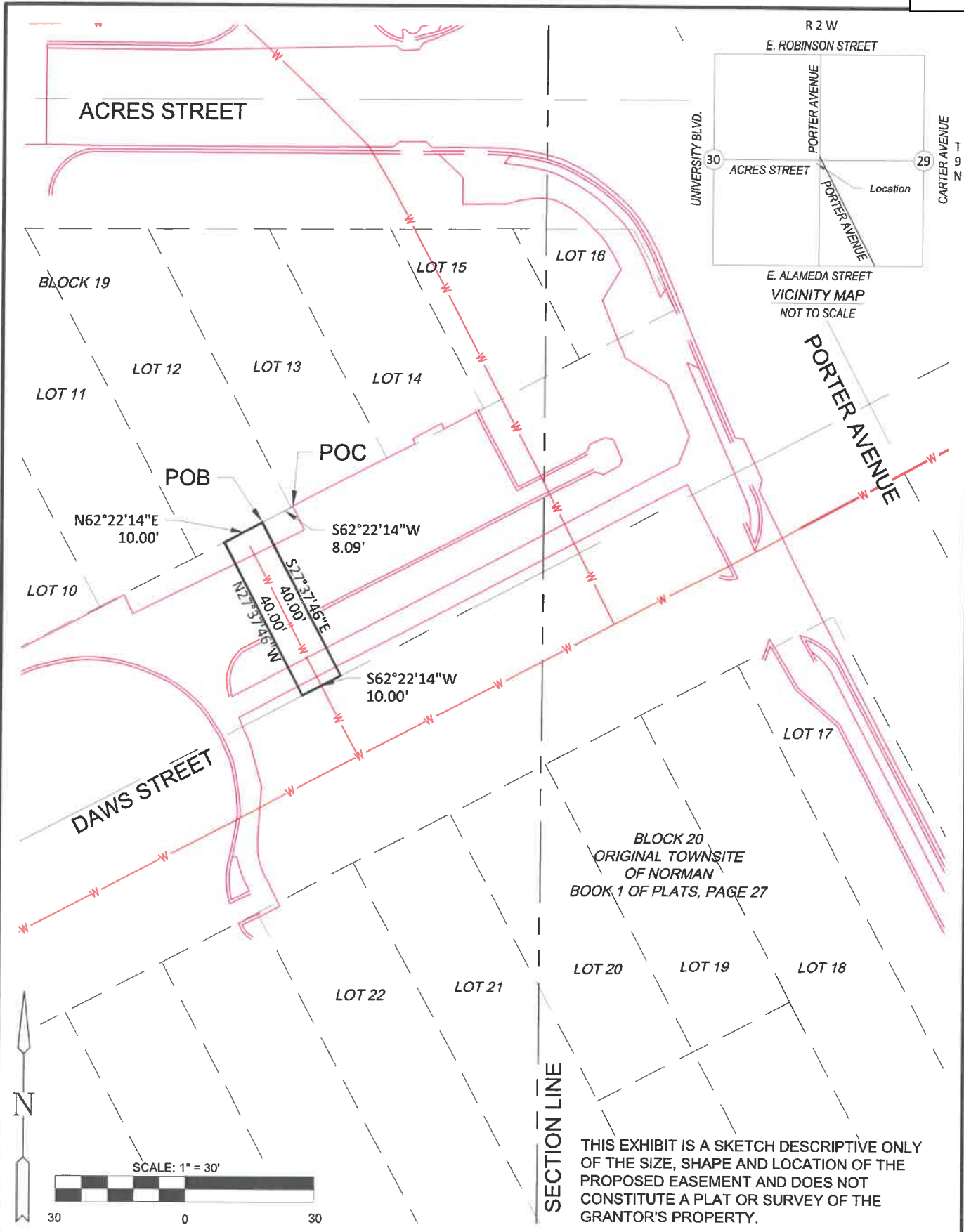
CITY OF NORMAN
NORMAN, OKLAHOMA
PORTER AND ACRES
INTERSECTION
IMPROVEMENTS

Waterline Easement
Exhibit A

FIGURE NUMBER

DWLE1

SHEET
NUMBER 1 of



SECTION LINE

THIS EXHIBIT IS A SKETCH DESCRIPTIVE ONLY OF THE SIZE, SHAPE AND LOCATION OF THE PROPOSED EASEMENT AND DOES NOT CONSTITUTE A PLAT OR SURVEY OF THE GRANTOR'S PROPERTY.

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CITY OF NORMAN
NORMAN, OKLAHOMA
PORTER AND ACRES
INTERSECTION
IMPROVEMENTS

Waterline Easement
Exhibit B

FIGURE NUMBER
DWLE2
SHEET NUMBER 2 of 58

TO CITY AFTER CLOSURE

Right of Way Vacation

A part of ORIGINAL TOWNSITE OF NORMAN, RECORD BOOK 1 OF PLATS, PAGE 27, more particularly described as follows:

BEGINNING (POB) at the Southwest Corner of Lot 15, Block 19 of said ORIGINAL TOWNSITE OF NORMAN;

THENCE N62°22'14"E a distance of 34.00 feet along the South Lines of Lots 15 and 16;

THENCE S27°37'46"E a distance of 40.00 feet to a point on the platted centerline of Daws Street;

THENCE S62°22'14"W a distance of 34.00 feet along the platted centerline;

THENCE N27°37'46"W a distance of 40.00 feet to the POB;

Said parcel containing 1360 square feet or 0.03 acres more or less.

Bearings and Distances are GRID - Oklahoma State Plane - South Zone

SURVEYOR'S CERTIFICATE

I, Paul E. Davis of Garver, LLC, certify that the legal description herein closes in accordance with current tolerances and is a true representation of the real property described, and that the legal description of real property meets the minimum technical standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

Witness my hand and seal this 13th day of September, 2023.

Paul E. Davis

Paul E. Davis, PLS
Oklahoma No. 1565
Cert. of Auth. 4193
Exp. Date June 30, 2024



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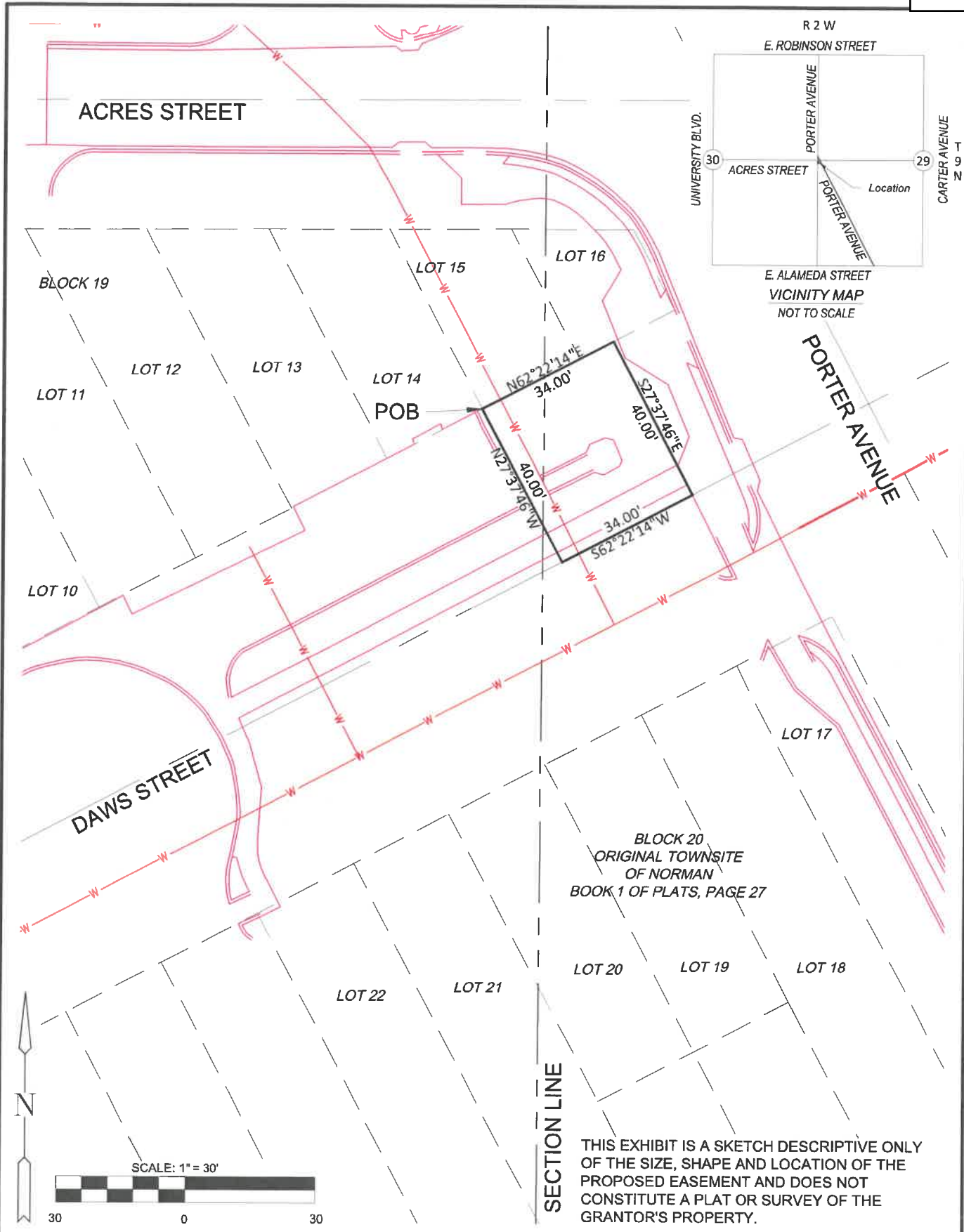
CITY OF NORMAN
NORMAN, OKLAHOMA
PORTER AND ACRES
INTERSECTION
IMPROVEMENTS

Right of Way Vacation
Legal Description

FIGURE NUMBER

NRWV1

SHEET
NUMBER 1 of



SECTION LINE

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CITY OF NORMAN
 NORMAN, OKLAHOMA
 PORTER AND ACRES
 INTERSECTION
 IMPROVEMENTS

Right of Way Vacation
 Exhibit

FIGURE NUMBER
NRWV2
 SHEET NUMBER 2 of 61

**PUBLIC WATERLINE EASEMENT RETAINED ON
CITY'S AFTER CLOSURE**

WATERLINE EASEMENT

A part of the of ORIGINAL TOWNSITE OF NORMAN, RECORD BOOK 1 OF PLATS, PAGE 27, more particularly described as follows:

BEGINNING at the Northwest Corner of Lot 15, Block 19 of said ORIGINAL TOWNSITE OF NORMAN;

THENCE S27°37'46"E a distance of 86.86 feet to a point on the platted centerline of Daws Street;

THENCE N62°22'14"E a distance of 15.00 feet along the platted centerline of Daws Street;

THENCE N27°37'46"W a distance of 79.08 feet to a point on the North Line of Lot 15;

THENCE S89°47'34"W a distance of 16.90 feet along the North Line to the POINT OF BEGINNING;

Said parcel containing 1245 square feet or 0.03 acres more or less.

Bearings and Distances are GRID - Oklahoma State Plane - South Zone

SURVEYOR'S CERTIFICATE

I, Paul E. Davis of Garver, LLC, certify that the legal description herin closes in accordance with current tolerances and is a true representation of the real property described, and that the legal description of real property meets the minimum technical standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

Witness my hand and seal this 22nd day of June, 2023.

Paul E. Davis

Paul E. Davis, PLS
Oklahoma No. 1565
Cert. of Auth. 4193
Exp. Date June 30, 2024



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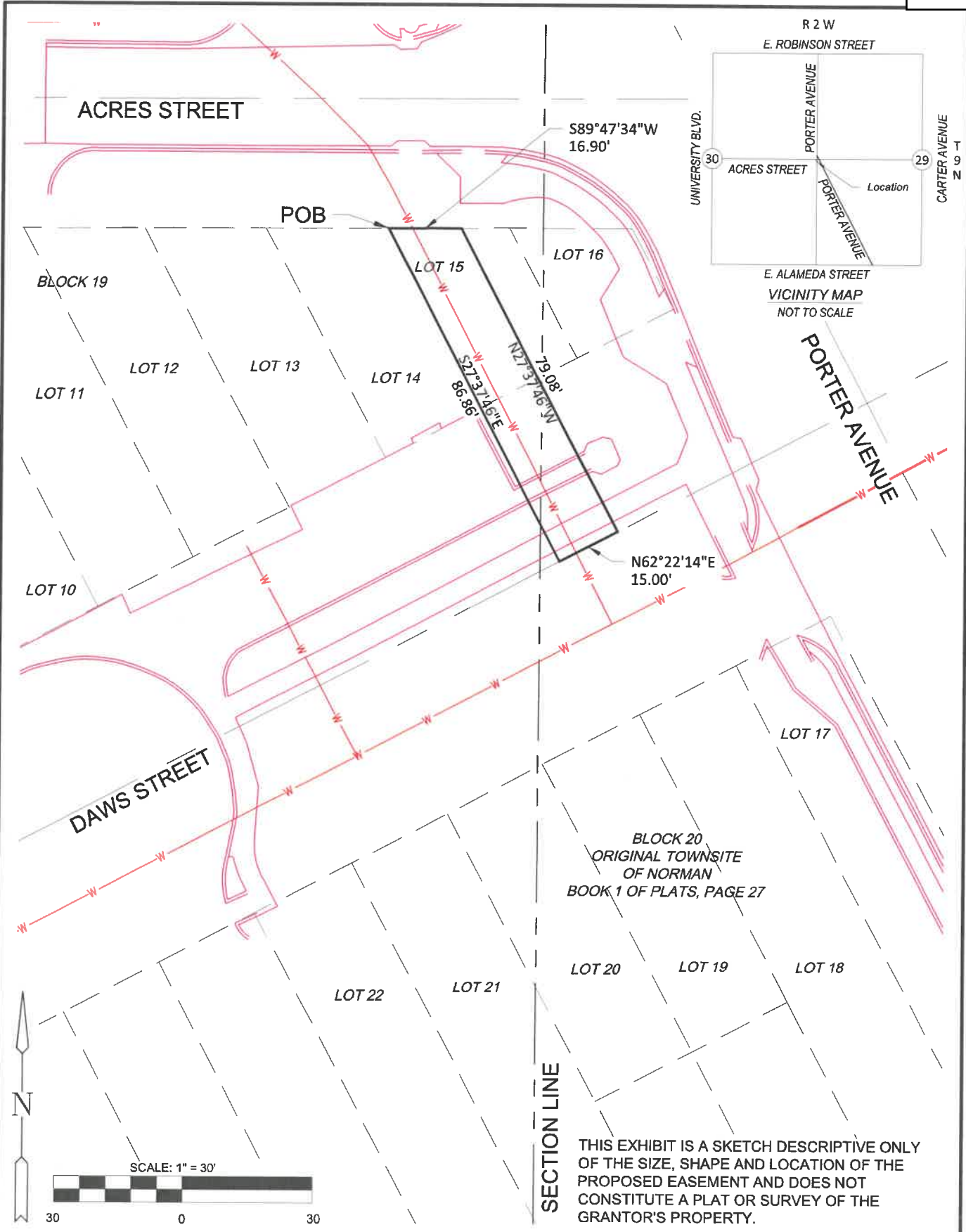
CITY OF NORMAN
NORMAN, OKLAHOMA
PORTER AND ACRES
INTERSECTION
IMPROVEMENTS

Waterline Easement
Exhibit A

FIGURE NUMBER

NWLE1

SHEET
NUMBER 1 of



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CITY OF NORMAN
 NORMAN, OKLAHOMA
 PORTER AND ACRES
 INTERSECTION
 IMPROVEMENTS

Waterline Easement
 Exhibit B

FIGURE NUMBER
NWLE2
 SHEET NUMBER 2 of 64

RADIUS MAP & NOTICE ADDRESS LIST



Radius Map

DAWS ST AND PORTER AVE
400ft. Radius

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

September 19, 2023

- Subject Tract
- Radius
- Zoning
- Parcels
- Notification Area

COX, JEFFREY & LISA
301 E Daws ST
Norman OK 73069-7214

KIMMEL, BRENDA
309 E Daws ST
Norman OK 73069-7214

WOODROW, MOLLY
315 E DAWS ST
NORMAN OK 73069

CLEAR, DENISE
3300 Fireside CIR
Norman OK 73072-2928

LINZE, KAYE M-REV TRT
3101 Cruden DR
Norman OK 73072

LINZE, KAYE M-REV TRT
3101 Cruden DR
Norman OK 73072

CITY OF NORMAN
201 W Gray ST
Norman OK 73069-7108

GOODMAN INVESTMENTS, LLC
820 W Franklin RD
Norman OK 73069-8107

DAWSON, SHELLEY
315 N Crawford AVE
Norman OK 73069-7221

JB COMMERCIAL, LLC
1875 Rolling Hills ST
Norman OK 73072-6707

HOOPER RENTAL, LLC
100 W Main ST
Norman OK 73069-1301

WATERMAN, DAVID H
315 E Tonhawa ST
Norman OK 73069-7236

DILLON, MARK
278 1st AVE, Apt 6A
New York NY 10009-1829

JERRY'S LLC
320 N Porter AVE
Norman OK 73071-5839

JERRY'S LLC
320 N Porter AVE
Norman OK 73071-5839

JERRY'S LLC
320 N Porter AVE
Norman OK 73071-5839

JERRY'S LLC
320 N Porter AVE
Norman OK 73071-5839

JERRY'S LLC
320 N Porter AVE
Norman OK 73071-5839

JERRY'S LLC
320 N Porter AVE
Norman OK 73071-5839

SOLTERO, TRISTEN H
312 E Daws ST
Norman OK 73069-7215

OSBURN, ARVA
310 E Daws ST
Norman OK 73069-7215

HARMON, LISA MARIE
308 E DAWS ST
NORMAN OK 73069

MURPHY, EARL W
319 N CRAWFORD AVE
NORMAN OK 73069

WILLIGE, JUSTIN D
306 E Daws ST
Norman OK 73069-7215

NORTH PORTER CENTER, LLC
2301 W Main ST
Norman OK 73069-6463

NORTH PORTER CENTER, LLC
2301 W Main ST
Norman OK 73069-6463

CATHOLIC CHURCH & RECTORY
211 N Porter AVE
Norman OK 73071-5836

ARCHDIOCESE OF OKLA CITY
425 E Tonhawa ST
Norman OK 73071-5842

MCQUINNESS, EUGENE REV
409 N PORTER AVE
NORMAN OK 73071

ST JOSEPHS SCHOOL
425 N PORTER AVE
NORMAN OK 73071

SALATKA, CHARLES A-ARCHBISHOP
425 E Tonhawa ST
Norman OK 73071-5842

QUINN, JOHN R
425 E ACRES ST
NORMAN OK 73071

QUINN, JOHN R REV
414 E ACRES ST
NORMAN OK 73071

ST JOSEPHS CATHOLIC CHURCH
410 E DAWS ST
NORMAN OK 73071

DAVE'S HEALTH MART PHARMACY INC
12520 S Youngs PL
Oklahoma City OK 73170-3415

D & J RENTAL PROPERTIES, LLC
142 Breakenridge DR
Eufaula OK 74432-5271

WOODS PROPERTY MANAGEMENT
LLC
2301 W Main ST
Norman OK 73069-6463

WOODS PROPERTY MANAGEMENT
LLC
2301 W Main ST
Norman OK 73069-6463

WOODS PROPERTY MANAGEMENT
LLC
2301 W Main ST
Norman OK 73069-6463

VESPER PROPERTIES, LLC
501 N Porter AVE
Norman OK 73071-6027

WOODS PROPERTY MANAGEMENT
LLC
2301 W Main ST
Norman OK 73069-6463

REED ET AL, VICTOR RT RE
413 E ACRES ST
Norman OK 73071

REED ET AL, VICTOR RT RE
429 E ACRES ST
Norman OK 73071

REED ET AL, VICTOR RT RE
425 E ACRES ST
Norman OK 73071

GRAVEL, LARRY H & KARLINDA J
410 N PONCA AVE
NORMAN OK 73071

CLAYDON, CAROLINE KAY
1920 Delancey DR
Norman OK 73071-3817

COKER, JEANETTE
418 E HUGHERT ST
NORMAN OK 73071

WOODS PROPERTY MANAGEMENT
LLC
2301 W Main ST
Norman OK 73069-6463

PRICE, JERRY D & MARTHA J-REV LIV
TRT
708 N Cockrel AVE
Norman OK 73071-6212

HUNTINGTON INVESTMENT CORP
3113 MILLBURY RD
NORMAN OK 73071

KHOURI & JAZZAR PROPERTIES, LLC
620 N Berry RD
Norman OK 73069-7542

GOODMAN, BRADLEY K
300 1/2 E Main ST
Norman OK 73069-1305

RAYA, LLC
506 N PORTER AVE
NORMAN OK 73071

GOODMAN INVESTMENTS, LLC
820 W Franklin RD
Norman OK 73069-8107

GOODMAN INVESTMENTS, LLC
820 W Franklin RD
Norman OK 73069-8107

GOODMAN HOLDINGS, LLC
300 1/2 E MAIN ST
NORMAN OK 73069

Public Utility Easement

Item 3.

A part of ORIGINAL TOWNSITE OF NORMAN, RECORD BOOK 1 OF PLATS, PAGE 27, more particularly described as follows:

COMMENCING (POC) at the Southeast Corner of Lot 16, BLOCK 19 of said ORIGINAL TOWNSITE OF NORMAN;

THENCE S62°22'14"W a distance of 16.00 feet along the South Line of Lot 16 and said point being the POINT OF BEGINNING (POB);

THENCE leaving said South Line S27°37'46"E a distance of 10.00 feet;

THENCE S62°22'14"W a distance of 127.91 feet to a point of curve;

THENCE on a curve to the left having a radius of 42.00 feet, a chord bearing N86°32'44"W a distance of 19.37 feet, a central angle bearing 26°39'45", and an arc length of 19.54 feet to a point on the South Line of Lot 10, BLOCK 19;

THENCE N62°22'14"E a distance of 144.50 feet along the South Lines of Lots 10, 11, 12, 13, 14, 15, and 16 to the POB;

Said parcel containing 1348 square feet or 0.03 acres more or less.

Bearings and Distances are GRID - Oklahoma State Plane - South Zone

SURVEYOR'S CERTIFICATE

I, Paul E. Davis of Garver, LLC, certify that the legal description herein closes in accordance with current tolerances and is a true representation of the real property described, and that the legal description of real property meets the minimum technical standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.


Witness my hand and seal this 12th day of March, 2024.



Paul E. Davis, PLS
Oklahoma No. 1565
Cert. of Auth. 4193
Exp. Date June 30, 2024



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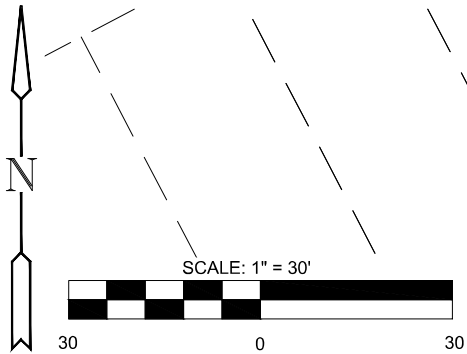
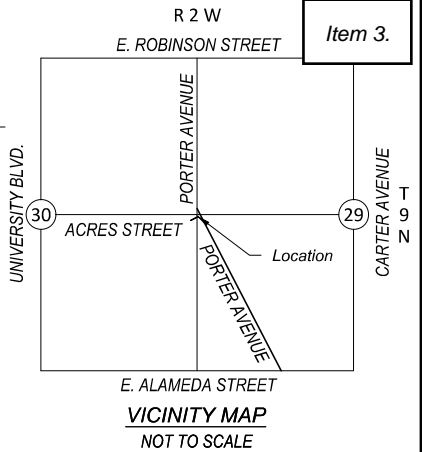
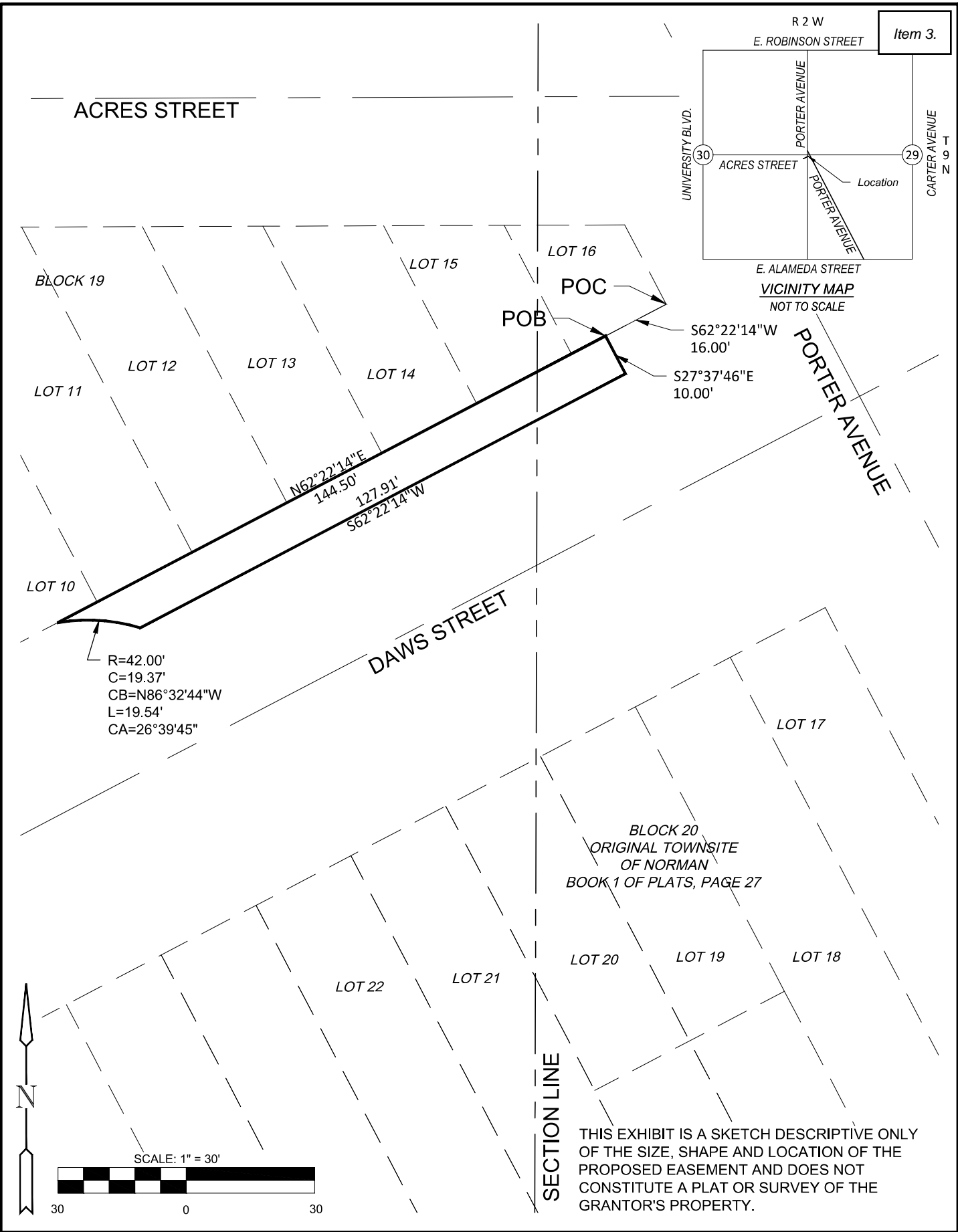
750 SW 24th Street, Suite 200
Moore, OK 73160
405.329.2555

CITY OF NORMAN
NORMAN, OKLAHOMA
PORTER AND ACRES
INTERSECTION
IMPROVEMENTS

Public Utility Easement
Legal Description

FIGURE NUMBER
CPUE1

SHEET NUMBER **1** **69**




BLOCK 20
ORIGINAL TOWNSITE
OF NORMAN
BOOK 1 OF PLATS, PAGE 27

SECTION LINE

THIS EXHIBIT IS A SKETCH DESCRIPTIVE ONLY OF THE SIZE, SHAPE AND LOCATION OF THE PROPOSED EASEMENT AND DOES NOT CONSTITUTE A PLAT OR SURVEY OF THE GRANTOR'S PROPERTY.

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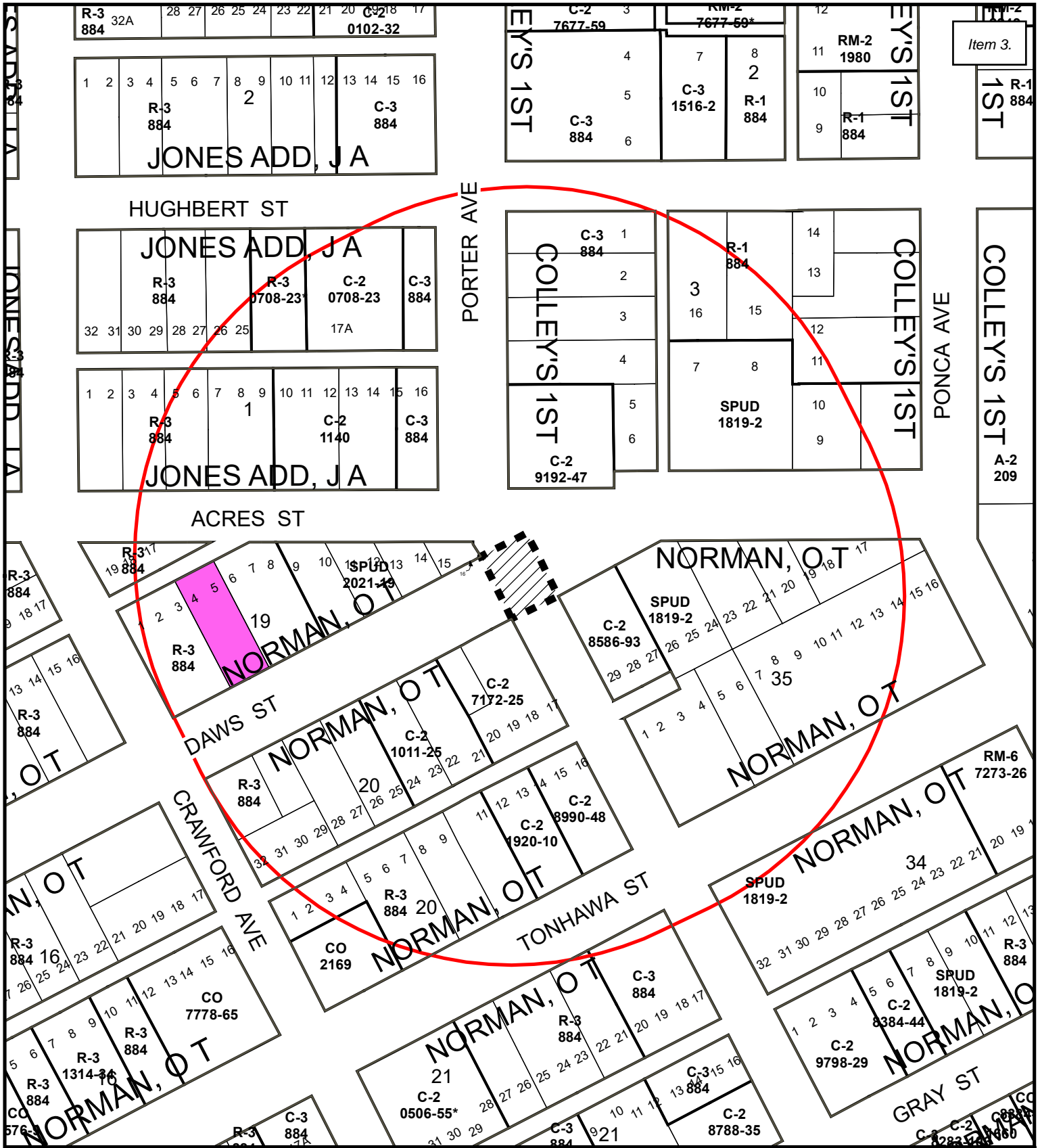


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CITY OF NORMAN
NORMAN, OKLAHOMA
PORTER AND ACRES
INTERSECTION
IMPROVEMENTS

Public Utility Easement
Exhibit

FIGURE NUMBER
CPUF 2
SHEET NUMBER 2 70

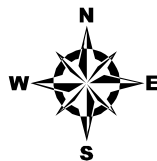


Protest Map

1.7% Protest Within Notification Area



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.



0 75 150 Feet

March 13, 2024

-  Subject Tract
-  Notification Area
-  Protest

ON 3/8/24

To the planning City Council and to those it might concern,

The residents that share the neighborhood with Vans Pig Stand have been fighting the encroachment of said business as far back as 2006. The original plans- for the culdesac that Vans Pig Stand eventually won- indicated that their own property would be used in part for the culdesac itself. Instead, it was the properties around it that suffered loss of square footage. The neighbors yard next to Dons Lock Shop has been largely scalped for the culdesac- disregarding those who live here and giving that space up for business over residents.

A majority of the business that Vans Pig Stand receives enter onto the property using the Porter street entrance. It is right back on to Porter that these same customers exit. The Porter entrance for Vans Pig Stand is their main thoroughfare.

The culdesac that was created at the behest of Vans Pig Stand was developed with complete disregard to the eye-sore that it created for the residents of East Daws street and the surrounding area. The culdesac itself is little more than a dead-end and certainly does not provide the turn around space that school busses for the neighborhoods children and city sanitation need to properly and safely turn around. We regularly watch trucks struggle to turn around in the miniscule space provided to do so.

I would recommend that the culdesac be redesigned appropriately, using more of the Vans Pig Stand parking lot as it was originally intended to do so- with the neighborhood in mind. There is a fence between Vans Pig Stand and the neighbor sharing a property line with them- but no sound barrier or visual barrier for the rest of the neighborhood that is forced to look at their parking lot that is rarely more than 50% full. A sound barrier and fence should be erected, which would provide Vans Pig Stand with space to place benches along on their side for their customers that walk there to eat.

The culdesac was designed under the assumption that the residents of the neighborhood would be considered. Instead we were given a small bare space that hardly qualifies as a space to turn around- muchless an actual culdesac. Maintaining the Porter entrance and exit for the Vans Pig Stand business saves the neighborhood from further being trampled on by businesses whos needs have been put first.

405 623 7989
~~316~~

¹
Brenda Kimmel
309 E. Daws St
Norman OK 73069

File Attachments for Item:

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-76: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

The applicant has requested postponement to the May 9, 2024 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/14/2024

REQUESTER: Highway 9 Jenkins M&J Investments, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-76: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

**The applicant has requested postponement to the May 9, 2024
Planning Commission Meeting**

Regarding Agenda Items 4-6, Highway 9 Jenkins M&J Investments, L.L.C. Resolution R-2324-76, Ordinance O-2324-28, and Preliminary Plat PP-2324-10

NORMAN 2025 Land Use & Transportation Plan from Industrial Designation to Mixed Use Designation and Future Urban Service Area to Current Urban Service Area; Rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, and Preliminary Plat for Sooner Village, a Planned Unit Development

The applicant, Highway 9 Jenkins M&J Investments, L.L.C., is requesting a postponement to the May 9, 2024, Planning Commission meeting to allow for redesign of the preliminary plat and site plan.

File Attachments for Item:

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-28: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

The applicant has requested postponement to the May 9, 2024 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/14/2024

REQUESTER: Highway 9 Jenkins M&J Investments, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-28: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

**The applicant has requested postponement to the May 9, 2024
Planning Commission Meeting**

Regarding Agenda Items 4-6, Highway 9 Jenkins M&J Investments, L.L.C. Resolution R-2324-76, Ordinance O-2324-28, and Preliminary Plat PP-2324-10

NORMAN 2025 Land Use & Transportation Plan from Industrial Designation to Mixed Use Designation and Future Urban Service Area to Current Urban Service Area; Rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, and Preliminary Plat for Sooner Village, a Planned Unit Development

The applicant, Highway 9 Jenkins M&J Investments, L.L.C., is requesting a postponement to the May 9, 2024, Planning Commission meeting to allow for redesign of the preliminary plat and site plan.

File Attachments for Item:

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

The applicant has requested postponement to the May 9, 2024 Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/14/2024

REQUESTER: Highway 9 Jenkins M&J Investments, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

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

**The applicant has requested postponement to the May 9, 2024
Planning Commission Meeting**

Regarding Agenda Items 4-6, Highway 9 Jenkins M&J Investments, L.L.C. Resolution R-2324-76, Ordinance O-2324-28, and Preliminary Plat PP-2324-10

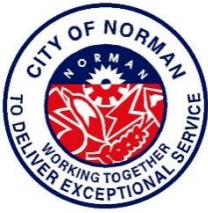
NORMAN 2025 Land Use & Transportation Plan from Industrial Designation to Mixed Use Designation and Future Urban Service Area to Current Urban Service Area; Rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, and Preliminary Plat for Sooner Village, a Planned Unit Development

The applicant, Highway 9 Jenkins M&J Investments, L.L.C., is requesting a postponement to the May 9, 2024, Planning Commission meeting to allow for redesign of the preliminary plat and site plan.

File Attachments for Item:

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-126: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE OFFICE DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION. (East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35)

The applicant has requested postponement to the April 11, 2024 Planning Commission meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/14/2024

REQUESTER: Carroll Farm, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-126: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE OFFICE DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION. (East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35)

**The applicant has requested postponement to the April 11, 2024
Planning Commission meeting**

Regarding Agenda Items 7-9, Carroll Farm, L.L.C.
Resolution R-2324-126, Ordinance O-2324-43, and Preliminary Plat PP-2324-15

NORMAN 2025 Land Use & Transportation Plan from Office Designation to Commercial Designation; Rezoning from PUD, Planned Unit Development, to a new PUD, Planned Unit Development, and Preliminary Plat for Carroll Farm Addition, a Planned Unit Development

The applicant, Carroll Farm, L.L.C., is requesting a postponement to the April 11, 2024, Planning Commission meeting to allow for redesign of the preliminary plat and site plan.

File Attachments for Item:

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-42: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35)

The applicant has requested postponement to the April 11, 2024 Planning Commission meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/14/2024

REQUESTER: Carroll Farm, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-42: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35)

**The applicant has requested postponement to the April 11, 2024
Planning Commission meeting**

Regarding Agenda Items 7-9, Carroll Farm, L.L.C.
Resolution R-2324-126, Ordinance O-2324-43, and Preliminary Plat PP-2324-15

NORMAN 2025 Land Use & Transportation Plan from Office Designation to Commercial Designation; Rezoning from PUD, Planned Unit Development, to a new PUD, Planned Unit Development, and Preliminary Plat for Carroll Farm Addition, a Planned Unit Development

The applicant, Carroll Farm, L.L.C., is requesting a postponement to the April 11, 2024, Planning Commission meeting to allow for redesign of the preliminary plat and site plan.

File Attachments for Item:

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-15: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CARROLL FARM, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR CARROLL FARM ADDITION, A PLANNED UNIT DEVELOPMENT FOR PROPERTY GENERALLY LOCATED East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35.

The applicant has requested postponement to the April 11, 2024 Planning Commission meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/14/2024

REQUESTER: Carroll Farm, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-15: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CARROLL FARM, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR CARROLL FARM ADDITION, A PLANNED UNIT DEVELOPMENT FOR PROPERTY GENERALLY LOCATED EAST OF 36TH AVENUE N.W., NORTH OF W. TECUMSEH ROAD, AND WEST OF I-35.

**The applicant has requested postponement to the April 11, 2024
Planning Commission meeting**

Regarding Agenda Items 7-9, Carroll Farm, L.L.C. Resolution R-2324-126, Ordinance O-2324-43, and Preliminary Plat PP-2324-15

NORMAN 2025 Land Use & Transportation Plan from Office Designation to Commercial Designation; Rezoning from PUD, Planned Unit Development, to a new PUD, Planned Unit Development, and Preliminary Plat for Carroll Farm Addition, a Planned Unit Development

The applicant, Carroll Farm, L.L.C., is requesting a postponement to the April 11, 2024, Planning Commission meeting to allow for redesign of the preliminary plat and site plan.