



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, June 08, 2023 at 6:30 PM

AGENDA

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

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

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

ROLL CALL

CONSENT ITEMS

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

Minutes

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the April 13, 2023 Regular Planning Commission meeting.

Preliminary Plats

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2223-7: Consideration of a Preliminary Plat submitted by Gary and Lynn Do (Parkhill Lemke Land Surveying) for DOMERICA ADDITION, SECTION 1 for 2.06 acres of property located at 3360 Classen Boulevard.

Short Form Plats

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2223-2: Consideration of a Short Form Plat submitted by David Armstrong (Delta Surveying Co.) for THE CAREY ADDITION for 1.905 acres of property generally located at the southeast corner of Imhoff Road and Classen Boulevard.
4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2223-3: Consideration of a Short Form Plat submitted by Sooner Traditions Realty, L.L.C. (Arc Engineering Consultants) for ZAYDEN'S PLACE for 2.19 acres of property located at 1300 W. Lindsey Street.
5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2223-4: Consideration of a Norman Rural Certificate of Survey submitted by Virgil and Elizabeth Bevel (Pollard & Whited Surveying, Inc.) for BEVEL ADDITION for 0.512 acres of property located at 902 Hoover Street.

NON-CONSENT ITEMS

NORMAN 2025 Amendment & SPUD Zoning

6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2223-125: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Office Designation to High Density Residential Designation for 0.32 acres of property located at the southeast corner of University Boulevard and Tonhawa Street (215 & 229 N. University Blvd.).
7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-38: Hampton Homes, L.L.C. requests rezoning from CO, Suburban Office Commercial District, to SPUD, Simple Planned Unit Development, for 0.32 acres of property located at the southeast corner of University Boulevard and Tonhawa Street (215 & 229 N. University Blvd.).

Rezoning to R-1

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-39: Stephen Teel requests rezoning from R-3, Multi-Family Dwelling District, to R-1, Single Family Dwelling District, for property located at 485 College Avenue.

Center City PUD

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-44: 101 W, L.L.C. requests rezoning from CCFBC, Center City Form Based Code, to CCPUD, Center City Planned Unit Development, for 11,960 sq. ft. of property located at 101 W. Symmes Street.

SPUD Zoning

10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-45: Cimarron Precious Metals, Inc. requests rezoning from I-1, Light Industrial District, to SPUD, Simple Planned Unit Development, for 0.43 acres of property located at 1001 N. University Boulevard.

Special Use for Public Utility

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-46: Williams, Box, Forshee & Bullard, PC, on behalf of the Applicant/Land Owner, requests Special Use for a Public Utility for 40 acres of property generally located at the southwest corner of 48th Avenue N.W. and Franklin Road.

Code Amendments

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-31: AN ORDINANCE AMENDING THE CENTER CITY FORM BASED CODE, ADOPTED BY REFERENCE IN CHAPTER 36 ("ZONING") AT SECTION 36-540, OF THE CODE OF THE CITY OF NORMAN, IN ORDER TO REMOVE DUPLICATIVE LANGUAGE, UPDATE REFERENCES TO THE RECODIFIED MUNICIPAL CODE, REFERENCE UPDATED ENGINEERING DESIGN CRITERIA, AND TO AMEND THE CERTIFICATE OF COMPLIANCE APPLICATION REQUIREMENTS FOR SITE PLAN REQUIREMENTS; AND PROVIDING FOR THE SEVERABILITY THEREOF.
13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-47: AN ORDINANCE AMENDING THE CENTER CITY FORM BASED CODE, ADOPTED BY REFERENCE IN CHAPTER 36 ("ZONING") AT SECTION 36-540, OF THE CODE OF THE CITY OF NORMAN, TO AMEND THE CENTER CITY REGULATING PLAN MAP TO AMEND THE REQUIRED BUILD LINE ALONG THE NORTH SIDE OF BOYD STREET FROM A POINT STARTING WEST OF MONNETT AVENUE AND CONTINUING TO THE BNSF RAILROAD RIGHT-OF-WAY; AND PROVIDING FOR THE SEVERABILITY THEREOF.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the April 13, 2023 Regular Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/08/2023

REQUESTER: Rone' Tromble, Admin. Tech. IV

PRESENTER: Rone' Tromble, Admin. Tech. IV

ITEM TITLE: Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the April 13, 2023 Regular Planning Commission meeting.

ACTION NEEDED: Approve, reject, amend, or postpone the Minutes of the April 13, 2023 Regular Planning Commission meeting.



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, April 13, 2023 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 13th day of April, 2023.

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

* * *

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

ROLL CALL

PRESENT

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

A quorum was present.

STAFF PRESENT

Jane Hudson, Director, Planning & Community Development
Lora Hoggatt, Planning Services Manager
Melissa Navarro, Planner I
Colton Wayman, Planner I
Anais Starr, Planner II
Jack Burdett, Subdivision Development Coordinator
David Riesland, Transportation Engineer
Beth Muckala, Assistant City Attorney
Bryce Holland, Multimedia Specialist
Roné Tromble, Admin. Tech. IV

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CONSENT ITEMS

Motion made by McKown, Seconded by Jablonski, to remove Item 2 from the Consent Docket for the purpose of postponement.

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

The motion carried by a vote of 9-0.

Minutes

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the March 9, 2023 Regular Planning Commission meeting.

Motion made by McDaniel, Seconded by Parker, to approve the Minutes of the March 9, 2023 Regular Planning Commission meeting as presented.

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

The motion carried by a vote of 9-0.

Short Form Plats

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2223-2: Consideration of a Short Form Plat submitted by David Armstrong (Delta Surveying Co.) for THE CAREY ADDITION for 1.905 acres of property generally located at the southeast corner of Imhoff Road and Classen Boulevard.

Motion made by Parker, Seconded by Kindel, to postpone SFP-2223-2 to the May 11, 2023 Planning Commission meeting.

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

The motion carried by a vote of 9-0.

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NON-CONSENT ITEMS**NORMAN 2025 and General Commercial Zoning**

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2223-109: Plant Life, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan to remove Special Planning Area 1 (SPA-1), retaining Commercial Designation, for 0.53 acres of property located at 2516 Briggs Street.

ITEMS SUBMITTED FOR THE RECORD:

1. NORMAN 2025 Map
 2. Staff Report
3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-28: Plant Life, L.L.C. requests rezoning from R-1, Single Family Dwelling District, to C-2, General Commercial District for 0.53 acres of property located at 2516 Briggs Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan

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

Mr. Jablonski asked why SPA-1 had a requirement for all the property to be under one ownership before it could be developed. Mr. Wayman did not know.

PRESENTATION BY THE APPLICANT: The applicant, Stephen Lewis, 501 Manor Hill Court, did not have a presentation, but was available to answer questions.

Ms. Kindel asked about the green space. Mr. Lewis responded that everything other than the building and pad will be landscape-driven. It will not be a nursery. They will install a tree line in the front.

Mr. Parker asked if everything will be stored inside. Mr. Lewis responded affirmatively.

Ms. Bird asked if they considered a PUD, which would be more specific to the use. Mr. Lewis responded that a PUD was suggested, but they already had the paperwork filled out for C-2. He noted that there is not sewer service to the site.

PUBLIC PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Brewer thinks the use is fine, but rezoning to C-2 opens it up for potential future concerns. Ms. Bird added it is nice to see something that has been a vacant piece of land have some use along the highway.

Motion made by McDaniel, Seconded by Brewer, to recommend adoption of Resolution No. R-2223-109 and Ordinance No. O-2223-28 to City Council.

Item 1.

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

The motion carried by a vote of 9-0

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5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-29: CA McCarty Construction, L.L.C. requests rezoning from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, for 1.04 acres of property located at 1309 S. Berry Road.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-C
4. Preliminary Site Development Plan

6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2223-6: Consideration of a Preliminary Plat submitted by CA McCarty Construction, L.L.C. (Arc Engineering Consultants, L.L.C.) for McCOOP ABODE ADDITION for 1.04 acres of property located at 1309 S. Berry Road.

ITEMS SUBMITTED FOR THE RECORD:

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

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

PRESENTATION BY THE APPLICANT:

Gunner Joyce, Rieger Law Group, representing the application, presented the project.

Mr. Parker asked whether the driveway will be shared. Mr. Joyce said there will be a shared access easement filed with the plat.

PUBLIC PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Parker commented that he does not see any issues with this layout based on the frontage issue. Mr. Jablonski agreed. Mr. Brewer thinks it is a creative way to get two units on the site. Ms. Bird spoke in support of the project.

Motion made by McKown, Seconded by Griffith, to recommend adoption of Ordinance No. O-2223-29 and PP-2223-6, the Preliminary Plat for McCOOP ABODE ADDITION, to City Council.

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

The motion carried by a vote of 9-0.

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7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-30: J FORD, L.L.C. requests amendment of the CCPUD approved in O-2021-23 for 0.16 acres of property generally located at 231 W. Main Street, to allow for specific tenant signage and modify landscaping.

Motion made by McKown, Seconded by Brewer, to allow Erica Bird to be recused on this item.

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

The motion to allow recusal passed by a vote of 9-0. Ms. Bird turned control of the meeting over to Vice Chair Parker and vacated the room.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-E

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

Ms. McKown asked who will be responsible for maintaining the planters. Ms. Starr responded they will not be in the City right-of-way, so it will be the tenants or property owners.

Mr. Brewer asked for clarification of the sign placement. Ms. Starr responded.

PRESENTATION BY THE APPLICANT:

Gunner Joyce, Rieger Law Group, representing the applicant, presented the project. No protests were received on this application.

Mr. Jablonski asked the plan if and when the old brick house falls down. Mr. Joyce responded and cited Section III(B)(2) of the CCPUD.

PUBLIC PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Jablonski asked if there are any concerns with the signage proposed at the top of the 2nd floor. None were voiced.

Motion made by Brewer, Seconded by McDaniel, to recommend adoption of Ordinance No. O-2223-30 to City Council.

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

The motion carried by a vote of 8-0.

Ms. Bird resumed her seat and control of the meeting.

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-33: Midway Grocery, Inc. requests rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, for 0.234 acres of property generally located at 601 W. Eufaula Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative

PRESENTATION BY STAFF: Mr. Wayman reviewed the staff report, a copy of which is filed with the minutes. Supports of 13.9% and protests of 45% within the notification area have been received.

Mr. Brewer asked for an example of the maximum sound under the noise ordinance. Mr. Wayman did not have that information.

Ms. Kindel asked if there would be a setback requirement for the stage. Mr. Wayman responded that they would be able to place it generally where it is proposed on the site plan in the PUD.

Mr. Jablonski asked if any large trees would have to be removed for the stage. Mr. Wayman did not believe any trees would be removed.

Mr. Parker asked what items in the SPUD are outside of the existing C-1 zoning. Mr. Wayman responded outdoor catered events.

PRESENTATION BY THE APPLICANT:

Hal Ezzell, 100 48th Avenue N.W., representing the applicant, presented the project.

Ms. Kindel asked questions pertaining to the size of the current and proposed stage, and the hours of operation. Bob Thompson, 2838 Misty Ridge Drive, addressed the future stage. Mr. Ezzell addressed the hours. Mr. Thompson explained they have been running events from 7:00 or 7:30 p.m. until 9:00 p.m. There were some times when it was very hot, so they pushed it back to 7:30 so there would be shade on the stage. He would like to have the ability to adjust to situations like that.

Mr. Jablonski asked how late commercial activity can take place. Mr. Thompson responded that he didn't know of any restriction.

Mr. McClure asked whether Midway has ever been cited for noise. Mr. Thompson said they have not. Mr. McClure asked about any parking issues. Mr. Thompson responded.

Ms. McKown asked about a timeline for moving from a temporary stage to a more permanent stage. Mr. Thompson responded that they plan to continue using the stage they have now.

Mr. Parker asked about frequency of events if the SPUD is approved. Mr. Thompson discussed staffing and the frequency of events. Friday, Saturday and Sunday are typically when people want to schedule events.

Mr. Griffith suggested including the location of the speakers in the SPUD that would create the least amount of noise intrusion into the neighborhood. Mr. Thompson responded. They don't want to commit solutions that have not been tested to an ordinance. They will probably want to put up a big fence, which is one of the most effective things they can do.

Ms. Kindel asked if there was a pattern to the calls to the police. Mr. Thompson responded and outlined things they have done to work with the neighbor. He also addressed the trees – there is a 120 year old pecan tree and an 80 year old oak tree, which are the first two legacy trees in Norman, so they will not be cut down.

Ms. Bird outlined some of the common areas of concern in the protest letters: hours, occupancy, and frequency. Mr. Ezzell responded. Ms. Bird asked what occupancy would be allowed by the City. Mr. Thompson responded that there is an occupancy of 42 allowed inside; there are approximately 50 chairs outside.

Ms. McKown asked, if someone wanted to rent the space and have 150 guests, what the response would be. Mr. Thompson responded.

Ms. Kindel asked if they would be opposed to amending the SPUD to state 75 guests and no more than 3 days a week. Mr. Thompson responded that he anticipates City Council is going to have some requests like that and they are prepared to work with them as this goes forward. Mr. Ezzell stated they would be willing to include a maximum of 3 days per week. Mr. Thompson would prefer 100 guests.

Mr. Brewer asked whether any number included in the SPUD would be addressing only outside guests, or both inside and outside.

Recess 8:14 to 8:20 p.m.

PUBLIC PARTICIPATION:

Dan Munson, 208 Waterfront Drive – spoke regarding Strong Towns as it would relate to this proposal, and in support of the application.

Odette Horton, 318 College Avenue – spoke in opposition to the application.

Kim Zahller, 304 Chautauqua Avenue – spoke regarding parking issues, and in opposition to the application.

Ruth Walker, 524 W. Comanche Street – spoke regarding noise, and in opposition to the application.

Ken Womack, 511 W. Eufaula Street – spoke in opposition to the application, citing foot and vehicular traffic, security issues, and parking problems.

Rick Poland, 425 Chautauqua Avenue – spoke in opposition to the application.

Dana Anderson, 306 Chautauqua Avenue – spoke in opposition to the application.

Chuck Anderson, 306 and 207 Chautauqua Avenue – provided copies of a photo, and spoke in opposition to the proposal.

Austin Brewer, 204 Chautauqua Avenue – spoke in support of the application.

Ben Alpers, 208 Chautauqua Avenue – spoke in opposition to the application, citing noise issues and neighborhood conflict.

Karin Schutjer, 208 Chautauqua Avenue – spoke regarding neighborhood balance, and in opposition to the proposal.

Jayne Crumpley, 423 Elm Avenue – spoke in opposition to the application, particularly parking issues, and about the availability of restroom facilities for the events.

Tara Myers, 205 Chautauqua Avenue – stated they don't mind the music at the Midway, but the proximity to their bedroom window makes the situation weird; they would probably support the application with some parameters established.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. McKown raised the issue of parking enforcement on weekends.

Mr. Jablonski asked what recourse the neighbors have if the City won't measure the noise level. Mr. McClure referred to an incident in his neighborhood where the police shut down a loud party following a call.

Mr. Brewer spoke regarding the location of his home in the neighborhood and the number of events they can hear. The City needs to make enforcement of the noise ordinance a priority. The proposal tightens up the zoning on the site, and preserves the site. Concessions need to be made, but not at this meeting.

Mr. Jablonski believes this is an unusual case; most SPUDs want all possible uses. This is preserving something that has been in the neighborhood for a long time. We want infill development, walkable cities, restaurants we can walk to, entertainment we can walk to and that comes with growing pains. Maybe we need to change the noise ordinance levels for neighborhoods with live entertainment. Maybe we need to change how we enforce parking and on weekends. The noise concerns are valid.

Mr. Parker suggested requiring 50 parking spaces as part of the SPUD. Ms. Bird commented there was something similar with The Noun hotel where they had an agreement with the church.

Ms. Kindel commented that with each of the past events that have been held, the applicant could have taken steps to address some of the issues, such as parking; there are not enough specifics in the proposal to go from 7 events to unlimited events.

Mr. Brewer agreed there needs to be a parking solution, but off-site parking with a required number of spaces is not the solution; street parking is adequate and is rarely an issue. Parking on both sides of the street so an ambulance can't get through is a problem.

Ms. Bird asked if the Commission wanted to add any parameters. Mr. Jablonski suggested that the elected officials should make the decision on additional parameters.

Motion made by Brewer, Seconded by Jablonski, to recommend adoption of Ordinance No. O-2223-33, with the comment that additional considerations should be decided upon with City Council as part of approval.

Mr. Parker commented that the Planning Commission is called to represent everybody, not just business interests. The applicant has said they're willing to look at other parameters; allow that opportunity first for the Commission to consider. Ms. Kindel agreed.

Mr. Griffith would like to see the zoning changed to SPUD to preserve Midway because of its historic importance to the neighborhood, but he would have a difficult time supporting the outdoor entertainment as proposed. He would support a postponement to flesh out some of the details.

Voting Yea: Brewer, McDaniel, McKown, Bird, McClure, Jablonski

Voting Nay: Parker, Griffith, Kindel

The motion carried by a vote of 6-3.

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MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Ms. Hudson noted that applications for the upcoming committee for the Comprehensive Plan are still open. There is an application on the City website if anybody is interested in serving on that committee.

Mr. Jablonski suggested the City consider a two-tiered noise ordinance which would address live music in neighborhoods.

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 9:43 p.m.

Planning Commission

File Attachments for Item:

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2223-7: Consideration of a Preliminary Plat submitted by Gary and Lynn Do (Parkhill Lemke Land Surveying) for DOMERICA ADDITION, SECTION 1 for 2.06 acres of property located at 3360 Classen Boulevard.



CITY OF NORMAN, OK STAFF REPORT

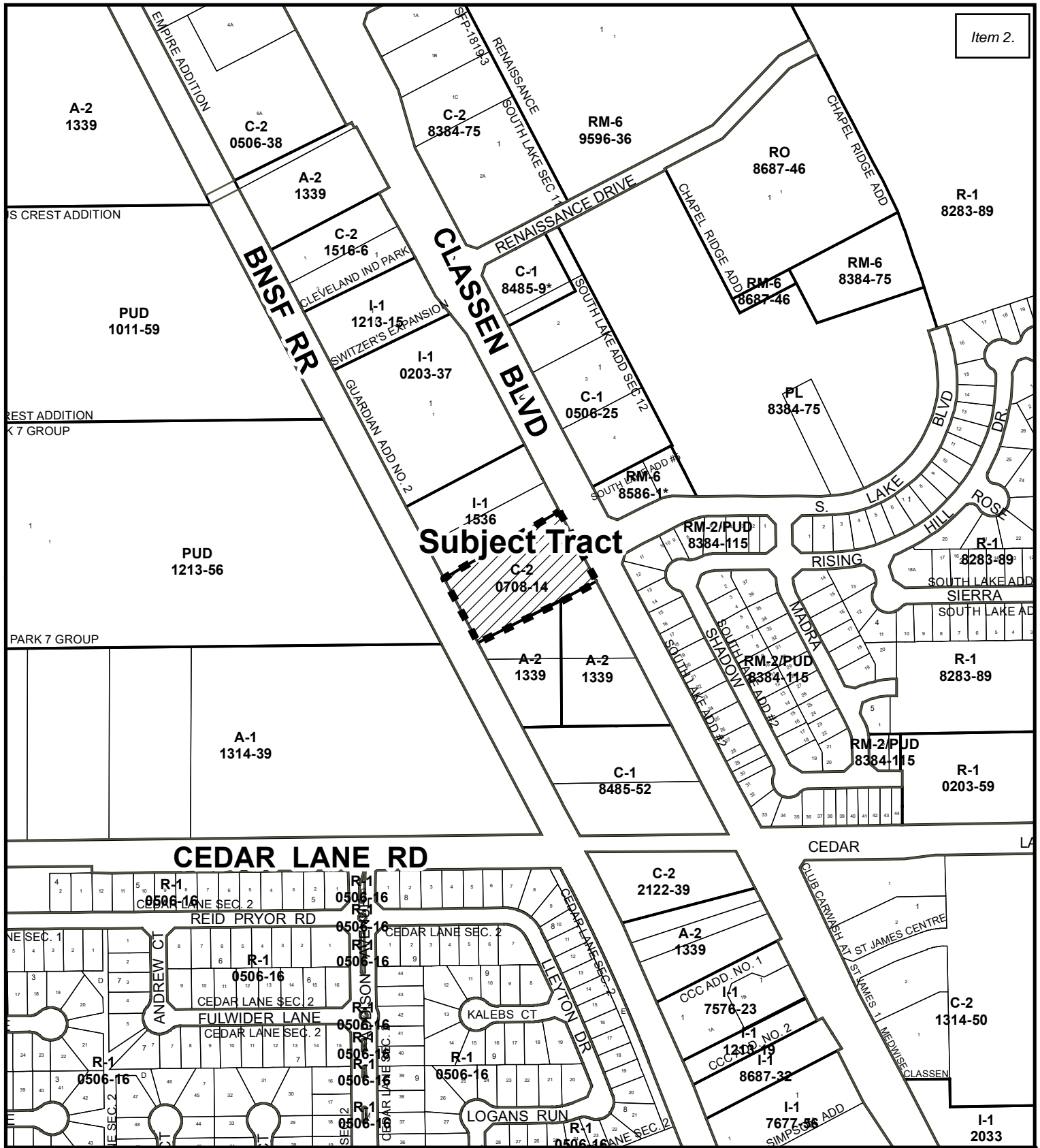
MEETING DATE: 06/08/2023

REQUESTER: Logan Wright Foundation

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2223-7: Consideration of a Preliminary Plat submitted by Gary and Lynn Do (Parkhill Lemke Land Surveying) for DOMERICA ADDITION, SECTION 1 for 2.06 acres of property located at 3360 Classen Boulevard.

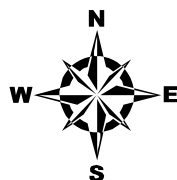
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement PP-2223-7 for DOMERICA ADDITION, SECTION 1 preliminary plat.



Location Map



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



March 3, 2023

0 200 400 Ft.



Subject Tract



Zoning

Parkhill



4/27/2023

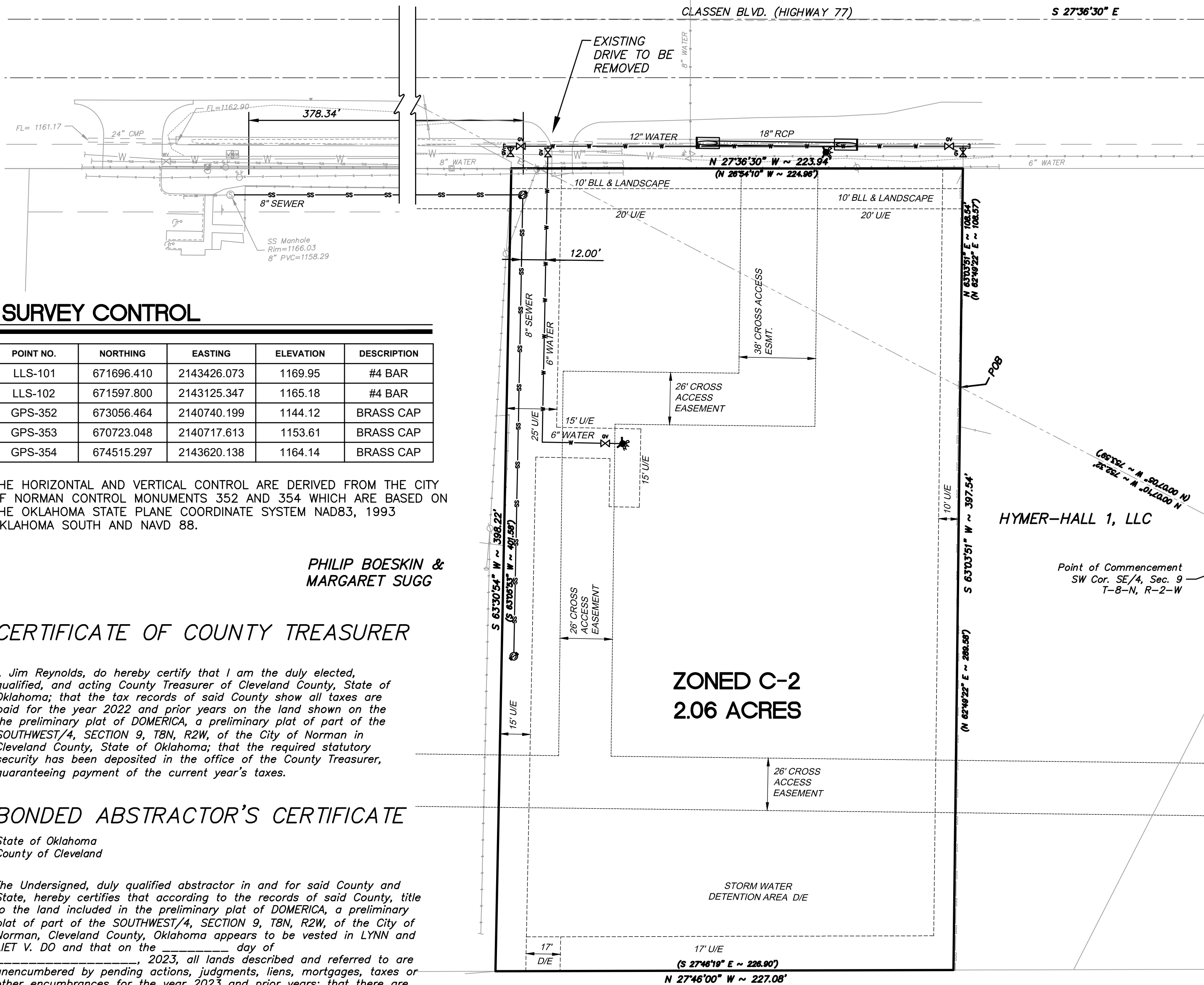
Parkhill.com

DOMERICA
PRELIMINARY PLAT
CLASSEN BLVD. AND SOUTH LAKE BLVD.

DESCRIPTION	#	ACRES	LOT #
COMMERCIAL	1	2.06	1, Block 1

DEVELOPER:
PHAM DO
2908 TWIN LAKES DRIVE
MOORE, OKLAHOMA 73165

PRELIMINARY PLAT OF DOMERICA A PART OF THE SOUTHWEST/4, SECTION 9, T8N, R2W, I.M. Norman, Cleveland County, Oklahoma



SURVEY CONTROL

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
LLS-101	671696.410	2143426.073	1169.95	#4 BAR
LLS-102	671597.800	2143125.347	1165.18	#4 BAR
GPS-352	673056.464	2140740.199	1144.12	BRASS CAP
GPS-353	670723.048	2140717.613	1153.61	BRASS CAP
GPS-354	674515.297	2143620.138	1164.14	BRASS CAP

THE HORIZONTAL AND VERTICAL CONTROL ARE DERIVED FROM THE CITY OF NORMAN CONTROL MONUMENTS 352 AND 354 WHICH ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83, 1993 OKLAHOMA SOUTH AND NAVD 88.

PHILIP BOESKIN &
MARGARET SUGG

CERTIFICATE OF COUNTY TREASURER

I, Jim Reynolds, do hereby certify that I am the duly elected, qualified, and acting County Treasurer of Cleveland County, State of Oklahoma; that the tax records of said County show all taxes are paid for the year 2022 and prior years on the land shown on the preliminary plat of DOMERICA, a preliminary plat of part of the SOUTHWEST/4, SECTION 9, T8N, R2W, of the City of Norman, Cleveland County, State of Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.

BONDED ABTRACTOR'S CERTIFICATE

State of Oklahoma
County of Cleveland

The Undersigned, duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, title to the land included in the preliminary plat of DOMERICA, a preliminary plat of part of the SOUTHWEST/4, SECTION 9, T8N, R2W, of the City of Norman, Cleveland County, Oklahoma appears to be vested in LYNN and LIET V. DO and that on the _____ day of _____, 2023, all lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages, taxes or other encumbrances for the year 2023 and prior years; that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person except mortgages of record.

EXECUTED at Norman, Cleveland County, Oklahoma, on this _____ day of _____, 2023.

ATTEST: CLEVELAND COUNTY ABSTRACT COMPANY

Secretary Vice President

IN WITNESS WHEREOF said County Treasurer has caused this instrument to be executed at Norman in Cleveland County, State of Oklahoma, this _____ day of _____, 2023.

County Treasurer – Jim Reynolds

SURVEYOR'S CERTIFICATE

I, Kelly J. Henderson, Professional Land Surveyor No. 1395 in the State of Oklahoma, hereby certify that the preliminary plat of DOMERICA, a part of the SOUTHWEST/4, SECTION 9, T8N, R2W, of Norman, Cleveland County, Oklahoma, represents a careful survey thereof made under my supervision on the 4th day of April, 2023, and that all of the monuments shown hereon actually exist and their positions are correctly shown.

Kelly J. Henderson, PLS #1395
Lemke Land Surveying, Inc.

Chairman

County of Cleveland

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2023, personally appeared _____, as Vice President of Cleveland County Abstract Company to me known to be the identical person who executed the within and foregoing instrument and they acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written.

My Commission Expires the _____ day of _____

Notary Public

CITY PLANNING COMMISSION APPROVAL

I, _____, Chairman of the Norman Planning Commission certify that the Commission duly approved this plat on the _____ day of _____, 2023.

Chairman

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

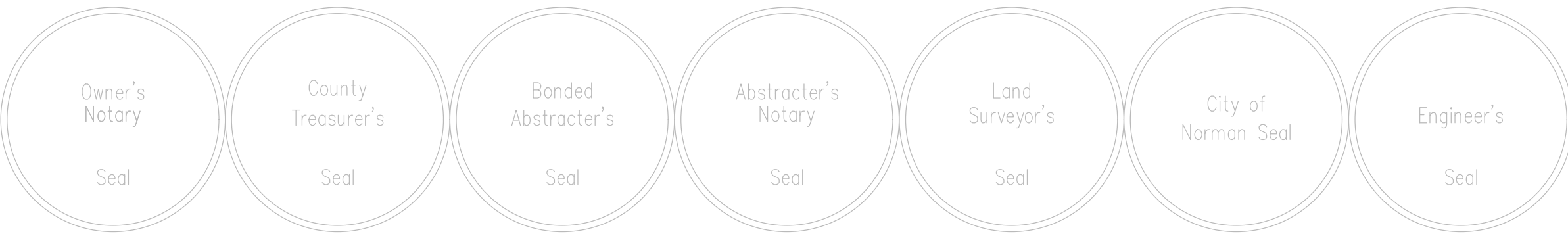
BE IT HEREBY RESOLVED by the City Council of the City of Norman, Oklahoma, that the dedications shown on the the preliminary plat of DOMERICA, a preliminary plat of part of the SOUTHWEST/4, SECTION 9, T8N, R2W, are hereby accepted.

Approved by the Council of the City of Norman, Oklahoma, this _____ day of _____, 2023.

ATTEST: CITY OF NORMAN, OKLAHOMA

Attest City Clerk – Brenda Hall

Mayor – Larry Heikkila



LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE A.T.&S.F. RIGHT-OF-WAY 2040.8 FEET SOUTHEASTERLY FROM THE POINT OF INTERSECTION OF SAID RIGHT-OF-WAY AND THE NORTH LINE OF SAID QUARTER SECTION;

THENCE SOUTHEASTERLY (RECORD) SOUTH 27°46'19" EAST (MEASURED) ALONG SAID RIGHT-OF-WAY 226.9 FEET;

THENCE NORTH 62°50' EAST (RECORD) NORTH 62°49'22" EAST (MEASURED) FOR A DISTANCE OF 285.65 FEET (RECORD) 289.58 FEET (MEASURED);

THENCE NORTH 253 FEET (RECORD);

THENCE WESTERLY (RECORD) SOUTH 63°05'53" WEST (MEASURED) TO THE PLACE OF BEGINNING.

AND

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 737.12 FEET (RECORD) 753.59 (MEASURED) NORTH (RECORD) NORTH 00°07'05" WEST (MEASURED) OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE/4);

THENCE NORTH 269.98 FEET (RECORD) TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #77;

THENCE IN A SOUTHEASTERLY DIRECTION (RECORD) SOUTH 26°54'10" EAST (MEASURED) ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 240 FEET (RECORD) 224.96 FEET (MEASURED);

THENCE SOUTH 62°50' WEST (RECORD) SOUTH 62°49'22" WEST (MEASURED) A DISTANCE OF 125 FEET (RECORD) 108.5 FEET (MEASURED) TO THE PLACE OF BEGINNING.

THE ABOVE TWO (2) TRACTS OF LAND ALSO BEING DESCRIBED AS A SINGLE PARCEL AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, BEING ASSUMED TO BEAR NORTH 89°06'44" EAST, AND BEING MONUMENTED BY A PK NAIL FOR THE SOUTHWEST CORNER AND A 3" O.D.O.T. BRASS CAP FOR THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER;

COMMENCING AT PK NAIL FOR THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00°07'05" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 753.59 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 62°49'22" EAST, A DISTANCE OF 108.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 77 TO NO. 4 REBAR WITH PLASTIC CAP STAMPED "LS 1445";

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 26°54'10" WEST, A DISTANCE OF 224.96 FEET TO NO. 3 REBAR;

THENCE, SOUTH 63°05'53" WEST, A DISTANCE OF 401.58 FEET TO A NO. 4 REBAR WITH PLASTIC CAP STAMPED "LS 1445"; SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE A.T.&S.F. RAILROAD;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, SOUTH 27°46'19" EAST, A DISTANCE OF 226.90 FEET TO A NO. 4 REBAR WITH PLASTIC CAP STAMPED "LS 1445";

THENCE NORTH 62°49'22" EAST, A DISTANCE OF 289.58 FEET TO THE POINT OF BEGINNING.

In witness whereof we, the undersigned have cause this instrument to be executed this _____ day of _____, 2023.

ATTEST: PHAM DO

State of Oklahoma
County of Cleveland

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by LYNN DO.

Witness my hand and notarial seal the day and year last above written.

My commission expires: _____ Notary Public

State of Oklahoma
County of Cleveland

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by LIET V. DO.

Witness my hand and notarial seal the day and year last above written.

My commission expires: _____ Notary Public

DOMERICA
SHEET 1 OF 1

Planning Commission Agenda
May 11, 2023

PRELIMINARY PLAT
PP-2223-7

ITEM NO. 4

ITEM: Consideration of a preliminary plat for **DOMERICA ADDITION, SECTION 1.**

LOCATION: Located at 3360 S. Classen Boulevard.

INFORMATION:

1. Owner. Gary and Lynn Do.
2. Developer. Gary and Lynn Do.
3. Engineer. Parkhill Engineering/Lemke Land Surveying.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City limits without zoning.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District
3. July 9, 1998. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
4. July 9, 1998. Planning Commission, on a vote of 8-0, approved the preliminary plat for Classen Addition, Section 1.
5. September 8, 1998. City Council postponed Ordinance No. O-9899-3.
6. September 22, 1998. City Council postponed Ordinance No. O-9899-3.
7. October 13, 1998. City Council adopted Ordinance No. O-9899-3, placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.

8. November 12, 1998. Planning Commission, on a vote of 6-0, recommended to City Council that the final plat for Classen Addition, Section 1, be approved.
9. February 23, 1999. City Council approved the final plat for Classen Addition, Section 1.
10. February 23, 2001. The final plat for Classen Addition, Section 1, became null and void.
11. May 23, 2006. City Council adopted Resolution No. R-0506-140 and LUP-0506-16 amending the NORMAN 2025 Land Use and Transportation Plan and designating the west side of Classen Boulevard in Special Planning Area #9C and to amend the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation.
12. October 11, 2007. Planning Commission, on a vote of 8-0, recommended to City Council this property be placed in C-2, General Commercial District and removed from I-1, Light Industrial District.
13. October 11, 2007. Planning Commission, on a vote 8-0, recommended to City Council that the preliminary plat for Domerica Addition be approved.
14. November 27, 2007. City Council adopted Ordinance No. O-0708-14 placing this property in the C-2, General Commercial District and removing it from I-1, Light Industrial District.
15. November 27, 2007. City Council approved the preliminary plat for Domerica Addition.
16. February 14, 2008. Planning Commission, on a vote of 8-0, recommended to City Council the final plat for Domerica Addition be approved.
17. July 8, 2008. City Council approved the final plat for Domerica Addition.
18. July 8, 2010. The approval of the final plat for Domerica Addition became null and void.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer is existing.

4. Sidewalks. Sidewalks will be constructed adjacent to Classen Boulevard.
5. Storm Sewers. Stormwater and appurtenant drainage structures will be installed in accordance with plans and City drainage standards. Stormwater runoff will be conveyed to a privately maintained detention facility and released into the railroad right-of-way.
6. Streets/Signalization.
7. Water Main. Water is existing.

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: The surveyor for the developer has provided cross access easements to the north and to the south of this property to provide internal access for future development as specified with Resolution No. R-0506-140. This will permit the adjacent developments accessibility to the approved ingress and egress to Classen Boulevard. Their locations have been reviewed by the Traffic Engineer. They will present less conflict than if they were located closer to Classen Boulevard. This property consists of 2.09 acres and one (1) lot. The owner/developer will be required to pay \$16,210.26 for traffic impact fees prior to filing a final plat with the Cleveland County Clerk in connection with Classen Boulevard and future signalization projects. This project was previously approved in 2008 and there are no changes. Staff recommends approval of the preliminary plat for Domerica Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Domerica Addition to City Council.

ACTION TAKEN: _____



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: April 27, 2023

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

PROJECT NAME: Domerica

Owner:

Developer's Engineer:

Developer's Traffic Engineer:

PROJECT TYPE: Commercial

Pham Do

Parkhill

TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial developments surround the Classen Boulevard and South Lake Boulevard intersection. Commercial self storage exist to the northwest, single family residential to the southeast, a pond exists to northeast, and to southeast new commercial development area.

ALLOWABLE ACCESS:

The site proposes one access points. The access point is located along Classen Boulevard. The location of this access point meets the applicable requirements in the Engineering Design Criteria.

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

Classen Boulevard: 5 lanes (existing and future). Speed Limit - 50 mph. No sight distance problems. No median.

South Lake Boulevard: 2 lanes (existing and future). Speed Limit - 25 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE:

YES ☒

NO ☐

Proposed number of access points for the development is in compliance with what is allowed in the subdivision regulations.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	819	410	409
A.M. Peak Hour	36	22	14
P.M. Peak Hour	99	50	49

TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☒

NO ☐

Being at the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact memorandum in April, 2023. The development will feature one access point located along Classen Boulevard opposite the South Lake Boulevard intersection. The proposed connection to the public roadway will afford full access.

While no negative traffic impacts are anticipated, an assessment of impact fees was previously established with the South Lake Development Traffic Study at \$163.74 per PM peak hour trip for a series of future traffic signals on Classen Boulevard between State Highway 9 and Cedar Lane Road. As a result, \$16,210.26 in traffic impact fees will need to be collected with the filing of the Final Plat.

RECOMMENDATION: APPROVAL ☒

DENIAL ☐

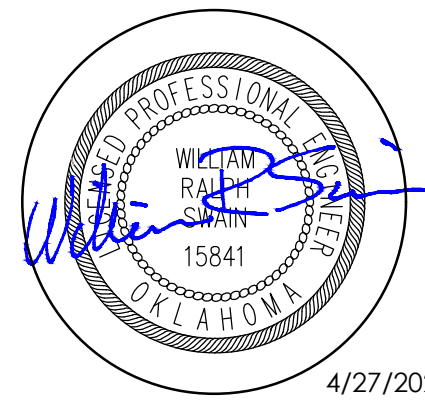
N/A ☐

STIPULATIONS ☐

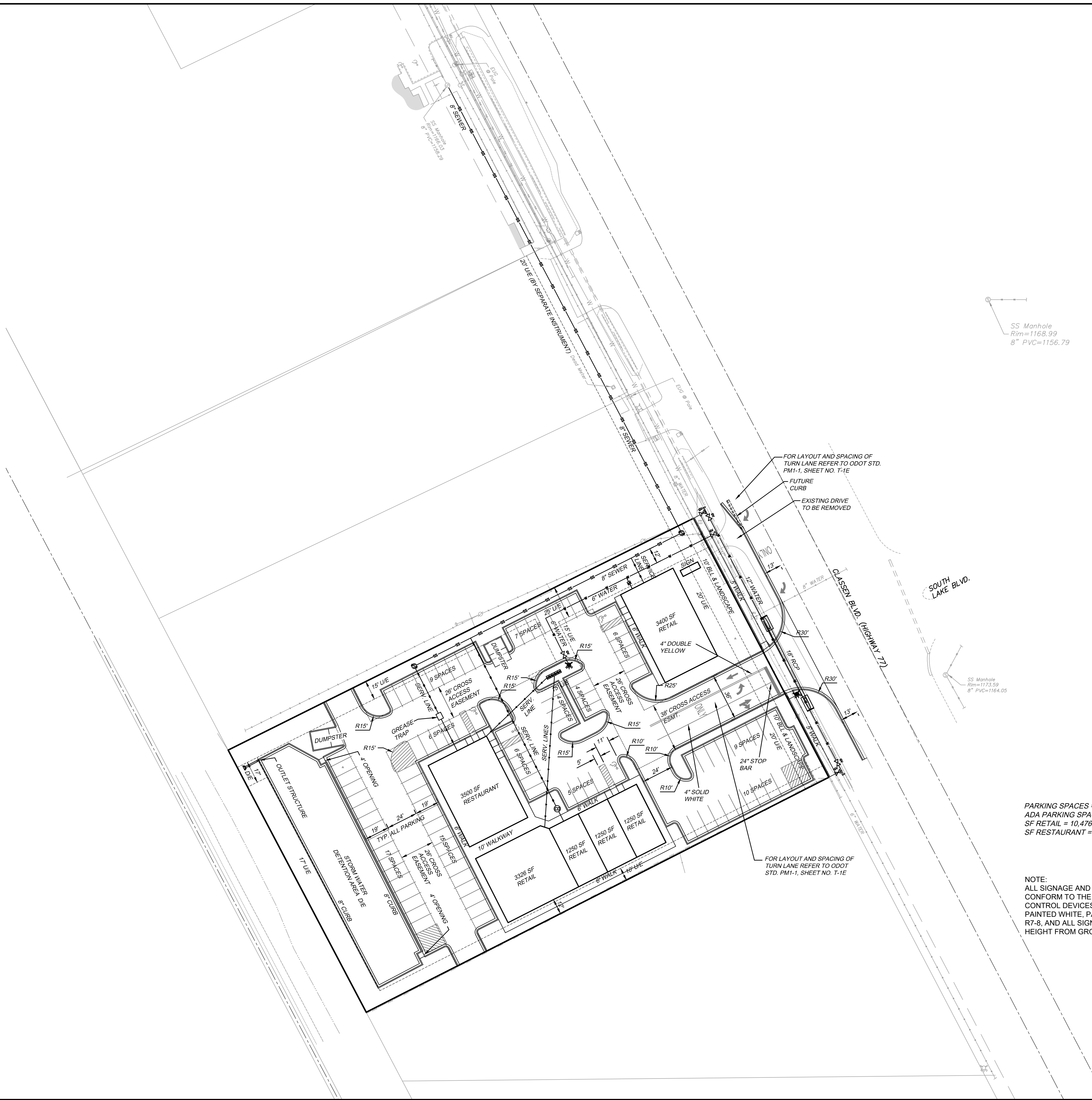
Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

The proposed development is expected to generate approximately 819 trips per day, 36 AM peak hour trips, and 99 PM peak hour trips. Traffic capacities on Classen Boulevard and South Lake Boulevard exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. Regardless, \$16,210.26 in traffic impact fees will need to be collected with the filing of the Final Plat for future traffic signals on Classen Boulevard between State Highway 9 and Cedar Lane Road.

H:\07043\CE-Data\WORKING\2023 PRELIMINARY PLAT - RENEW EXPIRED PRELIMISP_07043_SUNNYSIDEUP.DWG, 4/27/2023 11:06:11 AM, T\Fasgold



DOMERICA
SITE PLAN
CLASSEN BLVD. AND SOUTH LAKE BLVD.



PARKING SPACES = 97
ADA PARKING SPACES = 4
SF RETAIL = 10,476.59
SF RESTAURANT = 3500

NOTE:
ALL SIGNAGE AND STRIPING ASSOCIATED WITH THE PROJECT SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). SPECIFICALLY, PARKING SPACES SHALL BE PAINTED WHITE. PARKING FOR THE DISABLED SIGNS SHALL BE TYPE R7-8, AND ALL SIGNS SHALL BE INSTALLED WITH A 7-FT MOUNTING HEIGHT FROM GROUND TO BOTTOM OF SIGN.

CLIENT	
PHAM DO	
3360 Classen Blvd. NORMAN, OKLAHOMA 73072	
PROJECT NO.	
07043	
4/27/2023 PRELIMINARY PLAT APPLICATION	
#	DATE
DESCRIPTION	

File Attachments for Item:

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2223-2: Consideration of a Short Form Plat submitted by David Armstrong (Delta Surveying Co.) for THE CAREY ADDITION for 1.905 acres of property generally located at the southeast corner of Imhoff Road and Classen Boulevard.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/08/2023

REQUESTER: David Armstrong

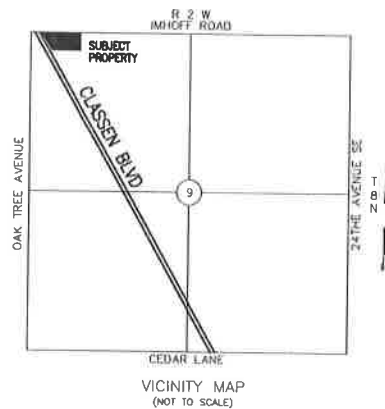
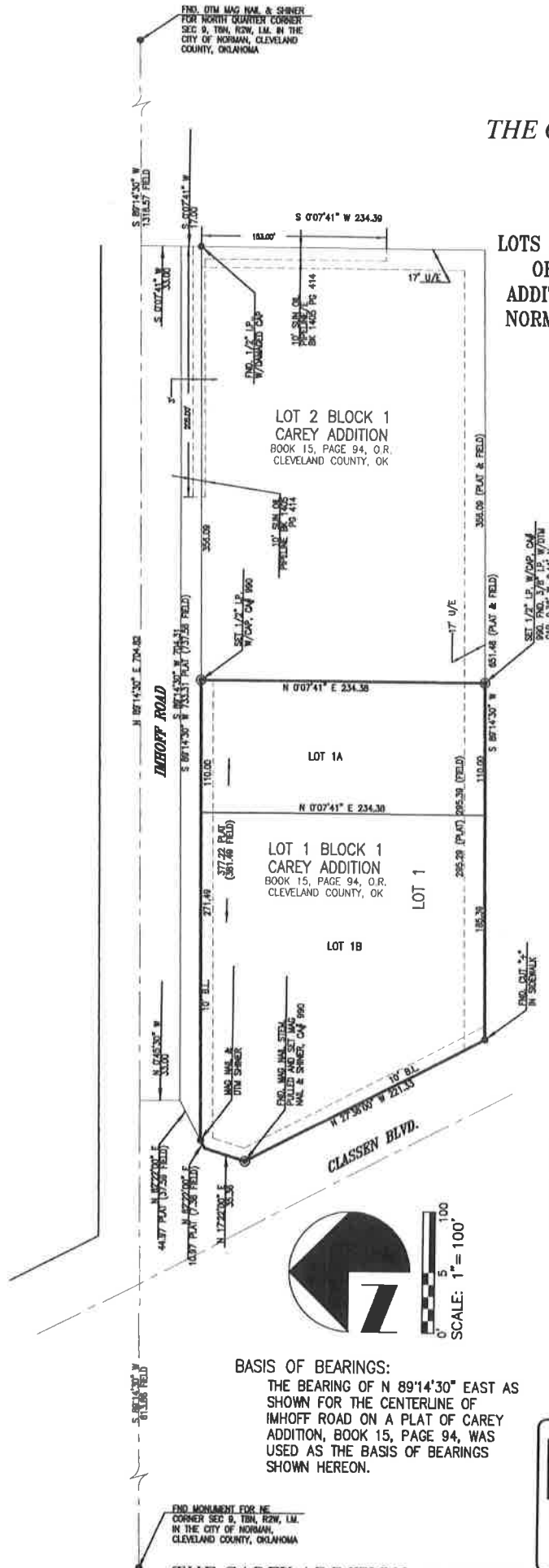
PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2223-2: Consideration of a Short Form Plat submitted by David Armstrong (Delta Surveying Co.) for THE CAREY ADDITION for 1.905 acres of property generally located at the southeast corner of Imhoff Road and Classen Boulevard.

ACTION NEEDED: Approve, accept, reject, amend, or postpone SFP-2223-2 for THE CAREY ADDITION.

THE CAREY ADDITION, AMENDED
SHORT FORM PLAT
SFP-2223-2

LOTS 1A & 1B, BLOCK 1, BEING A REPLAT
OF LOT 1, BLOCK 1 OF THE CAREY
ADDITION, AN ADDITION TO THE CITY OF
NORMAN, CLEVELAND COUNTY, OKLAHOMA



BASIS OF BEARINGS:
THE BEARING OF N 89°14'30" EAST AS
SHOWN FOR THE CENTERLINE OF
IMHOFF ROAD ON A PLAT OF CAREY
ADDITION, BOOK 15, PAGE 94, WAS
USED AS THE BASIS OF BEARINGS
SHOWN HEREON.

SHEET 1 OF 3

DELLA
SURVEYING CO.
201 N.E. 38th TERRACE, SUITE 1, OKLAHOMA CITY, OK 73105
CA # 990 Expires 6-30-24

THE CAREY ADDITION, AMENDED

Planning Commission Agenda
June 8, 2023

SHORT FORM PLAT
SFP-2223-2

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of a **SHORT FORM PLAT NO. SFP-2223-2, LOT 1, BLOCK 1, CAREY ADDITION.**

LOCATION: Located at the southeast corner of the intersection of Classen Boulevard and Imhoff Road.

INFORMATION:

1. Owners. Imhoff, LLC.
2. Developer. David Armstrong.
3. Surveyor. Delta Surveying, Co.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Norman Corporate City Limits without zoning.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. May 14, 1968. City Council adopted Ordinance No. 2054 placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
4. November 11, 1982. Planning Commission, on a vote of 9-0, approved the preliminary plat for Carey Addition.
5. September 13, 1984. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for Carey Addition.
6. September 13, 1984. Planning Commission, on a vote of 9-0, recommended to City Council the approval of the final plat for Carey Addition.
7. October 30, 1984. City Council approved the final plat for Carey Addition.
8. July 16, 1985. The final plat for Carey Addition was filed of record with the Cleveland County Clerk.

9 April 13, 2023. Planning Commission, on a vote of 9-0, postponed Short Form Plat No. SFP-2223-2 at the request of the applicant.

10. May 11, 2023. Planning Commission meeting was cancelled due to severe weather.

IMPROVEMENT PROGRAM:

1. Public improvements are existing.

PUBLIC DEDICATIONS:

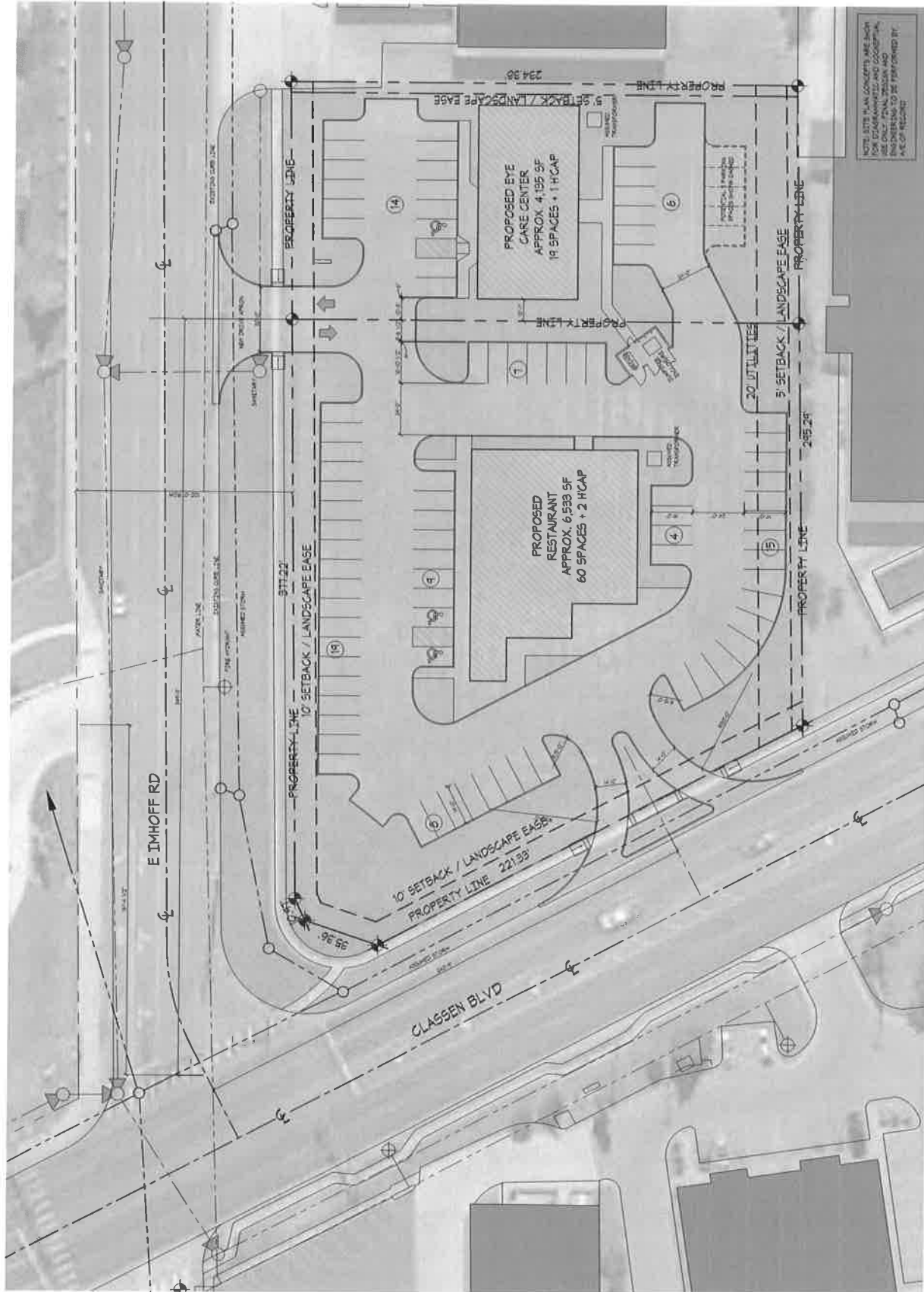
1. Easements. Easements are existing.
2. Rights-of-Way. Street rights-of-way are existing.

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

STAFF COMMENTS. This property was platted as one lot. However, the owners desire to create two lots. Currently the property is vacant. The property consists of 1.95 acres. The proposed right in and right out drive on Classen Boulevard has been approved by ODOT. Short Form Plat No. SFP-2223-2 meets City requirements and staff recommends approval.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SFP-2223-2, Lot 1, Block 1, Carey Addition and direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____



01 IMHOFF AND CLASSEN - SITE OPTION
SCALE 1" = 33'-0"

 <p>THE MCKINNEY PARTNERSHIP 3200 West Lake Suite 200 Norman, Oklahoma 73072 405-364-1000 info@mcpartners.com</p>	<p>NOT FOR CONSTRUCTION</p>	<p>GAC SITE OPTION STUDY 1300 E Imhoff Rd. Norman, OK 73072</p>	<p>Issue Date: April 13, 2023 - Preliminary Revisions: April 16, 2023 - Preliminary April 17, 2023 - Preliminary</p>	<p>Project Number: CM891222 Sheet Title:</p>	<p>Sheet Number:</p>
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Item 3.

File Attachments for Item:

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2223-3: Consideration of a Short Form Plat submitted by Sooner Traditions Realty, L.L.C. (Arc Engineering Consultants) for ZAYDEN'S PLACE for 2.19 acres of property located at 1300 W. Lindsey Street.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/08/2023

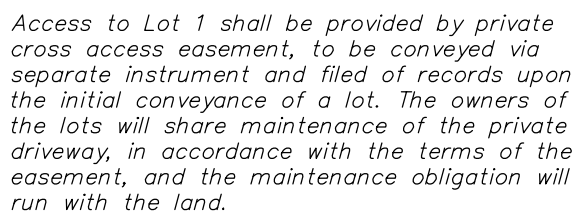
REQUESTER: David Armstrong

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2223-3: Consideration of a Short Form Plat submitted by Sooner Traditions Realty, L.L.C. (Arc Engineering Consultants) for ZAYDEN'S PLACE for 2.19 acres of property located at 1300 W. Lindsey Street.

ACTION NEEDED: Approve, accept, reject, amend, or postpone SFP-2223-3 for ZAYDEN'S PLACE.

Item 4.



SHEET 1 OF 3

Planning Commission Agenda
June 8, 2023

SHORT FORM PLAT
SFP-2223-3

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of **SHORT FORM PLAT NO. SFP-2223-3, ZAYDEN'S PLACE (Historic Berry Farm Addition).**

LOCATION: Located at 1300 West Lindsey Street.

INFORMATION:

1. Owner. Sooner Traditions Realty, L.L.C.
2. Developer. Sooner Traditions Realty, L.L.C.
3. Surveyor. Arc Engineering Consultants, L.L.C.

HISTORY:

1. April 14, 1959. City Council adopted Ordinance No. 1136 annexing this property into the Norman Corporate City Limits and placing it into the R-1, Single-Family Dwelling District.
2. November 24, 1964. City Council adopted Ordinance No. 1591 placing this property in C-1, Local Commercial District and R-3, Multi-Family Dwelling District and removing it from R-1, Single-Family Dwelling District.
3. June 1, 1970. Planning Commission, on a vote of 8-0, approved the preliminary plat for Berry Estates Addition.
4. June 11, 1975. The approval of the preliminary plat for this property became null and void.
5. April 11, 2002. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in CO, Suburban Office Commercial District and removed from C-1, Local Commercial District.
6. April 11, 2002. Planning Commission, on a vote of 7-0, recommended to City Council the approval of the preliminary plat for Historic Berry Farms Addition.

7. May 28, 2002. City Council adopted Ordinance No. O-0102-48 placing a portion of this property in the CO, Suburban Office Commercial District and removing it from the C-1, Local Commercial District.
8. May 28, 2002. City Council approved the preliminary plat for Historic Berry Farms Addition.
9. July 11, 2002. Planning Commission, on a vote of 8-0, recommended to City Council the approval of the final plat for Historic Berry Farms Addition with the deferral of paving and sidewalk improvements.
10. November 26, 2002. City Council approved the final plat for Historic Berry Farms Addition subject to the receipt of \$13,981.90 for deferral of street paving and sidewalks in connection with Lindsey Street.
11. March 17, 2003. The final plat for Historic Berry Farms Addition was filed of record with the Cleveland County Clerk.
12. January 12, 2023. Planning Commission, on a vote of 9-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation and High Density Residential Designation to Commercial Designation.
13. January 12, 2023. Planning Commission, on a vote of 9-0, recommended to City Council placing this property in the SPUD, Simple Planned Unit Development and removing it from CO, Suburban Office Commercial District and R-3, Multi-Family Dwelling District.
14. February 28, 2023. City Council approved Resolution No. R-2223-76 amending the NORMAN 2025 Land Use and Transportation Plan placing this property in the Commercial Designation and removing it from Commercial and Residential Designations.
15. February 28, 2023. City Council adopted Ordinance No. O-2223-22 placing this property in the SPUD, Simple Planned Unit Development and removing it from R-3, Multi-Family Dwelling District and C-1, Local Commercial District.
16. February 28, 2023. City Council approved Resolution No. R-2223-98 exempting sidewalk improvements in connection with Rebecca Lane.
17. May 11, 2023. Planning Commission meeting was cancelled due to severe weather.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer is existing.
3. Sidewalks. Sidewalks are existing adjacent to West Lindsey Street. City Council, at its meeting of February 28, 2223, approved Resolution No. R-2223-98 exempting the requirements for sidewalks adjacent to Rebecca Lane.
4. Streets. Street improvements are existing.
5. Water. Water improvements are existing.

PUBLIC DEDICATIONS:

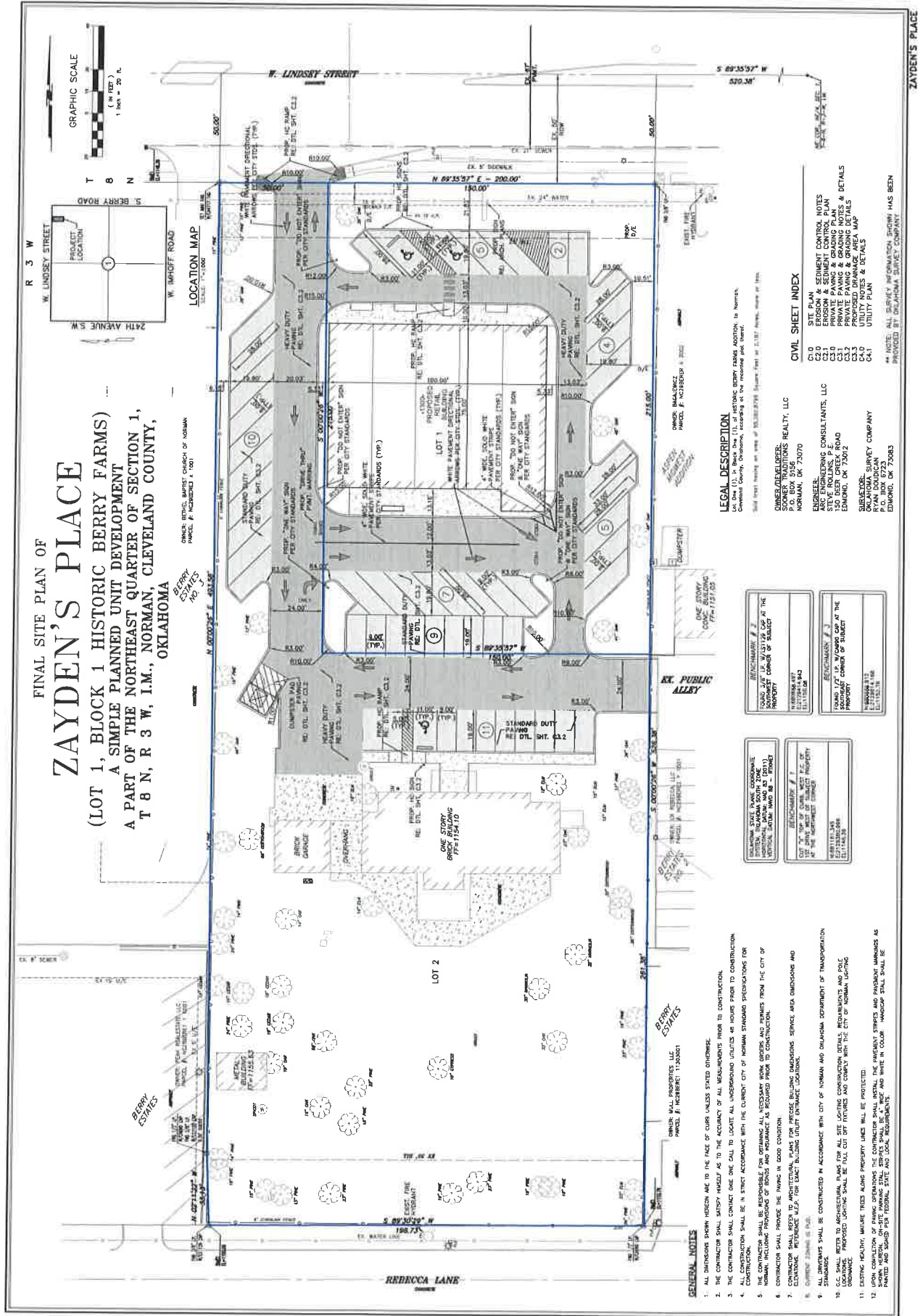
1. Easements. All required easements are existing.
2. Right-of-Way. Street rights-of-way are existing.

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

STAFF COMMENTS AND RECOMMENDATION: The property was platted as one (1) lot. The owners desire to create two (2) lots. The property consists of 2.19 acres. The developer intends to construct a retail facility on Lot 1. The existing office building is to remain on Lot 2. There are no changes to access Lindsey Street. Staff recommends approval of Short Form Plat No. SFP-2223-3 for Zayden's Place (Lot 1, Block 1, Historic Berry Farm Addition).

ACTION NEEDED: Approve or disapprove Short Form Plat No. SPF-2223-3 for Zayden's Place (Lot 1, Block 1, Historic Berry Farm Addition), and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____



File Attachments for Item:

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2223-4: Consideration of a Norman Rural Certificate of Survey submitted by Virgil and Elizabeth Bevel (Pollard & Whited Surveying, Inc.) for BEVEL ADDITION for 0.512 acres of property located at 902 Hoover Street.



CITY OF NORMAN, OK STAFF REPORT

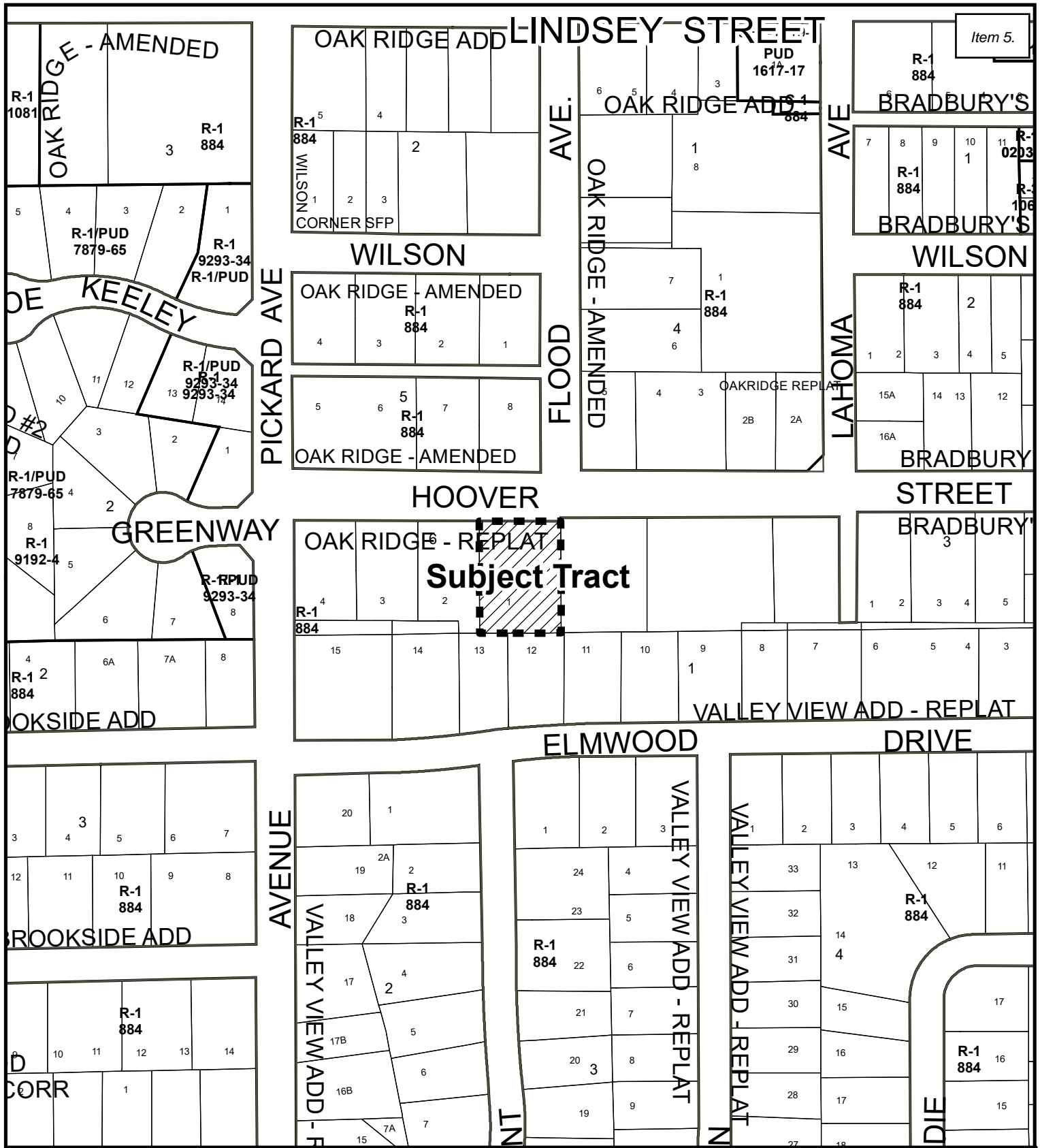
MEETING DATE: 06/08/2023

REQUESTER: Virgil & Elizabeth Bevel

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2223-4: Consideration of a Norman Rural Certificate of Survey submitted by Virgil and Elizabeth Bevel (Pollard & Whited Surveying, Inc.) for BEVEL ADDITION for 0.512 acres of property located at 902 Hoover Street.

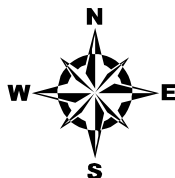
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement SFP-2223-4 for BEVEL ADDITION.



Location Map



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



May 3, 2023

0 100 200 Ft.



Subject Tract



Zoning

Planning Commission Agenda
June 8, 2023

SHORT FORM PLAT
SFP-2223-4

ITEM NO. 5

STAFF REPORT

ITEM: Consideration of **SHORT FORM PLAT NO. SFP-2223-4, BEVEL ADDITION.**

LOCATION: Located at 902 Hoover Street.

INFORMATION:

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

HISTORY:

1. July 22, 1947. City Council adopted Ordinance No. 716 annexing this property into the Norman Corporate City Limits.
2. October 21, 1947. Planning Commission approved the final plat of a Replat of Block 6, Oakridge Addition.
3. November 14, 1947. The final plat of a Replat of Block 6, Oak Ridge Addition was filed of record with the Cleveland County Clerk.
4. July 13, 1954. City Council adopted Ordinance No. 884 placing this property in R-1, Single-Family Dwelling District.
5. December 14, 1954. City Council adopted Ordinance No. 912 vacating Flood Avenue right-of-way located on the east side of this property. As a result, thirty-feet (30') was added to this property
6. March 14, 2023. City Council approved Resolution No. R-2223-102 exempting paving and sidewalk improvements in connection with Hoover Street.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer is existing.
3. Sidewalks. City Council, at its meeting of March 14, 2023, approved Resolution No. R-2223-102 exempting sidewalk improvements adjacent to Hoover Street.
4. Streets. City Council, at its meeting of March 14, 2023, approved Resolution No. R-2023-102 exempting curb and gutter requirements in connection with Hoover Street.
5. Water. Water improvements are existing.

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: The property was platted as one (1) lot. The owners desire to create two (2) single-family residential lots. The property consists of .512 acres. Staff recommends approval of Short Form Plat No. SFP-2223-4 for Bevel Addition.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SPF-2223-4 for Bevel Addition, and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____

File Attachments for Item:

6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2223-125: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Office Designation to High Density Residential Designation for 0.32 acres of property located at the southeast corner of University Boulevard and Tonhawa Street (215 & 229 N. University Blvd.).



CITY OF NORMAN, OK STAFF REPORT

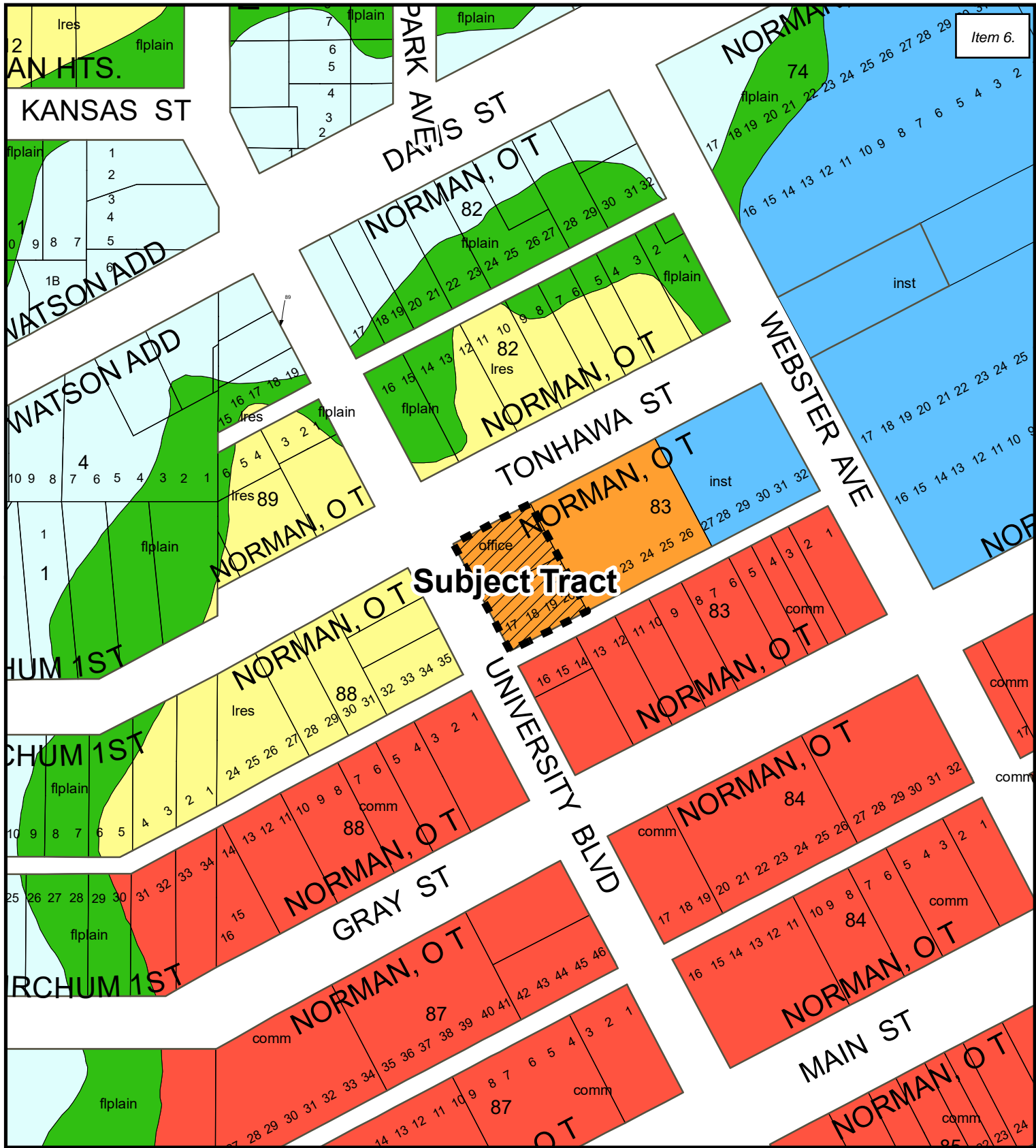
MEETING DATE: 06/08/2023

REQUESTER: Hampton Homes, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2223-125: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Office Designation to High Density Residential Designation for 0.32 acres of property located at the southeast corner of University Boulevard and Tonhawa Street (215 & 229 N. University Blvd.).

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Resolution No. R-2223-125 to City Council.



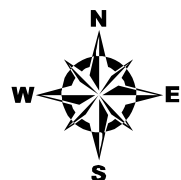
Item 6.

Subject Tract

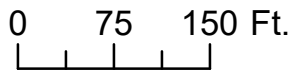
Norman 2025 Land Use Plan



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



April 6, 2023



Subject Tract



Date: May 31, 2023

To: Planning Commission

From: Lora Hoggatt, Planning Services Manager

Subject: Planning Commission, June 8, 2023
Regarding Agenda Item Nos. 6 & 7: Postponement of R-2223-125 and O-2223-38

The applicant, Hampton Homes, L.L.C., is requesting to rezone from CO, Suburban Office Commercial District, to SPUD, Simple Planned Unit Development, and a NORMAN 2025 Land Use Plan Amendment from Office Designation to High Density Residential Designation for property at 215 and 229 N. University Blvd. and has requested postponement to the July 13, 2023 Planning Commission meeting. The applicant is making changes to their site design after further meetings with neighbors.

cc: Jane Hudson, Planning Director

office memorandum

Lora Hoggatt

From: Mark Grubbs <mark.grubbs@gc-okc.com>
Sent: Wednesday, May 31, 2023 10:54 AM
To: Lora Hoggatt; Jane Hudson
Cc: Terri Massey; Fred Thomas IV
Subject: EXTERNAL EMAIL : RE: Hamptons at University 2nd Adjacent Property Owner Meeting

Lora-

We need to defer this case to the July 13 PC hearing date pursuant to our meeting with the adjacent homeowners last night. Fred has agreed to go to One building with 6 units. This will require us to modify the site plan, SPUD, and drainage report and will take a little time. What is the latest date that we can get you the revised information and get on the July 13th PC docket? It won't be possible for me to have this information to you by Friday, which is the application deadline for July 13th PC hearing. Was hoping we could have more time since we had already submitted the application and are making changes to accommodate the adjacent property owner concerns. Please acknowledge receipt of the deferral request and advise on the requested submittal date for the updated/revised information.

Thank you,

Mark C. Grubbs, P.E.

 **Grubbs Consulting, LLC**
Civil Engineering & Land Planning
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641 ext. 101
Fax: (405) 265-0649
mark.grubbs@gc-okc.com

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File Attachments for Item:

7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-38: Hampton Homes, L.L.C. requests rezoning from CO, Suburban Office Commercial District, to SPUD, Simple Planned Unit Development, for 0.32 acres of property located at the southeast corner of University Boulevard and Tonhawa Street (215 & 229 N. University Blvd.).



CITY OF NORMAN, OK STAFF REPORT

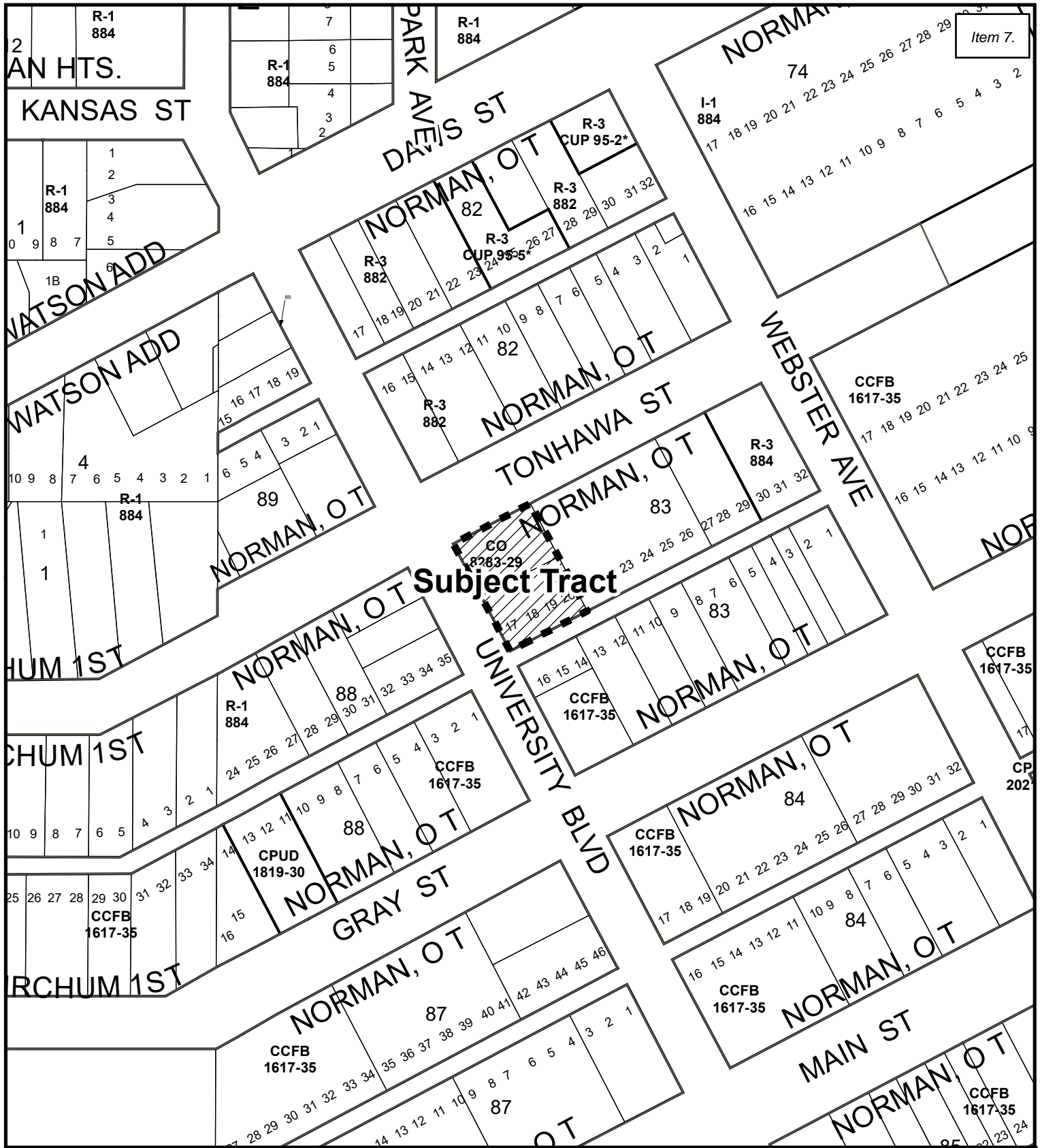
MEETING DATE: 06/08/2023

REQUESTER: Hampton Homes, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-38: Hampton Homes, L.L.C. requests rezoning from CO, Suburban Office Commercial District, to SPUD, Simple Planned Unit Development, for 0.32 acres of property located at the southeast corner of University Boulevard and Tonhawa Street (215 & 229 N. University Blvd.).

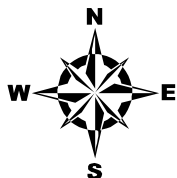
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2223-38 to City Council.



Location Map



Map Produced by the City of Norman
Geographic Information System.
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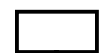


April 6, 2023

0 75 150 Ft.



Subject Tract



Zoning



Date: May 31, 2023

To: Planning Commission

From: Lora Hoggatt, Planning Services Manager

Subject: Planning Commission, June 8, 2023
Regarding Agenda Item Nos. 6 & 7: Postponement of R-2223-125 and O-2223-38

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File Attachments for Item:

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-39: Stephen Teel requests rezoning from R-3, Multi-Family Dwelling District, to R-1, Single Family Dwelling District, for property located at 485 College Avenue.



CITY OF NORMAN, OK STAFF REPORT

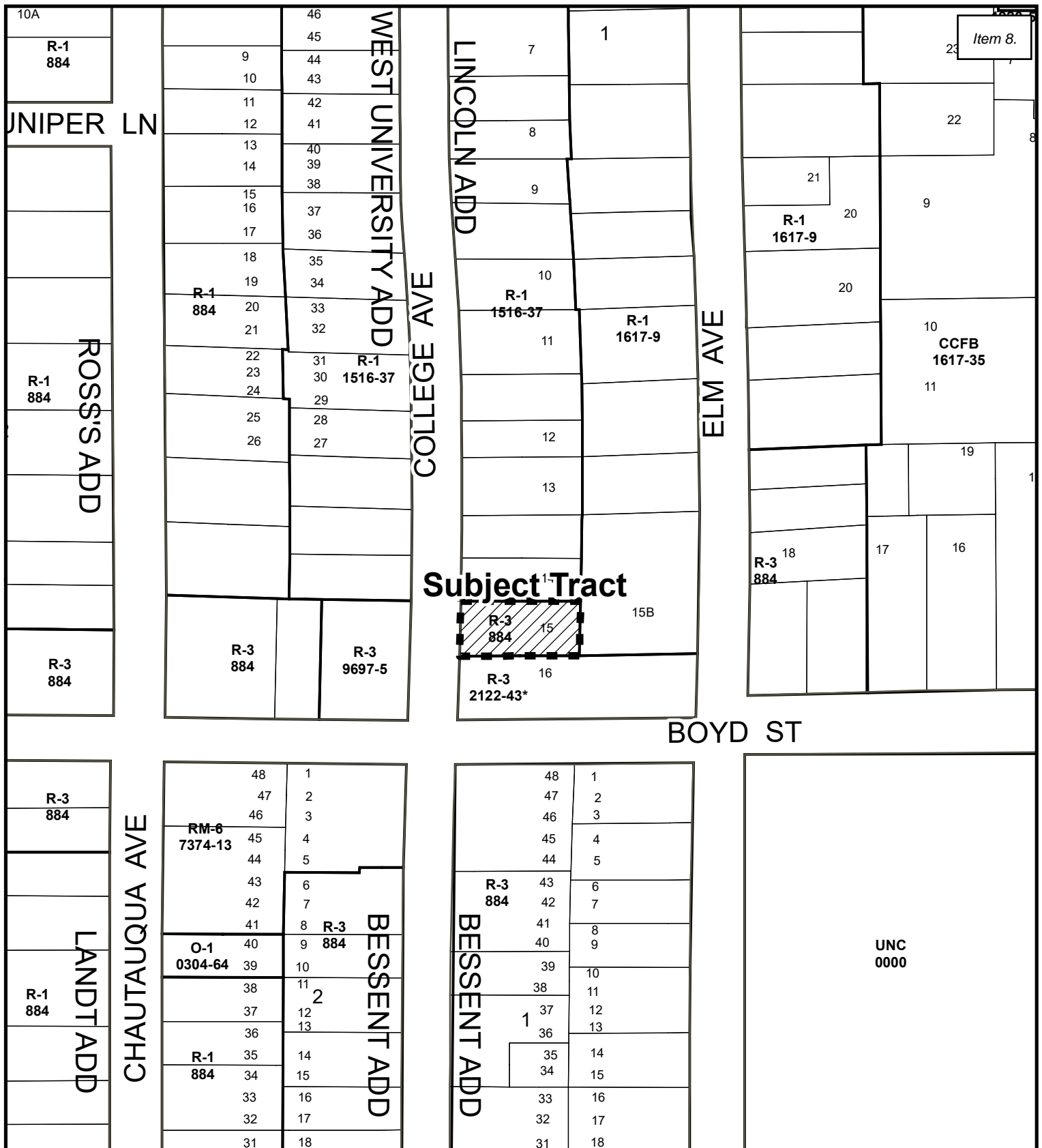
MEETING DATE: 06/08/2023

REQUESTER: Stephen Teel

PRESENTER: Anais Starr, Planner II

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-39: Stephen Teel requests rezoning from R-3, Multi-Family Dwelling District, to R-1, Single Family Dwelling District, for property located at 485 College Avenue.

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2223-39 to City Council.



Location Map



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Geographic Information System.
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April 11, 2023

0 75 150 Ft.



Subject Tract



Zoning

ORDINANCE NO. O-2223-39

ITEM NO. 8

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	Stephen Teel
REQUESTED ACTION	Rezoning to R-1, Single Family Dwelling District (retaining Historic District Overlay)
EXISTING ZONING	R-3, Multi-Family Dwelling District with Historic District Overlay
SURROUNDING ZONING	North: R-1, Single Family Dwelling District East: R-1, Single Family Dwelling District South: R-3, Multi-Family Dwelling District with Special Use for Church, Temple or Other Place of Worship West: R-3, Multi-Family Dwelling District with Special Use for 2-Person Office
LOCATION	485 College Avenue, in the Chautauqua Historic District
SIZE	8,937.5 sq. ft. more or less
PURPOSE	Single Family Dwelling
EXISTING LAND USE	Single-family house and an accessory building
SURROUNDING LAND USE	North: Single Family Dwelling East: Single Family Dwelling South: Religious Student Center West: Duplex, Office and Restaurant/Bar
LAND USE PLAN DESIGNATION	Low Density Residential

SYNOPSIS: The applicant, Stephen Teel, submitted an application to rezone the subject lot at 485 College from R-3, Multi-Family Dwelling District, to R-1, Single Family Dwelling District. The applicant owns this lot and the abutting lot located at 490 Elm Avenue; they share rear property lines. The applicant proposes a Lot Line Adjustment between the two lots. However, to proceed with a Lot Line Adjustment request between the two properties, the properties

must carry the same zoning district designation. The subject lot is approximately 8,937 square feet; the applicant plans to take approximately 1,300 square feet from the subject lot and include it in the lot area for 490 Elm Avenue. Even with the removal of 1,300 square feet from the subject lot, it will still meet the minimum requirement of 6,000 square feet per lot for the R-1 District. The applicant chose to downzone this subject lot from R-3 to R-1 so that both properties will have R-1, Single Family Dwelling District. In addition, R-1 is the primary zoning designation for the adjacent properties in the neighborhood.

ANALYSIS:

This parcel is located in the Core Area of Norman, north of The Hillel Student Center. The Library (restaurant) and a duplex/office use are directly across College Avenue from the subject lot. Core Norman is densely populated, with a mix of architectural styles within several zoning designations. In this area of Norman, the R-3, Multi-Family Dwelling District, can contain a variety of housing types including single-family homes, duplexes, townhomes, apartment houses and apartment complexes. The existing structures on this lot were built circa 1935, prior to the adoption of the original Zoning Ordinance. The subject lot was zoned R-3, Multi-Family Dwelling District, with the adoption of Ordinance No. O-884 on July 13, 1954. On June 14, 2016, the remainder of this block of College Avenue, north of this property, was downzoned from R-3 to R-1, at the request of the majority of the property owners; for unknown reasons this lot was not included in that downzoning request. As noted earlier in this report, this parcel was included in the expansion of the Chautauqua Historic District as a result of a request made by a majority of the property owners.

The applicant recently began renovation of the subject property to accommodate anticipated uses for the structures and the property. The applicant understands that interior renovations to the structures are allowed but preservation of the exterior of the existing structures is required. The applicant also understands that any exterior alterations to the structures or modifications to the property must adhere to the *Historic Preservation Guidelines*, which may require review and approval through the Historic District Commission.

ALTERNATIVES/ISSUES:

IMPACTS

This request to downzone is an uncommon one. In most cases, a rezoning application request is to allow for an increase in residential density or to change the zoning to allow commercial or industrial uses. However, in this case, the applicant made this request to downzone from R-3 to R-1 to allow the adjustment of the rear lot line between the two lots to accommodate plans for the overall development of both lots.

To develop a lot in R-1, the required lot area must be a minimum of 6,000 square feet. With the removal of 1,300 square feet from this lot, it still meets the lot size requirement for R-1. The required setbacks for the main dwelling unit are as follows: 25' front, 5' side and 20' rear, which the existing house will still meet with the Lot Line Adjustment. Additionally, R-1 has a maximum 40% coverage for structures and an overall maximum 65% impervious surface coverage. The existing structures comprise 2,134 square feet or cover 24% of the lot, while the 1,100 square feet of paving/concrete is 12% of the lot resulting in an overall coverage of 36%, well below the maximum allowed. This property and associated structures meet the R-1 zoning regulations.

The applicant is in the process of converting what was the accessory dwelling unit into a workshop. The applicant gutted the interior of the accessory dwelling unit and removed the

electric meter. This leaves one single-family dwelling unit located at the front of the property which meets the standards of the R-1, Single Family Dwelling District.

There are no anticipated negative impacts to the surrounding neighborhood as the applicant will have similar uses as seen in the adjacent residential neighborhood.

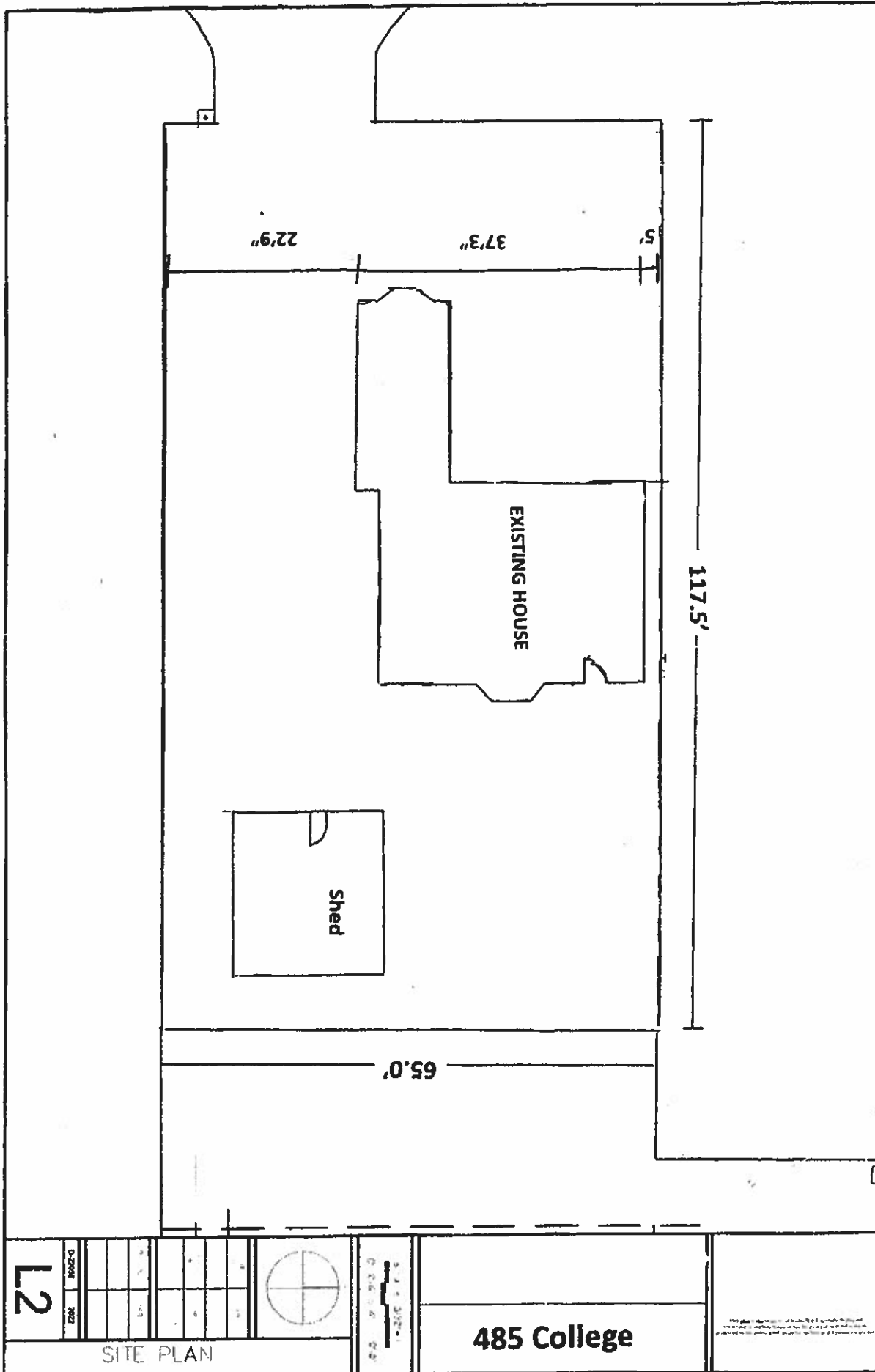
OTHER AGENCY COMMENTS:

PARK BOARD: This application does not go to the Parks Board as it is an existing building on platted property.

PUBLIC WORKS: The subject property is platted as part of the Lincoln Addition. City water and sewer are already connected to the site.

PREDEVELOPMENT: This application does not require a Predevelopment meeting.

CONCLUSION: Staff forwards this request for R-1, Single Family Dwelling District, with Ordinance No. O-2223-39 to the Planning Commission for a recommendation to City Council.



File Attachments for Item:

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-44: 101 W, L.L.C. requests rezoning from CCFBC, Center City Form Based Code, to CCPUD, Center City Planned Unit Development, for 11,960 sq. ft. of property located at 101 W. Symmes Street.



CITY OF NORMAN, OK STAFF REPORT

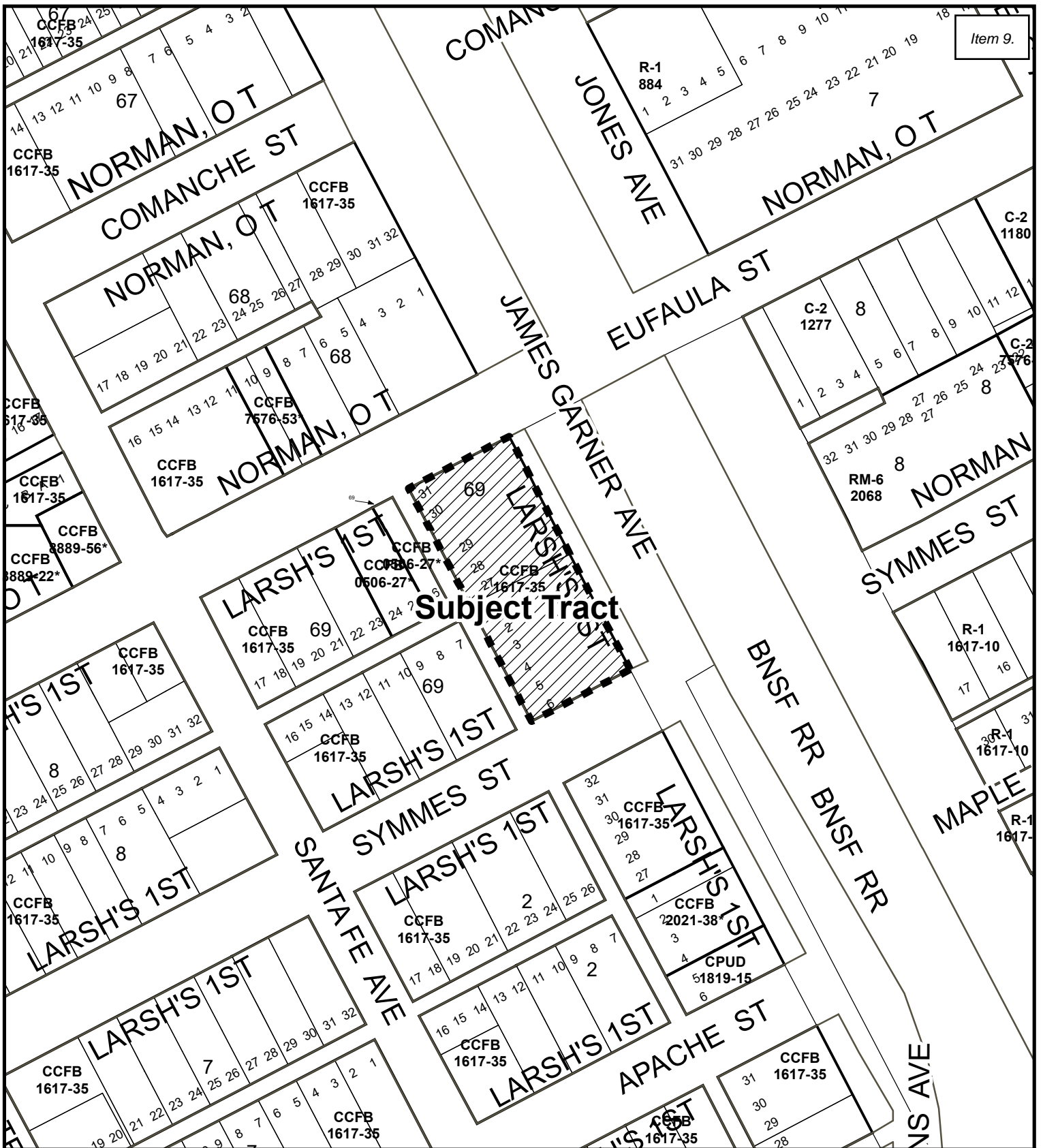
MEETING DATE: 06/08/2023

REQUESTER: 101 W, L.L.C.

PRESENTER: Anais Starr, Planner II

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-44: 101 W, L.L.C. requests rezoning from CCFBC, Center City Form Based Code, to CCPUD, Center City Planned Unit Development, for 11,960 sq. ft. of property located at 101 W. Symmes Street.

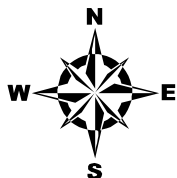
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2223-44 to City Council.



Location Map



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Geographic Information System.
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May 3, 2023

0 75 150 Ft.



Subject Tract



Zoning

ORDINANCE NO. O-2223-44

ITEM NO. 9

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	Peter Petromilli
REQUESTED ACTION	Rezoning to CCPUD, Center City Planned Unit Development
EXISTING ZONING	Center City Form-Based Code, Urban General
SURROUNDING ZONING	North: Urban General, CCFBC East: Public Street and BNSF Right-of-Way South: Urban General, CCFBC West: Urban Residential, CCFBC
LOCATION	101 W. Symmes Street
SIZE	11,960 sq. ft., more or less
PURPOSE	Residential Apartments
EXISTING LAND USE	Parking Lot
SURROUNDING LAND USE	North: The Rail House (event center) East: Public Street and Railroad South: Residential Apartments West: Residential Apartments
LAND USE PLAN DESIGNATION	Commercial

REQUEST SUMMARY:

This is a request to rezone the area located at the corner of James Garner Avenue and West Symmes Street, designated as Center City Form Based Code District, to a Center City Planned Unit Development (CCPUD), as outlined in Appendix B of the Center City Form-Based Code.

The proposal for this site is to construct a four-story apartment building with a total area of 24,582 square feet, as illustrated on Exhibit A, Site Plan. The proposed development will have twenty residential dwelling units; eight units will have 2-bedrooms and twelve units will have 3-bedrooms – for a total of fifty-two (52) bedrooms. Open space will be provided on the north

side of the building, roof patio and on patios/balconies of the individuals units. A total of two (42) parking spaces are to be installed as shown on the Site Plan. Twenty-one (21) parking spaces will be provided through on-site parking lots with access off the alleyway. Sixteen (16) on-street parking spaces will be installed on James Garner Avenue and an additional five (5) on-street parking spaces will be installed on Symmes Street.

BACKGROUND:

This is a rezoning application moving forward to Planning Commission and City Council to request a Center City Planned Unit Development under the recently revised Center City Form Based Code (CCFBC); many may not be aware of the extent and process that went into the preparation and review of the CCFBC. Below is an overview for those not familiar with the process.

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

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

The consultants hired for the project were Bill Lennertz with the National Charrette Institute as project manager and the other project team members included staff from Opticos and Ferrell Madden.

The Center City Vision Design Charrette was held the week of May 12-16, 2014; this week-long event provided three public meetings: a Hands-On Design Workshop, an Open House and a Final Presentation. The remainder of the week included Steering Committee meetings, technical meetings, numerous ad hoc meetings with property owners and interested citizens and an open design studio so visitors could see the design progress.

After the Charrette, the Steering Committee met numerous times over a two-year period to discuss and recommend a form-based code document to present to City Council. In addition, Mary Madden from Ferrell Madden made presentations to City Council on the history of the project, what is a Form Based Code, how the Center City Code developed an administration of the Code.

The City Council moved forward with this project, in cooperation with the University of Oklahoma for many reasons. Some of the reasons were, the current zoning regulations were not adequately managing the growing demand for infill development in Norman's Center City area and there was significant community disagreement about market-driven proposals for the infill development occurring. The professional charrette process was the best technique available to articulate the community vision.

The results of the Charrette process became the foundation for an illustrated community-supported vision for the future of the Center City area, Center City Form Based Code (CCFBC).

Center City Form-Based Code Contents:

How to Use This Code

Table of Contents

Part 1: General Provisions

Part 2: Administration, Application Process & Appeals

Part 3: The Regulating Plan

Part 4: Building Form Standards

Part 5: Urban Space Standards

Part 6: Parking and Loading Standards

Part 7: Building Functions

Part 8: Site Development Requirements

Part 9: Definitions

Appendix A (Process, Incentives)

Appendix B (Center City Planned Unit Development, CCPUD)

Appendix C (Bicycle Parking Design Guidelines)

ZONING DISTRICTS INCLUDED IN THIS DOCUMENT:

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

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

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

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

Form-based codes offer a new way of thinking about development regulation and helping communities holistically shape their futures. They help to achieve desired urban forms, such as: vital centers supportive of businesses both big and small; neighborhoods and streets that are safe and attractive for walking and bicycling; preservation of community history; and protection of the environment.

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

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

Building Form Standards control the use of land in a more indirect way than standard zoning. They don’t give the long and ever-expanding lists of permitted and special uses that zoning

codes typically contain. Rather, they describe general uses. In addition, they try to land use through building type. For example, if a community wants a pedestrian-friendly main street, its standards would prescribe shopfront or mixed-use buildings.

Public Space Standards regulate the form of streets and squares. These standards provide for comfortable and useful spaces for many activities, including walking, bicycling, driving, public transit, and a community's social life rather than just providing for the movement and storage of cars. A shopping street is a different kind of street than a boulevard, which is different from a residential street, which is different from a rear alley.

PARTICULARS OF THIS CCPUD:

The applicant is requesting this CCPUD in order to build the desired structure illustrated on the attached drawings. The applicant is able to comply with many of CCFBC requirements. However, due to the unique characteristics of this corner parcel and the design of the desired structure, the applicant is requesting a variety of modifications to the Center City Form Based Code, as follows:

1. Move the Required Build Line along Symmes Street forward from nine feet (9') behind the property line to three feet (3') behind the property line.
2. Reduce the siting requirement along the Required Build Lines from 100% on Symmes Street to a minimum of 65%. The siting requirement on James Garner will be increased from 65% to a minimum of 90%.
3. Increase the allowed offset from the Required Build Line from twenty-four inches (24") to a maximum of forty-eight inches (48") for recessed door, patios and doors.
4. Allow for the required street wall only on Symmes Street, as shown on Site Plan.
5. The minimum fenestration requirements for building facades more than 5' from property line are decreased to a minimum of 10%.
6. Allows all fire rated exterior walls to be exempt from fenestration requirements.
7. Allows the northern most wall of the structure, that faces the north property line, to be exempt from fenestration requirements.
8. Allows for a main building sign between the top floor line and the roofline, not to exceed 3' in height for both Symmes Street and James Garner Avenue facades.
9. Parking will be provided as shown on the Site Plan in size, location and number.
10. Allows for the use of exposed fastener metal panels (R-style panels are prohibited).

It should be noted that City Staff and the developer have met to discuss the timing of the James Garner Extension Project and this proposed redevelopment. It is anticipated both projects may occur simultaneously. The developer has indicated he will continue to work with City staff as the redevelopment project progresses.

OTHER AGENCY COMMENTS:

PRE-DEVELOPMENT: No meeting was required for this application.

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

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

PUBLIC WORKS: This is in an area where no drainage improvements are required. However, drainage improvements along James Garner will be done as part of the upcoming James Garner project.

UTILITIES:

1. Water
 - a. Existing water line along Symmes will need to be relocated/replaced due to the proposed on-street parking and conflict with existing fire hydrant.
 - b. Water meters must be located within easement or right-of-way and must be moved further from the structure.
2. Sewer
 - a. Offsite extension required for service. Applicant has submitted drawings for the extension.
3. Sanitation
 - a. Dumpster must be sized, in combination with frequency of service, to meet the needs of both the existing event center and proposed multi-family building.

CONCLUSION: Staff forwards this request and Ordinance No. O-2223-44 to Planning Commission for consideration and a recommendation to the City Council.

101 West Symmes

Norman, Oklahoma

CSO Development Corporation

A CENTER CITY PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING

Submitted 1 May 2023

Revised 12 May 2023

Revised 18 May 2023

Revised 30 May 2023

TABLE OF CONTENTS

I. INTRODUCTION

A. Background and Intent

II. PROPERTY DESCRIPTION/EXISTING PROPERTY CONDITIONS

A. Location

B. Existing Land Use and Zoning

C. Elevation and Topography

D. Drainage

E. Utility Services

F. Fire Protection Services

G. Traffic Circulation and Access

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Permissible Uses

B. Development Criteria

C. CCPUD Variances

EXHIBITS

A. Proposed Site Development Plan

B. Legal Description of the Property

I. INTRODUCTION

A. Background and Intent

This Center City Planned Unit Development (the “**CCPUD**”) is submitted for the development of the 101 West Symmes Street property (the “Property” or “Addition”). The Property is on the northwest corner of James Garner Avenue and Symmes Street. The legal description is attached in Exhibit B.

The site is a corner lot with an existing paved parking lot. The existing shed on the Property is dilapidated and this Property is a good candidate for revitalization.

It is the intent of the Applicant to develop the Property into a leading example of Center City revitalization. The Applicant is 101 W. LLC, Peter Petromilli.

The property where the new development sits is zoned CCFBC, Center City Form Based Code Urban General Frontage. The Applicant is able to conform to most of the lengthy and detailed CCFBC code provisions. However, due to the unique characteristics of corner lots we are requesting modifications to the CCFBC to allow for the proposed design. Therefore, in the spirit of fulfilling the vision of CCFBC, the Applicants bring this CCPUD forward with requested variances from the CCFBC as is necessary for this proposed development. In order to accomplish these goals, the applicant hereby requests a rezoning to a CCPUD.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 101 West Symmes Street. The Property is on the northwest corner of James Garner Avenue and Symmes Street. The specific location is illustrated on the attached Site Plan, as Exhibit A. See Exhibit B for legal description.

B. Existing Land Use and Zoning

The Property is currently zoned CCFBC, Urban General Frontage. The property is addressed off Symmes Street, however, the future development is proposed to front onto James Garner.

C. Elevation and Topography

The existing Property currently consists of a dilapidated shed and an existing parking lot. The existing shed and portions of the parking lot are being removed. There is no planned change to the general topography or drainage of the site. The impervious area of the new structure is similar to the buildings and parking

previously located on this site.

D. Drainage

The property is generally flat. The property currently drains to the streets and alley that surround the existing parking lot.

E. Utility Services/ Public Works

All required utility systems for the project (including water, sewer, gas, and electric) are in immediate proximity to the Property, and long established. A public sanitary sewer extension is required to service the building.

The Property is already platted.

F. Fire Protection Services

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

G. Traffic Circulation and Access

James Garner Avenue is located to the east, Symmes Street to the south and the public alley to the west. Vehicle access is currently available through existing drives off James Garner Avenue and Symmes Street, both of these access points will be removed with this redevelopment. Public sidewalks are located along James Garner Avenue and Symmes Street.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Permissible Uses

The Applicant proposes that for this Property, the following uses shall be permitted.

Residential

- Household Living
 - One, two or three, or multi-dwelling unit structures or set of attached structures as applicable in each BFS
 - Elderly housing
- Group Living
 - Assisted Living
 - Boarding house, rooming house, lodging house
 - Hospice
 - Dormitory
 - Fraternity and Sorority
 - Monastery/convent

- Nursing home
- Transitional home

Commerce – All stories as defined and regulated by the CCFBC

- Office
- Overnight Lodging
- Recreation/Entertainment
- Vehicle Sales
- Passenger Terminal
- Day Care
- Retail Sales & Service
- Restaurant/Bar/Lounge/Tavern
- Art Studio/Artisanal Manufacturing
- Research & Development
- Self-service storage – upper story only
- Auto Repair

B. Development Criteria

1. **Siting.** The development shall comply with the setbacks shown on the Site Development Plan. To achieve a multimodal, pedestrian friendly environment, the RBL for the Property along James Garner Ave. shall remain on the property line as shown on the center city form based code regulating plan. The new RBL fronting Symmes Street shall be set at 3 feet (3') from the south property line, as shown on the Site Development Plan.

Buildings on the Property fronting James Garner Avenue shall be built at a minimum of 90% and up to 100% of the RBL on the Property. Buildings on the property fronting Symmes Street shall be built at a minimum of 65% and up to 100% of the total RBL on the Property.

The RBL incorporates an offset area or depth of 24-inches behind the RBL (into the buildable area) allowing for jogs, façade articulation, etc. Therefore, where the façade is placed within that 24-inch zone, it is considered to be "built to" the RBL. To accommodate the design, a variance from the CCFBC for an additional offset area or depth of forty-eight inches (48") behind that line (into the buildable area) to allow for recessed doors and stoops is included. Therefore, where the façade recessed doors and stoops only, are placed within that forty-eight inch (48") zone, it is considered to be "built to" the RBL. The applicable setbacks are illustrated on the Site Development Plan. Street walls are only required on the Property where shown on the Site Development Plan, Exhibit A. Any other unbuilt areas of the RBL are allowed to remain open.

2. **Building Height.** The building shall be at least two stories in height at the RBL but no more than five stories. In all other locations, the maximum height of buildings shall be five stories. The ground story finished floor elevation shall be no lower than the average fronting public sidewalk elevation and no higher than 18-inches above the average fronting public sidewalk elevation. The ground story shall have a clear height of at least 9-feet along the RBL. The minimum clear height for each upper story is 9-feet.
3. **Elements.** The Property shall be built in accordance with the terms of this CCPUD and the exhibits hereto.

Fenestration

- Blank lengths of wall exceeding 20 linear feet are prohibited on all Required Build Lines (RBL) and exterior walls provided they are not within 3 feet of the property line.
- Ground story fenestration shall comprise between 10% and 70% of the ground story facade and exterior walls provided they are not within 5 feet of the property line.
- Upper story fenestration shall comprise between 10% and 70% of the facade and exterior wall area per story provided they are not within 5 feet of the property line.
- All fire rated exterior walls are exempt from fenestration requirements
- The northmost wall facing the north property line has no fenestration requirement since it is designed as a fire rated party wall.

Building Projections

- Awnings shall project a minimum of 4-feet from the façade
- Awnings may have supporting posts at their outer edge provided that they:
 - a. Have a minimum of 8-feet clear width between the façade and the awning support posts or columns, and
 - b. Provide a continuous walking path at least 5-feet wide within that clear width, running parallel to the awning posts/columns.

4. **Sanitation.** It is the intent that the existing trash dumpster just north of this site and shown on the Site Development Plan shall be shared with this property.
5. **Signage.** All signage shall comply with 402. General Provisions, Section M of the CCFBC, along with the following allowance: one main building sign is permitted within the area between the top story floor line and the roofline with a horizontal band not to exceed 3 feet (3') in height along James Garner Ave and/or Symmes Street. The Property shall feature residential style building address numbers. Letters/numbers shall not exceed 18 inches (18")

in height or width. Signs shall not come closer than 2-feet (2') to the adjacent Common Lot Line.

6. **Traffic access and sidewalks.** The existing drives off James Garner and Symmes Street will be removed with this redevelopment. Vehicular access to the parking lot for the Property shall be off the alleyway. Access for pedestrians is planned along the Symmes Street, James Garner Avenue, and the Northwest side of the building where the two main entrances are located. Sidewalks are existing and new as illustrated in the attached Exhibit A. They are along the west side of James Garner Avenue and the north side of Symmes Street. Any damage to existing sidewalks will be replaced prior to a Certificate of Occupancy. Site and street parking is shown on the site plan. Bicycle parking racks shall be provided as illustrated on the Site Development Plan attached Exhibit A.
7. **Lighting.** The project shall comply with the requirements of the CCFBC under 402. General Provisions, Section N. Lighting & Mechanical, as amended thereafter.
8. **Drainage.** The impervious area of the new structure is similar to the buildings and pavement previously located on this site. Drainage for the new development will utilize existing drainage systems.
9. **Open Space.** The proposed open space will meet or exceed the CCFBC required 15% open space. The proposed open space shall be located on the north and northwest sides of the building, by way of unit patios and roof top patios, as indicated on the attached Site Development Plan, Exhibit A.
10. **Landscaping.** Refer to attached Exhibit A, Site Development Plan, for the number of trees to be planted in the open space area and street trees in street tree alignment area. Any trees planted shall be of a species that is listed in Section 506. Tree Lists, of the CCFBC, as amended thereafter, or otherwise approved by the City of Norman Forester, City of Norman ordinance, or appropriate City of Norman staff member.
11. **Parking** Refer to attached Exhibit A, Site Development Plan for the number of on-site and on-street parking spaces provided, their location, and size. This property shall only be required to comply with the Parking Setback Line along James Garner Avenue
12. **Architectural Materials (exteriors).** The Center City is a compact, walkable, mixed-use urban district. Traditional, sustainable, durable materials appropriate to the central Oklahoma climate will be utilized. Innovative,

energy-efficient materials appropriate to a pedestrian-scaled urban environment will be used for this development.

The following materials are prohibited:

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

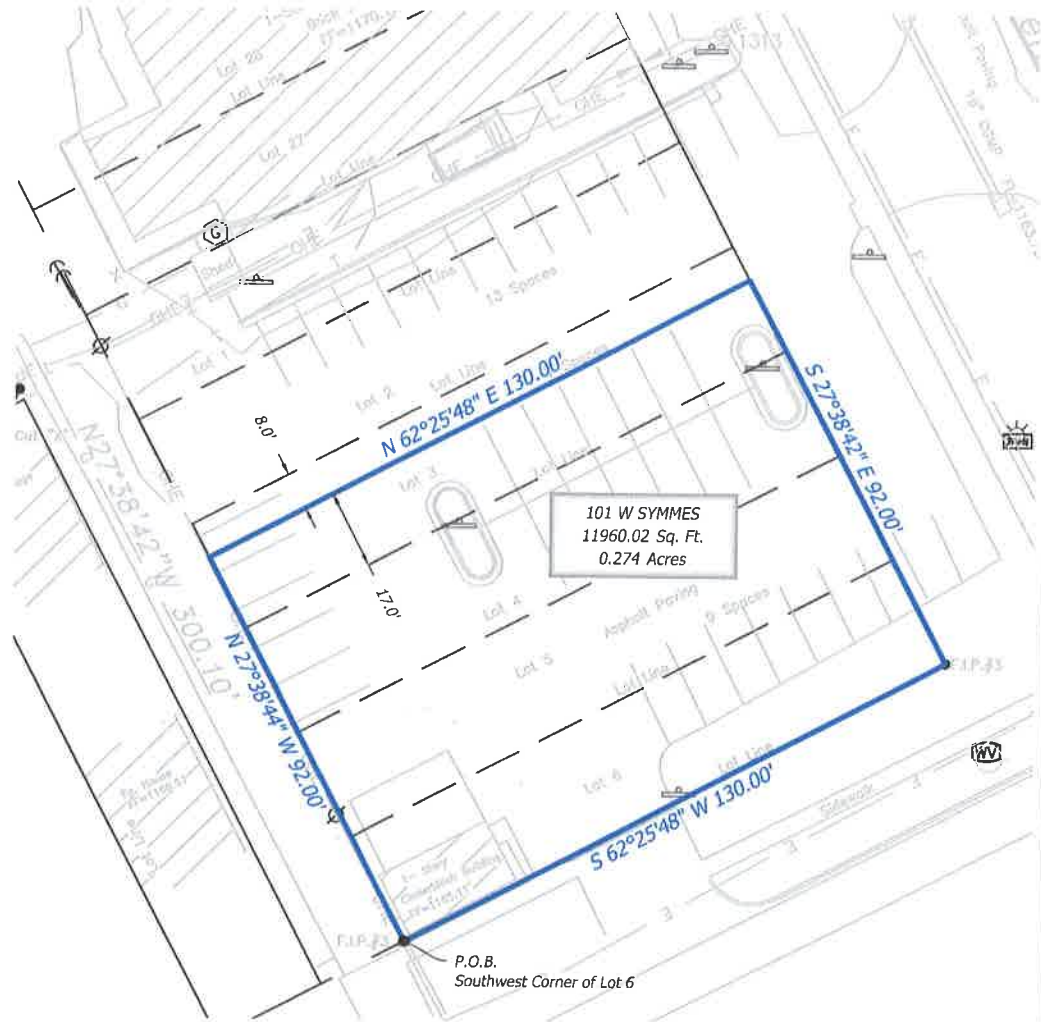
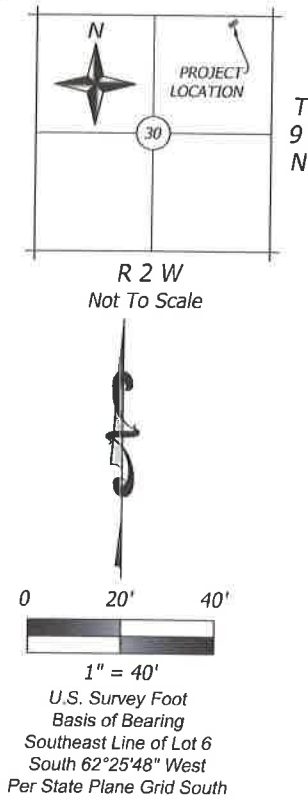
C. CCFBC Standards

The Property shall be developed in accordance with the terms of this CCPUD and the exhibits attached hereto and incorporated by reference.

For convenience purposes, a summary of the proposed CCPUD is as follows:

1. Location of building will be forward of the Required Build Line (RBL) along Symmes Street from nine feet (9') to three feet (3').
2. Adjustment of the Siting requirement along Symmes Street from 100% to 65% minimum and along James Garner Avenue from 65% to 90%
3. A variance from the CCFBC for an additional offset area or depth of forty-eight inches (48") behind that line (into the buildable area) to allow for recessed doors and stoops is included. Therefore, where the façade recessed doors and stoops only, are placed within that forty-eight inch (48") zone, it is considered to be "built to" the RBL.
4. Defined the exact locations of the street wall on the Site Development Plan.
5. Remove the parking setback line requirement along Symmes Street. The property will adhere to the parking setback line on James Garner Avenue as shown on the Site Plan.
6. The minimum fenestration requirements for building facades more than 5' from property line to be decreased to a minimum of 10 %.
7. Added a new fenestration requirement: All fire rated exterior walls are exempt from fenestration requirements.
8. Added a new fenestration requirement: The north most wall closest to the north property line is exempt from fenestration requirements as this wall is being designed as a fire rated party wall.
9. Allow a main building sign within the area between the top story floor line and the roofline with a horizontal band not to exceed 3 feet (3') in height along James Garner Avenue and/or Symmes Street.
10. Parking shall meet the Site Plan in size, location and number.
11. Allow for all exposed fastener metal panels except for R-Style panels.

EXHIBIT B

**LEGAL DESCRIPTION**

A part of Lot Three (3) and all of Lots Four (4), Five (5) and Six (6), in Block Sixty-nine (69), of LARSH'S FIRST ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof and being more particularly described as follows:

Beginning at the Southwest corner of Lot 6 in Block 69 of said LARSH'S FIRST ADDITION; Thence N 27°38'44" W along the West line of said Lots 3 through 6 a distance of 92.00 feet; Thence N 62°25'48" and parallel to the South line of said Lot 6 a distance of 130.00 feet to a point on the East line of said Lot 3; Thence S 27°38'42" E along the East line of said Lots 3 through 6 a distance of 92.00 feet to the Southeast corner of said Lot 6; Thence S 62°25'48" W along the South line of said Lot 6 a distance of 130.00 feet to the POINT OF BEGINNING.

Containing 11960.02 Sq. Ft. or 0.274 Acres, more or less.

Legal Description prepared on April 5, 2023 by Troy Dee, Registered Professional Land Surveyor No. 1745.



Troy Dee
Troy Dee, PLS #1745
April 5, 2023

Prepared By

GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120

C.A.# 7263 / Exp. Date = 6/30/2024

Telephone: (405) 802-7883 Email: troy@goldenls.com

Drafted by: SR GLS Job No.: 19192

Plot Date: April 5, 2023

Sheet 1 Of 1

Owner:
101 W. LLC

Project Number:	23-003
Seal:	

Date - Issue:
05.01.2023
CCPUD Set

Revisions:

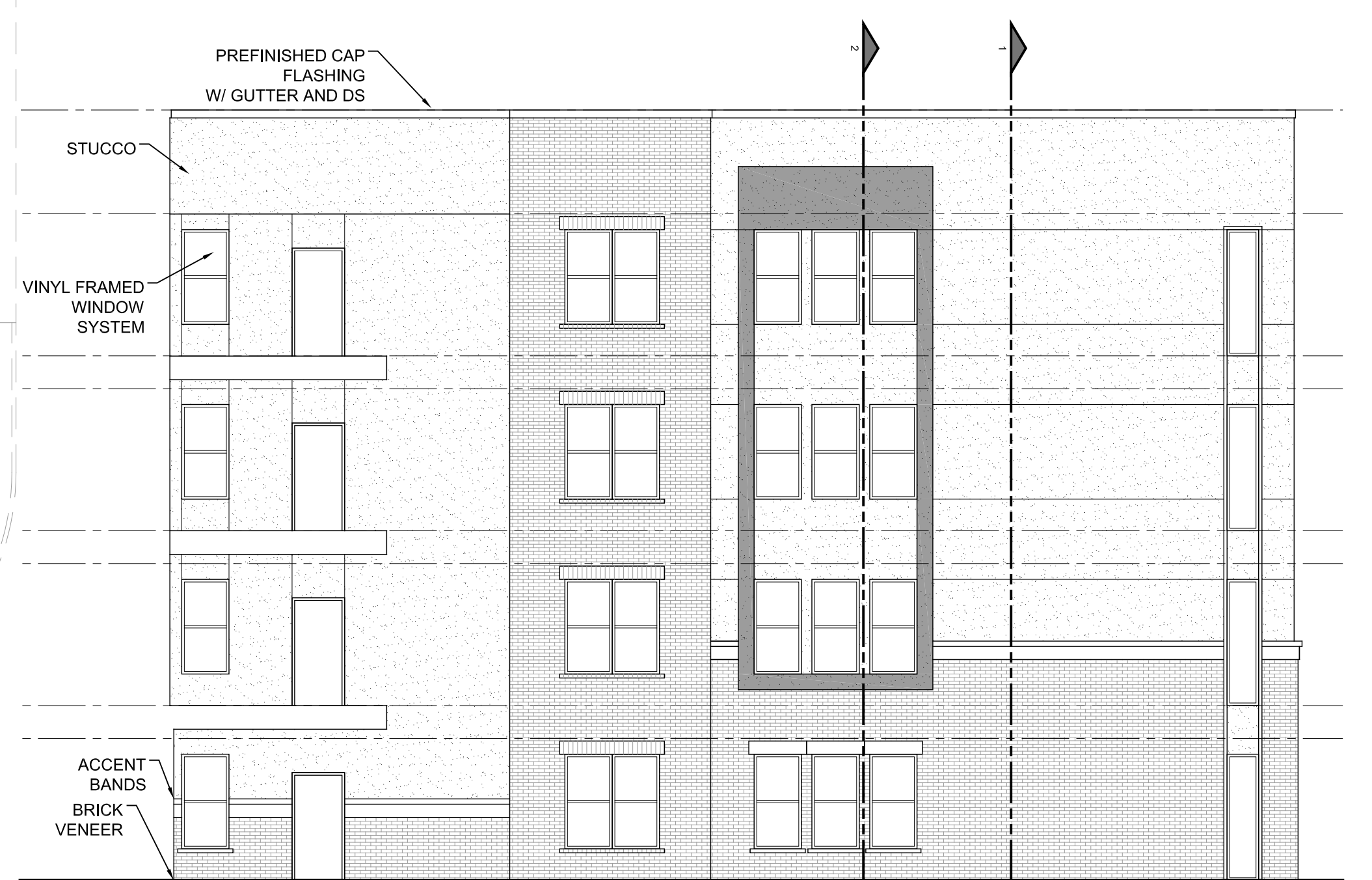
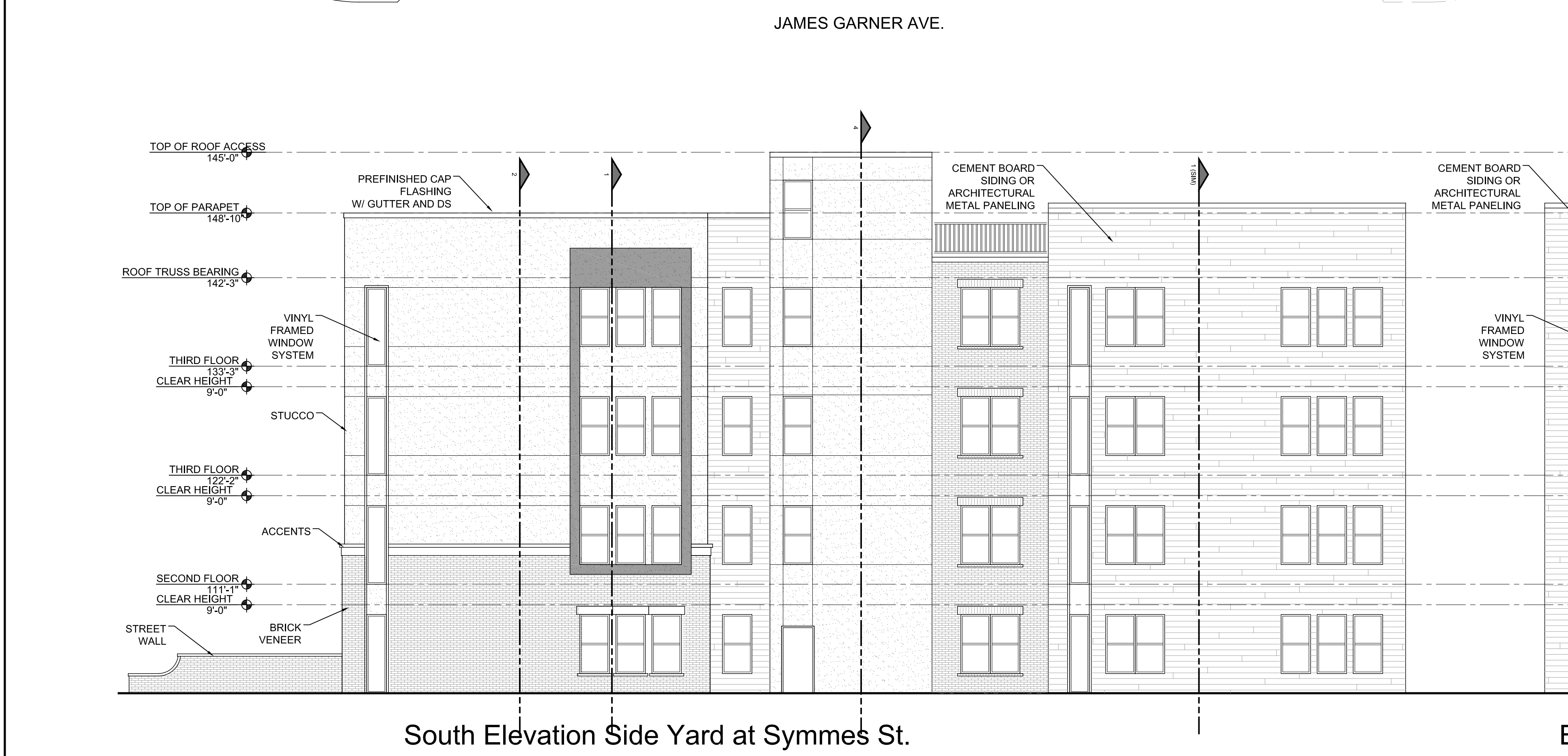
1 REVISED 05/11/2023

Sheet Title:
SITE PLAN &
FRONTAGE

Sheet Number:

G-101

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North Elevation Inset at Back Court
facing Parking



South Elevation Side Yard at Symmes St.

East Elevation Frontage at James Garner Ave.

File Attachments for Item:

10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-45: Cimarron Precious Metals, Inc. requests rezoning from I-1, Light Industrial District, to SPUD, Simple Planned Unit Development, for 0.43 acres of property located at 1001 N. University Boulevard.



CITY OF NORMAN, OK STAFF REPORT

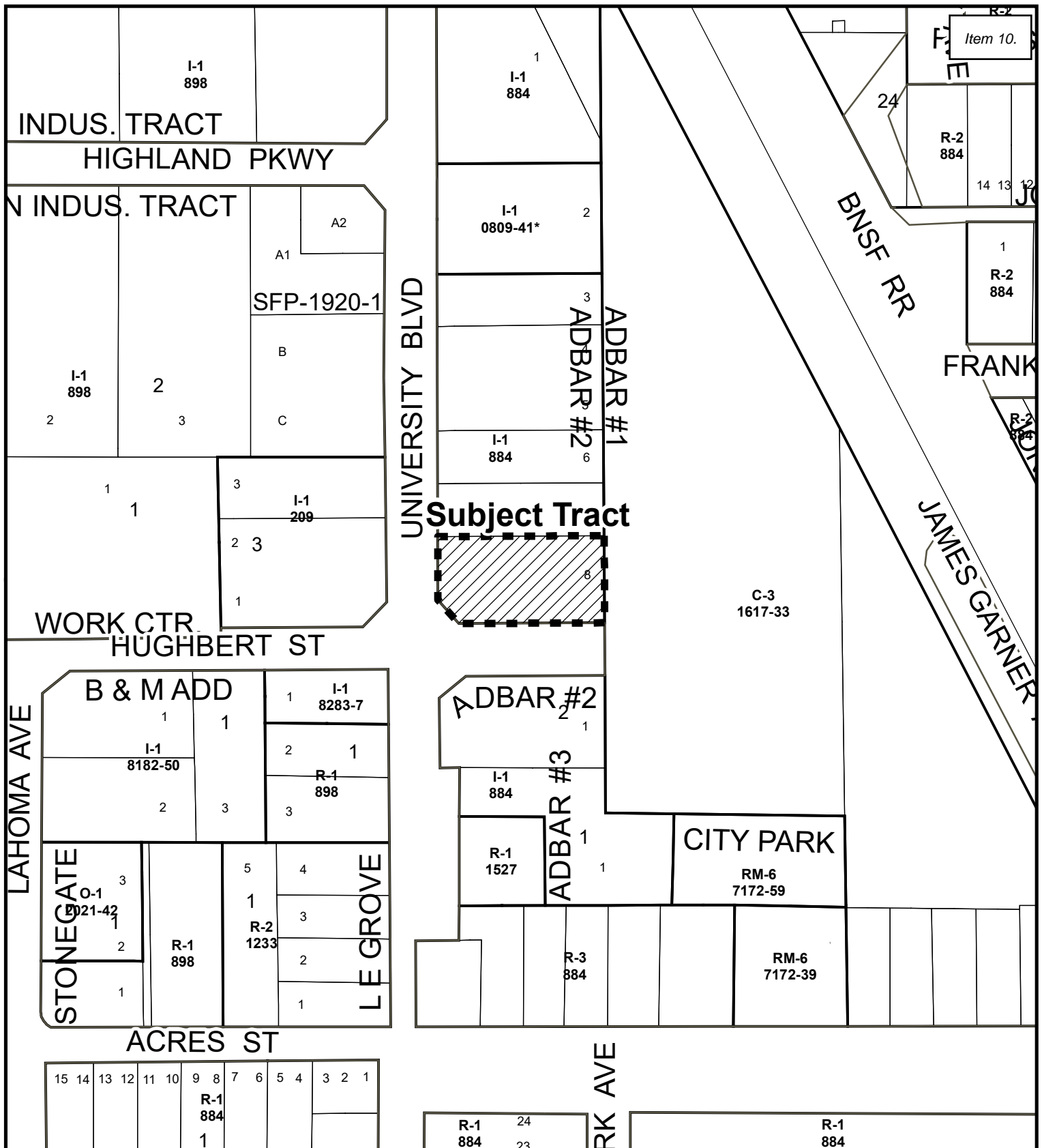
MEETING DATE: 06/08/2023

REQUESTER: Cimarron Precious Metals, Inc.

PRESENTER: Melissa Navarro, Planner II

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-45: Cimarron Precious Metals, Inc. requests rezoning from I-1, Light Industrial District, to SPUD, Simple Planned Unit Development, for 0.43 acres of property located at 1001 N. University Boulevard.

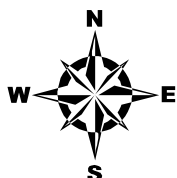
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2223-45 to City Council.



Location Map



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



May 3, 2023

0 75 150 Ft.



Subject Tract



Zoning



office memorandum

Date: June 2, 2023

To: Chairperson and Members
Norman Planning Commission

From: Melissa Navarro, Planner II

Subject: Planning Commission, June 8, 2023
Regarding Agenda Item 10, Ordinance O-2223-45
Rezoning to SPUD, Simple Planned Unit Development

The applicant requesting to rezone from I-1, Light Industrial District, to SPUD, Simple Planned Unit Development, at 1001 North University Boulevard is required to postpone to the July 13, 2023 Planning Commission meeting.

The applicant will be required to submit an application for amendment of the NORMAN 2025 Land Use Plan to remove Special Planning Area 3 associated with the property. Consequently, the applicant will be required to attend a Greenbelt Commission Meeting as well as a Pre-Development Meeting.

cc: Jane Hudson, Planning Director

File Attachments for Item:

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-46: Williams, Box, Forshee & Bullard, PC, on behalf of the Applicant/Land Owner, requests Special Use for a Public Utility for 40 acres of property generally located at the southwest corner of 48th Avenue N.W. and Franklin Road.



CITY OF NORMAN, OK STAFF REPORT

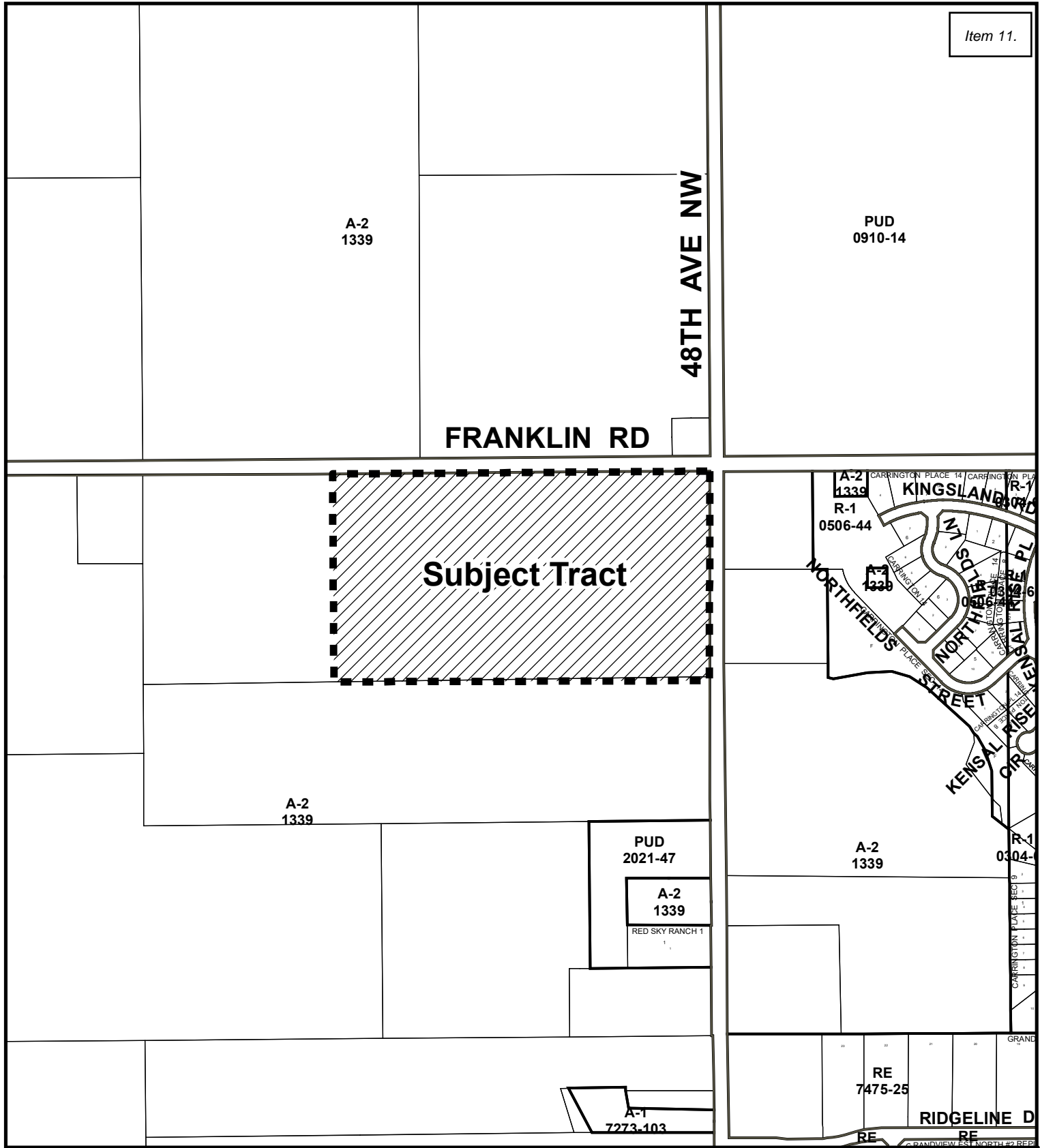
MEETING DATE: 06/08/2023

REQUESTER: Williams, Box, Forshee & Bullard, P.C., on behalf of Applicant/Land Owner

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-46: Williams, Box, Forshee & Bullard, PC, on behalf of the Applicant/Land Owner, requests Special Use for a Public Utility for 40 acres of property generally located at the southwest corner of 48th Avenue N.W. and Franklin Road.

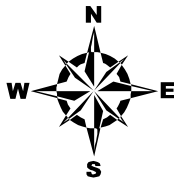
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2223-46 to City Council.



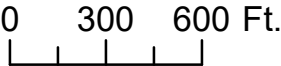
Location Map



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



May 3, 2023



Subject Tract



Zoning

ORDINANCE NO. O-2223-46

ITEM NO. 11

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	Williams, Box, Forshee & Bullard, P.C., on behalf of the Applicant/Land Owner
REQUESTED ACTION	Special Use for a Public Utility
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: A-2, Rural Agricultural District East: A-2, Rural Agricultural District and R-1, Single Family Dwelling District South: A-2, Rural Agricultural District and PUD, O-2021-47 West: A-2, Rural Agricultural District
LOCATION	Southwest corner of 48 th Avenue N.W. and Franklin Road
SIZE	40 acres
PURPOSE	Electric Substation
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Vacant East: Single-family residential and electric substation South: Single-family residential and agricultural West: Single-family residential and agricultural
LAND USE PLAN DESIGNATION	Very Low Density Residential and Floodplain
GROWTH AREA DESIGNATION	Suburban Residential and Country Residential

SYNOPSIS: Williams, Box, Forshee & Bullard, P.C., on behalf of the Applicant/Land Owner, is requesting Special Use for a Public Utility to allow for the development of an electric substation. The base zoning of A-2, Rural Agricultural District, will remain. The property will contain approximately 40 acres.

HISTORY: In April of 2017, Planning staff was directed to update/amend the existing Zoning Ordinance to establish a policy for all municipal projects and public utilities to properly zone the proposed development with a Special Use request. In order for the City to have the greatest flexibility to locate municipal projects and other public facilities in appropriate locations throughout the City, staff prepared a Zoning Code amendment that allows "municipal uses, public buildings and public utilities" in all zoning districts as a Special Use.

The Special Use designation provides Planning Commission and City Council the opportunity to ensure that municipal uses, public buildings and public utilities are in the proper location and enables the approval of special conditions that provide protection for surrounding property owners. At the same time, this review process allows approval of variances to specific regulations that best promote the health, safety and general welfare for the community and still meet the needs of the community to provide adequate services to the citizens. This policy to have all public utilities projects presented to Planning Commission and City Council gives staff the opportunity to present the project for approval as well as public notice of such future development.

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

1. Conformance with applicable regulations and standards established by the Zoning Regulations.
2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
3. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use. (NOTE: Throughout this Section, "Permitted Use" means any use authorized as a matter of right under the applicable zoning district.)
4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed "Special Use" and other uses authorized and anticipated in the area, considering existing zoning and land uses in the area.
6. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed "Special Use" with existing or permitted uses in the surrounding area.

EXISTING ZONING: The existing zoning for the subject property is A-2, Rural Agriculture District. This would remain the base zoning for the property. Typical allowed uses in this district include single-family homes, agricultural uses such as the farming of crops or raising of farm animals, medical marijuana grower, and accessory uses, such as barns/sheds.

ANALYSIS:

SITE PLAN: The proposed site plan for the property shows two access points off W. Franklin Rd. These access points lead to a drive that extends around the perimeter of the substation development. A detention area is proposed for the southwest corner of the 40-acre tract.

The property currently has approximately 60-acres. The applicant submitted a Norman Rural Certificate of Survey for the July 13 Planning Commission meeting. These two applications will go to Council as companion items.

IMPACTS: It is anticipated the City's streets have available capacity to accommodate what little traffic demand this site will generate.

OTHER AGENCY COMMENTS:

PARK BOARD: N/A for this item.

GREENBELT COMMISSION: The rezoning application does not require a Greenbelt Commission meeting. The forthcoming Norman Certificate of Survey will go to the June Greenbelt Commission meeting.

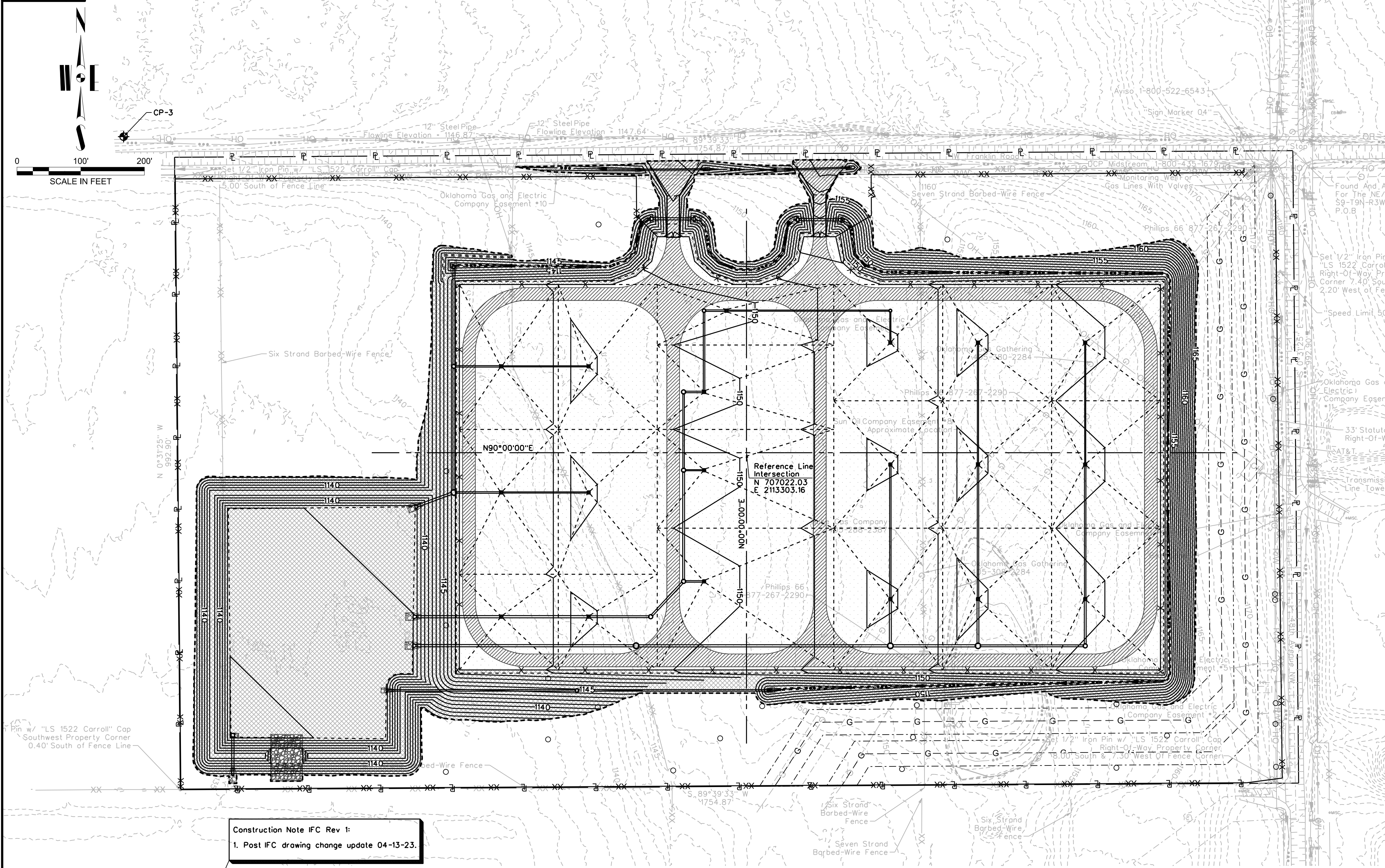
ENGINEERING: The applicant submitted an application for a Norman Rural Certificate of Survey for the property; this will create a 40-acre tract, which will contain this development, and leave the remaining 20-acres as a separate tract. The drive approaches will be constructed to City standards.

TRAFFIC: The intersection of 48th Ave. N.W. and Franklin Road is a future signalized intersection as more development occurs in the area. Depending on the distance from the easternmost driveway to the intersection of Franklin/48th, the applicant may need to request a variance for spacing from the intersection. Depending on the distance between the two driveways, the applicant may also need a variance to the driveway spacing requirements in the Engineering Design Criteria. If needed, this process will be done with the Norman Rural Certificate of Survey application.

PREDEVELOPMENT: PD23-21, May 25, 2023

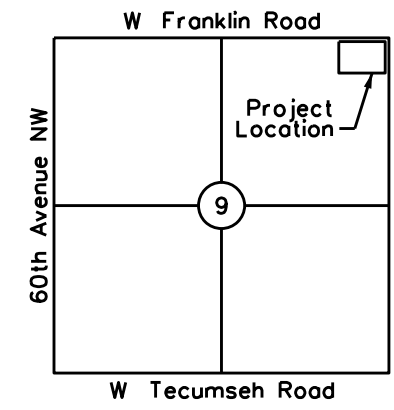
After discussion with the applicant, the neighbors understood the project and the scope but still had concerns about traffic increasing, access, impact on property values, and aesthetics. They asked multiple times to consider relocating the substation or the possibility of placing a fence that would help mitigate the visual impact of the development. The applicant explained how the location was thoroughly determined by soil quality studies, so it cannot be relocated. However, they will consider an alternative fence that improves the aesthetics.

CONCLUSION: Staff forwards this request for Special Use for a Public Utility with Ordinance No. O-2223-46 to the Planning Commission for a recommendation to City Council.



Construction Notes:

- See General Note 5 for contour lines definition. FINISHED GRADE DOES NOT INCLUDE 4 INCH LAYER OF OF NO. 57 CRUSHED ROCK.
- Difficulties obtaining a satisfactory proof-roll may occur. In lieu of overexcavation and replacement of the unstable soils, the unstable subgrade may be stabilized using ODOT Type A Crushed Rock underlain by a layer of Tensar TX7 geogrid (or equivalent). It is estimated that 9 to 12 inches of Type A crushed rock to be required in this scenario, but actual thickness shall be determined at the time of construction.



Site Location
NE 1/4, Sec 9
T-9N, R-3W, I.M.
Cleveland County, Oklahoma

Control Point Table				
Point	Description	Northing	Easting	Elevation
1*	1/2" Iron Pin w/ "Control" Cap	707414.7170	2114683.5207	1193.789
2*	1/2" Iron Pin w/ "Control" Cap	704814.4110	211466.7249	1153.529
3	1/2" Iron Pin w/ "Control" Cap	707518.1380	2112325.8661	1140.679

* Outside limits of drawing.

Reference Drawings:

- D-327581 Demolition Plan
- D-327582 Fence and Drive Plan
- D-327583 Grading Plan - Sheet One
- D-327584 Grading Plan - Sheet Two
- D-327585 Grading Section Views - Sheet One
- D-327586 Grading Section Views - Sheet Two
- D-327587 Detention Basin Plan
- D-327588 Driveway Plans and Profiles
- D-327589 Grading & Drainage Details - Sheet One
- D-327590 Grading & Drainage Details - Sheet Two
- D-327591 Erosion and Sediment Control Plan
- D-327592 Erosion and Sediment Control Details
- D-327593 Culvert End Section Details

Abbreviations

BCY	Bank Cubic Yard
BVCE	Beginning Vertical Curve Elevation
BVCS	Beginning Vertical Curve Station
CL	Center Line
CHDPE	Corrugated High-density Polyethylene
CCY	Compacted Cubic Yard
Const.	Construction
CY	Cubic Yard
Dia.	Diameter
E	East/Easting
Exist.	Existing
EG	Existing Grade
EL	Elevation
EVCE	End Vertical Curve Elevation
EVCS	End Vertical Curve Station
FG	Finished Grade
Galv.	Galvanized
ID	Inside Diameter
Inv	Invert Elevation
KV	Curve Coefficient
L	Left
LF	Linear Feet
Max.	Maximum
Min.	Minimum
N	North/Northing
OD	Outside Diameter
ODOT	Oklahoma Department of Transportation
PGL	Profile Grade Line
PVC	Polyvinyl chloride
PVI	Point of Vertical Intersection
Prop.	Proposed
R	Radius/Right
RCP	Reinforced Concrete Pipe
S	South
SF	Square Foot
STA	Station
SY	Square Yard
SWPPP	Stormwater Pollution Prevention Plan
TG	Top of Gate Elevation
Typ.	Typical
Var.	Varies
W	West

General Notes:

- Contractor shall be responsible for all layout and all elevation control for the project.
- All dimensions are indicated in feet (') unless noted otherwise.
- Existing features and boundaries shown on these drawings are based on survey drawings provided by:
Bearing Tree Land Surveying LLC
100 Broadway Exit
Oklahoma City, Oklahoma 73116
405-605-1081
- Coordinates shown on these drawings are NAD83 Oklahoma State Plane, South Zone (Grid) for horizontal control and NAVD83 for vertical control.
- Proposed contours and elevations (EL) shown on the Site Work drawings represent the finished grade (FG) defined as the top of all proposed materials EXCLUDING No. 57 Crushed Rock and Sod.
- Underground facilities, structures, and utilities have been plotted from available surveys and records; therefore, their locations must be considered approximate only. It is possible there may be others, the existence of which are presently not known or shown. It is the Contractor's responsibility to determine their existence and exact location and to avoid damage thereto. All existing utilities without elevation data shall be assumed to have an unknown elevation.
- Contractor shall notify utility locator a minimum of 72 hours prior to any excavation activities.
- Contractor shall notify the public works utilities department a minimum of 15 working days in advance of any necessary utility outages.
- It shall be the responsibility of the Contractor to coordinate all necessary utility relocations with the appropriate utility company.
- Unless noted otherwise, all existing facilities are to remain undisturbed and used in place. The Contractor shall take precautions necessary to prevent damage. The Contractor shall repair and/or replace, at his/her expense, all existing facilities damaged during construction activities. Existing facilities noted for removal shall be removed and disposed of off-site at the Contractor's expense. All excess material resulting from earthwork operations shall be disposed of at the Contractor's expense. Method of disposal of material and location shall be approved by the Owner.
- Construction shall comply with all applicable codes per the governing municipality.
- Contractor shall be responsible for all local permits for all construction activity including those required by the Oklahoma Department of Environmental Quality for all construction activity.
- Contractor shall comply with all terms and conditions set forth in the National Pollutant Discharge Elimination System (NPDES) permit established for the site at all times.
- Contractor shall be responsible for maintaining all best management practices (BMPs) of the SWPPP for the construction activities associated with this project.
- Contractor shall confine all construction activities to within the earthwork limits or as directed by OGC&E.
- Contractor shall protect all exposed cut and fill slopes. Contractor shall install erosion control BMPs as soon as possible to protect exposed embankment from erosion during all stages of construction.

Legend:

- Existing Property Line
- Existing Easement
- Existing Right-of-way
- Existing Boundary Fence
- Existing Edge of Asphalt Road
- Existing Edge of Gravel Road
- Existing Edge of Water
- Existing Flow Line
- Existing Contour
- Existing Gas Pipeline
- Existing Overhead Electric
- Existing Storm Sewer
- Proposed Reference Line
- Proposed Boundary Fence
- Proposed Substation Fence
- Proposed Earthwork Limits
- Proposed Flow Line
- Proposed Grade Break
- Proposed Contour
- Proposed Easement (By Others)
- Proposed Gas Pipeline (By Others)
- Proposed Crushed Rock (ASTM #57)
- Proposed Crushed Rock (ODOT Type A)
- Proposed Riprap
- Proposed Topsoil and Sod
- Benchmark
- Proposed T-Line Structure (By Others)

Earthwork Notes:

- The proposed design is based on geotechnical recommendations based on the condition of the site during the time of geotechnical investigation. Contractor shall take into account the condition of the site prior to starting construction activities. Contractor shall notify owner and engineer if conditions deviate from what was described in the geotechnical report.
- Geotechnical Report provided by Terracon. See "Subsurface Information for the OGC&E Norman Hills Substation" Norman, Oklahoma, Project No. 13987, January 2022 for soil boring logs.
- Erosion control measures shall be in place prior to commencing earthwork activities and shall be maintained for the duration of construction activities in accordance with the SWPPP.
- Contractor shall clear, grub, and strip area defined by earthwork limits to remove all vegetation, root zone soils, trees, and other unsuitable materials. Removal depths shall be determined at the time of construction by a representative of the Geotechnical Engineer.
- After stripping the surface materials and completing required cuts for grading, but prior to placing new fill, the subgrade shall be proof-rolled to locate soft areas. A geotechnical engineer or a qualified senior technician shall observe each site to confirm that the site has been effectively stripped of unsuitable materials. They shall also monitor proof-rolling procedure to evaluate and approve the stability of the exposed subgrade materials. Proof-rolling can be performed with a rubber-tired construction vehicle weighing at least 25 tons, such as a loaded scraper or tandem-axle dump truck. If proof-rolling is not practical, the subgrade shall be evaluated by a geotechnical engineer using other methods.
- Unstable soils identified by proof-rolling or evaluation shall be scarified, moisture conditioned and compacted, or removed and replaced full-depth with new cohesive low volume change fill. The appropriate method of improvement, if required, would depend on factors such as schedule, weather, the size of the area to be improved, and the nature of the instability. Performing site grading operations during warm, dry periods would help to reduce the amount of subgrade treatment required. After proof-rolling and improving any unstable soils, and just prior to placing fill, the top 8 inches of the subgrade should be scarified, moisture conditioned and compacted per the requirements in this drawing.
- Fill shall consist of material specified in the approved fill table on this drawing.
- Provide uniform slope between indicated elevations so that areas slope to drain and no storm water is ponded on site both during and after construction.
- All cut and fill slopes shall be 4:1 (horizontal:vertical) unless noted otherwise on the plans.
- All flows that are disturbed by construction activities shall be repaired to match flowlines prior to disturbance.
- On the western portion of the substation site, it is estimated the native soils will experience 2 to 3 inches of time-dependent consolidation settlement in areas where 5 feet of new fill will be placed and 4 to 5 inches of time-dependent consolidation settlement in areas where 10 feet of new fill will be placed. It is estimated 90% of primary consolidation settlement will occur within 2 to 3 years. On-going grading maintenance will be required during this time to maintain the proposed grading design elevations.

Construction Note IFC Rev 1:
1. Post IFC drawing change update 04-13-23.

Estimated Earthwork Quantities (For Reference Only)				
Description	Quantity	Units	Description	Quantity
Clearing & Grubbing	117,138	SY	Fence Removal	5,556
Stripping (9" Assumed Depth)	29,284	BCY	Substation Fence w/ Line Curb (OG&E Standard A689)	3,519
Over-Excavation (12" Assumed Depth)	39,043	BCY	Substation Gate w/ Gate Curb (30" Wide Double Swing)	2
Geogrid (Tensar TX7 or equal)	117,138	SY	Boundary Fence (OG&E Standard A688, Detail C)	5,142
Crushed Rock (ASTM #57) (ODOT Type A)	29,284	CCY	12' Property Gate	1
Cut	42,476	BCY	6"x12" OG&E Standard Driveway Curb	408
Fill	94,346	CCY		
			Rock Check Dam	60
			Temporary Silt Fence	2,378
			Temporary Inlet Protection (Dandy Bag)	20
			Temporary Concrete Washout	1
			Temporary Construction Entrance	1
Crushed Rock (8" Depth) (ODOT Type A)	2,783	CCY		
Crushed Rock (4" Depth) (Washed Limestone, ASTM C33 #57)	8,375	CCY		
Rock Rubble Riprap (12" Depth) (D ₅₀ =5")	274	CY		
Topsoil, Fertilizer, and Sod	40,127	SY	Existing Pond Area Stripping (9" Assumed Depth)	1,338
Geotextile Fabric (Contech C-80NW) (Riprap Lining)	7,390	SF	Existing Pond Area Fill	7,730
Geotextile Fabric (Mirafi RS380) (Driveway Lining)	8,114	SF	Topsoil, Fertilizer, and Sod (Existing pond area outside overlapped area)	2,109
Soil Sterilant	75,379	SY		
Precast Drain Inlet - 3'x3'	14	EACH		
Precast Drain Inlet - 3'x3' (Type 2)	1	EACH		
Precast Drain Inlet - 4'x4'	5	EACH		
Precast Manhole - 4' Dia.	1	EACH		
Precast Manhole - 5' Dia.	2	EACH		
Precast Manhole - 6' Dia.	6	EACH		
Precast Manhole - 8' Dia.	4	EACH		
Precast Outlet Control Structure	1	EACH		
Storm Drain Pipe - 18" Dia. Corrugated HDPE w/ ODOT Class B Bedding	974	LF		
Storm Drain Pipe - 24" Dia. Corrugated HDPE w/ ODOT Class B Bedding	1,684	LF		
Storm Drain Pipe - 30" Dia. Corrugated HDPE w/ ODOT Class B Bedding	1,043	LF		
Storm Drain Pipe - 36" Dia. Corrugated HDPE w/ ODOT Class B Bedding	1,308	LF		
Storm Drain Pipe - 18" Class IV RCP w/ ODOT Class B Bedding	105	LF		
Storm Drain Pipe - 18" Class V RCP w/ ODOT Class B Bedding	98	LF		
Storm Drain Pipe - 36" Class III RCP w/ ODOT Class B Bedding	61	LF		
Pipe End Section - 24" Dia. Galvanized Steel w/ Trash Guard	1	EACH		
Pipe End Section - 30" Dia. Galvanized Steel w/ Trash Guard	1	EACH		
Pipe End Section - 36" Dia. Galvanized Steel w/ Trash Guard	7	EACH		
4:1 Culvert End Treatment	1	EACH		
6:1 Culvert End Treatment - ODOT Dwg. R-27	4	EACH		

Approved Fill Property Requirements		
Fill Type ¹	USCS Classification	Acceptable Location for Placement
Imported or on-site low plasticity cohesive soils - LL40 and 5% P _{CL} & At least 15% passing a No. 200 Sieve	CL, CL-ML, SC	All locations and elevations
Imported or on-site medium plasticity cohesive soils - 40<LL<45 and 15% P _{CL} 30 & At least 50% passing a No. 200 Sieve	CL	All locations and elevations except beneath floor slabs and as replacement fill beneath foundations ²
Imported or on-site cohesionless soils - At least 60% passing a No. 200 Sieve	SM	All locations and elevations except beneath floor slabs and as replacement fill beneath foundations ²
Type "A" aggregate base meeting the requirements of Section 703.01 of ODOT Standard Specifications for Highway Construction ²	-	Aggregate surfacing for driveways/drivepaths

- Fill shall consist of approved materials free of organic matter and debris. Frozen material shall not be used and shall not be placed on a frozen subgrade. A sample of each material type shall be submitted to the Geotechnical Engineer for evaluation prior to use on this site.
- Recycled aggregate is not permitted.
- Coordinate with Foundation Contractor for floor slab locations.



Apr 13 2023 15:04

MICRO STATION
SUBSTATION ENGINEERING

OKLAHOMA GAS AND ELECTRIC COMPANY									
NORMAN HILLS SUBSTATION 8729-T NORMAN, OKLAHOMA					SITE WORK LOCATION AND SITE CONTROL PLAN				
ENGINEER	T. Layton (BMCD)	DATE		CHECKED	Y. Li (BMCD)	DATE	02-28-23	JOB NUMBER	847809, 848497, 848498, 848499
DESIGNER	N. Miller (BMCD)	DATE	02-28-23	APPROVED	T. Layton (BMCD)	DATE	02-28-23	SCALE	1" = 100'-0"
DRAWN BY	N. Miller (BMCD)	DATE	02-28-23	CONTACT	B. Montell	DATE	-	REFERENCE	A-327499

File Attachments for Item:

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-31: AN ORDINANCE AMENDING THE CENTER CITY FORM BASED CODE, ADOPTED BY REFERENCE IN CHAPTER 36 ("ZONING") AT SECTION 36-540, OF THE CODE OF THE CITY OF NORMAN, IN ORDER TO REMOVE DUPLICATIVE LANGUAGE, UPDATE REFERENCES TO THE RECODIFIED MUNICIPAL CODE, REFERENCE UPDATED ENGINEERING DESIGN CRITERIA, AND TO AMEND THE CERTIFICATE OF COMPLIANCE APPLICATION REQUIREMENTS FOR SITE PLAN REQUIREMENTS; AND PROVIDING FOR THE SEVERABILITY THEREOF.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/08/2023

REQUESTER: City of Norman

PRESENTER: Anais Starr, Planner II

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-31: AN ORDINANCE AMENDING THE CENTER CITY FORM BASED CODE, ADOPTED BY REFERENCE IN CHAPTER 36 ("ZONING") AT SECTION 36-540, OF THE CODE OF THE CITY OF NORMAN, IN ORDER TO REMOVE DUPLICATIVE LANGUAGE, UPDATE REFERENCES TO THE RECODIFIED MUNICIPAL CODE, REFERENCE UPDATED ENGINEERING DESIGN CRITERIA, AND TO AMEND THE CERTIFICATE OF COMPLIANCE APPLICATION REQUIREMENTS FOR SITE PLAN REQUIREMENTS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2223-31 to City Council.



office memorandum

Date: June 2, 2023

To: Planning Commission

From: Jane Hudson, Planning Director

Subject: Planning Commission, June 8, 2023
Regarding Agenda Item Nos. 12 & 13: Postponement of
Ordinance No. O-2223-31 and Ordinance No. O-2223-47

The City of Norman, as applicant, is requesting postponement to the July 13, 2023 Planning Commission meeting for the subject items. Additional background information is needed on these two items.

File Attachments for Item:

13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-47: AN ORDINANCE AMENDING THE CENTER CITY FORM BASED CODE, ADOPTED BY REFERENCE IN CHAPTER 36 ("ZONING") AT SECTION 36-540, OF THE CODE OF THE CITY OF NORMAN, TO AMEND THE CENTER CITY REGULATING PLAN MAP TO AMEND THE REQUIRED BUILD LINE ALONG THE NORTH SIDE OF BOYD STREET FROM A POINT STARTING WEST OF MONNETT AVENUE AND CONTINUING TO THE BNSF RAILROAD RIGHT-OF-WAY; AND PROVIDING FOR THE SEVERABILITY THEREOF.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/08/2023

REQUESTER: City of Norman

PRESENTER: Anais Starr, Planner II

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-47: AN ORDINANCE AMENDING THE CENTER CITY FORM BASED CODE, ADOPTED BY REFERENCE IN CHAPTER 36 ("ZONING") AT SECTION 36-540, OF THE CODE OF THE CITY OF NORMAN, TO AMEND THE CENTER CITY REGULATING PLAN MAP TO AMEND THE REQUIRED BUILD LINE ALONG THE NORTH SIDE OF BOYD STREET FROM A POINT STARTING WEST OF MONNETT AVENUE AND CONTINUING TO THE BNSF RAILROAD RIGHT-OF-WAY; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2223-47 to City Council.



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