

CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Development Center, Conference Room A, 225 N. Webster Ave, Norman, OK 73069

Thursday, March 13, 2025 at 5:30 PM

AGENDA

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

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

ROLL CALL

CONSENT ITEMS

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

Minutes

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

PLANNING COMMISSION SPECIAL MEETING MINUTES OF FEBRUARY 3. 2025.

Preliminary Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY WPM PROPERTIES, LLC (BOBBY SKAGGS LAND SURVEYING, LLC) FOR CHARLESTON RIDGE ADDITION FOR .47 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF TECUMSEH ROAD AND CHARLESTON ROAD.

Certificates of Survey

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-9: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY THE RANCH ON ROBINSON, LLC (DURHAM SURVEYING, INC.) FOR RANCH ON ROBINSON, FOR 54.067 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EAST ROBINSON STREET AND 60TH AVENUE N.E.

NON-CONSENT ITEMS

2710 36th Ave NW Rezoning and NORMAN 2025 Amendment

- 4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-81: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE NORTH HALF (N/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (2710 36TH AVENUE NW)
- 5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-24: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE NORTH HALF (N/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT AND PLACE THE SAME IN THE O-1, OFFICE-INSTITUTIONAL DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2710 36TH AVENUE NW)

Tecumseh Road Storage Rezoning, NORMAN 2025 Amendment, and Preliminary Plat

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-91: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF SOUTHEAST QUARTER (SE/4) OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION AND FUTURE URBAN SERVICE AREA AND PLACE THE SAME IN CURRENT URBAN SERVICE AREA. (281 W TECUMSEH ROAD)

- 7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-26: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE SOUTHEAST QUARTER (SE/4) OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (281 W TECUMSEH ROAD)
- 8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-8: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY G2 SOK INVESTMENTS, LLC (BLEW SURVEYING ENGINEERING ENVIRONMENTAL) FOR TECUMSEH ROAD STORAGE, A PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 5.93 ACRES OF PROPERTY LOCATED AT 281 W. TECUMSEH ROAD.

North Norman Village Rezoning, NORMAN 2025 Amendment, and Preliminary Plat

- 9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-92: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF NORTHWEST QUARTER (NW/4) OF SECTION TWO (2), TOWNSHIP NINE NORTH (T9N), RANGE THREE WEST (R3W) OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE MIXED USE DESIGNATION AND PARKLAND DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION, FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA, AND REMOVAL FROM SPECIAL PLANNING AREA 4. (NEAR THE SOUTHWEST CORNER OF THE I-35 AND WEST INDIAN HILLS ROAD INTERSECTION)
- 10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT ORDINANCE O-2425-27: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE NORTHWEST QUARTER (NW/4) OF SECTION TWO (2), TOWNSHIP NINE NORTH (T9N), RANGE THREE WEST (R3W), OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND

- PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR THE SOUTHWEST CORNER OF THE I-35 AND WEST INDIAN HILLS ROAD INTERSECTION)
- 11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-9: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY APEX PROPERTIES, LLC (SMC CONSULTING ENGINEER) FOR NORTH NORMAN VILLAGE, A PLANNED UNIT DEVELOPMENT, FOR 130.76 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE SOUTHWEST CORNER OF THE I-35 AND WEST INDIAN HILLS ROAD INTERSECTION.

Life.Church Norman Rezoning and NORMAN 2025 Amendment

- 12. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-93: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE LOT 2C, BLOCK 1, SOUTH CLASSEN ADDITION OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION AND PLACE THE SAME IN THE INSTITUTIONAL DESIGNATION. (2919 CLASSEN BLVD.)
- 13. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-28: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE LOT 1, BLOCK 1, LIFE.CHURCH NORMAN AND LOT 2C, BLOCK 1, SOUTH CLASSEN ADDITION OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2919 CLASSEN BLVD. AND 1500 E. IMHOFF RD.)

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF
ADJOURNMENT

File Attachments for Item:

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

PLANNING COMMISSION SPECIAL MEETING MINUTES OF FEBRUARY 3, 2025. PLANNING COMMISSION MEETING MINUTES OF FEBRUARY 13, 2025.





CITY OF NORMAN, O'R PLANNING COMMISSION SPECIAL MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069 Monday, February 03, 2025 at 5:30 PM

MINUTES

The Planning Commission Special Meeting of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Monday, February 03, 2025 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Secretary Kevan Parker called the meeting to order at 5:32 p.m.

ROLL CALL

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

ABSENT Erica Bird Doug McClure

STAFF PRESENT

Lora Hoggatt, Planning Services Manager Whitney Kline, Admin Tech IV Beth Muckala, Assistant City Attorney Todd McLellan, Development Engineer Landon Gum, Subdivision Development Coordinator David Riesland, Transportation Engineer Kelly Abell, Planner I Justin Fish, Planner I

1. ELECTION OF OFFICERS FOR 2025.

Motion by Commissioner McDaniel to elect Erica Bird as Chair, Michael Jablonski as Vice Chair, and Kevan Parker as Secretary for 2025; **Second** by Commissioner Kindel.

CONSENT ITEMS

Minutes

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

PLANNING COMMISSION MEETING MINUTES OF DECEMBER 12, 2024.

ITEMS SUBMITTED FOR THE RECORD

1. December 12, 2024 Planning Commission Regular Session Minutes

Motion by Commissioner Brewer to approve the minutes from the December 12, 2024 Planning Commission meeting; **Second** by Commissioner Griffith.

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

Short Form Plats

3. <u>CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2425-4</u>: CONSIDERATION OF SHORT FORM PLAT SUBMITTED BY NYSSA RAATKO, LLC (CEDAR CREEK CONSULTING, INC) FOR DUNKIN DONUTS LOCATED AT 2525 AND 2531 WEST MAIN STREET.

ITEMS SUBMITTED FOR THE RECORD

- 1. Staff Report
- 2. Dunkin Donuts Short Form Plat

Motion by Commissioner Brewer to approve SFP-2425-4; Second by Commissioner McKown.

NON-CONSENT ITEMS

201 W Apache Rezoning

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

The applicant has requested postponement of this request to the February 13, 2025 meeting.

ITEMS SUBMITTED FOR THE RECORD

1. Postponement Request

Motion by Commissioner Kindel to postpone Ordinance O-2425-19 to the February 13, 2025 Planning Commission meeting; **Second** by Commissioner McDaniel.

428 Buchanan Rezoning

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-20: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS FORTY-FVE (45) AND FORTY-SIX (46) IN BLOCK ONE (1) OF LARSH'S UNIVERSITY ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CCFBC, CENTER CITY FORM-BASED CODE DISTRICT, URBAN GENERAL FRONTAGE, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (428 BUCHANAN AVENUE)

ITEMS SUBMITTED FOR THE RECORD

- Staff Report
- 2. Location Map
- 3. CCPUD Narrative
- 4. Site Plan

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the staff report.

Commissioner Jablonksi asked about the parking which is reserved for tenants at McFarlin Church and how the City regulates this. Beth Muckala, Assistant City Attorney, explained that the parking, which is regulated through a lease, is not connected to the PUD, Planned Unit Development.

Commissioner Jablonski also asked about recycling on the property. Ms. Hoggatt explained recycling is not required in multi-family developments in the Center City area.

Applicant Presentation

Commissioner Kindel asked why first floor parking was not considered. Peter Petromilli, Applicant, explained reducing the density by one floor to be used for parking when there are under utilized parking lots next door was not in their best interest.

Commissioner Jablonski asked about the request to decrease the bike racks from three to two. Mr. Petromilli explained bike racks are not utilized at other recent developments.

Commissioners also had some questions regarding the front setback and why it was requested to be moved back. Mr. Petromilli explained they wanted to include a covered patio in the front of the building so the residents could utilize outdoor space.

Public Comments

There were no public comments.

Motion by Commissioner Griffith to recommend approval of Ordinance O-2425-20; **Second** by Commissioner McDaniel.

Item 1.

Wildwood Community Church Special Use

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-21: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR A CHURCH, TEMPLE, OR OTHER PLACE OF WORSHIP WITH A WAIVER OF SECTION 36-547(a)(4) PERTAINING TO EXTERIOR APPEARANCE IN THE R-1, SINGLE-FAMILY DWELLING DISTRICT FOR LOT ONE (1), IN BLOCK SEVENTEEN (17), OF HALL PARK FOURTH ADDITION OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1501 24TH AVE NE)

ITEMS SUBMITTED FOR THE RECORD

- 1. Staff Report
- 2. Location Map
- 3. Waiver for Masonry Material Requirement
- 4. Master Plan
- 5. December 7, 2023 Park Board Meeting Minutes

Staff Presentation

Kelly Abell, Planner I, presented the staff report.

Applicant Presentation

Libby Smith, Representative of Applicant, presented on the proposed Special Use.

Public Comment

There were no public comments.

Commission Discussion

There was discussion regarding a pedestrian bridge from a Park Board meeting which is not part of this Special Use request.

Motion by Commissioner McDaniel to recommend approval of Ordinance O-2425-21; **Second** by Commissioner Kindel.

TFCU Rezoning

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-22: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOT ONE (1), IN BLOCK TWO (2), OF EAST LINDSEY PLAZA SECTION 5, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1451 12TH AVENUE SOUTHWEST)

ITEMS SUBMITTED FOR THE RECORD

- 1. Staff Report
- 2. Location Map
- 3. SPUD Narrative
- 4. Site Plan

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Applicant Presentation

Commissioner Griffith asked what type of facility is proposed. Todd D'Amico, the representative for the Applicant, explained it is proposed to be a youth gymnastics facility at this time.

Public Comment

There were no public comments.

Motion by Commissioner McKown to recommend approval of Ordinance O-2425-22; **Second** by Commissioner Griffith.

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

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

There were no miscellaneous comments.

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The meeting was adjourned at 6:21 p.m.		
Passed and approved this	_ day of	2024.
Planning Commission		





CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Development Center, Conference Room A, 225 N Webster Ave Thursday, February 13, 2025 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, will meet in Regular Session in Conference Room A at the Development Center, on Thursday, February 13, 2025 at 5:30 PM and notice of the agenda of the meeting was posted at the Development Center at 225 N Webster Ave, Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Erica Bird called the meeting to order at 5:30 p.m.

ROLL CALL

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

ABSENT Kevan Parker

STAFF PRESENT

Jane Hudson, Planning & Community Development Director
Lora Hoggatt, Planning Services Manager
Anais Starr, Planner II
Justin Fish, Planner I
Whitney Kline, Admin Tech IV
Nathan Madenwald, Utilities Engineer
Rachel Croft, Water Treatment Plant Manager
William Andrews, Communications & Engagement Coordinator

^{*}Cameron Brewer arrived at 5:32 p.m.

^{**}Jim Griffith arrived at 5:33 p.m.

NON-CONSENT ITEMS

201 W Apache Zoning

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

ITEMS SUBMITTED FOR THE RECORD

- 1. Staff Report
- 2. Location Map
- 3. CCPUD Narrative
- 4. Site Plan/Elevation Drawings

Staff Presentation

Anais Starr, Planner II, presented the staff report.

Applicant Presentation

Matt Peacock, Representative of Applicant, presented on the proposed CCPUD.

Commissioner McKown brought up the concern in regards to the lack of designated parking spaces. Mr. Peacock explained that the additional parking at First Baptist Church provides options.

Commissioner McDaniel also added that he has a concern for the lack of designated parking. Mr. Peacock explained that there is a lot of on street parking around the area and First Baptist Church has expressed they would increase the amount provided if it is needed.

Commissioner Jablonski asked about the roof top deck and wanted to know if they will provide plants for a cooling effect. Mr. Peacock explained they might add some planters but that it is not needed for the open space percentage.

Public Comment

There were no public comments.

Motion by Commissioner McDaniel to recommend approval of Ordinance O-2425-19; **Second** by Commissioner McKown.

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

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

ITEMS SUBMITTED FOR THE RECORD

- 1. Staff Report
- 2. NORMAN 2025 Land Use Plan Map
- 3. Pre-Development Summary
- 3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-25: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR MUNICIPAL USE IN THE RE, RESIDENTIAL ESTATES DWELLING DISTRICT FOR PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4020 E TECUMSEH ROAD)

ITEMS SUBMITTED FOR THE RECORD

- 1. Staff Report
- 2. Location Map
- 3. Site Plan
- 4. Special Use Condition Letter
- 4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-7: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY THE CITY OF NORMAN – NORMAN UTILITES AUTHORITY (SBR, ENGINEERING SURVEY PLANNING) FOR NORMAN GROUNDWATER FACILITY FOR 28.2733 ACRES OF PROPERTY LOCATED AT 4020 EAST TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD

- 1. Staff Report
- 2. Location Map
- 3. Preliminary Plat
- 4. Development Review Form

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Mr. Fish pointed out that there is a special condition for Drinking Water Treatment only.

Applicant Presentation

Nathan Madenwald, Applicant, presented the proposed item.

Commissioner Kindel brought up concerns in regards to enforcement of the special condition to be Drinking Water Treatment only. Mr. Madenwald explained that for any future site plan amendments, it would have to come through Planning Commission and City Council for approval.

Commissioner McDaniel asked if this would produce a lot of noise. Mr. Madenwald explained it is not expected to produce noise.

Commissioner Jablonski thanked the applicant for all the beautification and consideration of hiding the building and limiting the noise.

Public Comment

There were no public comments.

Motion by Commissioner Brewer to recommend approval of Resolution R-2425-82, Ordinance O-2425-25, and PP-2425-7; **Second** by Commissioner Kindel.

2710 36th Ave NW Rezoning and NORMAN 2025 Amendment

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

This item has requested postponement to the March 13, 2025 meeting.

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

This item has requested postponement to the March 13, 2025 meeting.

Motion by Commissioner Kindel to postpone Resolution R-2425-81 and Ordinance O-2425-24 to the March 13, 2025 Planning Commission meeting; **Second** by Commissioner McClure.

The motion passed unanimously with a vote of 8-0.

PLANNING COMMISSION TRAINING

Beth Muckala, Assistant City Attorney, presented a Commissioner refresher on the duties of the Planning Commission and Robert's Rules of Order.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

The meeting was adjourned at 7:02 p.m.		
Passed and approved this	day of	2025.
Planning Commission		

File Attachments for Item:

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY WPM PROPERTIES, LLC (BOBBY SKAGGS LAND SURVEYING, LLC) FOR CHARLESTON RIDGE ADDITION FOR .47 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF TECUMSEH ROAD AND CHARLESTON ROAD.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/13/2025

REQUESTER: WPM Properties, LLC (Bobby Skaggs Land Surveying, LLC)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION,

AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY WPM PROPERTIES, LLC (BOBBY SKAGGS LAND SURVEYING, LLC) FOR CHARLESTON RIDGE ADDITION FOR .47 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF TECUMSEH ROAD AND CHARLESTON ROAD.

ITEM: Consideration of a Preliminary Plat for **CHARLESTON RIDGE ADDITION**.

LOCATION: Located at the southeast corner of the intersection of Tecumseh Road and Charleston Road.

INFORMATION:

- 1. Owner. WPM Properties, LLC.
- 2. <u>Developer</u>. WPM Properties, LLC.
- 3. Engineer. NSE Engineering Consultants, PLLC.
- 4. Surveyor. Bobby Skaggs Land Surveying, LLC.

HISTORY:

- 1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City limits without zoning.
- 2. <u>December 19, 1961</u>. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
- 3. <u>January 23, 1962</u>. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.

- 4. March 11, 1971. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
- 5. March 30, 1971. City Council adopted Ordinance No. 2380 placing this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
- 6. <u>July 8, 1971</u>. Planning Commission, on a vote of 8-0, approved the preliminary plat for Charleston Heights Addition.
- 7. <u>January 9, 1975</u>. Planning Commission, on a vote of 7-0, tabled the revised preliminary plat for Charleston Industrial Tract Addition.
- 8. <u>February 13, 1975</u>. Planning Commission reviewed the revised preliminary plat for Charleston Heights Industrial Tract and request for alley variance. A motion to approve the requested variance and preliminary plat failed to receive the required 2/3 majority vote, and therefore failed on a vote of 5-3-1.
- 9. <u>April 10, 1975</u>. Planning Commission, on a vote of 7-1-1, approved the revised preliminary plat for Charleston Heights Industrial Tract Addition.
- 10. April 10, 1980. The approval of the preliminary plat became invalid.

IMPROVEMENT PROGRAM:

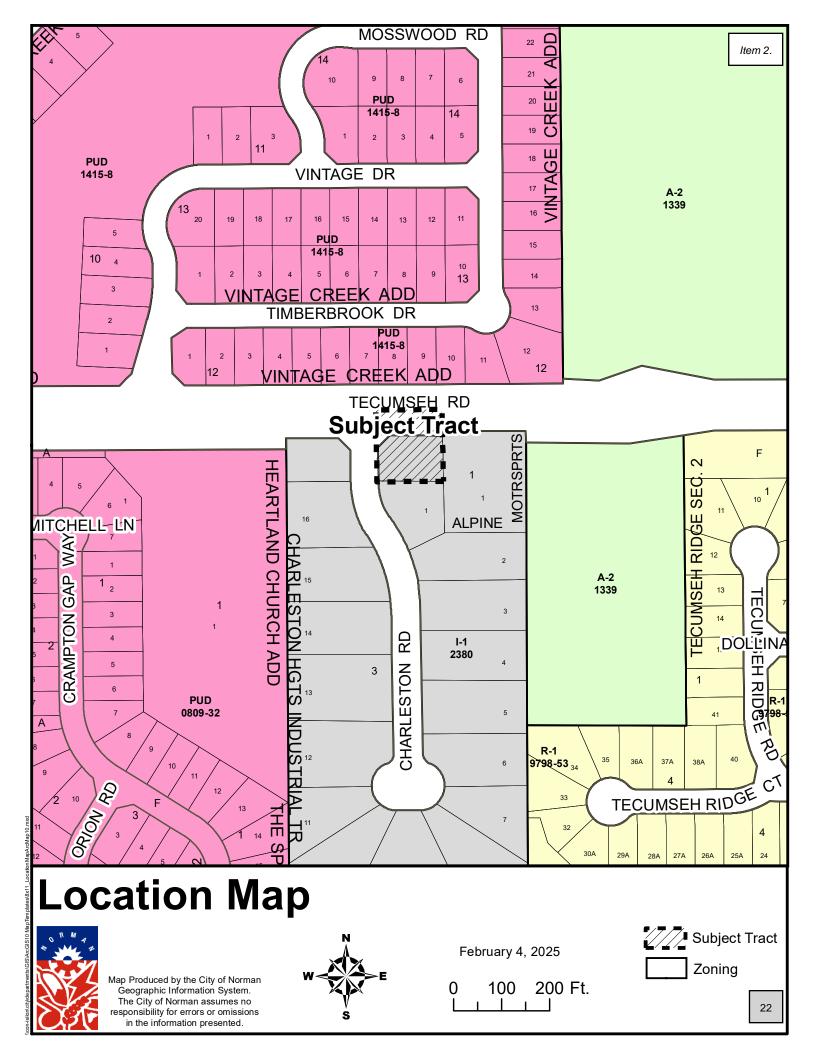
- 1. Fire Protection. Fire hydrants will be reviewed by the Fire Department.
- 2. <u>Permanent Markers</u>. Permanent markers will be installed prior to filing of a final plat.
- Sanitary Sewers. This property is not served by a public sanitary sewer system.
 Oklahoma Department of Environmental Quality will be required to approve a private system to serve the lot.
- Sidewalks. There is an existing sidewalk adjacent to West Tecumseh Road. Sidewalks are not required adjacent to Charleston Road based on the fact the property is zoned Light Industrial.
- <u>Drainage</u>. Drainage and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facility will be constructed for the conveyance of storm water.
- 6. Streets. West Tecumseh Road and Charleston Road street paving are existing.
- 7. <u>Water Mains</u>. There is an existing 24" water main located on the south side of West Tecumseh Road. A water line adjacent to Charleston Road will be installed to City standards.

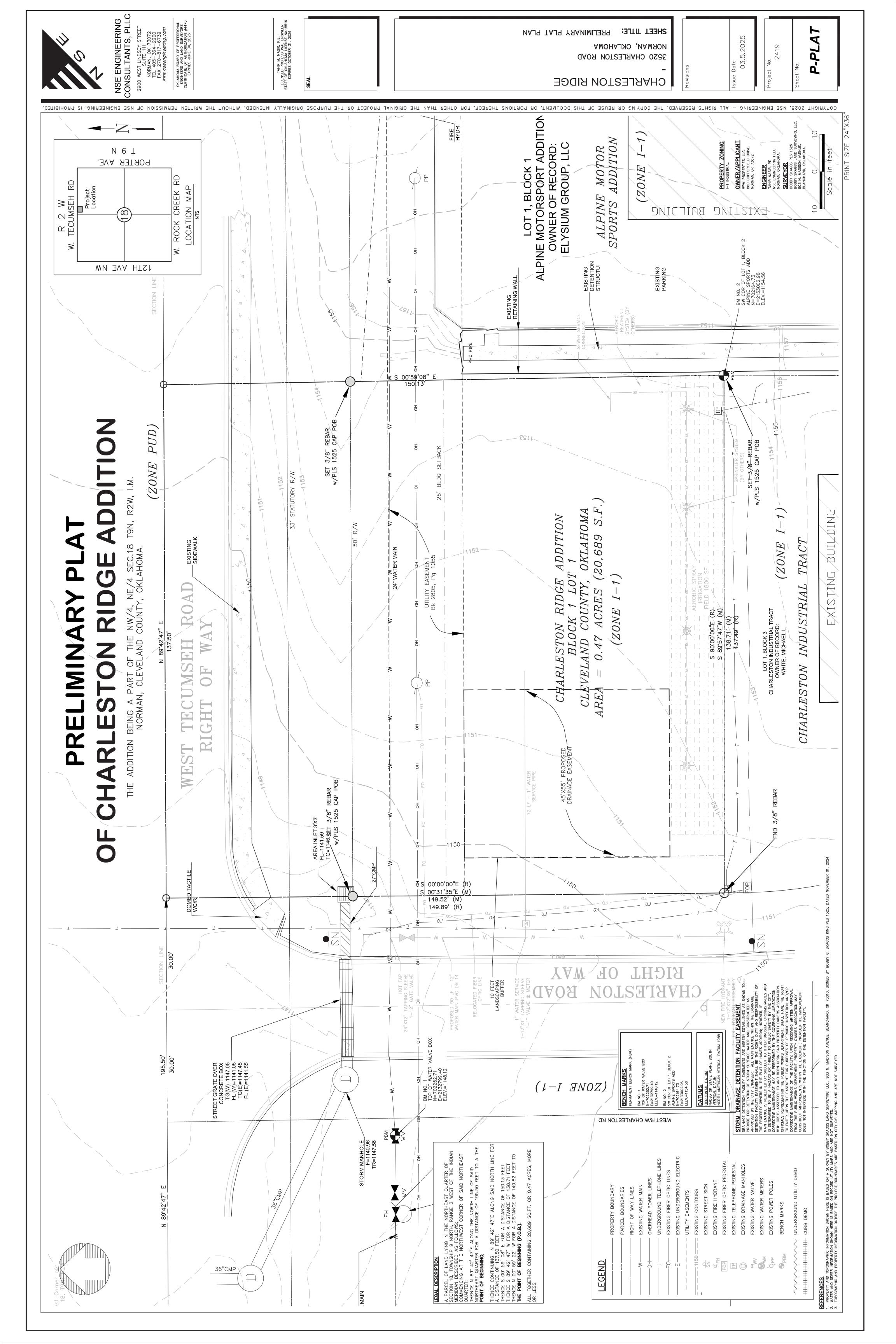
8. <u>Sanitation</u>. A dumpster is proposed to be accessible from Charleston Road similar to properties further south. A dumpster enclosure will also be required due to the proximity to Tecumseh Road and to comply with current development requirements.

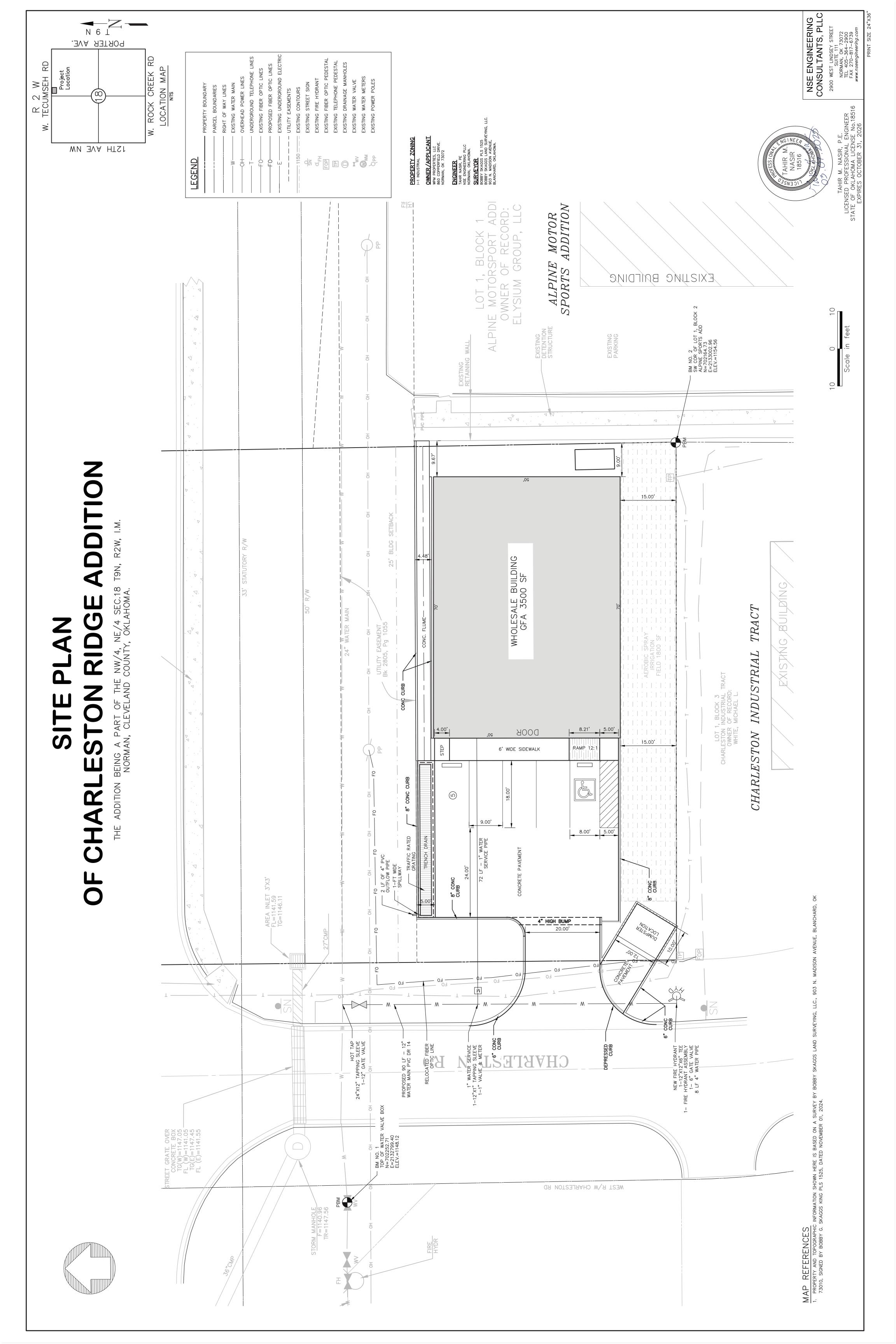
PUBLIC DEDICATIONS:

- 1. Easements. All required easements are dedicated to the City.
- 2. <u>Rights-of-Way.</u> Street right-of-way for Tecumseh Road and Charleston Road 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 owner is proposing a facility on a .47 acre lot. Staff recommends approval of the preliminary plat for Charleston Ridge Addition.
- ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Charleston Ridge Addition to City Council.

ACTION TAKEN:







File Attachments for Item:

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-9: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY THE RANCH ON ROBINSON, LLC (DURHAM SURVEYING, INC.) FOR RANCH ON ROBINSON, FOR 54.067 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EAST ROBINSON STREET AND 60TH AVENUE N.E.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/13/2025

REQUESTER: The Ranch on Robinson, LLC (Durham Surveying, Inc.)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION,

AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-9: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY THE RANCH ON ROBINSON, LLC (DURHAM SURVEYING, INC.) FOR RANCH ON ROBINSON, FOR 54.067 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EAST ROBINSON STREET AND 60^{TH}

AVENUE N.E.

ITEM: Consideration of <u>NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2425-9-FOR RANCH ON ROBINSON</u>.

LOCATION: Located at the southeast corner of the intersection of East Robinson Street and 60th Avenue N.E.

INFORMATION:

- Owners. The Ranch on Robinson, LLC.
- 2. Developer. The Ranch on Robinson, LLC.
- 3. Surveyor. Durham Surveying, Inc.

HISTORY:

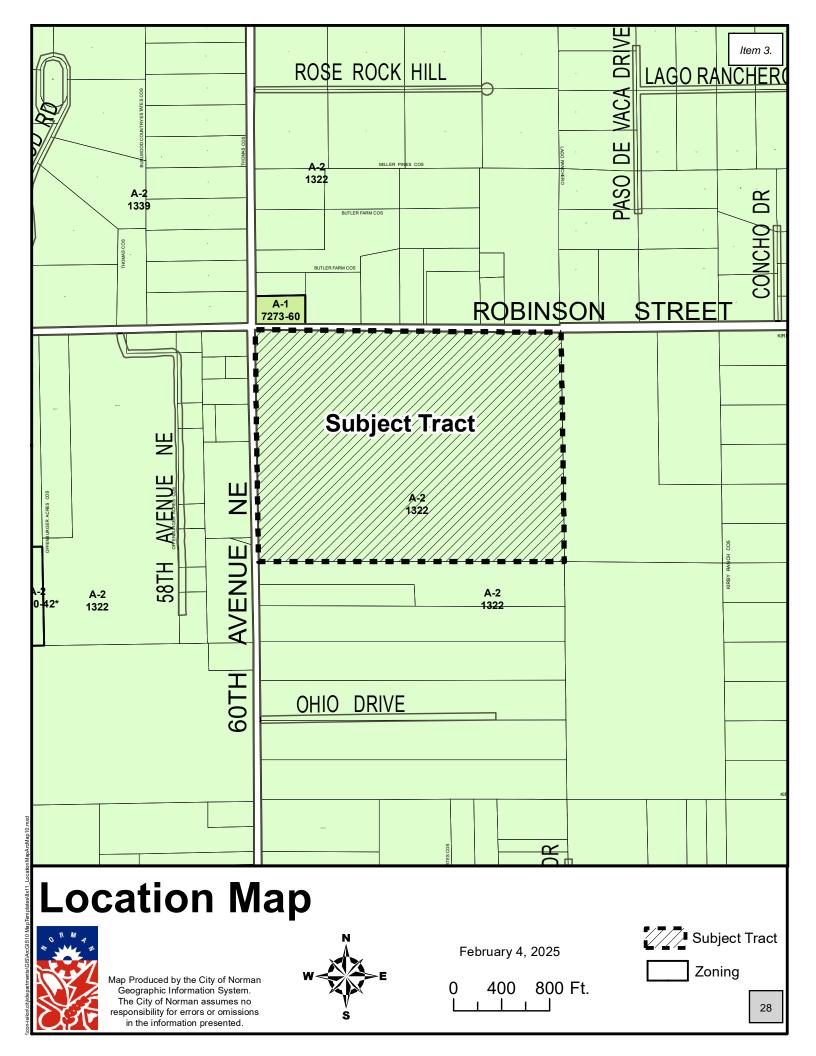
- 1. October 21, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City limits without rezoning.
- 2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
- 3. <u>December 12, 1961</u>. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

- 1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
- 2. <u>Sanitary Sewer</u>. Individual septic systems for each tract will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
- 3. <u>Water</u>. Individual water wells will be installed for each tract in accordance with City and Oklahoma Department of Environmental Quality standards.
- 4. <u>Easements</u>. Robinson Street and 60th Avenue N.E.are classified as a Minor Rural Arterials. As a result, seventeen-foot (17') roadway, drainage and utility easements are required. In accordance with the Comprehensive Transportation Plan, twenty-foot (20') trail easements adjacent to the 17' roadway, drainage and utility easements for Robinson Street and 60th Avenue N.E. are required.
- 5. <u>Acreage</u>. Tracts 1 consists of 11.675 acres, Tract 2 consists of 10.578 acres, Tract 3 consists of 10.578 acres, Tract 4 consists of 10.607 acres and Tract 5 consists of 10.629 acres. There is a total of 54.067 acres.
- 6. <u>WQPZ</u>. Water Quality Protection Zone (WQPZ) is located on Tracts 3, 4 and 5. The owners will be required to protect these areas.
- 7. Covenants. Covenants addressing the WQPZ have been submitted.
- **SUPPLEMENTAL MATERIAL**: Copies of a location map and Norman Rural Certificate of Survey No. COS-2425-9 for Ranch on Robinson are included in the Agenda Book.
- **STAFF COMMENTS AND RECOMMENDATION**: Staff recommends approval of Certificate of Survey No. COS-2425-9 for Ranch on Robinson.

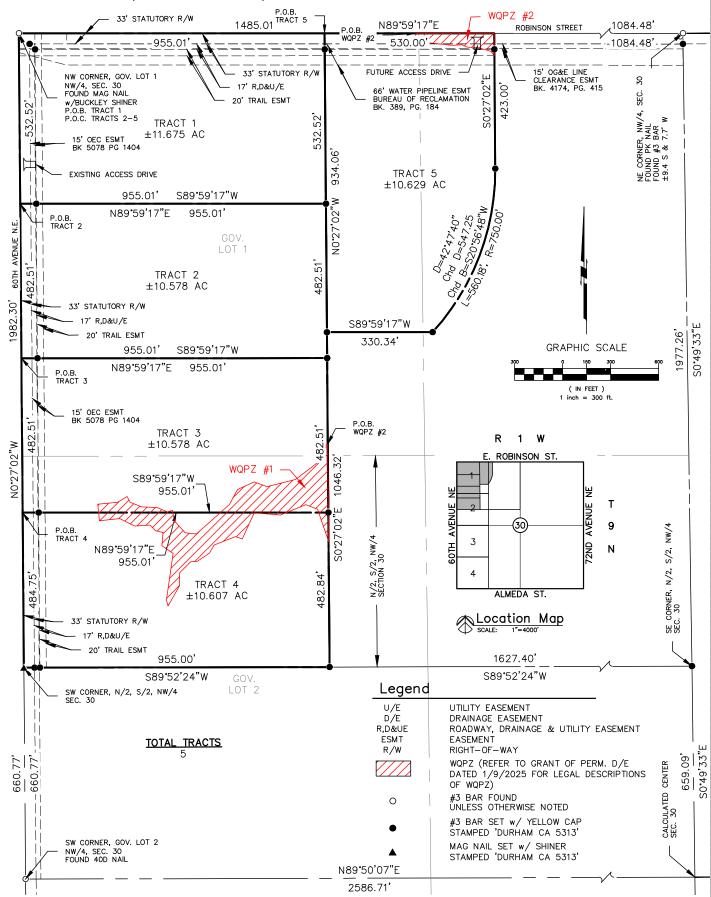
ACTION NEEDED:	Recommend approval of	or disapproval of	Certificate of	Survey N	lo. COS.
2425-9 for Ra	anch on Robinson to City	Council.			

ACTION TAKEN:	
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NORMAN RURAL CERTIFICATE OF SURVEY PART OF GOV. LOTS 1-2, AND THE NW/4, SECTION 30, T9N, R2W, I.M.

CITY OF NORMAN, CLEVELAND CO., OKLAHOMA



- Notes:
 - The basis of bearings for the plat of survey shown hereon is the bearing of North 00°27'02" West along the West line of said Northwest Quarter (NW/4).
 - There shall be no clearing, grading, construction, or disturbance of vegetation within the WQPZ except permitted by the Director of Public Works unless such disturbance is done in accordance with 30-514(E) of the Norman City Code.
 - Any WQPZ shown hereon is subject to protective covenants that may be found in the land records and that restrict disturbance and use on these areas.
 - Refer to sheets 4 of 5 and 5 of 5 for proposed tract legal descriptions.



DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OK 73099 Phone (405) 265-3404 Fax (405) 265-0649 CERTIFICATE OF AUTHORIZATION NO. 5313

EXPIRATION DATE: JUNE 30, 2026

2/12/2025

SHEET 1 OF

NORMAN RURAL CERTIFICATE OF SURVEY

Survey Notes

- We have examined a map by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), for Cleveland County, Oklahoma and Incorporated areas, Map number 40027 C 0305 H, with an effective date of September 26, 2008, which shows the entire portion of the property described hereon as located in unshaded Zone (X) which is classified as areas determined to be outside of the 500—year floodplain.
- 2. All underground utilities may NOT be shown hereon. Oklahoma One—Call System, Inc., was requested to identify the utilities under ticket number 21011116324043 for a work date of January 11, 2021. The utilities shown hereon have been located in the field by above ground inspection only, which was marked by others. The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
- 3. The field survey was performed between the dates of January 12 through January 26, 2021 and the January 6 and 7, 2025, and the site was last visited on January 7, 2025.
- 4. The basis of bearings for the plat of survey shown hereon is the bearing of North 00°04'58" West along the West line of said Northwest Quarter (NW/4) of Section Thirty (30), Township Nine (9) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma.
- 5. The property described hereon contains 2,355,161 square feet, or 54.067 acres, more or less.
- 6. This survey is valid only if the original signature and seal of the Surveyor is present.
- 7. This survey meets or exceeds the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

Vellow 1/9/2025

Damon K. Durham, PLS No. 1521

Durham Surveying, Inc.

Certificate of Authorization No. 5313 Expiration Date: 06/30/2026

Date of Survey:

01/07/2025



NOTARY

State of Oklahoma

) ss

Canadian County

County)

Before me, a Notary Public, in and for said County and State, personally appeared on this day of _______, 2025, personally appeared Damon K. Durham, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act.







1/9/2025

SHEET 2 OF 5

NORMAN RURAL CERTIFICATE OF SURVEY

CITY OF NORMAN PLANN	ING COMMISSION	
Accepted by the City of	Norman, Oklahoma, Planning Commission on this day of	, 2025.
Chairperson		
NOTARY		
State of Oklahoma)) SS	
Cleveland County) 55	
·		
this day of	lic, in and for said County and State, personally appeared on, 2025, personally appeared, to me	
known to be the identic	cal person who executed the within and foregoing instrument that they executed the same as their free and voluntary act.	
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		Seal
My Commission Expires	Notary Public	
CITY OF NORMAN CITY O	SOLINOI	
	Norman, Oklahoma, City Council on this day of,	2025.
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,	
		City
City Clerk	Mayor	Seal
NOTARY		
State of Oklahoma)) SS	
Cleveland County	ý	
Defere ma a Notary Dub	the translation and State personally appeared on	
this day of	lic, in and for said County and State, personally appeared on, 2025, personally appeared, to me	
	cal person who executed the within and foregoing instrument / that they executed the same as their free and voluntary act.	\
-	-	lotary
		Seal
My Commission Expires	Notary Public	
NOTARY State of Oklahoma	\	
State of Oktaholila)) SS	
Cleveland County	ý	
Pofore me a Notary Pub	lic, in and for said County and State, personally appeared on	
this day of	, 2025, personally appeared, to me /	
	cal person who executed the within and foregoing instrument / that they executed the same as their free and voluntary act. /	
-		lotary
		Seal
My Commission Expires	Notary Public	
. /- /		

1/9/2025

NORMAN RURAL CERTIFICATE OF SURVEY

TRACT DESCRIPTIONS

Total Tract:

A tract of land lying partially in Lot 1, Lot 2, and the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:

BEGINNING at the Northwest corner of said Northwest Quarter (NW/4);

THENCE North 89°59'17" East, along the North line of said Northwest Quarter (NW/4), a distance of 1,485.01 feet;

THENCE South 00°27'02" East, parallel with the West line of said Northwest Quarter (NW/4), a distance of 423.00 feet;

THENCE Southwesterly on curve to the right, having a radius of 750.00 feet, central angle of 42°47'40", chord bearing of South 20°56'48" West, chord distance of 547.25 feet, for an arc length of 560.18 feet;

THENCE South 89°59'17" West, a distance of 330.34 feet;

THENCE South $00^{\circ}27'02''$ East, parallel with said West line, a distance of 1,046.32 feet to a point on the South line of the North Half (N/2) of the South Half (S/2) of said Northwest Quarter (NW/4);

THENCE South $89^{\circ}52'24''$ West, along said South line, a distance of 955.00 feet to the Southwest corner of said North Half (N/2);

THENCE North 00°27'02" West, along said West line, a distance of 1,982.30 feet to the POINT OF BEGINNING. Said tract of land containing 2,355,161 square feet or 54.067 acres, more or less.

Tract 1:

A tract of land lying in Lot 1 of the Northwest Quarter (NW/4) of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:

BEGINNING at the Northwest corner of said Northwest Quarter (NW/4);

THENCE North 89°59'17" East, along the North line of said Northwest Quarter (NW/4), a distance of 955.01 feet;

THENCE South 00°27'02" East, parallel with the West line of said Northwest Quarter (NW/4), a distance of 532.52 feet:

THENCE South 89°59'17" West, parallel with said North line, a distance of 955.01 feet to a point on said West line;

THENCE North 00°27'02" West, along said West line, a distance of 532.52 feet to the POINT OF BEGINNING.

Said tract of land containing 508,544 square feet or 11.675 acres, more or less.

Tract 2:

A tract of land lying in Lot 1 of the Northwest Quarter (NW/4) of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4);

THENCE South 00°27'02" East, along the West line of said Northwest Quarter (NW/4), a distance of 532.52 feet to the POINT OF BEGINNING.

THENCE North 89°59'17" East, parallel with the North line of said Northwest Quarter (NW/4), a distance of 955.01 feet;

THENCE South 00°27'02" East, parallel with said West line, a distance of 482.51 feet;

THENCE South 89°59'17" West, parallel with said North line, a distance of 955.01 feet to a point on said West line;

THENCE North 00°27'02" West, along said West line, a distance of 482.51 feet to the POINT OF BEGINNING.

Said tract of land containing 460,794 square feet or 10.578 acres, more or less.

1/9/2025 SHEET 4 OF

NORMAN RURAL CERTIFICATE OF SURVEY

TRACT DESCRIPTIONS

Tract 3:

A tract of land lying partially in Lot 1 and Lot 2 of the Northwest Quarter (NW/4) of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4);

THENCE South 00°27'02" East, along the West line of said Northwest Quarter (NW/4), a distance of 1,015.03 feet to the POINT OF BEGINNING.

THENCE North 89°59'17" East, parallel with the North line of said Northwest Quarter (NW/4), a distance of 955.01 feet;

THENCE South 00°27'02" East, parallel with said West line, a distance of 482.51 feet;

THENCE South 89°59'17" West, parallel with said North line, a distance of 955.01 feet to a point on said West line;

THENCE North 00'27'02" West, along said West line, a distance of 482.51 feet to the POINT OF BEGINNING.

Said tract of land containing 460,794 square feet or 10.578 acres, more or less.

Tract 4:

A tract of land lying in Lot 2 of the Northwest Quarter (NW/4) of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4);

THENCE South $00^{\circ}27'02$ " East, along the West line of said Northwest Quarter (NW/4), a distance of 1,497.54 feet to the POINT OF BEGINNING.

THENCE North 89°59'17" East, parallel with the North line of said Northwest Quarter (NW/4), a distance of 955.01 feet:

THENCE South 00°27'02" East, parallel with said West line, a distance of 482.84 feet to a point on the South line of the North Half (N/2) of the South Half (S/2) of said Northwest Quarter (NW/4):

THENCE South 89°52'24" West, along said South line, a distance of 955.00 feet to the Southwest corner of said North Half (N/2);

THENCE North 00°27'02" West, along said West line, a distance of 484.75 feet to the POINT OF BEGINNING.

Said tract of land containing 462,018 square feet or 10.607 acres, more or less.

Tract 5:

A tract of land lying partially in Lot 1 and the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4);

THENCE North 89°59'17" East, along the North line of said Northwest Quarter (NW/4), a distance of 955.01 feet to the POINT OF BEGINNING.

THENCE continuing North 89°59'17" East, along said North line, a distance of 530.00 feet;

THENCE South $00^{\circ}27'02''$ East, parallel with the West line of said Northwest Quarter (NW/4), a distance of 423.00 feet;

THENCE Southwesterly on a curve to the right, having a radius of 750.00 feet, central angle of 42°47'40", chord bearing of South 20°56'48" West, chord distance of 547.25 feet, for an arc length of 560.18 feet;

THENCE South 89'59'17" West, parallel with the North line of said Northwest Quarter (NW/4), a distance of 330.34 feet:

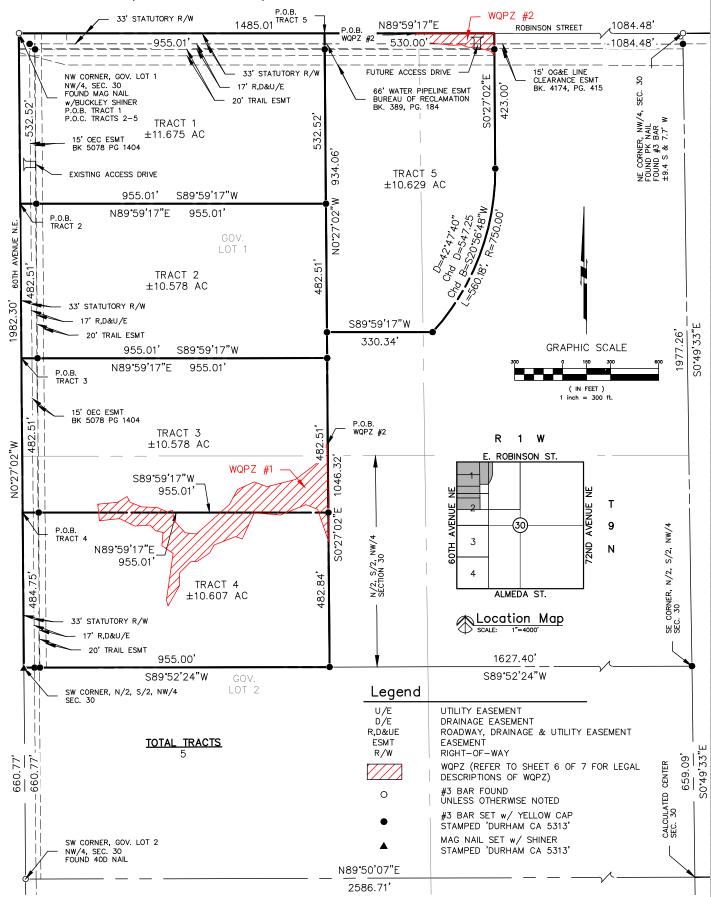
THENCE North 00°27'02" West, parallel with said West line, a distance of 934.06 feet to the POINT OF BEGINNING.

Said tract of land containing 463,012 square feet or 10.629 acres, more or less.

1/9/2025 SHEET 5 OF

NORMAN RURAL CERTIFICATE OF SURVEY PART OF GOV. LOTS 1-2, AND THE NW/4, SECTION 30, T9N, R2W, I.M.

CITY OF NORMAN, CLEVELAND CO., OKLAHOMA



- Notes:
 - The basis of bearings for the plat of survey shown hereon is the bearing of North 00°27'02" West along the West line of said Northwest Quarter (NW/4).
 - 2. There shall be no clearing, grading, construction, or disturbance of vegetation within the WQPZ except permitted by the Director of Public Works unless such disturbance is done in accordance with 30—514(E) of the Norman City Code.
 - Any WQPZ shown hereon is subject to protective covenants that may be found in the land records and that restrict disturbance and use on these areas.



DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OK 73099 Phone (405) 265-3404 Fax (405) 265-0649 CERTIFICATE OF AUTHORIZATION NO. 5313 EXPIRATION DATE: JUNE 30, 2026

2/12/2025

SHEET 1 OF

NORMAN RURAL CERTIFICATE OF SURVEY

GRANT OF PERMANENT 17' ROADWAY, UTILITY & DRAINAGE EASEMENT

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) receipt of which is hereby acknowledged, and for and upon other good and valuable considerations, that Dan Reeves, Manager of The Ranch on Robinson, LLC, and the property to be known as RANCH ON ROBINSON as described herein, does grant to the Public, a permanent roadway, utility and drainage easement over, across and under the following described premises in the City of Norman, Cleveland County, Oklahoma, to—wit:

The East 17 feet of the West 50 feet and the South 17 feet of the North 50 feet of the following described tract of land:

A tract of land lying partially in Lot 1, Lot 2, and the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:

BEGINNING at the Northwest corner of said Northwest Quarter (NW/4);

THENCE North 89°59'17" East, along the North line of said Northwest Quarter (NW/4), a distance of 1,485.01 feet;

THENCE South 00°27'02" East, parallel with the West line of said Northwest Quarter (NW/4), a distance of 423.00 feet;

THENCE Southwesterly on curve to the right, having a radius of 750.00 feet, central angle of 42°47′40″, chord bearing of South 20°56′48″ West, chord distance of 547.25 feet, for an arc length of 560.18 feet;

THENCE South 89°59'17" West, a distance of 330.34 feet;

THENCE South 00°27'02" East, parallel with said West line, a distance of 1,046.32 feet to a point on the South line of the North Half (N/2) of the South Half (S/2) of said Northwest Quarter (NW/4);

THENCE South $89^{\circ}52'24''$ West, along said South line, a distance of 955.00 feet to the Southwest corner of said North Half (N/2);

THENCE North 00°27'02" West, along said West line, a distance of 1,982.30 feet to the POINT OF BEGINNING.

With the right of public ingress and egress to and from the same for the purpose of utilities, public, quasi-public, roadway, drainage and any appurtenance necessary for the maintenance thereof and for the use of the traveling public.

To have and to hold the same unto said City, its successors and assigns, as representatives of the Public.

Signea	ana	aeliverea	this	_aay ot_	_ ,	2025.

Dan Reeves, Manager of The Ranch on Robinson, LLC

NOTALL		
State of Oklahoma)	
)	S
Cleveland County)	

Before me, a Notary Public, in and for said County and State, personally appeared on this ____ day of ______, 2025, personally appeared Dan Reeves, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act.



My Commission Expires

Notary Public

NOTARY

NORMAN RURAL CERTIFICATE OF SURVEY

GRANT OF PERMANENT 17' ROADWAY, UTILITY & DRAINAGE EASEMENT

ity Attorney			
WITH OF MODILINA OUT A COLU	NOU		
CITY OF NORMAN CITY COU	NCIL Oklahoma, City Council on thisday o	of, 2025	
ity Clerk	Mayor		
		City	
		Seál	
State of Oklahoma)) SS			
NOTARY State of Oklahoma)) SS Cleveland County)			
State of Oklahoma)) SS Cleveland County) Before me, a Notary Public, in	and for said County and State, persor	nally appeared on	
State of Oklahoma)) SS Cleveland County) Before me, a Notary Public, in this day of known to be the identical per	and for said County and State, persor , 2025, personally appeared rson who executed the within and for	, to me / pregoing instrument /	
State of Oklahoma)) SS Cleveland County) Before me, a Notary Public, in this day of known to be the identical per	and for said County and State, person	, to me / pregoing instrument /	
State of Oklahoma)) SS Cleveland County) Before me, a Notary Public, in this day of known to be the identical per	and for said County and State, persor , 2025, personally appeared rson who executed the within and for	negoing instrument and voluntary act.	

SHEET 3 OF

1/9/2025

RANCH ON ROBINSON

NORMAN RURAL CERTIFICATE OF SURVEY

GRANT OF PERMANENT 20' TRAIL EASEMENT

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) receipt of which is hereby acknowledged, and for and upon other good and valuable considerations, that Dan Reeves, Manager of The Ranch on Robinson, LLC, and the property to be known as RANCH ON ROBINSON as described herein, does grant to the Public, a permanent roadway, utility and drainage easement over, across and under the following described premises in the City of Norman, Cleveland County, Oklahoma, to—wit:

The East 20 feet of the West 70 feet and the South 20 feet of the North 70 feet of the following described tract of land:

A tract of land lying partially in Lot 1, Lot 2, and the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:

BEGINNING at the Northwest corner of said Northwest Quarter (NW/4);

THENCE North 89°59'17" East, along the North line of said Northwest Quarter (NW/4), a distance of 1,485.01 feet;

THENCE South 00°27'02" East, parallel with the West line of said Northwest Quarter (NW/4), a distance of 423.00 feet;

THENCE Southwesterly on curve to the right, having a radius of 750.00 feet, central angle of 42°47′40″, chord bearing of South 20°56′48″ West, chord distance of 547.25 feet, for an arc length of 560.18 feet;

THENCE South 89°59'17" West, a distance of 330.34 feet;

THENCE South 00°27'02" East, parallel with said West line, a distance of 1,046.32 feet to a point on the South line of the North Half (N/2) of the South Half (S/2) of said Northwest Quarter (NW/4);

THENCE South $89^{\circ}52'24''$ West, along said South line, a distance of 955.00 feet to the Southwest corner of said North Half (N/2);

THENCE North 00°27'02" West, along said West line, a distance of 1,982.30 feet to the POINT OF BEGINNING.

With the right of public ingress and egress to and from the same for the purpose of utilities, public, quasi-public, roadway, drainage and any appurtenance necessary for the maintenance thereof and for the use of the traveling public.

To have and to hold the same unto said City, its successors and assigns, as representatives of the Public.

Signea	ana	aeliverea	tnis	_aay	от	 , 202	Э.

Dan Reeves, Manager of The Ranch on Robinson, LLC

NOTARY

State of Oklahoma)
) SS
Cleveland County)

Before me, a Notary Public, in and for said County and State, personally appeared on this _____ day of _______, 2025, personally appeared ______, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act.

Notary Seal

My Commission Expires

Notary Public

38

RANCH ON ROBINSON

NORMAN RURAL CERTIFICATE OF SURVEY

GRANT OF PERMANENT 20' TRAIL EASEMENT

ITY OF NORMAN CITY ATTO pproved as to form and lega	ality this day of, 2025.	
pp10.00 40 12 .2	,,	
ity Attorney		
,		
ITY OF NORMAN CITY COU	<u>JNCIL</u>	
	rman, Oklahoma, City Council on this day	y of, 2025
ity Clerk	 Mayor	_ /
		City
		City Seal
NOTARY		
<u>NOTARY</u> State of Oklahoma))))	
)) SS)	
State of Oklahoma)) Cleveland County)		
State of Oklahoma)) Cleveland County) Before me, a Notary Public,	c, in and for said County and State, personally o	, to me /
State of Oklahoma) Cleveland County) Before me, a Notary Public, this day of	c, in and for said County and State, personally o , 2025, personally appeared person who executed the within and foregoin	, to me
State of Oklahoma) Cleveland County) Before me, a Notary Public, this day of	c, in and for said County and State, personally o	, to me
State of Oklahoma) Cleveland County) Before me, a Notary Public, this day of	c, in and for said County and State, personally o , 2025, personally appeared person who executed the within and foregoin	, to me
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State of Oklahoma) Cleveland County) Before me, a Notary Public, this day of	c, in and for said County and State, personally o , 2025, personally appeared person who executed the within and foregoin	, to me

1/9/2025 SHEET 5 OF

39

RANCH ON ROBINSON

NORMAN RURAL CERTIFICATE OF SURVEY

GRANT OF PERMANENT DRAINAGE EASEMENT FOR THE PURPOSE OF A WATER QUALITY PROTECTION ZONE

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) receipt of which is hereby acknowledged, and for and upon other good and valuable considerations, that Dan Reeves, Manager of The Ranch on Robinson, LLC, and the property to be known as RANCH ON ROBINSON as described herein, does grant to the Public, a permanent roadway, utility and drainage easement over, across and under the following described premises in the City of Norman, Cleveland County, Oklahoma, to—wit:

Two tracts of land lying in the Northwest Quarter (NW/4) of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:

WQPZ #1:

A tract of land lying partially in Government Lots 1 and 2, Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4); THENCE North 89°59'17" East, along the North line of said Northwest Quarter (NW/4), a distance of 955.01 feet; THENCE South 00°27'02" East, parallel with the West line of said Northwest Quarter (NW/4), a distance of 1,283.88 feet to the POINT OF BEGINNING;

THENCE South 62'32'07" West, a distance of 43.68 feet; THENCE South 06'35'38" East, a distance of 39.50 feet; THENCE North 68'44'34" West, a distance of 83.50 feet; THENCE South 75'44'21" West, a distance of 57.84 feet; THENCE North 68'44'34" West, a distance of 42.14 feet; THENCE South 65'43'13" West, a distance of 57.84 feet; THENCE North 83'00'00" West, a distance of 57.84 feet; THENCE North 83'00'00" West, a distance of 35.71 feet; THENCE North 41'57'10" West, a distance of 50.15 feet; THENCE North 67'21'57" West, a distance of 32.60 feet; THENCE North 67'21'57" West, a distance of 34.73 feet; THENCE North 87'04'59" West, a distance of 16.13 feet; THENCE North 67'56'25" West, a distance of 37.45 feet; THENCE North 87'04'59" West, a distance of 49.56 feet; THENCE North 87'04'59" West, a distance of 49.56 feet; THENCE North 87'04'59" West, a distance of 62.15 feet; THENCE South 88'5'54" West, a distance of 62.15 feet; THENCE South 88'5'54" West, a distance of 62.15 feet; THENCE North 88'5'54" West, a distance of 62.15 feet; THENCE North 88'5'54" West, a distance of 62.15 feet; THENCE North 88'5'54" West, a distance of 62.15 feet; THENCE North 88'5'57" West, a distance of 52.23 feet; THENCE North 87'02'07" East, a distance of 48.58 feet; THENCE North 87'02'07" East, a distance of 42.43 feet; THENCE North 87'02'07" East, a distance of 42.43 feet; THENCE North 87'02'07" East, a distance of 42.43 feet; THENCE North 87'02'07" East, a distance of 42.43 feet; THENCE North 87'02'07" East, a distance of 48.70 feet; THENCE North 68'04'33" East, a distance of 48.70 feet; THENCE North 86'04'33" East, a distance of 48.70 feet; THENCE North 86'04'33" East, a distance of 48.70 feet; THENCE North 86'04'33" East, a distance of 48.70 feet; THENCE North 86'04'33" East, a distance of 48.70 feet; THENCE North 86'04'33" East, a distance of 48.70 feet; THENCE North 86'04'33" East, a distance of 48.70 feet; THENCE North 86'04'33" East, a distance of 48.70 feet; THENCE North 86'04'33" East, a distance of 48.70 feet; THENCE North 86'0

WQPZ #2:

A tract of land lying partially in Government Lot 1 and the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4); THENCE North 89°59'17" East, along the North line of said Northwest Quarter (NW/4), a distance of 1,238.86 feet to the POINT OF BEGINNING;

THENCE continuing North 89°59'17" East, along said North line, a distance of 246.15 feet; THENCE South 00°27'02" East, parallel with the West line of said Northwest Quarter (NW/4), a distance of 69.75 feet; THENCE North 38°44'16" West, a distance of 16.96 feet; THENCE North 73°48'03" West, a distance of 42.92 feet; THENCE North 88°25'55" West, a distance of 31.00 feet; THENCE North 67°39'23" West, a distance of 20.16 feet; THENCE South 86°42'52" West, a distance of 30.00 feet; THENCE North 83°41'21" West, a distance of 90.55 feet; THENCE North 64°54'06" West, a distance of 27.91 feet; THENCE North 00°00'43" West, a distance of 15.91 feet to the POINT OF BEGINNING. Said tract of land containing 9,445 square feet or 0.2168 acres, more or less.

1/9/2025 SHEET 6 OF |

RANCH ON ROBINSON

NORMAN RURAL CERTIFICATE OF SURVEY

GRANT OF PERMANENT DRAINAGE EASEMENT FOR THE PURPOSE OF A WATER QUALITY PROTECTION ZONE

With the rights of ingress and egress to and from the same for the purposes of a WATER QUALITY PROTECTION ZONE as set out in the Restrictive Covenants of RANCH ON ROBINSON and the City of Norman Water Quality Protection Zone Design Standards. To have and to hold the same unto said City, its successors and assigns, as representatives of the Signed and delivered this____day of_____, 2025. Dan Reeves, Manager of The Ranch on Robinson, LLC **NOTARY** State of Oklahoma) SS Cleveland County Before me, a Notary Public, in and for said County and State, personally appeared on this ____ day of _____, 2025, personally appeared Dan Reeves, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act. Notary Public My Commission Expires CITY OF NORMAN CITY ATTORNEY Approved as to form and legality this ____ day of ______, 2025. City Attorney CITY OF NORMAN CITY COUNCIL Accepted by the City of Norman, Oklahoma, City Council on this___ day of_____, 2025 City Clerk Mayor **NOTARY** State of Oklahoma) SS Cleveland County Before me, a Notary Public, in and for said County and State, personally appeared on this _____ day of ______, 2025, personally appeared ______, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act. My Commission Expires Notary Public

1/9/2025

File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/13/2025

REQUESTER: Jonathan & Stacia Dowell

PRESENTER: Destiny Andrews, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION,

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

APPLICANT/REPRESENTATIVE Jonathan & Stacia Dowell

LOCATION 2710 36th Avenue NW

WARD 8

CORE AREA No

REQUESTED ACTIONAmendment from Low Density Residential to

Office Designation

LAND USE PLAN DESIGNATION Low Density Residential

GROWTH AREA DESIGNATION Current Urban Service Area

BACKGROUND: The subject parcel covers 0.40 acres of land with frontage to 36th Avenue NW along the eastern side of the parcel. Across 36th Avenue NW, several properties are zoned I-1, Light Industrial District. Abutting to the north and west are residential zoned properties, RM-6, Medium-Density Apartment District, and RM-2, Low-Density Apartment District respectively. Although the land to the west is zoned for residential uses, the directly adjacent parcel is part of an easement for detention. To the south, the subject parcel is abutted by a property zoned PUD, Planned Unit Development, as defined by O-1718-12. The permitted uses outlined in PUD Narrative for the adjacent property are CO, Suburban Office Commercial, and C-1, Local Commercial Districts. Currently, no structures exist on the abutting parcel to the south.

The applicant requests a rezoning from A-2, Rural Agricultural District, to O-1, Office-Institutional District, with intentions to construct a two-story, 5,430 square foot office building for use as a dental office and construction office. The proposal requires an amendment to the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Office Designation for the subject property.

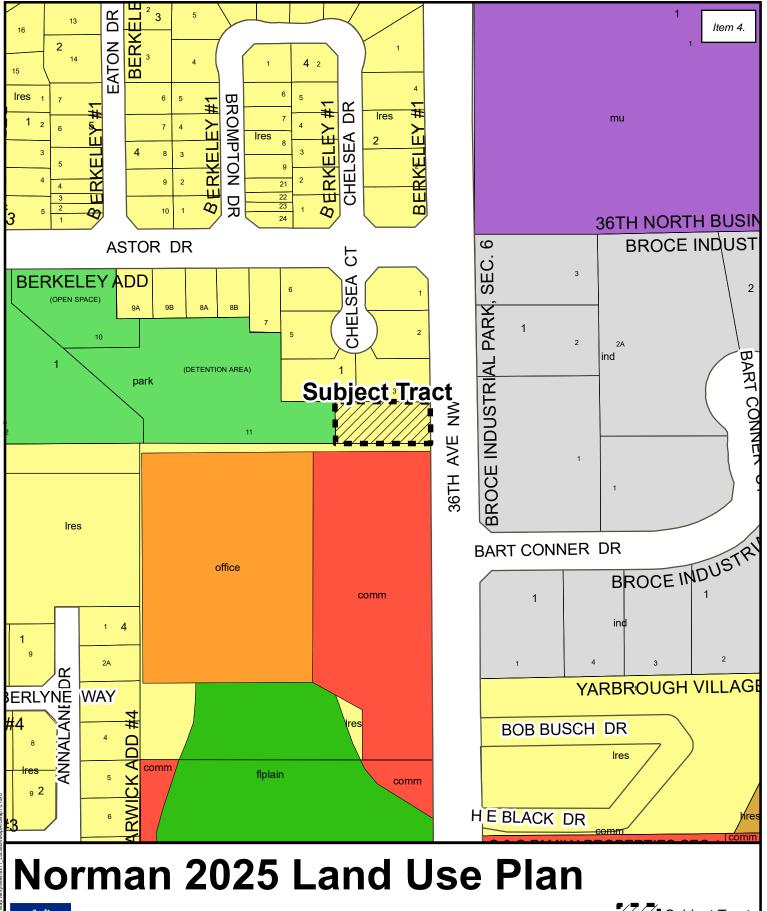
STAFF ANALYSIS: For changes in classification under the NORMAN 2025 Land Use and Transportation Plan, the following information is forwarded for consideration.

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

- 1. Has there been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest?
 - The area surrounding the subject parcel had been widely developed before the life of the NORMAN 2025 Plan, excluding the undeveloped property to the south. The PUD, Planned Unit Development, zoning on the property to the south will allow for commercial and office uses, if developed. The environs do not reflect the current agricultural zoning for the property, as a majority of the area operates at an urban level.
- 2. Is there a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity?

The proposed use does not substantially deviate from the previous use as a landscaping business and traffic patterns in the surrounding area. Medium-density residential, light industrial, and office uses exist within the immediate vicinity and operate similarly to the proposed dental use in terms of activity and intensity. The impact of the Office Designation on neighboring properties should be negligible. The City Traffic Engineer expressed that reduction in curb cuts, reducing arterial access from two drive points to a singular point for ingress/egress, is favorable.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Low Density Residential Designation to Office Designation for the subject property as Resolution R-2425-81 for consideration by Planning Commission and recommendation to City Council.







January 3, 2025

0 100 200 Ft.

Subject Tract

44

Applicant: Jonathan & Stacia Dowell

Project Location: 2710 36th Ave. NW

Case Number: PD25-02

Time: 5:30 PM

Applicant/Representative:

Jonathan Dowell

Attendees:

Kenny Orr

City Staff

Destiny Andrews, Planner II

Application Summary:

Rezoning from A-2, Rural Agricultural District to O-1, Office-Institutional District, with intentions to construct a single-story, 5,500 square foot office building for use as a dental office and construction office.

Neighbor's Comments/Concerns/Responses

Mr. Orr introduced himself as a representative of the adjoining Homeowners Association (HOA) on the north side of the property. He had several questions about the project.

- Parking Lot Lighting
 - The applicant assured that sufficient lighting would be provided via wall packs, which could make use of covers and shields to ensure it does not impact the neighbors.
- Detention
 - The applicant stated his associates have reached out to the Berkeley HOA and that the intent would be to purchase detention rights to the HOA's pond.
 In the case that this was not approved by the HOA, the applicant intends to place detention along the western property line.
- Landscaping
 - The applicant assured landscaping would be installed to meet all applicable City requirements. Further, the existing trees along the northern property line will remain, aside from two dead trees which will be removed.

File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/13/2025

REQUESTER: Jonathan & Stacia Dowell

PRESENTER: Destiny Andrews, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION,

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

SEVERABILITY THEREOF. (2710 36TH AVENUE NW)

APPLICANT/REPRESENTATIVE Jonathan & Stacia Dowell

LOCATION 2710 36th Ave. NW

WARD 8

CORE AREA No

REQUESTED ACTIONRezoning from A-2, Rural Agricultural

District, to O-1, Office-Institutional District

LAND USE PLAN DESIGNATION Low Density Residential

GROWTH AREA DESIGNATION Current Urban Service Area

BACKGROUND: The subject parcel covers 0.40 acres of land. The applicant requests a rezoning from A-2, Rural Agricultural District, to O-1, Office-Institutional District, with intentions to construct a two-story, 6,000 square foot (3,000 square foot building footprint) office building for use as a dental office and construction office. The applicant has been informed that the project must meet all pertinent Zoning Ordinance requirements for commercial projects, including landscaping, building requirements, and commercial outdoor lighting standards.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC25-02 January 21, 2025

A Greenbelt Enhancement Statement was required with this request. The Commission forwarded the application with a recommendation of approval.

PRE-DEVELOPMENT: PD25-02 January 23, 2025

One member of the public, a member of the adjoining Homeowners Association, attended this meeting and asked several questions regarding the projects' lighting, detention, and landscaping.

BOARD OF PARKS COMMISSIONERS:

This request did not require an application to the Board of Parks Commissioners.

ZONING ORDINANCE CITATION:

SECTION 36-522, O-1, Office-Institutional District: This district is intended to provide a place for those types of institutional and office activities that require separate buildings and building groups surrounded by landscaped yards and open area. Land, space and aesthetic requirements of these uses allow them to be located at the perimeter of residential neighborhoods. The district can be an effective buffer between less intensive residential areas and the retail, wholesale and industrial areas of the community.

Uses permitted. Property and buildings in O-1, Office-Institutional District shall be used only for the following purposes:

- 1) Any of the following uses:
 - a) Art gallery.
 - b) Assembly halls.
 - c) Laboratories for research and testing, including medical marijuana testing laboratories, as allowed by State law, where all work is housed in buildings.
 - d) Libraries.
 - e) Museums.
 - f) Music conservatories.
 - g) Office buildings and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicists, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse; provided, however, that no retail sales nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district.
 - h) Public and private schools and college with students in residence and dormitories associated therewith.
 - i) Trade schools and schools for vocational training.
 - j) Churches, temples or other places of worship.
 - k) Fraternal service organization not conducted for profit.

- 2) Recreation uses associated with any of the uses listed under subsection (a) of this section and maintained primarily for the benefit and use of the occupants thereof.
- 3) Shops and stores associated with and incidental to the uses listed subsection (a) of this section maintained for serving only the occupants thereof.
- 4) Buildings and structures and uses customarily incidental to the above uses.
- 5) Short-term rentals.

STAFF ANALYSIS: The subject parcel covers 0.40 acres of land with frontage to 36th Avenue NW along the eastern side of the parcel. Across 36th Avenue NW, several properties are zoned I-1, Light Industrial District. Abutting to the north and west are residentially zoned, RM-6, Medium-Density Apartment District, and RM-2, Low-Density Apartment District respectively. Although the land to the west is zoned for residential uses, the directly adjacent parcel is part of an easement for detention. To the south, the subject parcel is abutted by a property zoned PUD, Planned Unit Development, as defined by O-1718-12. The permitted uses outlined in O-1718-12 include CO, Suburban Office Commercial, and C-1, Local Commercial Districts. Currently, no structures exist on the abutting parcel to the south.

USE: The applicant proposes to construct a two-story, 6,000 square foot (3,000 square foot building footprint) office building for dental and office uses on the subject property. The proposed building will front 36th Avenue NW along the eastern side of the property and include fourteen parking spaces, as displayed on the submitted site plan. Office buildings for professional use, including dentists and offices, are an appropriate use within the O-1, Office-Industrial District.

PARKING: The number of recommended parking spaces for medical and dental offices, as outlined in Section 36-548 (c) of the Zoning Code is 3 per treatment room and one per each doctor or dentist. The related site plan displays fourteen parking spaces.

LANDSCAPING: Landscaping is required for this project, as outlined in Section 36-551 of the Zoning Code. The applicant has clearly labelled proposed landscaping areas on the submitted site plan.

SIGNAGE: No deviations from signage requirements are associated with this application. The applicant will meet the requirements of Chapter 28, Signage Regulations, for office uses.

LIGHTING: No deviations from lighting requirements are associated with this application. The applicant will meet the requirements of the Commercial Outdoor Lighting Standards, Section 36-549.

SANITATION/UTILITIES: The applicant will connect to City of Norman water and wastewater systems, as well as Oklahoma Electric Cooperative services. A dumpster is required, and is clearly labeled on the proposed site plan.

FENCING/WALLS: As the subject parcel abuts two parcels zoned for residential uses, Section 36-552 (d) of the Zoning Code will require opaque fencing at least six (6) feet in height along the northern and western property lines. An existing fence along the northern border sits on the residentially zoned property to the north and is clearly labelled on the site plan. The

applicant has been advised that, if the existing fencing is ever removed and not replaced, the property owner of the subject parcel must install fencing meeting the provisions of Section 36-552. The applicant has also clearly labelled fencing along the western boundary on the site plan.

EXTERIOR MATERIALS: Section 36-547, Exterior Appearance, of the Zoning Code requires 80 percent of all facades on buildings within O-1, Office-Institutional Districts to be masonry. The applicant has proposed a stucco façade, which is an approved masonry material under this section.

ALTERNATIVES/ISSUES:

IMPACTS: Development of an office building for dental and office uses would be similar in scale and intensity to the surrounding uses.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW:

Items regarding fire hydrants and fire/building codes will be considered at the building permit stage.

PUBLIC WORKS/ENGINEERING:

The applicant will be required to submit a Short Form Plat after the adoption of the proposed zoning by City Council in order to obtain a building permit.

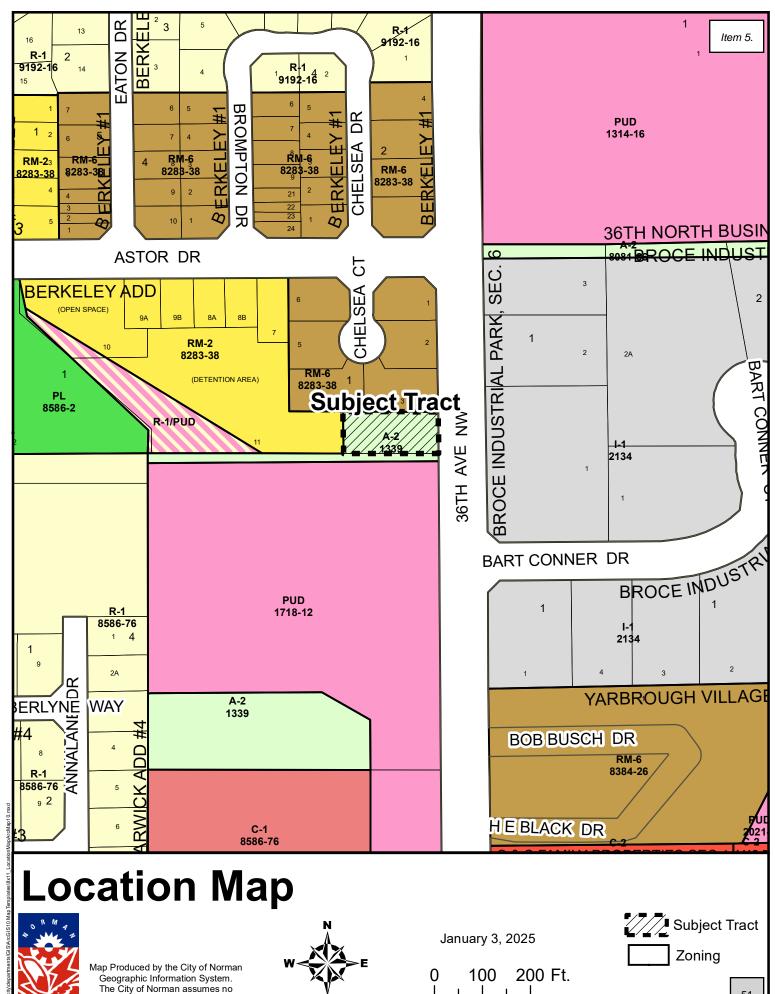
TRAFFIC ENGINEER:

The Traffic Engineer expressed that reduction in curb cuts, reducing arterial access from two drive points to a singular point for ingress/egress, is favorable.

UTILITIES:

- Water
 - Show existing and proposed water services with size and type of use.
 - o Existing water service, if not to be used, must be abandoned at the main.
 - Confirm if property will have fire suppression system.
- Sanitary Sewer
 - Show existing and proposed sewer services.
- Sanitation
 - No recycling since proposed use is non-residential.

<u>CONCLUSION:</u> Staff forwards this request for rezoning from A-2, Rural Agricultural District, to O-1, Office-Industrial District, and Ordinance O-2425-24 to the Planning Commission for consideration and recommendation to City Council.

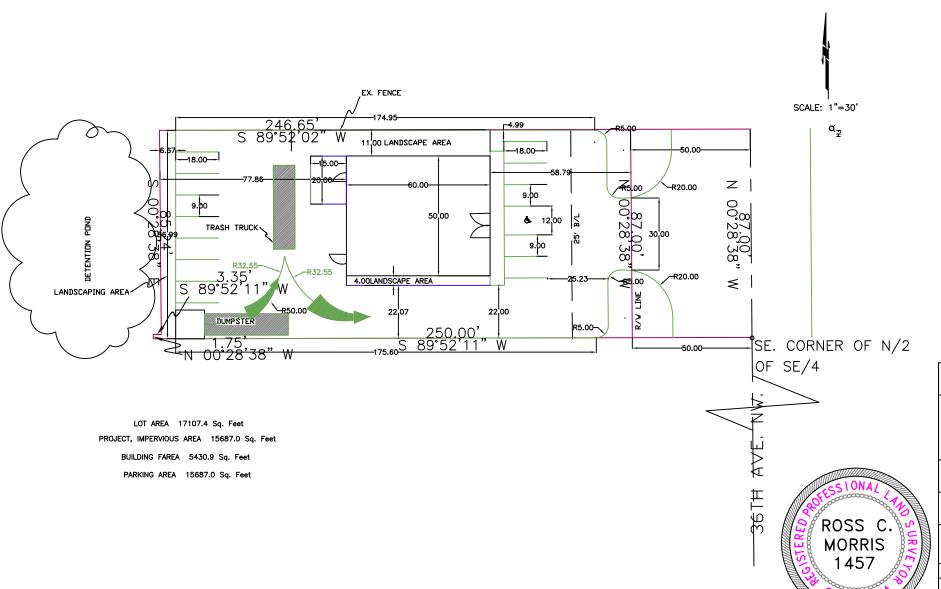


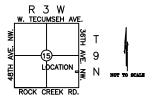
responsibility for errors or omissions in the information presented.

51

SITE PLAN

DOWELL PROPERTY
PART OF THE SE/4, SEC. 15, T9N,
R3W, I.M., CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA





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ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD PRAVINGS PROVIDED TO THE SURVEYOR, AND AS FLAGGED BY LOCATION SERVICES. LOCATION OF LOCATION SERVICES. LOCATION OF LOCATIONS SHOWN HEREON. ADDITIONAL BURBED UTILITIES OR STRUCTURES MAY BE ENCOUNTED. CONTACT THE ORLAHOMA ONE-CALL SYSTEM BEFORE EXCAVATING.

CALL OKIE 8-1-1
www.okie811.org
1-800-522-6543 405-840-5032

OKLAHOMA ONE—CALL SYSTEM IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PRESERVE ALL UTILITY SERVICES. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

SITE PLAN

TO SERVE

DOWELL PROPERTY 2710 36TH AVE. NW.

JON DOWELL 617 NW 27TH MOORE, OK 73160 CLEVELAND COUNTY, OK.

BASIS OF BEARING: EAST LINE OF SE/4

LAST SITE VISIT:

12/3/24



DATE: 12/10/24 SCALE:
DRAWN BY: 1"=30'

SURVEYOR:

SHEET NO.

1 of 52



File Attachments for Item:

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-91: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF SOUTHEAST QUARTER (SE/4) OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION AND FUTURE URBAN SERVICE AREA AND PLACE THE SAME IN CURRENT URBAN SERVICE AREA. (281 W TECUMSEH ROAD)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/13/2025

REQUESTER: G2 SOK Investments, LLC

PRESENTER: Destiny Andrews, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION,

AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-91: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF SOUTHEAST QUARTER (SE/4) OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION AND FUTURE URBAN SERVICE AREA AND PLACE THE SAME IN CURRENT URBAN SERVICE AREA. (281 W

TECUMSEH ROAD)

APPLICANT/REPRESENTATIVE G2 SOK INVESTMENTS LLC/Rieger

Sadler Joyce LLC

LOCATION 281 W Tecumseh Road

WARD 6

CORE AREA No

REQUESTED ACTION NORMAN 2025 Land Use Plan Amendment

from Low Density Residential to

Commercial Designation and from Future Urban Service Area to Current Urban

Service Area

CURRENT ZONING DESIGNATION A-2, Rural Agricultural District

PROPOSED ZONING DESIGNATION PUD, Planned Unit Development

CURRENT GROWTH AREA DESIGNATION Future Urban Service Area

PROPOSED GROWTH AREA DESIGNATION Current Urban Service Area

BACKGROUND: The subject parcels covers approximately 5.93 acres of land and has frontage to W Tecumseh Road. The parcel is bounded by properties zoned A-2, Rural Agricultural District to the west and east, the latter half used by Calvary Free Will Baptist Church. To the north, Little River Trails Addition Section 3 is developed as a PUD, Planned Unit Development. Across W Tecumseh Road to the south lies R-1, Single-Family Dwelling District properties, platted as Tecumseh Ridge Section 2. The subject parcel is currently developed as a single-family dwelling. The applicant intends to redevelop the parcel for a mini-warehouse facility for self-storage use composed of twelve buildings with a maximum height of one-story. The request requires a NORMAN 2025 Land Use Plan Amendment. To wit, the applicant is requesting a Land Use Plan amendment from Future Urban Service Area to Current Urban Service Area and Low Density Residential to Commercial Designation.

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

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

1. Has there been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest?

The area has been predominately low intensity uses since the NORMAN 2025 Land Use Plan was adopted. Between 2005 and 2007, single-family homes were developed to the south of the subject parcel within Tecumseh Ridges Section 2. Additionally, between 2018 and present, single-family homes were developed to the north as part of Little River Trails Addition Section 3. The property directly adjacent to the east of the subject property was recently cleared of all existing trees, while all other adjacent properties have remained unchanged since the adoption of the NORMAN 2025 Land Use Plan. The surrounding properties on all sides are designated Low Density Residential within the NORMAN 2025 Plan. Although self-storage is typically limited in intensity and generates low amounts of traffic, the use is typically more compatible with light industrial and commercial uses. Past applications within the same designation have been in conformance with current Land Use Designations. Staff does not see that circumstances have changed within the surrounding properties.

2. Is there a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity?

The property is currently developed as a single-family dwelling. Any change to intensity of use on this property would increase traffic. Past applications within the same designation have been in conformance with the current Land Use Designation. Staff does not see that circumstances have changed within the surrounding properties.

The City Transportation Engineer stated no traffic operational issues are anticipated due to the development – meaning that available capacity on the roadway exceeds the demand presented by the project.

Growth Area Boundary Change from Future to Current Urban Service Area:

An integral part of the NORMAN 2025 Land Use and Transportation Plan is the continued designation of various Growth Areas related to the character, density and level of appropriate public services. The Growth Areas are designated as part of the ongoing effort to accomplish the Goals and Policies related to managing the location of growth in relation to infrastructure and the suitability of land for development.

Growth Area Boundary Changes:

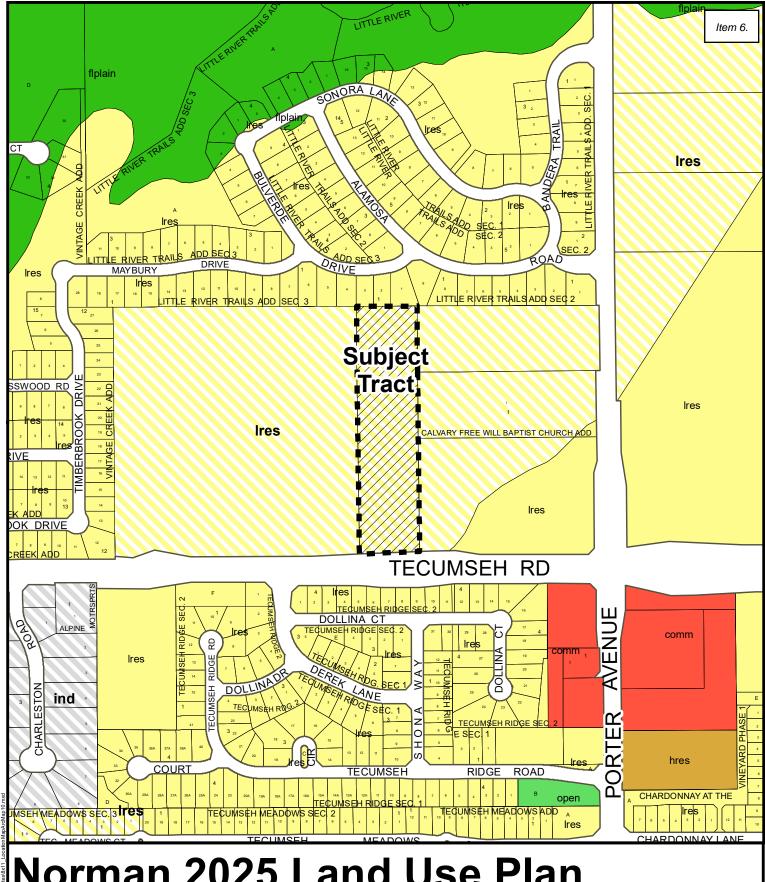
The Growth Area boundaries are approximate, and may be modified slightly as a result of detailed engineering or topographic studies at the time of application for a designation change. Such minor adjustments are not considered to be formal Plan amendments. The following criteria shall apply and set requirements for changes in Growth Area Boundaries:

1. The area proposed for change is contiguous to the Current Urban Service Area and constitutes a logical and cohesive service area expansion.

The subject property has been deemed contiguous to the Current Urban Service Area.

- 2. The request for amendment demonstrates that the subject area has been provided, or will be at the time of development, with complete infrastructure systems. At a minimum, these systems will consist of:
 - a. Additional sanitary sewer collection and treatment capacity needed to serve the expanded area.
 - The applicant is proposing to use onsite private sewer facilities. Extension of sewer to serve the property from the north or west would be possible but would require an offsite sewer extension and easement acquisition.
 - b. Water service with adequate pressure for fire-fighting.
 The property is adjacent to an existing 24-inch water main which will have sufficient flow and pressure to serve the property for normal water service and firefighting.
 - c. Adequate storm drainage to insure that the proposed development will not create downstream drainage problems.
 - The applicant will be constructing two detention ponds to handle stormwater runoff which meets city standards.
 - d. Access to at least one arterial street connecting the subject area to the Current Urban Service Area.
 - W Tecumseh Road along the southern boundary of the property is designated as Principal Urban Arterial.

<u>CONCLUSION:</u> Staff forwards this request for a change in Land Use Designation from Future Urban Service Area to Current Urban Service Area and Low Density Residential to Commercial Designation, and Resolution R-2425-91 to the Planning Commission for consideration and recommendation to City Council.



Norman 2025 Land Use Plan



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



February 4, 2025

200 400 Ft.

Subject Tract

City of Norman Predevelopment

February 27, 2025

Applicant: G2 SOK INVESTMENTS LLC

Project Location: 281 W Tecumseh Road

Case Number: PD25-04

Time: 5:30 PM

Applicant/Representative:

Rieger Sadler Joyce

Attendees:

Jason Spencer Dallas Pirkle John Rosch Erica Bird Janice Rosch Shuang Ma **Gary Bryant** Russel Doughty **Duane Sanabris** Jenny Droscher Callie Zingali Xuemei Hird Dean Anderson Kathy Tong Yuantiny Zhao E.G. Harvell D. Harvell Qiang Lou

Matt McNatt

City Staff

Destiny Andrews, Planner II Todd McLellen, Development Engineer AshLynn Wilkerson, Assistant City Attorney

Application Summary:

Rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, with intentions to construct a twelve building mini-warehousing facility for self-storage use. A concurrent application for

Neighbor's Comments/Concerns/Responses

Questions about the project centered on concerns about drainage, safety, light, and viewsheds.

Many neighboring property owners expressed fears regarding the proposed project exacerbating existing drainage issues, due to the high amount of impervious surfaces and proposed detention ponds directing flow to existing channels. The applicant's representative explained that drainage reports must be completed in compliance with City of Norman requirements and cannot be calculated to add additional flow over the historical rate. Neighbors in attendance expressed dissatisfaction with this answer and inquired about liability in the event an increase in drainage issues was experienced. The representative responded that the decision would be litigated and would be based on

City of Norman Predevelopment

February 27, 2025

whether due diligence was properly completed during the permitting and development phases.

The applicant representative also explained that the scope of the project is limited to the parcels described in the presentation, and that personal storage is the only use intended for the location. Additionally, the hours of operation intended for the project would be 6 AM to 10 PM, there will no access outside of these times. Further, fencing and security cameras will be provided for safety and lighting will be installed in accordance with City of Norman codes and should be limited in impact to the surrounding properties.

File Attachments for Item:

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-26: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE SOUTHEAST QUARTER (SE/4) OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (281 W TECUMSEH ROAD)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/13/2025

REQUESTER: G2 SOK Investments LLC

PRESENTER: Destiny Andrews, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION,

AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-26: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE SOUTHEAST QUARTER (SE/4) OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY

THEREOF. (281 W TECUMSEH ROAD)

APPLICANT/REPRESENTATIVE G2 SOK INVESTMENTS LLC/ Rieger Sadler

Joyce

LOCATION 281 W Tecumseh Road

WARD 6

CORE AREA No

REQUESTED ACTION Rezoning from A-2, Rural Agricultural

District to PUD, Planned Unit Development.

CURRENT LAND USE DESIGNATION Low Density Residential

PROPOSED LAND USE DESIGNATION Commercial

CURRENT GROWTH AREA DESIGNATION Future Urban Service Area

PROPOSED GROWTH AREA DESIGNATION Current Urban Service Area

BACKGROUND: The subject parcels covers approximately 5.93 acres of land. The applicant is requesting a rezoning from A-2, Rural Agricultural District to PUD, Planned Unit Development, with intentions of constructing a mini-warehouse facility for self-storage use composed of twelve

buildings with a maximum height of one-story. The applicant has been informed that the project must meet all pertinent Zoning Ordinance requirements for commercial projects, including landscaping, building requirements, and commercial outdoor lighting standards.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC 25-06 February 18, 2025

This meeting was cancelled due to inclement weather.

PRE-DEVELOPMENT: PD25-06 February 27, 2025

Questions about the project centered on concerns about drainage, safety, light, and viewsheds.

Many neighboring property owners expressed fears regarding the proposed project exacerbating existing drainage issues, due to the high amount of impervious surfaces and proposed detention ponds directing flow to existing channels. The applicant's representative explained that drainage reports must be completed in compliance with City of Norman requirements and cannot be calculated to add additional flow over the historical rate. Neighbors in attendance expressed dissatisfaction with this answer and inquired about liability in the event an increase in drainage issues was experienced. The representative responded that the decision would be litigated and would be based on whether due diligence was properly completed during the permitting and development phases.

The applicant representative also explained that the scope of the project is limited to the parcels described in the presentation, and that personal storage is the only use intended for the location. Additionally, the hours of operation intended for the project would be 6 AM to 10 PM, there will no access outside of these times. Further, fencing and security cameras will be provided for safety and lighting will be installed in accordance with City of Norman codes and should be limited in impact to the surrounding properties.

BOARD OF PARKS COMMISSIONERS:

This request does not have a residential component and thus did not require an application to the Board of Parks Commissioners.

ZONING ORDINANCE CITATION:

36-509 PUD, Planned Unit Development

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

decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City. Specifically, the purposes of this section are to encourage:

- (1) A maximum choice in the types of environment and living units available to the public.
- (2) Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.
- (3) Maximum enhancement and minimal disruption of existing natural features and amenities.
- (4) Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long-range plan and remain compatible with surrounding developments.
- (5) More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- (6) Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use. The PUD, Planned Unit Development regulations are designed to provide for small- and large-scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development, which is related to, and affects, the long-term value of the homes and other development. A planned unit development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

STAFF ANALYSIS: The subject 5.93 acre parcel has frontage to W Tecumseh Road. The parcel is bounded by properties zoned A-2, Rural Agricultural District to the west and east, the latter half used by Calvary Free Will Baptist Church. To the north, Little River Trails Addition, Section 3 is developed as a PUD, Planned Unit Development. Across W Tecumseh Road to the south lies R-1, Single-Family Dwelling District properties, platted as Tecumseh Ridge, Section 2. The subject parcel is currently developed as a single-family dwelling.

The following information is outlined in the PUD Narrative:

USE: Generally, the Property will be allowed to retain its current allowable uses while adding the ability to develop Applicant's desired personal storage facility. A complete list of the allowable uses for the Property is attached as Exhibit C (included below).

- Mini-warehousing for self-storage;
- · Detached single-family principal dwelling unit;
- Family day care home; (Allowed used with a site plan amendment)
- General purpose farm or garden; (Allowed used with a site plan amendment)
- Type 1 Mobile Home; (Allowed used with a site plan amendment)
- Accessory buildings, including barns, sheds and other farm buildings which are not a part
 of the main building and shall not contain a full kitchen. (Allowed used with a site plan
 amendment)
- Short-term rentals.

Area Regulations:

- North Setback: The minimum setback along the North property line shall be forty (40) feet.
- East Setback: The minimum setback along the East property line shall be ten (10) feet.
- South Setback: The minimum setback along the South property line shall be twenty (20) feet.
- West Setback: The minimum setback along the West property line shall be thirty (30) feet to accommodate for the detention areas.

PARKING: The development of a personal storage facility on the Property will only need six (6) parking spaces, which includes one ADA space. The Applicant may, but is not required to, exceed six (6) parking spaces. In the event any other use is developed on the Property in accordance with the terms of this PUD, the Property will comply with the City of Norman's applicable parking ordinances, as may be amended from time to time.

LANDSCAPING: The Property will feature landscaping within the setbacks along the North, South, and West building setback areas in substantial compliance with the Landscape Plan, attached hereto as Exhibit E. Final landscaping types, quantities, and locations may change during final design and construction. The Applicant will consult with the City Forester at the construction phase to determine appropriate landscaping species and locations for the Property.

SIGNAGE: The signage for the Property shall comply with the City of Norman's sign code for commercial uses, as may be amended from time to time. The Property is initially expected to feature a monument sign along Tecumseh Road frontage and a mounted building sign, both of which may be backlight and illuminated.

LIGHTING: The Property shall meet the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time. Exterior lighting mounted on the storage buildings will utilize full cut-off fixtures.

SANITATION/UTILITIES: The Property will comply with the City of Norman's applicable rules, ordinances, and regulations for sanitation services. It is anticipated that the personal storage facility will not need a dumpster or poly cart service and instead will privately handle trash disposal. The Property's sanitation plan will be subject to review and approval by the City of Norman.

FENCING/WALLS: The Applicant will maintain the existing residential wood stockade fencing located along the Property's North boundary. For all other fencing on the Property, the Applicant may utilize stockade wood, masonry, decorative metal, rod iron, synthetic wood, or other fencing types. The Applicant expects to utilize decorative metal or rod iron fencing along the detention areas in order to allow for increased security, cleanliness, and maintenance of the detention areas

Additionally, the PUD Narrative refers to the following items:

Site Plan: The Site Development Plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD and the development of the Property shall be constructed as presented thereon, subject to final design development and the changes allowed by Section 36-509 of the City of Norman's PUD Ordinance as thereafter amended.

Traffic access/circulation/parking and sidewalks: Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan. Sidewalks will be added where required by applicable City ordinances.

Exterior Materials: It is the intent of Applicant to construct a facility that has multiple elements that look and feel residential in nature. Exterior materials of the buildings to be constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, synthetic wood, wood, metal, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof. The storage buildings will utilize earth tones as a basis for a color scheme, including, but not limited to, brown, beige, tan, green, and grey. Interior buildings may have climate-controlled units. The front office may utilize other color schemes. Climate controlling machinery will be placed on the ground and not on the roof of the storage buildings.

Height: The maximum height of buildings to be constructed on the Property shall be one (1) story. The front office may have high elevated ceilings but shall not contain a second usable story.

ALTERNATIVES/ISSUES:

IMPACTS: Self-storage is a use limited in intensity that generates low amounts of traffic. Although the use is typically more compatible with light industrial uses, it is not uncommon for the use to abut residential developments within the City. Mini-warehousing is an acceptable special use, with conditions, under C-1, General Commercial District regulations, and allowed by-right within I-1, Light Industrial District.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW:

Fire

Items regarding fire hydrants and fire/building codes will be considered at the building permit stage.

Building

- Buildings with less than 5' setbacks to property lines will require 2-hour Fire Resistant ratings in accordance with the 2018 IBC Section 705 and openings will have to comply with Table 705.8.
- Buildings in excess of 5000 sq. ft. will be required to be sprinkled or have 3-hour fire rated construction to limit the fire areas to less than 5000 sq. ft.

PUBLIC WORKS/ENGINEERING:

Please see attached report from Engineering.

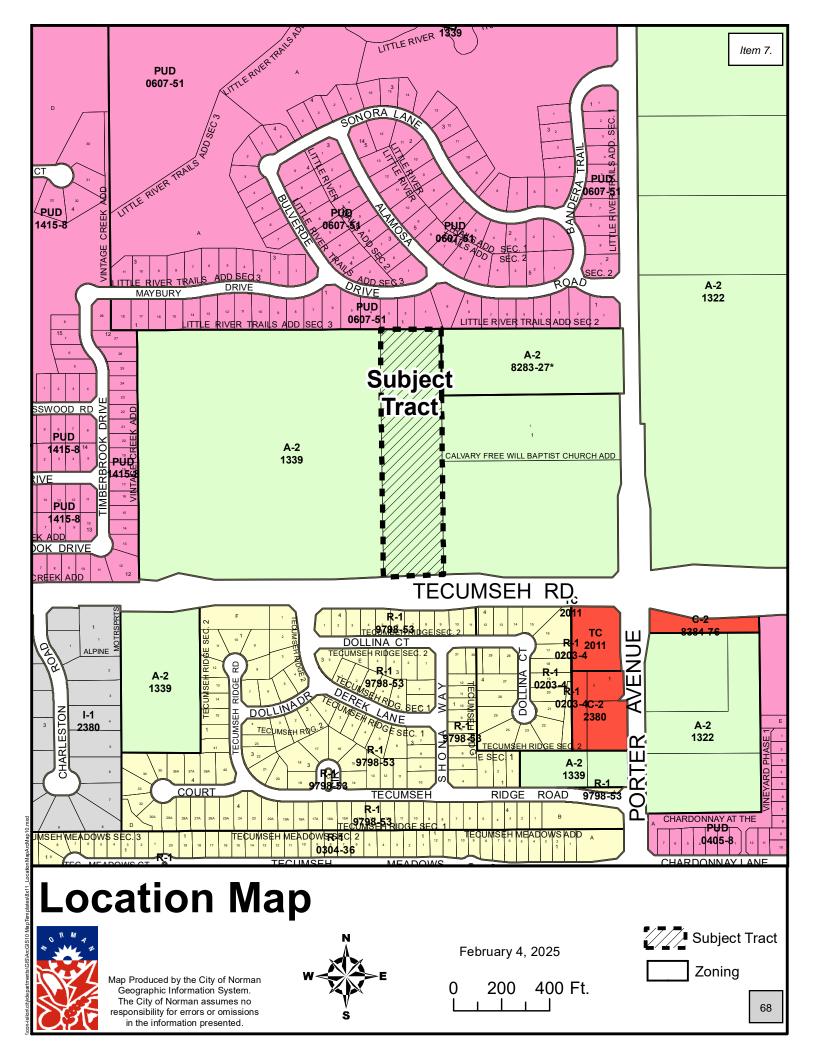
TRANSPORTATION ENGINEER:

Please see attached report from the Transportation Engineer.

UTILITIES:

The applicant is proposing to use onsite private sewer facilities. Extension of sewer to serve the property from the north or west would be possible but would require an offsite sewer extension and easement acquisition.

CONCLUSION: Staff forwards this request for rezoning from A-2, Rural Agricultural District to PUD, Planned Unit Development, and Ordinance O-2425-26 to the Planning Commission for consideration and recommendation to City Council.



TECUMSEH ROAD STORAGE

A PLANNED UNIT DEVELOPMENT NORMAN, OKLAHOMA

APPLICANT: G2 SOK INVESTMENTS, LLC

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT PRELIMINARY PLAT

Submitted February 3, 2025 Revised March 6, 2025

PREPARED BY:

RIEGER SADLER JOYCE 136 Thompson Drive Norman, Oklahoma 73069

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- A. Legal Description of the Property
- B. Site Development Plan
- C. Allowable Uses
- D. Preliminary Plat
- E. Landscape Plan

I. <u>INTRODUCTION</u>

G2 SOK Investments, LLC (the "**Applicant**") seeks to rezone a tract of property, containing approximately 5.93 acres, located in Ward 6 of the City of Norman. The site is generally located North of West Tecumseh Road and West of North Porter Avenue. The property is more particularly described on the attached **Exhibit A** (the "**Property**"). The Property is currently zoned A-2, Rural Agricultural.

The Applicant seeks to rezone the Property to this Planned Unit Development ("**PUD**") in order to put forth the parameters for the development of the Property as a personal storage facility. The purpose of this PUD is to allow the Applicant to develop miniwarehousing for self-storage that is thoughtfully designed and laid out on the Property so as to be compatible with the surrounding residential lots.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located North of West Tecumseh Road and West of North Porter Avenue.

B. Existing Zoning

The Property is currently zoned A-2, Rural Agricultural.

Generally, the surrounding properties are zoned A-2, Rural Agricultural, with R-1, Single Family Dwelling zoned properties to the South, and a Planned Unit Development to the North. The parcels located to the East of the Property are developed as churches.

C. Elevation and Topography

The Property currently consists of one single-family residence. The Property generally drains from the southeast corner to the northwest corner. The proposed development features detention areas along the western property line and in the northwest corner of the Property.

D. Drainage

A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application.

E. Utility Services

The necessary utility services for this project are already located on or near the Property. The proposed development will be able to utilize an individual septic system in accordance with applicable rules and regulations of ODEQ.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by applicable City codes, ordinances, and/or regulations.

G. Traffic Circulation and Access

Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate the development of a personal storage facility in accordance with the provisions of this PUD. The Property shall be developed in compliance with the Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 36-509 of the City of Norman's PUD Ordinance as thereafter amended. The Exhibits attached hereto are incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

Generally, the Property will be allowed to retain its current allowable uses while adding the ability to develop Applicant's desired mini-warehousing self-storage facility. A complete list of the allowable uses for the Property is attached as **Exhibit C**.

B. Area Regulations:

North (Rear) Setback: The minimum setback along the North property line shall be forty (40) feet.

East (Side) Setback: The minimum setback along the East property line shall be Ten (10) feet.

South (Front) Setback: The minimum setback along the South property line shall be twenty (20) feet.

West (Side) Setback: The minimum setback along the West property line shall be Thirty (30) feet to accommodate for the detention areas.

a. Additional Development Criteria:

1. Site Plan

The Site Development Plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD and the development of the Property shall be constructed as presented thereon, subject to final design development and the changes allowed by Section 36-509 of the City of Norman's PUD Ordinance as thereafter amended.

2. Landscape/Open Space

The Property will feature landscaping within the setbacks along the North, South, and West building setback areas in substantial compliance with the Landscape Plan, attached hereto as **Exhibit E**. Final landscaping types, quantities, and locations may change during final design and construction. The Applicant will consult with the City Forester at the construction phase to determine appropriate landscaping species and locations for the Property.

3. Traffic access/circulation/parking and sidewalks

Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan. Sidewalks will be added where required by applicable City ordinances.

4. Exterior Materials

It is the intent of Applicant to construct a facility that has multiple elements that look and feel residential in nature. Exterior materials of the buildings to be constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, synthetic wood, wood, metal, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof. The storage buildings will utilize earth tones as a basis for a color scheme, including, but not limited to, brown, beige, tan, green, and grey. Interior buildings may have climate-controlled units. The front office may utilize other color schemes. Climate controlling machinery will be placed on the ground adjacent to a building and not on the roof of the storage buildings.

5. Fencing

The Applicant will maintain the existing residential wood stockade fencing located along the Property's North boundary. For all other fencing on the Property, the Applicant may utilize stockade wood, masonry, decorative metal, rod iron, synthetic wood, or other fencing types. The Applicant expects to utilize decorative metal or rod iron fencing along the detention

areas in order to allow for increased security, cleanliness, and maintenance of the detention areas.

6. Signage

The signage for the Property shall comply with the City of Norman's sign code for commercial uses, as may be amended from time to time. The Property is initially expected to feature a monument sign along Tecumseh Road frontage and a mounted building sign, both of which may be backlit and illuminated.

7. Height

The maximum height of buildings to be constructed on the Property shall be one (1) story. The front office may have high elevated ceilings but shall not contain a second usable story.

8. Lighting

The Property shall meet the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time. Exterior lighting mounted on the storage buildings will utilize full cut-off fixtures.

9. Parking

The development of a personal storage facility on the Property will only need six (6) parking spaces, which includes one ADA space. The Applicant may, but is not required to, exceed six (6) parking spaces. In the event any other use is developed on the Property in accordance with the terms of this PUD, the Property will comply with the City of Norman's applicable parking ordinances, as may be amended from time to time.

10. Sanitation

The Property will comply with the City of Norman's applicable rules, ordinances, and regulations for sanitation services. It is anticipated that the personal storage facility will not need a dumpster or poly cart service and instead will privately handle trash disposal. The Property's sanitation plan will be subject to review and approval by the City of Norman.

EXHIBIT A

Legal Description of the Property

A tract of land lying in the Southeast Quarter (SE/4) of Section Seven (7), Township Nine (9) North, Range Two (2) West of the I.M., Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4;

Thence South 89°44'29" West along the South line of said SE/4 a distance of 792.00 feet: Thence North 00°31'13" West a distance of 72.59 feet to the POINT OF BEGINNING, said point being on the North right of way line of Tecumseh Road as described in book 3437, page 1024;

Thence South 86°52'50" West along said North right of way line a distance of 250.26 feet; Thence North 00°31'13" West a distance of 1039.90 feet to a point on the South line of Block One of Little River Trails, Section 3, a recorded plat to the City of Norman; Thence North 89°44'29" East along said South line a distance of 250.00 feet; Thence South 00°31'13" East a distance of 1027.41 feet to the POINT OF BEGINNING;

Said tract contains 258,411 square feet or 5.93 acres, more or less.

EXHIBIT B

Site Development Plan [Full Size PDF Documents Submitted to City Staff]

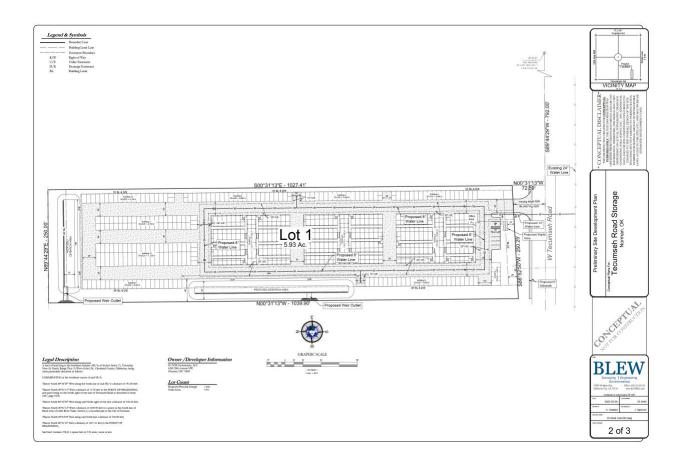


EXHIBIT C Allowable Uses

- Mini-warehousing for self-storage;
- Detached single-family principal dwelling unit;
- Family day care home; (Allowed used with a site plan amendment)
- General purpose farm or garden; (Allowed used with a site plan amendment)
- Type 1 Mobile Home; (Allowed used with a site plan amendment)
- Accessory buildings, including barns, sheds and other farm buildings which are not a part
 of the main building and shall not contain a full kitchen. (Allowed used with a site plan
 amendment)
- Short-term rentals.

EXHIBIT D Preliminary Plat

[Full Size PDF Documents Submitted to City Staff]

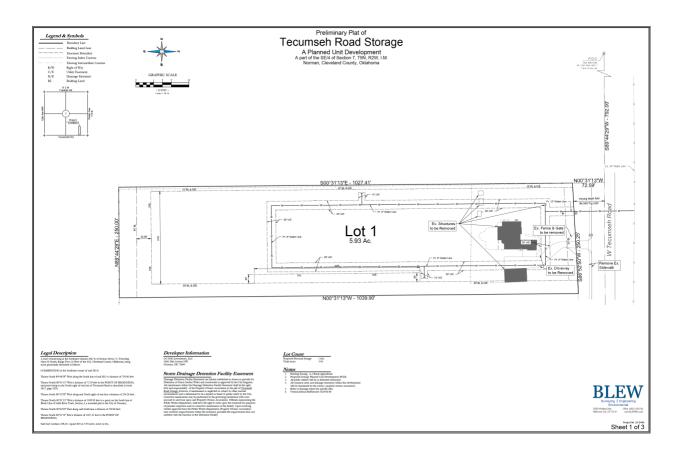
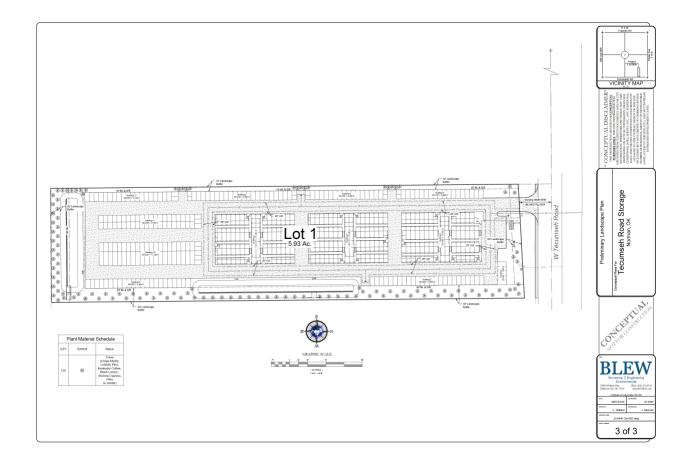


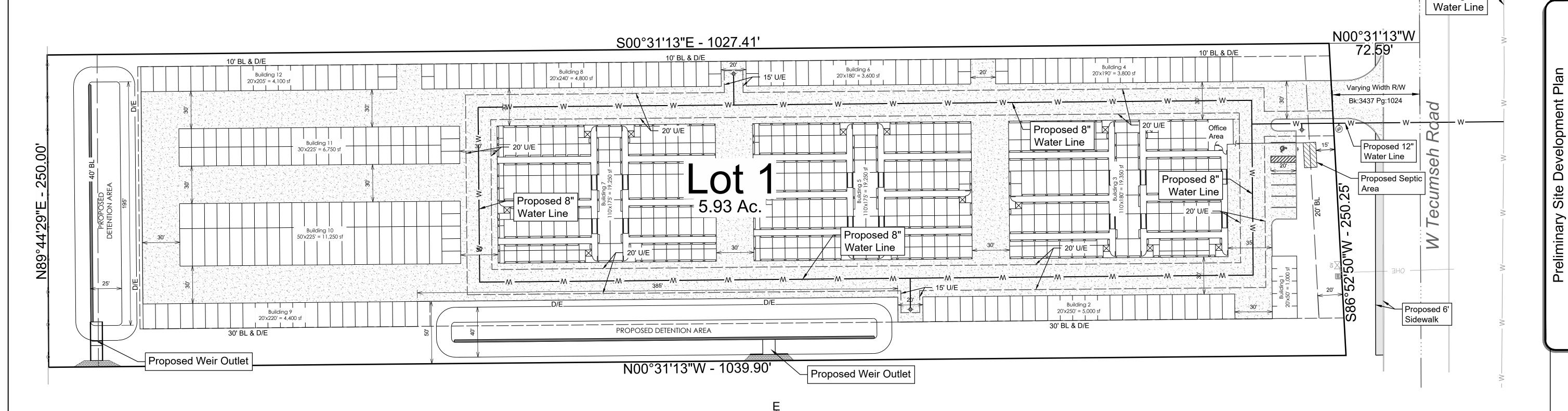
EXHIBIT E Landscape Plan

[Full Size PDF Documents Submitted to City Staff]





Boundary Line Easement Boundary Right of Way Utility Easement Drainage Easement **Building Limit**



Legal Description

A tract of land lying in the Southeast Quarter (SE/4) of Section Seven (7), Township Nine (9) North, Range Two (2) West of the I.M., Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4;

Thence South 89°44'29" West along the South line of said SE/4 a distance of 792.00 feet:

Thence North 00°31'13" West a distance of 72.59 feet to the POINT OF BEGINNING, said point being on the North right of way line of Tecumseh Road as described in book

Thence South 86°52'50" West along said North right of way line a distance of 250.26 feet;

Thence North 00°31'13" West a distance of 1039.90 feet to a point on the South line of Block One of Little River Trails, Section 3, a recorded plat to the City of Norman;

Thence North 89°44'29" East along said South line a distance of 250.00 feet;

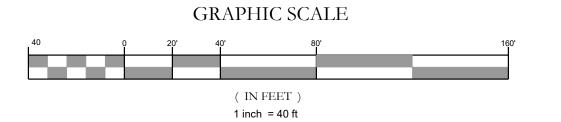
Thence South 00°31'13" East a distance of 1027.41 feet to the POINT OF

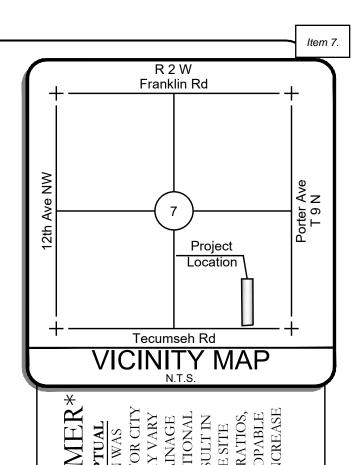
Said tract contains 258,411 square feet or 5.93 acres, more or less.

Owner / Developer Information

G2 SOK Investments, LLC 4260 28th Avenue NW Norman, OK 73069

Lot Count Proposed Personal Storage:





P.O.C.

Existing 24"

FND. MAG NAIL SE. COR. SE/4, SEC. 7

T-9-N, R-2-W, I.M.

Storage Road man, OK cumseh

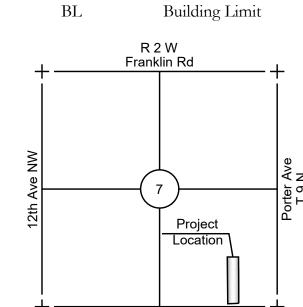
Environmental 13900 Wireless Way Oklahoma City, OK 73134 www.BLEWINC.com Certificate of Authorization № 5387 2025-03-06 C. Holland J. Spencer 25-0446 Civil 002.dwg

2 of 3

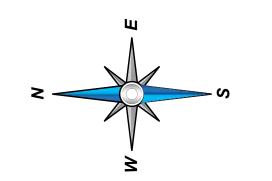
Legend & Symbols

Building Limit Line Existing Index Contour

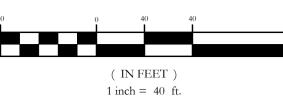
> Existing Intermediate Contour Right of Way Utility Easement Drainage Easement



Tecumseh Rd



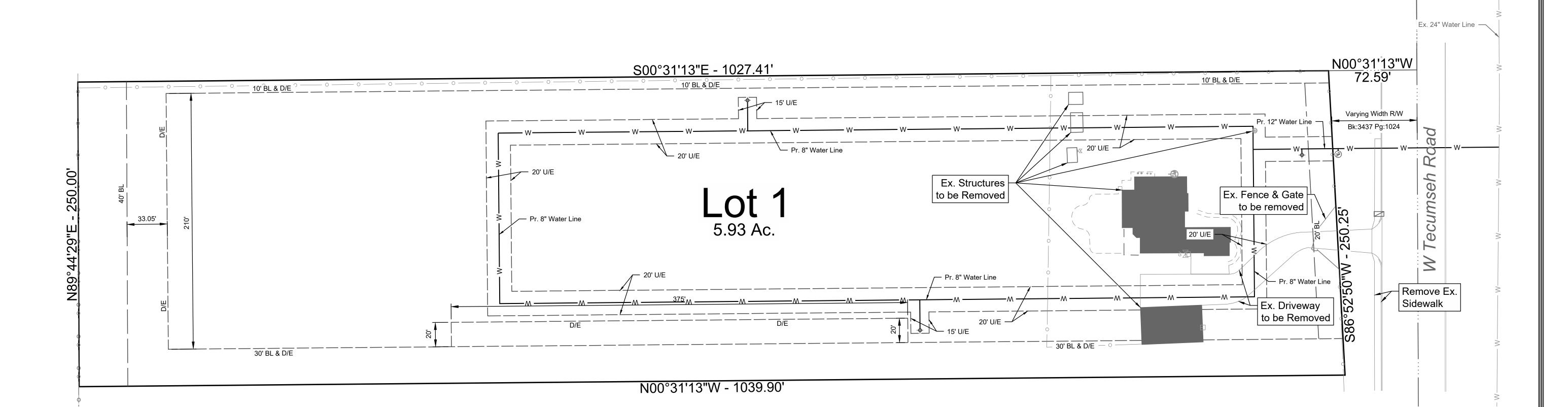
GRAPHIC SCALE



Preliminary Plat of

Tecumseh Road Storage

A Planned Unit Development
A part of the SE/4 of Section 7, T9N, R2W, I.M.
Norman, Cleveland County, Oklahoma



Legal Description

A tract of land lying in the Southeast Quarter (SE/4) of Section Seven (7), Township Nine (9) North, Range Two (2) West of the I.M., Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4;

Thence South 89°44'29" West along the South line of said SE/4 a distance of 792.00 feet:

Thence North 00°31'13" West a distance of 72.59 feet to the POINT OF BEGINNING, said point being on the North right of way line of Tecumseh Road as described in book

Thence South 86°52'50" West along said North right of way line a distance of 250.26 feet;

Thence North 00°31'13" West a distance of 1039.90 feet to a point on the South line of Block One of Little River Trails, Section 3, a recorded plat to the City of Norman;

Thence North 89°44'29" East along said South line a distance of 250.00 feet;

Thence South 00°31'13" East a distance of 1027.41 feet to the POINT OF BEGINNING;

Said tract contains 258,411 square feet or 5.93 acres, more or less.

Developer Information

G2 SOK Investments, LLC 4260 28th Avenue NW Norman, OK 73069

Storm Drainage Detention Facility Easement

Drainage Detention Facility Easements are hereby established as shown to provide for Detention of Storm Surface Water and constructed as approved by the City Engineer. All maintenance within the Drainage Detention Facility Easement shall be the right, duty and responsibility of the Property Owners Association in the plat of <u>Tecumseh</u> Road Storage; however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the City, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and born upon said Property Owners Association. Officials representing the Public Works Department, shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the Public Works Department, Property Owners Association may construct improvements within the easement, provided the improvement does not interfere with the function of the Detention Facility.

Lot Count

Proposed Personal Storage:

Notes

- Existing Zoning: A-2 Rural Agricultural
- Proposed Zoning: Planned Unit Development (PUD) All public utilities will be in dedicated easements.
- 4. All common areas and drainage easements within this development
- will be maintained by the owner/ property owners association. 5. Refer to drainage report for specific data.6. Vertical Datum Referenced: NAVD 88



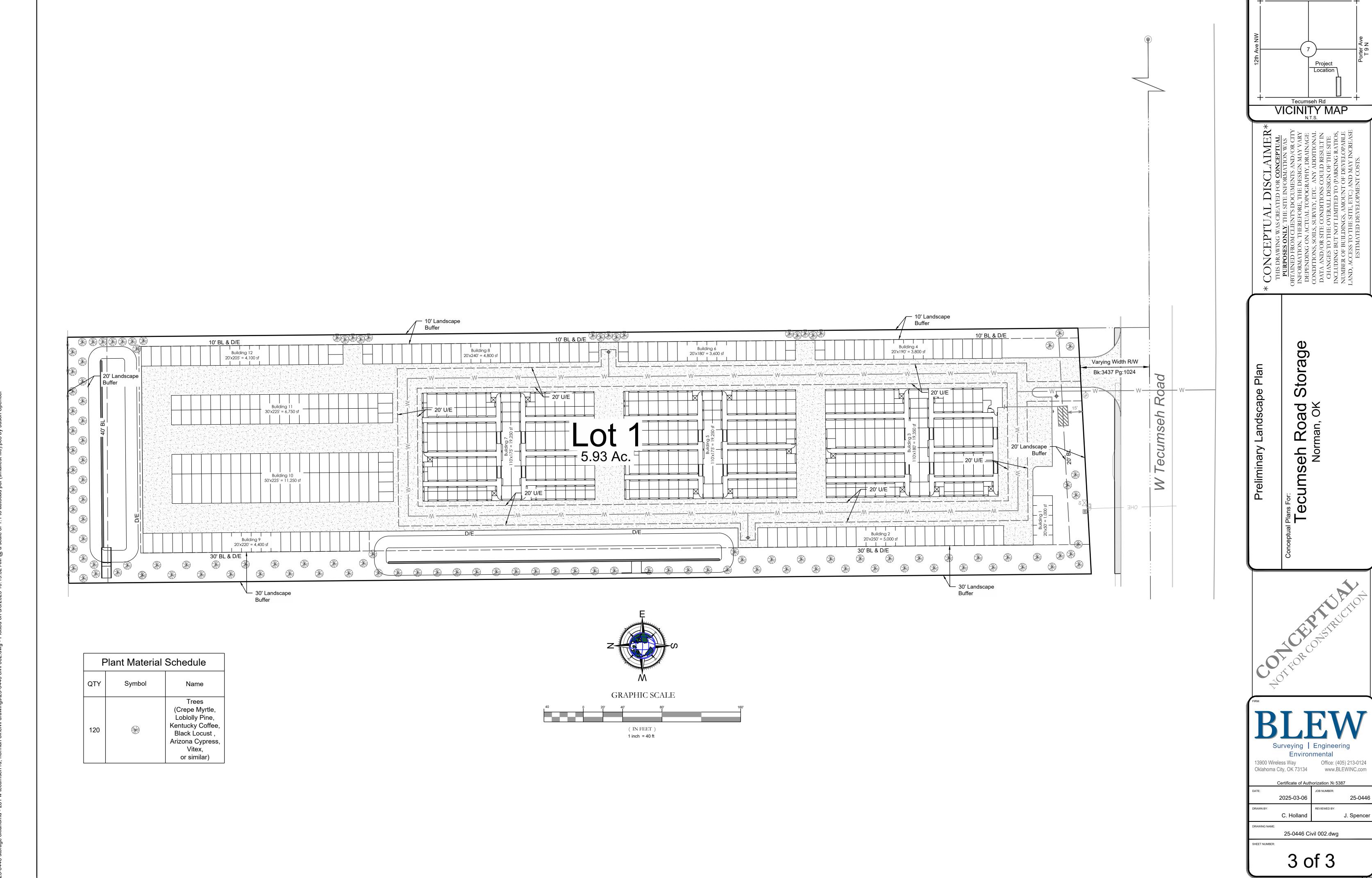
FND. MAG NAIL

T-9-N, R-2-W, I.M.

SE. COR. SE/4, SEC. 7

Oklahoma City, OK 73134 www.BLEWINC.com

Project №: 25-0446 Sheet 1 of 3



Item 7.

Franklin Rd

File Attachments for Item:

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-8: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY G2 SOK INVESTMENTS, LLC (BLEW SURVEYING ENGINEERING ENVIRONMENTAL) FOR TECUMSEH ROAD STORAGE, A PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 5.93 ACRES OF PROPERTY LOCATED AT 281 W. TECUMSEH ROAD.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/13/2025

REQUESTER: G2 SOK Investments, LLC (BLEW Surveying Engineering Environmental)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION,

AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-8: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY G2 SOK INVESTMENTS, LLC (BLEW SURVEYING ENGINEERING ENVIRONMENTAL) FOR TECUMSEH ROAD STORAGE, A PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 5.93 ACRES OF

PROPERTY LOCATED AT 281 W. TECUMSEH ROAD.

ITEM: Consideration of a Preliminary Plat for <u>TECUMSEH ROAD STORAGE</u>, <u>A PLANNED UNIT</u> <u>DEVELOPMENT</u>.

LOCATION: Located at 281 West Tecumseh Road (Approximately one-quarter mile west of Porter Avenue on the north side of West Tecumseh Road.

INFORMATION:

- 1. Owner. G2 SOK Investments, LLC.
- 2. Developer. G2 SOK Investments, LLC.
- 3. <u>Engineer</u>. BLEW Surveying Engineering Environmental.

HISTORY:

- 1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City limits without zoning.
- 2. <u>December 19, 1961</u>. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
- 3. <u>January 23, 1962</u>. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.

- 4. <u>March 13, 2025</u>. The applicant has requested amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential designation and Future Urban Service Area to Commercial Designation and Current Service Area.
- 5. March 13, 2025. The applicant has requested that this property be placed in the PUD, Planned Unit Development and be removed from A-2, Rural Agricultural District.

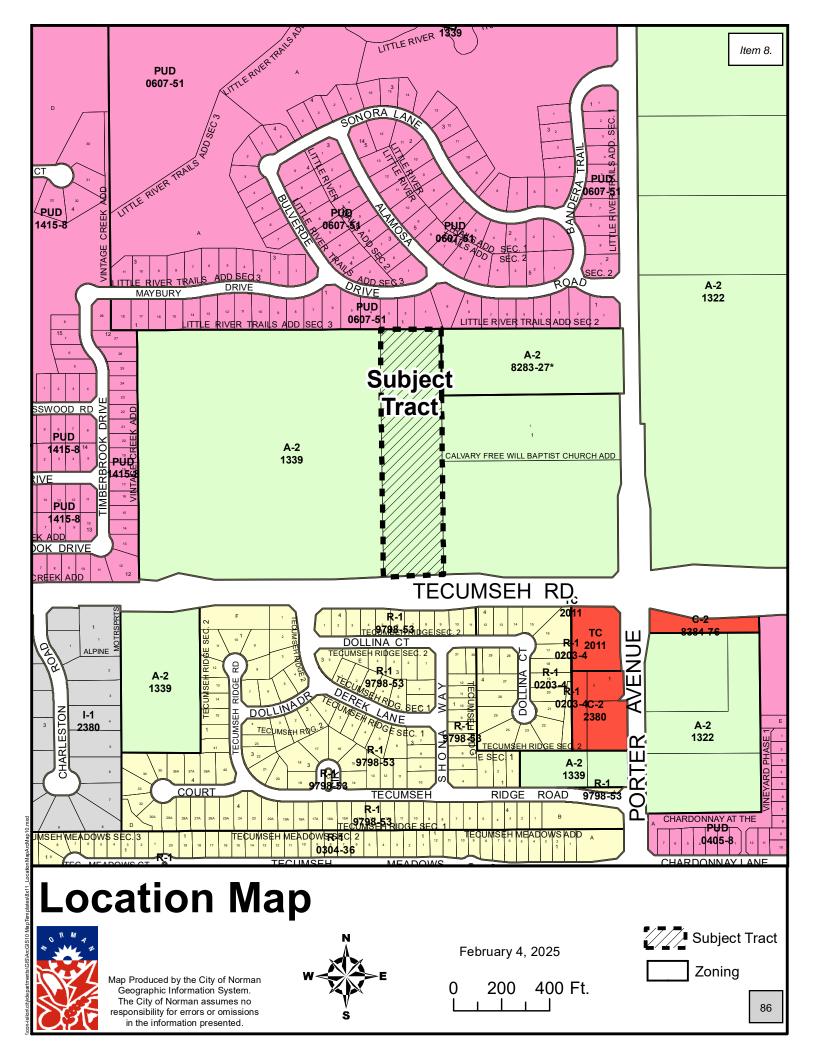
IMPROVEMENT PROGRAM:

- 1. <u>Fire Protection</u>. Fire hydrants will be installed in accordance with approved plans. Their locations will be approved by the Fire Department.
- 2. <u>Permanent Markers</u>. Permanent markers will be installed prior to filing of a final plat.
- 3. <u>Sanitary Sewers</u>. This property is not served by a public sanitary sewer system. Oklahoma Department of Environmental Health will need to approve a private system to serve the lot.
- 4. <u>Sidewalks</u>. There is an existing sidewalk adjacent to West Tecumseh Road. Portions of the sidewalk may need to be replaced if damaged.
- 5. <u>Drainage</u>. Drainage and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be constructed for the conveyance of storm water.
- 6. <u>Streets</u>. West Tecumseh Road street paving is existing.
- 7. <u>Water Mains</u>. There is an existing 24" water main located on the south side of West Tecumseh Road. Interior water mains will be installed to serve fire hydrants.

PUBLIC DEDICATIONS:

- 1. Easements. All required easements will be dedicated to the City with the final plat.
- 2. Rights-of-Way. Street right-of-way for Tecumseh Road is existing.
- SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat and preliminary site development plan are included in the Agenda Book.
- STAFF COMMENTS AND RECOMMENDATION: The owner is proposing a storage facility on a 5.93 acres lot. Staff recommends approval of the preliminary plat for Tecumseh Road Storage, a Planned Unit Development subject to approval of rezoning.
- ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Tecumseh Road Storage, a Planned Unit Development to City Council subject approval of R-2425-91 and Ordinance No.O-2425-26.

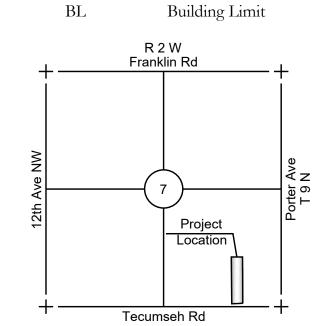
ACTION TAKEN:	

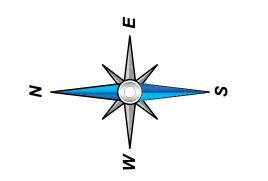


Legend & Symbols

Building Limit Line Existing Index Contour Existing Intermediate Contour

> Right of Way Utility Easement Drainage Easement





GRAPHIC SCALE (IN FEET)

1 inch = 40 ft.

33.05'

Preliminary Plat of

Tecumseh Road Storage

A Planned Unit Development
A part of the SE/4 of Section 7, T9N, R2W, I.M.
Norman, Cleveland County, Oklahoma

S00°31'13"E - 1027.41'

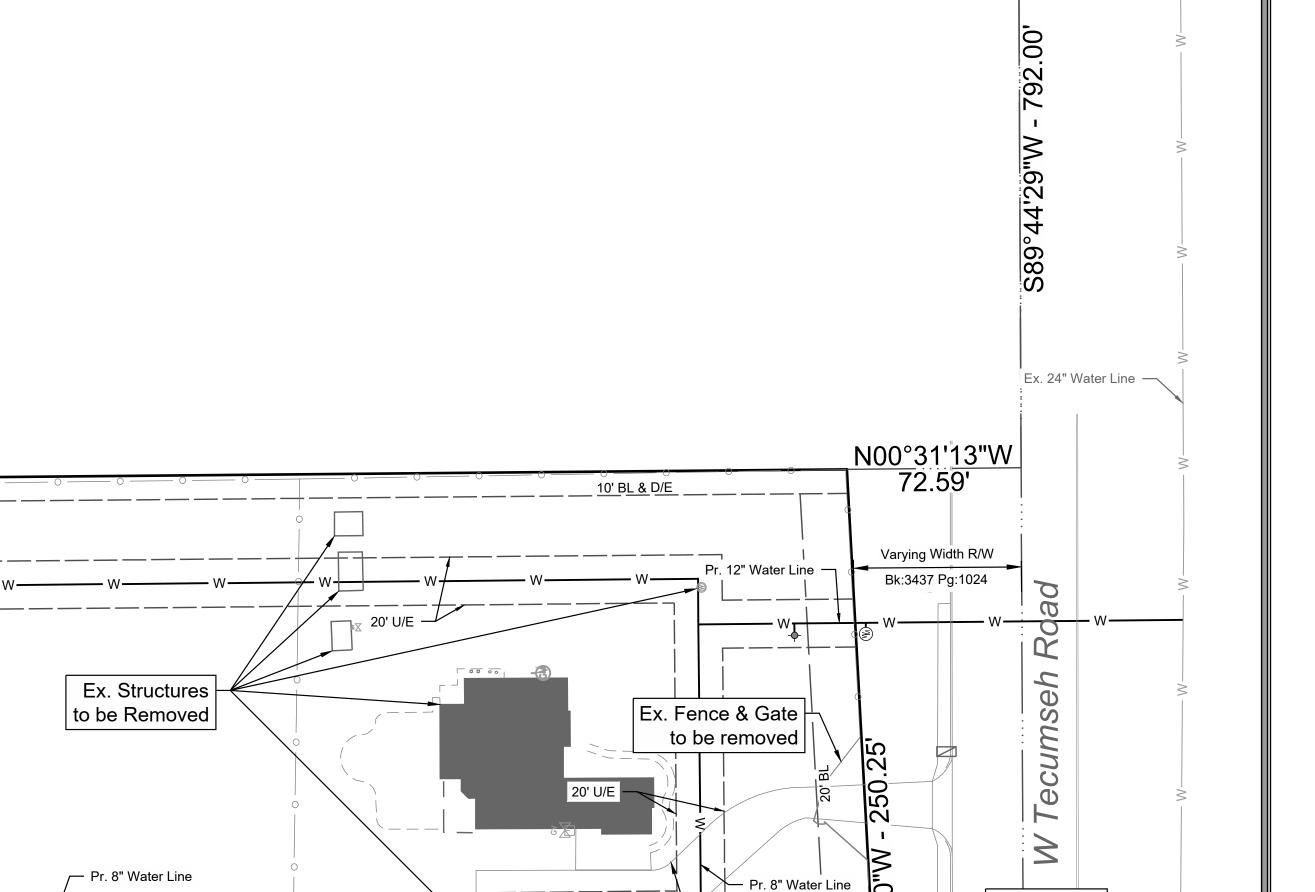
10' BL & D/E

15' U/E

5.93 Ac.

N00°31'13"W - 1039.90'

└─ Pr. 8" Water Line



Ex. Driveway

_ 30' BL & D/E

to be Removed

FND. MAG NAIL

T-9-N, R-2-W, I.M.

SE. COR. SE/4, SEC. 7

Legal Description

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COMMENCING at the Southeast corner of said SE/4;

Thence South 89°44'29" West along the South line of said SE/4 a distance of 792.00 feet:

Thence North 00°31'13" West a distance of 72.59 feet to the POINT OF BEGINNING, said point being on the North right of way line of Tecumseh Road as described in book

Thence South 86°52'50" West along said North right of way line a distance of 250.26 feet;

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Thence North 89°44'29" East along said South line a distance of 250.00 feet;

Thence South 00°31'13" East a distance of 1027.41 feet to the POINT OF BEGINNING;

Said tract contains 258,411 square feet or 5.93 acres, more or less.

Developer Information

10' BL & D/E

G2 SOK Investments, LLC 4260 28th Avenue NW Norman, OK 73069

Storm Drainage Detention Facility Easement

Drainage Detention Facility Easements are hereby established as shown to provide for Detention of Storm Surface Water and constructed as approved by the City Engineer. All maintenance within the Drainage Detention Facility Easement shall be the right, duty and responsibility of the Property Owners Association in the plat of <u>Tecumseh</u> Road Storage; however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the City, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and born upon said Property Owners Association. Officials representing the Public Works Department, shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the Public Works Department, Property Owners Association may construct improvements within the easement, provided the improvement does not interfere with the function of the Detention Facility.

Lot Count

Proposed Personal Storage:

Notes

- Existing Zoning: A-2 Rural Agricultural
- Proposed Zoning: Planned Unit Development (PUD) All public utilities will be in dedicated easements.
- 4. All common areas and drainage easements within this development will be maintained by the owner/ property owners association.

∕— 20' U/E

- 5. Refer to drainage report for specific data.6. Vertical Datum Referenced: NAVD 88



Remove Ex.

Sidewalk

Oklahoma City, OK 73134 www.BLEWINC.com

Project №: 25-0446 Sheet 1 of 3



February 3, 2025

Mr. David Riesland, P.E Traffic Engineer City of Norman 201 W. Gray, Norman, OK 73069

SUBJECT: Traffic Impact Memorandum for Tecumseh Road Storage

Dear Mr. Riesland:

On behalf of G2SOK Investments, LLC, we have submitted a Preliminary Plat application for a 5.93-acre tract located at 281 W Tecumseh Road (north side of Tecumseh Road, approximately 0.15 miles west of N Porter Avenue in Norman. A personal Storage facility consisting of approximately 105,450 square feet of net rentable area is proposed for this tract. Using the Trip Generation 8th Edition by the Institute of Transportation Engineers, Section 151 (Mini-Warehouse), we estimate the following peak hour trip generation (refer to attached Trip Generation Manual excerpts):

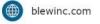
Average Vehicle Trip Ends vs: 1000 Sq. Feet Net Rentable Area*

Time Period	Total	Entering	Exiting
Weekday A.M. Peak Hour	20.04 trips	10.02 trips	10.02 trips
Weekday P.M. Peak Hour	22.15 trips	11.08 trips	11.07 trips
Weekday	174.00 trips	87.00 trips	87.00 trips

^{*}See attached excerpts from the Trip Generation Manual

The resulting peak hour trip estimate totals are below the threshold for a traffic impact study requirement (>100 peak hour trips) for the proposed development.

One 30' wide private driveway onto Tecumseh Road is proposed for this personal storage facility (see attached Preliminary Site Development Plan). Based on the peak hour trips shown above, the proposed development is considered a small generator (0 to 100 peak hour trips). The posted speed limit along Tecumseh Road adjacent to the subject property is 45 mph. Per Section 4008 of the Engineering Design Criteria (EDC) manual, dated February 28, 2023, a minimum spacing of 330 feet for driveways along an arterial roadway, and a minimum spacing of 350 feet from a signal controlled intersection is required for the proposed storage facility. The proposed private driveway is located approximately 804 feet from the nearest driveway on the north side of Tecumseh Road to the west, and 808 feet from N Porter Avenue to the east, exceeding the EDC manual spacing requirement. The proposed private driveway is located approximately 533 feet from the nearest driveway on the south side of Tecumseh Road to the west, and 603 feet from the nearest driveway to the east, exceeding the EDC manual spacing requirement.





If you have any questions or need additional information, please contact me at your convenience.

Respectfully,

Jason A. Spencer, P.E.

Vice President







Mini-Warehouse (151)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Net Rentable Area

On a: Weekday,

A.M. Peak Hour of Generator

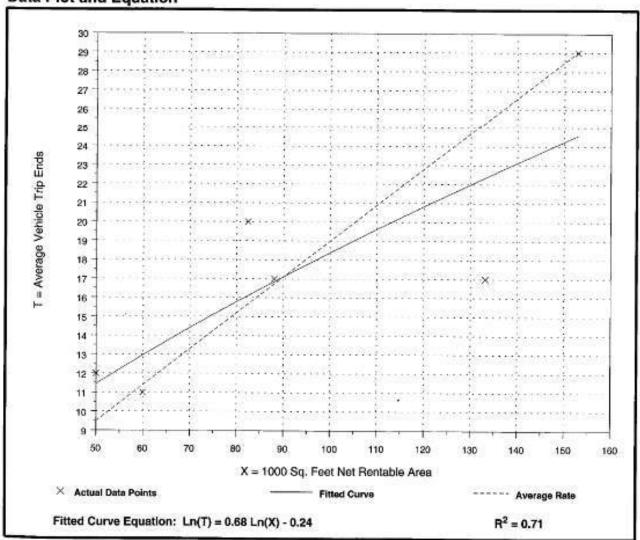
Number of Studies: 6 Average 1000 Sq. Feet NRA: 94

Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Net Rentable Area

Average Rate	Range of Rates	Standard Deviation	
0.19	0.13 - 0.24	0.43	

Data Plot and Equation



Mini-Warehouse (151)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Net Rentable Area

On a: Weekday,

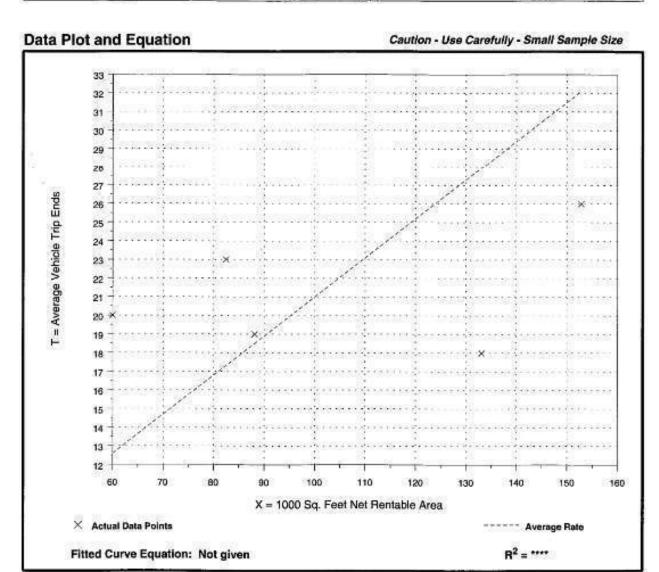
P.M. Peak Hour of Generator

Number of Studies: 5 Average 1000 Sq. Feet NRA: 103

Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Net Rentable Area

Average Rate	Range of Rates	Standard Deviatio	
0.21	0.14 - 0.33	0.46	



Mini-Warehouse (151)

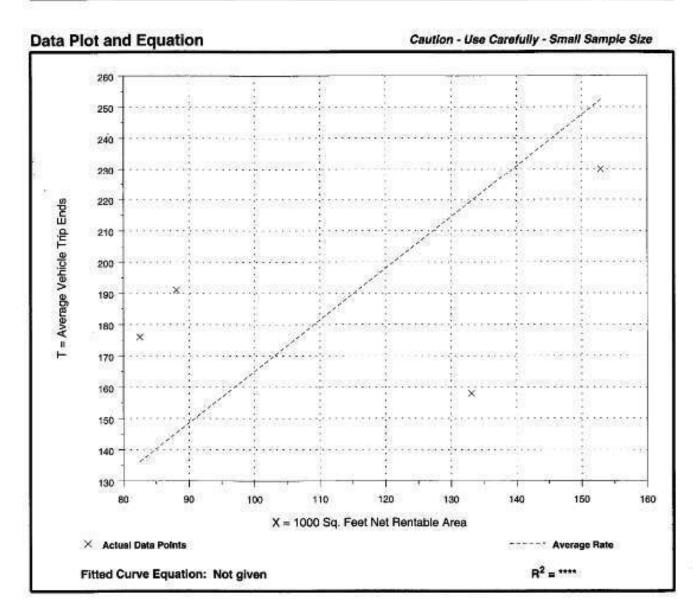
Average Vehicle Trip Ends vs: 1000 Sq. Feet Net Rentable Area
On a: Weekday

Number of Studies: 4 Average 1000 Sq. Feet NRA: 114

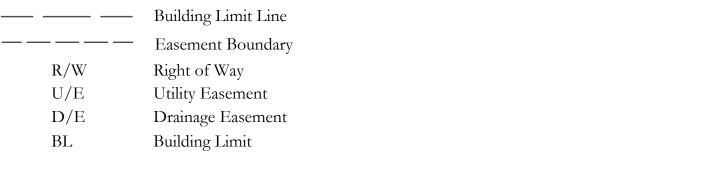
Directional Distribution: 50% entering, 50% exiting

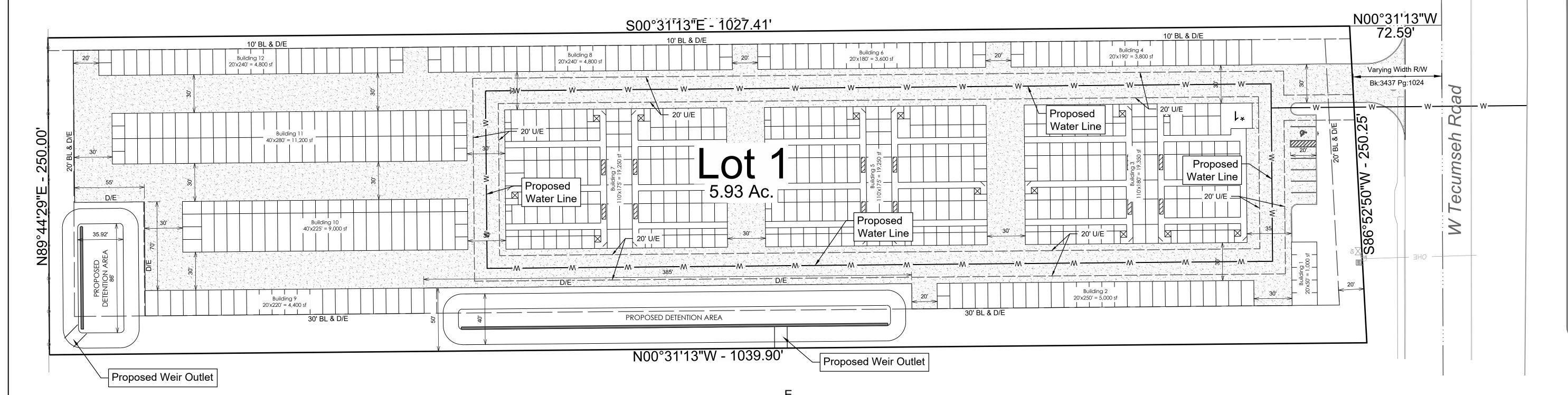
Trip Generation per 1000 Sq. Feet Net Rentable Area

Average Rate	Range of Rates	Standard Deviation	
1.65	1.19 - 2.17	1.34	









Legal Description

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Thence South 86°52'50" West along said North right of way line a distance of 250.26 feet;

Thence North 00°31'13" West a distance of 1039.90 feet to a point on the South line of Block One of Little River Trails, Section 3, a recorded plat to the City of Norman;

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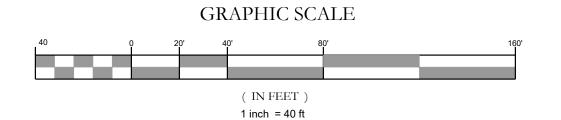
Thence South 00°31'13" East a distance of 1027.41 feet to the POINT OF

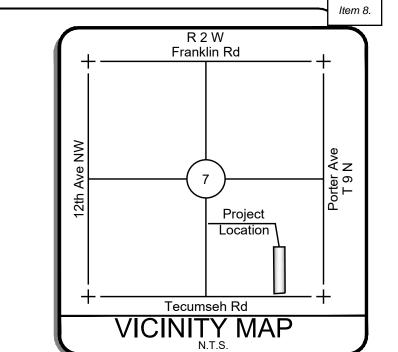
Said tract contains 258,411 square feet or 5.93 acres, more or less.

Owner / Developer Information



Lot Count Proposed Personal Storage:





P.O.C.

FND. MAG NAIL SE. COR. SE/4, SEC. 7

T-9-N, R-2-W, I.M.

Storage Road man, OK cumseh

Site Development Plan

Preliminary



25-0446 Civil 001.dwg

2 of 3

Item 8.



CITY OF NORMAN

Development Review Form Transportation Impacts

DATE: February 10, 2025 STAFF REVIEW BY: David Riesland, P.E.

City Transportation Engineer

PROJECT NAME: Tecumseh Road Storage PROJECT TYPE: Self Storage

Owner: Arnold and Teresa Sterling
Developer's Engineer: Accurate Points Surveying

Developer's Traffic Engineer: Blew

SURROUNDING ENVIRONMENT (Streets, Developments)

The property surrounding this proposed development is very low density residential in nature. There is some Floodplain to the north. Tecumseh Road is the main east-west roadway in the area. Porter Avenue serves north-south movements to the east

ALLOWABLE ACCESS:

The site proposes one access point located along Tecumseh Road to the east edge of the property and meets all requirements in the City's Engineering Design Criteria (EDC) for driveway spacing and for location with respect to public street intersections

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

Tecumseh Road: 4 lanes (existing), Speed Limit - 45 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE:	YES	NO [
ACCESS MANAGEMENT CODE COM LIANCE.	1120 =	· 110 —

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	174	87	87
A.M. Peak Hour	20	10	10
P.M. Peak Hour	22	11	11

	_	_
TRANSPORTATION IMPACT STUDY REQUIRED?	VFC	NO
INAMOFUNIATION INTACT STUDIT NEGULINED:	T Day	

Being below the threshold for when a traffic impact study is required, a traffic impact memorandum was submitted by Blew Surveying, Engineering, and Environmental on behalf of the applicant to document the trip generation characteristics for the site and to discuss applicability of proposed access to the site. The development will feature one access point located at Tecumseh Road. This proposed connection to the public roadway will afford full access.

RECOMMENDATION: APPROVAL	DE	ENIAL [□ N/A	☐ STIPULATIONS	
	_				_

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

The proposed 105,450 square foot self-storage facility is to be located on the north side of Tecumseh Road approximately 0.15 miles west of Porter Avenue. The site will contain a single point of access onto Tecumseh Road and is expected to generate 20 AM peak hour trips, 22 PM peak hour trips, and less 174 trips on an average weekday. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact memorandum was prepared for the application by Blew Surveying, Engineering, and Environmental. No traffic operational issues are anticipated due to the development.

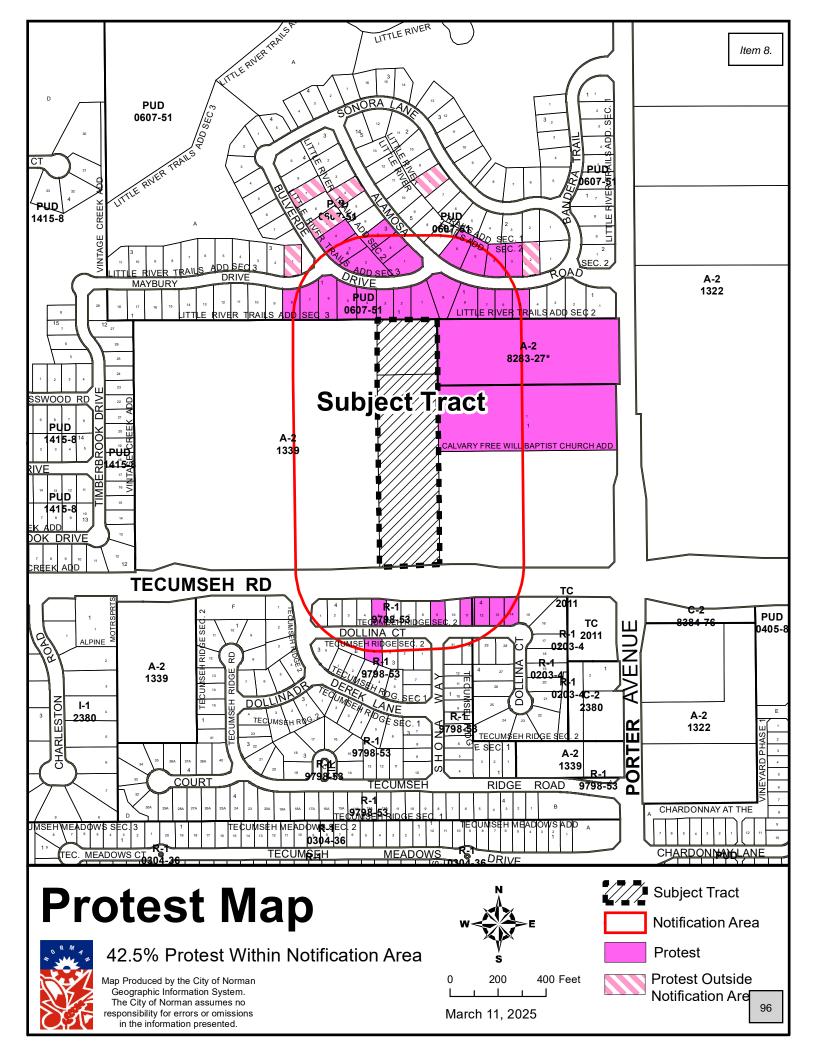
The proposed development will access Tecumseh Road from the north near the east edge of the site and will meet all requirements in the City's EDC related to driveway spacing and distances from public street intersections. This access point will be designed for full access. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are no traffic impact fees to be collected in the area. The Oklahoma Department of Transportation (ODOT) will have to approve the driveway onto Tecumseh Road as this is part of the US Highway 77 corridor through Norman .

Tecumseh Road Storage Preliminary Plat

The proposed 105,450 square foot self-storage facility is to be located on the north side of Tecumseh Road approximately 0.15 miles west of Porter Avenue. The site will contain a single point of access onto Tecumseh Road and is expected to generate 20 AM peak hour trips, 22 PM peak hour trips, and less 174 trips on an average weekday. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact memorandum was prepared for the application by Blew Surveying, Engineering, and Environmental. No traffic operational issues are anticipated due to the development.

STREET	NO. OF LANES	BACK- GROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
Tecumseh Road	4	14,535	174	14,709	34,200	42.50	43.01

The proposed development will access Tecumseh Road from the north near the east edge of the site and will meet all requirements in the City's Engineering Design Criteria related to driveway spacing and distances from public street intersections. This access point will be designed for full access. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are no traffic impact fees to be collected in the area. The Oklahoma Department of Transportation (ODOT) will have to approve the driveway onto Tecumseh Road as this is part of the US Highway 77 corridor through Norman.



Address: 3730 N. Porter Aye Worman. Ox. 73069

Date: 3)10/2025

City of Norman Norman Planning Commission PO Box 370 Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

<u>I strongly oppose the rezoning to commercial use for the following reasons:</u>

Sincerely,

Legal homeowner name

X

2nd homeowner name if owned jointly

Daviel Sweat Lord Pader, Calvary Church FILED IN THE OFFICE OF THE CITY CLERK ON 03 10 25-LW Address: 3786 N.Porter Ave, Norman, OK 73071

Date: March

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

It would raise property taxes on the local residents.

Sincerely

Legal homeowner name

Kaymond Willey

x Raymond Ullery, Pastor of Northgate Baptist Church, Norman

2nd homeowner name if owned jointly

X

Norman Planning Commission,

I would like to protest G2 SOK Investments LLC's request for amendment of the Norman 2025 Land Use and Transportation Plan from Low-Density Residential Designation to Commercial Designation, from Future Urban Service Area to Current Urban Service Area, and rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development District, for property generally located at 281 W. Tecumseh Road. The requested Land Use Plan Amendment and the rezoning, submitted by G2 SOK Investments LLC, should not be approved.

Thank you,

Kelliegh Pfeil

129 Dollina Ct

Norman, OK 73069

405-343-1770

Address:

222 ALAMOSA RO.

Norman, OK 73069

Date: 3/9/2025

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

It will devalue the property.

It will bring more crime to the neighborhood.

The outdoor lighting of the proposed property will affect our normal life in the evening.

The ground is much higher than our house. It could potentially worsen drainage issues with concrete floors and parking surfaces of the proposed project. It will also affect our privacy.

It will greatly affect the esthetic of the surrounding agriculture and residential landscape, especially with the odd layout and location of this proposed property.

Thank you very much for your time and consideration!

Sincerely,

KYLE M. THOMAS

FILED IN THE OFFICE OF THE CITY CLERK ON 03 10 25-20

Address:

122 Alamosa Rd.

Norman, OK 73069 Date: 3/2/2025

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential to commercial.

I strongly oppose the rezoning to commercial use for the following reasons:

- 1. It will devalue the property. As a direct result, the City of Norman will collect less property taxes.
- 2. It will bring more crime to the neighborhood.
- 3. The outdoor lighting of the proposed property will affect our normal life in the evening.
- The ground is much higher than our house. It will worsen the drainage issue with concrete floor and parking surface of the proposed project. It will also affect our privacy.
- 5. It will greatly affect the esthetic of the surrounding agriculture and residential landscape, especially with the odd layout and location of this proposed property.

All the reasons above will make this area a less desirable location for housing hunters. It will change the housing market in Norman.

Thank you very much for your time and consideration!

Sincerely,

Home Owners:

Yuanting Zhao

Qiang Lou

FILED IN THE OFFICE OF THE CITY CLERK

Address: 212 DOLLINA CT.

NORMAN, OK. 73069

Date: 3/9/25

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

OFFOSE COMMERCIAL USE

Sincerely,

Legal homeowner name

X ERIC SAGER

2nd homeowner name if owned jointly

X

FILED IN THE OFFICE OF THE CITY CLERK
ON 03 10 25-LW

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126 Alamosa Rd. Norman, OK 73069

pate: S-9-2025

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

Sincerely,

Legal homeowner name

2nd homeowner name if owned jointly

Fush Lupe Kristi Lupe

FILED IN THE OFFICE OF THE CITY CLERK

Address: 304 Maybury Norman OK 73069

Date: 3.9. 2025

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

lights, detention pone against our feare line dogs bank at in & out traffic just behind the fence crime rates.
Sincerely,

Legal homeowner name

2nd homeowner name if owned jointly

× Sun

- Russell Doughty
uned jointly
Shuang Ma

OF THE CITY CLERK
ON 03 10 25-XW

Address: 212 Bulverde Dr.

Norman, OK 73069

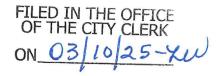
Date: March 8, 2025

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070



Dear Norman Planning Commission,

This letter protests G2 S OK Investments, LLC's request to rezone 281 W Tecumseh Rd from agricultural to residential.

I strongly oppose the rezoning to commercial use for the following reasons:

- 1. Safety Concerns
 - a. A storage facility behind our house brings significant safety concerns.
 - i. This storage facility will directly impact our backyard. We will not be able to enjoy our backyard with a storage facility situated behind us.
 - ii. Storage units attract thieves. Our neighborhood has already had occasional problems with people jumping the back fence line and breaking into some cars. No matter how good the security is for the storage unit, the nature of the business attracts these.
 - 1. We will be forced to upgrade our home security, paying more monthly to alleviate this threat.
 - 2. Little River Trails is one of the more upscale neighborhoods in Norman. A public storage lot behind us will pique the interest of vagrants, putting a Target on our backs.
- 2. Reduction in property value.
 - a. Privacy Concerns:

i. This proposal puts us directly behind our backyard, inviting unwanted attention into what is supposed to be a private area.

b. Return on investment

i. Little River Trails is one of the more desired neighborhoods in Norman, which means many homeowners, including us, have invested significantly in our homes. With a storage unit directly located behind our property line, this will greatly negatively impact our ability to ever sell the property and will greatly hinder the value of our home compared to the value proposition when purchased.

c. Pets

Many neighbors have dogs, all very friendly, but they have wild barks.
 With the comings and goings of storage patrons, the incessant barking in reaction to the patrons will become a nuisance and disturb the neighborhood peace.

d. Light and Noise Pollution

- i. If the facility is to be secure, it must have 24/7 lights. We live directly behind the fence, and we do not want our backyards and bedrooms lit up 24/7. Also, with the renters' comings and goings, there's bound to be excessive noise, which is not welcome, especially with full-time jobs and graduate school.
- ii. Even during the construction phase, we do not want the nonstop noise and lights from the construction vehicles and buildings at the facility in our backyard for weeks and months. This detracts from our piece, makes working from home difficult, and can scare our pets.

e. Over-abundance of storage facilities

i. There are already many storage facilities in and around Norman, from Switzer's multiple locations to independently owned facilities. These are convenient for Norman residents.

Sincerely,

Erin Crimmins and Kyle Crimmins

Address:

Norman, OK 73069

Date: 3/9/2025

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

It will devalue the property.

It will bring more crime to the neighborhood.

The outdoor lighting of the proposed property will affect our normal life in the evening.

The ground is much higher than our house. It could potentially worsen drainage issues with concrete floors and parking surfaces of the proposed project. It will also affect our privacy.

It will greatly affect the esthetic of the surrounding agriculture and residential landscape, especially with the odd layout and location of this proposed property.

Thank you very much for your time and consideration!

Sincerely

Name (print):

Signature:

FILED IN THE OFFICE OF THE CITY CLERK

ON 03/10/25- Lu

Address: 218 Alamosa Rol

Norman, OK 73069

Date: 3/9/2025

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

It will devalue the property.

It will bring more crime to the neighborhood.

The outdoor lighting of the proposed property will affect our normal life in the evening.

The ground is much higher than our house. It could potentially worsen drainage issues with concrete floors and parking surfaces of the proposed project. It will also affect our privacy.

It will greatly affect the esthetic of the surrounding agriculture and residential landscape, especially with the odd layout and location of this proposed property.

Thank you very much for your time and consideration!

Printed : Harmesh Banwait Signiture: A

Sincerely,

ON O3 10 25-X

DN US TOTAS-M

Date:

10 MAR 2025

FROM:

Kristina and Chris Keenan

220 Bulverde Dr Norman, OK 73069

TO: City of Norman

Norman Planning Commission
PO Box 370

Norman, OK 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

We strongly oppose the rezoning to commercial use, and implore you to vote against this effort, for the following reasons:

- 1. A storage facility is a nuisance for a neighborhood and should be located in an established business area, not near families.
- 2. A storage facility invites thieves and reduces safety for nearby homes and families.
- 3. A storage facility reduces property value for nearby residents.
- 4. A storage facility, with its many patrons and 24/7 security cameras, brings privacy concerns, including light and noise pollution.
- 5. A storage facility in this particular location will bring severe drainage issues from which neighbors' properties will suffer, regardless of a "plan" to reinforce the retaining wall by developers.
- 6. The storage facility market is already oversaturated in Norman. If one is to be built, there are many other more suitable locations to consider.

Please see the attached document for a comprehensive list of our concerns.

Sincerely,

Kristina Keenan

Christopher Keenan

Attachments:

(1) Keenan Opposition Letter – 4 pages

15 Ale

on 03/10/25-2W

- 1. Safety Concerns. A storage facility will prove to be a public nuisance, and one behind our house brings major safety concerns.
 - a. We have two young children with one on the way; having a public lot behind our house is inviting strangers and danger into our lives. Our children, and us, will not be able to enjoy our backyard with a storage facility situated behind us.
 - b. Storage units attract thieves. Our neighborhood has already had occasional problems with people jumping the back fence line and some cars being broken into. No matter how "good" the security is for the storage unit, the nature of the business attracts thieves. We do not want thieves traversing our property, nor casing our yards, or worse. This has also happened in the Tecumseh Ridge neighborhood across the street; Mr. Keenan previously lived on Dolina Court and his house and neighbor's houses and cars had been targeted by thieves.
 - i. We will be forced to upgrade our home security, paying more per month to try to assuage this threat.
 - ii. We will be forced to use our own backyard less for safety concerns, and will be forced to be more diligent about tending to our children's toys, closing drapes at night, and taking extra precautions with window locks and alarms, all to discourage peeping toms, thieves, or break-ins.
 - iii. Little River Trails is one of the most desirable neighborhoods in Norman:
 - 1. Having a public storage lot behind us will pique the interest of vagrants, putting a target on our backs.
 - 2. Having a public storage lot behind us will remove Little River Trails from many people's home searches as they look to move to Norman. It will also make it more difficult to find a buyer if a home is being put on the market for sale.
 - 3. Having a public storage lot behind us will force several families to move, possibly out of Norman, for safety and peace concerns.
 - iv. Little River Trails has a private neighborhood clubhouse, pool, and playground, which are not meant to be used by the general public. Having a storage facility by our neighborhood will bring prying eyes and people from outside the neighborhood might bogart their way in. We take care of these facilities with our HOA; we do not want random people abusing our paid-for facilities, thus increasing our HOA fees for any extra upkeep.
 - c. Personally, we have had items stolen from a "secure" facility in the OKC area. No amount of locks or cameras or lights caught the individuals or brought back our items. We do not want to invite this dereliction to our neighborhood.
 - i. As many of us on Bulverde Drive have young children, we often leave out toys for all the children to play with, across several yards. We would no longer be able to have neighborly open-invitations since we would need to be very diligent about putting away and locking up these shared toys, to

reduce prying and casing eyes from the increased traffic the storage facility will inevitably bring.

- 2. Reduction in property value.
 - a. Privacy concerns.
 - i. The main reason we selected this lot to build our home was because we were told, by our builder, the land behind us would not be developed.
 - 1. By building this facility, you are making liars out of Landmark Fine Homes and Ideal Homes. All of us on Bulverde Drive were told the land behind us would remain undeveloped. By making liars out of these businesses, you are besmirching their good names and reducing their integrity, bringing harm to their business and reducing the value of their neighborhoods and business.
 - a. Were Landmark and Ideal notified of this rezoning effort and given a chance to voice their opposition?
 - ii. We enjoy our privacy and believe it is a benefit to our property value. It would be one thing to have a new neighbor behind us, it is another thing to have a public facility. We do not want the public having access to any aspect of our lives. Even with a limit on its units and renters, we do not want to invite dozens of onlookers and traffic into our backyard.
 - iii. If the facility is to be "secure," it will need to have 24/7 security cameras, including on the backside of the facility. We do not want our yards and our families, especially our young children, being captured on camera. This is a violation of privacy.
 - b. Pets.
 - i. Many neighbors have dogs; they are all very friendly, but they all have loud barks. With the comings and goings of storage patrons, the incessant barking in reaction to the patrons will become a nuisance and will disturb the neighborhood peace.
 - ii. Many neighbors have cats, and some cats wander. With a storage facility, or even a construction zone, behind us, their lives are in danger if they wander across the fence and get hit by an unsuspecting customer or construction worker.
 - iii. The added commotion will stress our pets, which can lead to major health issues and even an early death. Extra barking and meowing also causes more stress within homes, with homeowners trying to quiet our pets for our own sakes and out of respect for our neighbors.
 - c. Light and Noise Pollution.
 - i. If the facility is to be "secure," it will need to have 24/7 lights. We do not want our backyards and bedrooms lit up 24/7. Also, with the comings-and-

- goings of the renters, there is bound to be an excess of noise, which is not welcome, especially with little children and a newborn baby.
- ii. Even in the construction phase, we do not want the non-stop noise and lights from the construction vehicles and building of the facility in our backyard for weeks and months on end. This detracts from our peace, makes working from home difficult, and can scare our young children.
- iii. Our toddler has some developmental issues and is likely autistic. Bright lights and loud noises do affect her. She will not be able to enjoy our backyard at all with the excess noise and activity behind us. A child being forced to stay inside, scared of the outside world, is a travesty. You would be doing this to her.
- d. Cannot upgrade our backyard/add value to our home.
 - i. Due to the safety and privacy concerns, we will not be able to upgrade our backyard. We had plans to turn it into a functional outdoor living space, complete with a swim-spa, fire-pit, grill, TV, and nice covered seating area.
 - ii. This would bring enjoyment to our family, friends, and neighbors, as well as increase our property value and eventual resale value of our home. Now, with the prospect of onlookers, we do not feel comfortable even letting our children play in a small inflatable pool.
 - iii. We would no longer have true autonomy over our home. Many families in this neighborhood selected it for its seclusion and safety, and many of us have made a significant investment and sacrifices to live here. It is one of the few neighborhoods in Norman that does not feel like a sardine can. It is a wonderful family-friendly location; honestly, one of the best neighborhoods in Oklahoma. Adding any large business this close to residents will destroy the seclusion that makes it so special and attracted us to the neighborhood in the first place.
- e. Loss of wildlife.
 - i. There is a family of crows that lives in the land behind our house. We have dubbed them "Scout and Family," since one is definitely the scout for food and the family follows. Our family enjoys feeding and watching the wildlife, from Scout to a family of cardinals. We do not want their homes to be taken from them, or worse they be killed in the removal of trees.
 - ii. Foxes, rabbits, and deer have also been seen in the lot behind us.
- 3. Drainage concerns.
 - a. Our backyard floods terribly when it rains. The retaining wall does not accomplish what it was designed for; water pours out of the creases in the mortar at random places during storms. Our backyard is completely eroded from this and the stream that forms across our yard during heavy rains. We understand there are discussions about how to fix this on a large scale, however, we do not want to invite more

- construction and more strangers into our lives while a large team rips apart our and our neighbors' backyards for weeks on end as part of a massive project.
- b. The land behind us is elevated. If there is a large concrete slab poured for the storage unit, rainwater cannot be absorbed by the ground. The rain will run off the slab and down to the lower elevation of our lots.
- c. With how badly our backyards currently flood, we cannot imagine how much worse the conditions will be when the water is not absorbed into the ground but rather runs off a concrete slab, regardless of any plans to help curb this.
- d. Many neighbors have spent their own time and money to install French drains in their yards. For a company to come and tear up this investment, to "redo" things their way, is an insult to the hard work of our neighbors.

4. South-siders.

- a. We have heard that this storage unit will primarily be used by those living on the south-side of Norman: why not build this closer to them? If this is meant to be for students, the OU campus is already expanding plenty with the entertainment district off Rock Creek; please leave the North-East sector of Norman to families.
- b. Crime on the south-side of Norman is higher than that in northern-Norman; you would be inviting in the type of people who are more likely to entertain criminal ideas, wreaking havoc on our quiet, family-friendly neighborhood.
- 5. Over-abundance of storage facilities.
 - a. There are already plenty of storage facilities in and around Norman. From Switzer's multiple storage locations to independently owned facilities, which are much more convenient for Norman residents.
 - b. Has the City of Norman reached out to other local storage facilities to notify them of this rezoning effort, alerting them of more competition wanting to enter the market and giving them the opportunity to voice their opposition?

6. Other locations to consider.

- a. Off Highway-9/Imhoff Rd
- b. Closer to the intersection of Tecumseh and Flood, which seems to be already commercially zoned since there are warehouse/business facilities around that corner
- c. I-35 Service Road and Indian Hills Road, where there are already two concrete slabs from a former warehouse and large church
- d. Indian Hills Road and 36th, where Andy Alligator's used to be
- e. East of 24th Ave, further away from neighborhoods
- f. East or west of 36th Ave, further away from neighborhoods
- g. Any land around 24th, by Crest; if a storage facility is not a nuisance, then Crest should not mind having one next to them

210 Bulverde Dr

Norman, Ok 73069

Date:

3/10/2025

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

Sincerely

Mikel Mullins

FILED IN THE OFFICE OF THE CITY CLERK ON 03/10/25-XW

Ad	dr	DC	0
ru	u	60	O.

202 ALAMOSA RD NORMAN, OK 73069

Date:

3/10/25

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

Sincerely,

Legal homeowner name

x Wassit Ceuz-Lona

2nd homeowner name if owned jointly

x Catherina Eilken CRUZL LONG

OF THE CITY CLERK

Item 8.

Address: 137 Polling ct Norman OK 73069

FILED IN THE OFFICE OF THE CITY CLERK

Date: 3-01-25

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

Sincerely,

Legal homeowner name

x Kevin Mekee

2nd homeowner name if owned jointly

* Margarethe Mckee

Address: 300 Maybury Drive

Norman, OK 73069 Date: March 10, 2025

City of Norman Norman Planning Commission PO Box 370 Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

- Lack of Transparency & Bias The developer has a vested financial interest in the outcome of this study, which raises concerns about the objectivity and completeness of the analysis.
- Drainage Issues From speaking to neighbors, we know drainage is already being addressed and updated from the initial presentation we attended. However, having 6 acres of non-permeable surface behind our homes and dumping an excess of water into our already awful drainage system is unacceptable.
- Failure to Address Non-Permeable Surface Impact The study does not adequately evaluate how impervious surfaces will exacerbate runoff velocity and volume, increasing risks for surrounding homeowners.
- Safety Concerns Storage facilities attract thieves. We've already had issues
 with people jumping our backyard fences and breaking into cars. We don't need
 something else to increase this issue.
- Home Values A storage facility up next to our neighborhood has the strong potential to decrease our home values.
- Pets Many of us have pets that will be adversely affected by a storage unit behind our homes.
- Light & Noise Pollution For the facility to be secure, it will need 24/7 lighting. All
 of us whose homes back up to the properties along Tecumseh selected these
 lights for the lack of light, noise, and buildings behind us.

Sincere regards,

Jenny & Jeremy Droscher

Jenny & Juany elah

OF THE CITY CLERK

Matthew McNutt 216 Bulverde Drive Norman, OK 73069 March 8, 2025

City of Norman

Norman Planning Commission

PO Box 370

Norman, OK 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC, to rezone the land located at 281 W. Tecumseh Rd from agricultural/residential to commercial.

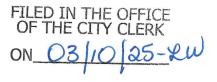
I strongly oppose the rezoning to commercial use for the following reasons:

-Drainage

I am aware there has been planning and offers to correct our current drainage situation. My concern is that even it were corrected to the standard it should have been constructed in the first place, having additional drainage from the storage facility is something that was not originally planned for, and I fear that the rapid runoff from such a large, impermeable slab of concrete would quickly overwhelm even the future drainage system. Having the runoff from the storage facility tie into our system would ultimately make any damage or disaster the responsibility of the Little River Trails HOA and community, with no liability to Oklahoma Storage or future property owners.

-Pests

I live at 216 Bulverde, the house on the northeast corner of the plot in question. My home, specifically my back yard, is nearest to one of the proposed detention ponds. I am told that they will drain at a controlled rate, however, I am concerned that unless it completely dries out, there will be an environment suitable for a mosquito breeding ground, as well as for other pests. Construction will also cause an influx of pests to our homes; mice, rats, gophers, snakes, cockroaches, etc. Storage units are also an attractor for such pests as mice, cockroaches, and ants. Storage facilities cannot control what renters put in their units, and some of those things will invariably attract such pests.



-Noise/Lights

Construction will take months with very loud heavy equipment, disrupting the peace of our quiet neighborhood. Some neighbors work from home, or even work nights, which they **must** sleep during the day. My five year old son is autistic and very noise sensitive. Once the facility is built, although I am told that no lights would be pointed directly at my windows, there would still be a enormous amount of light reflecting, polluting the neighborhood.

-Security

Storage facilities are tempting targets for burglars. Cameras are not as much of a deterrent as we would like them to be. Fences are nothing but a minor inconvenience. Even if the police are notified and respond in a timely manner, with only one vehicular entrance to the facility, the most likely area for thieves or more dangerous people to flee is over the fence to our homes and neighborhood. Both my wife and I are disabled veterans with PTSD, the previous hypothetical statement would be an absolute nightmare. Many of us that are close to this property have small children, and don't want the added fear and potential danger lurking just over the fence. Many of us moved to Little River Trails for the peace and safety of a quiet community that was a little out of the way of urban areas, but close enough to enjoy the Norman entertainment, shopping, and business. I have also known of instances where storage units were used by unhoused persons, or as storage for or manufacturing of drugs, and even for selling drugs or other illegal items. Although not very probable, none of those things I want to risk for the safety and security of my family.

-Property Value/Aesthetic

There is no significant study of the neighboring property value decline due to so many varying factors, but being so close to the proposed property, common sense would dictate that the value of my property with an open view upstairs would not increase at the same rate as my property with a view to hot tin roofs. The neighborhood is also concerned that if this plot is rezoned to commercial, that it would set a precedent and open the floodgates to more commercial interests to move in, increasing the congestion, traffic, noise, lights, and security issues, and completely changing the peace of our community. Storage facilities are not such a benefit to the city itself, with very little, if any, tax revenue. With over ten storage facilities within a 5 mile radius of my home, I don't see how adding yet another storage facility would be beneficial to this area. Storage facilities are ugly. They are usually minimally designed, drab, dystopian-looking boxes of metal and concrete. I love to watch the sunset over the pasture; it would be a shame to replace that view with anything manmade.

For these reasons, and for the peace and security of the Little River Trails neighborhood, I urge you all to deny the request to rezone 281 Tecumseh Road from agricultural/residential to commercial.

Thank you for your time and consideration.

Respectfully,

Matthew McNutt

In Month

Karen McNutt

119

Address: 213 Pollina Ct

Date: 3/9/25

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

Sincerely,

Legal homeowner name

X

2nd homeowner name if owned jointly

X

Address: 203 Alamosa Re
Norman OK
73069

Date: 3/9/25

FILED IN THE OFFICE OF THE CITY CLERK

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

Legal homeowner name Stephania A. Abell (& Charles D. Abell)

hand A Aball

2nd homeowner name if owned jointly

X

225 Bulverde Dr.

Norman, OK 73069

March 3, 2025

City of Norman Norman Planning Commission P.O. Box370 Norman, OK 73070

Dear Norman Planning Commission,

This letter is to Protest the Request by G2 S OK Investments, LLC to rezone the land located at 281 W. Tecumseh Rd from agricultural/residential

I STRONGLY OPPOSE THE REZONING TO COMMERCIAL USE FOR THE FOLLOWING REASONS:

- It is adjacent to a residential community
- There is an abundance of property near commercial areas that would facilitate storage units without being near residential communities.

The only neighborhood on Porter north of Tecumseh is Seiter Farms. Franklin Rd. has no residential communities.

- There are no plans to have 24/7 security on the property.
- Increase safety and traffic concerns
- Disrupt the residential feel of our community
- Potentially lower propery values

Sincerely,

John J. Rosch

FILED IN THE OFFICE OF THE CITY CLERK

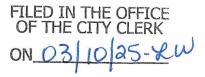
Callie Zingali

224 Bulverde Dr.

Norman, OK, 73069

Callie.zingali@gmail.com

March 05, 2025



Subject: Strong Opposition to Rezoning Proposal for 281 W Tecumseh Rd

Dear Norman Planning Committee and City Council Members,

I am writing to express my deep and unwavering opposition to the proposed rezoning of **281 West Tecumseh Road** to commercial use. As a mother, a homeowner, and a deeply invested member of this community, I am heartbroken at the thought of what this decision would mean for my family and the families around us. This is not just a zoning change, it is a **fundamental shift that threatens the security, stability, and future of the neighborhood we love**.

My husband and I chose to build our lives here in Little River Trails because we believed in what this community stood for, a place where professionals, educators, and families could plant roots, raise children, and **feel safe**. We have two young children, Harper, our four-year-old inquisitive daughter, and Jackson, our three-year-old investigative son. Almost every afternoon, Harper and Jackson run down the sidewalks of our neighborhood, laughing as they race to the walking trail where they collect sticks, watch for birds, and learn about the world around them. They ride their bikes with the children next door, and we take comfort in knowing that they can grow up in a place where safety isn't a concern, where we can let them be kids without **fear**.

But this rezoning application **threatens** all of that. Increased traffic, commercial business activity, and the inevitable safety risks of commercial encroachment would make it impossible for my children, and all the children in this community, to enjoy the simple freedoms of childhood. The once-quiet streets where Harper learned to ride her scooter would become dangerous. The trails where Jackson loves to explore would no longer be a safe haven for families. Instead of giving our children the stability they deserve, we would be forced to consider relocating to a city that prioritizes **family-friendly development** over commercial expansion.

Beyond the safety concerns, the financial burden this rezoning imposes on residents is undeniable. The new drainage improvements, while long overdue, should not come at the cost of dismantling our neighborhood's identity. We, as homeowners, have already taken on the financial responsibility of mitigating the existing issues. It is unfair to ask us to accept irreversible zoning changes as the price for a basic infrastructure fix, especially when that change will negatively impact our home values, our sense of security, and our futures.

This is a **neighborhood filled with families, not a business district**. It is a place where doctors, professors, and professionals have chosen to live precisely because of the balance it provides—offering both proximity to the city and the peace of a small residential community. To rezone this area is to tell families like mine that our investment, our safety, and our children's well-being are secondary to commercial interests.

I urge you, **not just as a council member or committee member, but as a fellow human being**, to put yourselves in our shoes. Think of Harper and Jackson and the dozens of other children whose futures are at stake. Consider the families who will be left with no choice but to leave, taking with them the very essence of what makes Little River Trails community and this city special. This is our home. Our children's home. Please do not take that away from us.

I implore you to reject this rezoning request and to prioritize the families who have already committed to making this city a better place. We are not just residents, we are parents, neighbors, and citizens who believe in protecting what matters most: our homes, our children, and our community.

trung

Sincerely,

Callie Zingali

224 Bulverde Dr.

Mormaniaz 73069

Date: 39.25

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

Sincerely,

Legal homeowner name

* Munte Jung snunte Johnson

2nd homeowner name if owned jointly

x Rushad Johnson

FILED IN THE OFFICE OF THE CITY CLERK
ON 03 10 25-XW

229 Bulvade Dr Norman Ok 73069 Date: 3/9/25

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

Sincerely,

Legal homeowner name

FILED IN THE OFFICE OF THE CITY CLERK

X

2nd homeowner name if owned jointly

X

Address: 119 Alamosa Rd

Norman, OK 73069

Date: 3/9/2025

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

It will devalue the property.

It will bring more crime to the neighborhood.

The outdoor lighting of the proposed property will affect our normal life in the evening.

The ground is much higher than our house. It could potentially worsen drainage issues with concrete floors and parking surfaces of the proposed project. It will also affect our privacy.

It will greatly affect the esthetic of the surrounding agriculture and residential landscape, especially with the odd layout and location of this proposed property.

Thank you very much for your time and consideration!

Sincerely,

OF THE CITY CLERK

123 Alamosa Rd Norman Ok 73069

> FILED IN THE OFFICE OF THE CITY CLERK

Date: 3 9 25

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

Sincerely,

Legal homeowner name

* Jessica Collett

2nd homeowner name if owned jointly

* Ron Collett

Norman, OK 73069

Date: 3/9/2025

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

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It will greatly affect the esthetic of the surrounding agriculture and residential landscape, especially with the odd layout and location of this proposed property.

Thank you very much for your time and consideration!

Sincerely

Name (print):

Signature:

City of Norman 225 N. Webster Norman, OK 73069

Dear City of Norman,

I am writing to protest the rezoning from residential to commercial for the proposed "Tecumseh Rd Storage project" at Tecumseh and Porter. I live in the "Vineyard," and although not in the 350' radius, I saw this as a big concern online in "NextDoor." I consider this site to also be in my "neighborhood," as the Vineyard is also basically at Tecumseh and Porter. As one resident pointed out in "NextDoor," they fear that surface water will get into their properties, and since storage units are mostly concrete, I see their point. Plus, there's already a storage unit complex at 12th and Tecumseh.

These self-storage units are not attractive, and there's already so much development (apartments and houses) from basically OnCue to 12th Ave that this will be no prettier than the one I mentioned at 12th and Tecumseh. If this project is approved, it just opens on the door for more commercial buildings and therefore traffic in this area which has increased so much since the new housing developments along the north side of Tecumseh, with more to come according to the signage.

I would also like to see the 350' expanded to at least double that figure. Being left out of this area affected us in another area of Norman too. That 350' may have been enough in the old days, but not anymore.

Thank you.

Julie Droke

3333 Wauwinet Way Norman, OK 73071

OF THE CITY CLERK
ON
THE OFFICE

FILED IN THE OFFICE OF THE CITY CLERK
ON 03/07/25-2W

306 Alamosa Rd

Norman, OK 73069

Date: 3/9/2025

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

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It will greatly affect the esthetic of the surrounding agriculture and residential landscape, especially with the odd layout and location of this proposed property.

Thank you very much for your time and consideration!

Sincerely

OF THE CITY CLERK

131

Address: 305 May bury Dr Norman, OK. 7306

Date: 3/7/2025

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

Sincerely,

Legal homeowner name

X

2nd homeowner name if owned jointly

Steven E. Collians IL

X

FILED IN THE OFFICE OF THE CITY CLERK

303 Bullerde Dnie Date: March 9, 2025

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

Residential area already

Crime

Sincerely,

Legal homeowner name

2nd homeowner name if owned jointly

FILED IN THE OFFICE OF THE CITY CLERK

Dramage:

X

115 Alamosa Rd

Norman, OK 73069

Date: 3/9/2025

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

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It will greatly affect the esthetic of the surrounding agriculture and residential landscape, especially with the odd layout and location of this proposed property.

Thank you very much for your time and consideration!

Joseph Bester

Sincerely,

OF THE CITY CLERK

ON 03 10 25-2

Item 8.

Address: 311 Bulverde Dr.

Norman, OK 73069

Date:

March 3, 2025

City of Norman Norman Planning Commission PO Box 370 Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

<u>I strongly oppose the rezoning to commercial use for the following reasons:</u>

Sincerely,

Legal homeowner name

x Debbie Lemons

2nd homeowner name if owned jointly

Jubbin Lemons

 \mathbf{X}

Doug Lemons

FILED IN THE OFFICE OF THE CITY CLERK ON 03/10/25-Lu

Address: 221 Bulverde Dr. Norman, OK 73160

Date: 03/10/25

City of Norman Norman Planning Commission PO Box 370 Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

safety concerns with commercial property being located so close to our residential neighborhood. I have a small child and this will increase commercial traffic to an area that is extremely close to my residence.

Sincerely,

Kelli J. Goodnight, OBA# 34361

(= red rua

Goodnight Law, PLLC

kelli@goodngithlawpllc.com

1332 S.W. 89th St.

Oklahoma City, OK 73159

(405) 871-5981

Attorney for Plaintiff

FILED IN THE OFFICE OF THE CITY CLERK

ON 03 10 25-X W

Whitney Stilwell

230 Bulverde Dr.

Norman, OK 73069

Whitney.stilwell@gmail.com

March 5, 2025



Subject: Personal Opposition to Rezoning Proposal for 281 W Tecumseh Rd

Dear Norman Planning Committee and City Council Members,

I am writing to you not just as a homeowner, but as a mother and a neighbor who deeply cares about this community. My family and I chose Norman with the dream of building our forever home. When that plan fell through, we were heartbroken—until we found this house. It felt like fate, like we had been given a second chance at the home we had envisioned, nestled in a neighborhood full of kind, welcoming families and children for ours to grow up with.

That's why, when I heard about the proposed storage units behind our homes, my heart dropped. Our family has already been through the devastation of a storage unit break-in. In what was considered a "good" part of town, we lost thousands of dollars in equipment, and when we turned to the police and the facility for help, we were told, **there's really nothing that can be done**. We had to count it as a loss, and worse than the financial hit was the feeling of violation—knowing that someone had so easily taken what was ours.

I cannot imagine bringing that kind of risk into this neighborhood, where my children—Sloane (11), Shayne (8), and Sawyer (4)—play freely with their friends. Storage units attract crime; that's not just my opinion, it's something we were told directly by both the police and the storage facility itself. It terrifies me to think that just one wrong person renting a unit could put all of our children in danger. Maybe I've seen too many movies, but the fear is real. Because the truth is, I won't know who is behind my home. I won't know what kind of businesses this will invite into our quiet, safe neighborhood.

Beyond the immediate safety concerns, I'm also deeply worried about what this rezoning will mean for the future of our investment. This home wasn't just a place to live, it was a long-term investment for our family. We saw this as a home we could grow into while our children are young and, years down the road, sell when they are grown and we're ready for

the next chapter. But with commercial development creeping in, I fear for what this neighborhood will become. If businesses, storage units, or other high-traffic facilities move in, our peaceful, family-friendly community could change into something entirely different. Property values will suffer, and the investment we have poured so much into will not hold the worth it should.

The thought of our home—one we have worked so hard for—losing value because of what this rezoning invites is incredibly upsetting. It's unfair to the families who bought here, trusting that we were investing in a *neighborhood,* not a mixed-use development. There are plenty of other locations where this kind of project makes sense, but not here, in the heart of a community filled with families who have built their lives here.

Please, I urge you—do not rezone this area. Do not let our dream home become a nightmare.

Sincerely,

Whitney & Larry Stilwell and Family

Add	dress
TUIL	21 UUU

JET Alamosa Rd Norman, OK M3069

Date: 3-9-25

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

FILED IN THE OFFICE OF THE CITY CLERK

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

Sincerely,

Legal homeowner name * Michelle Johnson Michelle Johnson

2nd homeowner name if owned jointly

* Alan Johnson Ollan Johnson

206 Alamosa Rd. Norman, OK 73069

Date: 3/9/2025

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

OF THE CITY CLERK

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

Sincerely,

Legal homeowner name

* Sumire Blackburn

Devin Hill

2nd homeowner name if owned jointly

X

Address: 214 Alamosa Rd, Norman Oklahoma 73069

Date: 08/03/2025

City of Norman Norman Planning Commission PO Box 370 Norman, Ok, 73070

OF THE CITY CLERK

Dear Norman Planning Commission,

Our names are Duane Sanabria and Dr. Jessica Reyes and we are residents in the Little River Trails Community. Our address is 214 Alamosa, Rd, Norman, OK. We are writing this letter with our desire to express our protest to the request made by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from an agricultural/residential to a commercial area.

We strongly oppose the rezoning to commercial use for the following reasons:

- 1. We chose our home's specific location because of the undisturbed, family-oriented area far enough from "city life" to enjoy our quiet neighborhood but geographically located close enough for us to benefit from not having to drive hours at a time to have access to all city amenities.
- 2. Rezoning the area will open the door for businesses to build concrete structures that will further worsen the drainage issue our community is facing. Many houses and backyards will receive a higher flow of water in times of high rain fall. Our backyard accumulates flow from our adjacent road and we know of neighbors whose backyards completely flood as a result of the retaining wall not fulfilling its purpose. These drainage issues have already begun to erode some areas in our streets, creating potholes and giving us a hint of the future issues that will come if water flow rates are increased.
- 3. We have strong safety concerns about this rezoning as a commercial area as Little River Trails is one of the more upscale neighborhoods in Norman and having a public storage built behind our neighborhood will pique the interest of people outside our community. This invites danger and criminal activity to our vicinity. We strongly believe this rezoning will affect our property value as well as our privacy.
- 4. Light and noise pollution are a major concern for us as any commercial facility will have lights 24/7 and the coming-and-going of people will result in excess noise at all times of the day.

5. We do not understand the need to rezone and develop this area as Norman has many available lots and open areas in spaces that are already designated for commercial use. Rezoning this area seems like an unnecessary disturbance to our community. Other locations to consider are off Highway 9, closer to the Tecumseh and Flood intersection which may already be commercially zoned, off the I-35 service road and Indian Hills Rd where two concrete slabs were built for a former warehouse, just to name a few.

We are just one household of a community that appreciates and considers these reasons and many more to oppose this rezoning. Please take our communication as our official request as residents to retain and preserve our family-oriented community. If you'd like to speak to for further details, feel free to reach out to us directly at (405) 887-4538.

Sincerely,

Duane J. Sanabria Ponce de León

&

Dr. Jessica M. Reyes Giusti

Address: 123 Alamosa Rd

Norman, OK 73069

Date: 3/9/2025

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

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The outdoor lighting of the proposed property will affect our normal life in the evening.

The ground is much higher than our house. It could potentially worsen drainage issues with concrete floors and parking surfaces of the proposed project. It will also affect our privacy.

It will greatly affect the esthetic of the surrounding agriculture and residential landscape, especially with the odd layout and location of this proposed property.

Thank you very much for your time and consideration!

Sincerely,

119 Alamosa Rd

Norman, OK 73069

Date: 3/9/2025

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

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It will greatly affect the esthetic of the surrounding agriculture and residential landscape, especially with the odd layout and location of this proposed property.

Thank you very much for your time and consideration!

Sincerely, E. Drum Harl

Edward Harvell

FILED IN THE OFFICE OF THE CITY CLERK

Address: 206 Sonora Ly Morman OK

Date:

FILED IN THE OFFICE OF THE CITY CLERK

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

Dear Norman Planning Commission,

This letter is to protest the request by G2 S OK Investments, LLC to rezone the land located at 281 W Tecumseh Rd from agricultural/residential.

I strongly oppose the rezoning to commercial use for the following reasons:

Sincerely,

Legal homeowner name

Michelle Brigham

Mayn

2nd homeowner name if owned jointly

X

Address:

33 Dolling Ct

Norman, OK 73069

Date: 3/9/2025

City of Norman

Norman Planning Commission

PO Box 370

Norman, Ok, 73070

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It will greatly affect the esthetic of the surrounding agriculture and residential landscape, especially with the odd layout and location of this proposed property.

en Amason

Thank you very much for your time and consideration!

Sincerely

Name (print):

Signature:

FILED IN THE OFFICE OF THE CITY CLERK ON 03/10/25-2W

File Attachments for Item:

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-92: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF NORTHWEST QUARTER (NW/4) OF SECTION TWO (2), TOWNSHIP NINE NORTH (T9N), RANGE THREE WEST (R3W) OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE MIXED USE DESIGNATION AND PARKLAND DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION, FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA, AND REMOVAL FROM SPECIAL PLANNING AREA 4. (NEAR THE SOUTHWEST CORNER OF THE I-35 AND WEST INDIAN HILLS ROAD INTERSECTION)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/13/2025

REQUESTER: Apex Properties, LLC

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION,

AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-92: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF NORTHWEST QUARTER (NW/4) OF SECTION TWO (2), TOWNSHIP NINE NORTH (T9N), RANGE THREE WEST (R3W) OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE MIXED USE DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION, FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA, AND REMOVAL FROM SPECIAL PLANNING AREA 4. (NEAR THE SOUTHWEST CORNER OF

THE I-35 AND WEST INDIAN HILLS ROAD INTERSECTION)

APPLICANT/REPRESENTATIVE Apex Properties, LLC/Rieger Sadler Joyce

LLC

LOCATION Near the SW corner of the I-35 and W

Indian Hills Road Intersection

WARD 3

CORE AREA No

REQUESTED ACTION NORMAN 2025 Land Use Plan Amendment

from Mixed Use and Parkland to Mixed Use Designation, Future Urban Service Area to Current Urban Service Area, and Removal

from Special Planning Area 4

CURRENT ZONING A-2, Rural Agricultural District

PROPOSED ZONING PUD, Planned Unit Development

CURRENT GROWTH AREA DESIGNATION Future Urban Service Area

PROPOSED GROWTH AREA DESIGNATION Current Urban Service Area

BACKGROUND: The subject parcel covers approximately 130 acres with frontage on W Indian Hills Road and N Interstate Drive. The properties to the north are zoned PUD, Planned Unit Development. The properties to the south are zoned RE, Residential Estate Dwelling District, and A-2, Rural Agricultural District. The properties to the south are single-family homes and Community Christian School. A large building and the school's football field abut the subject parcel along the south property line. Properties to the west are zoned R-1, Single-Family Dwelling District, with existing single-family homes. Properties across Interstate 35 are zoned I-1, Light Industrial District, containing several businesses. The proposal requires a NORMAN 2025 Land Use Plan amendment from Mixed Use and Parkland to Mixed Use Designation, Future Urban Service Area to Current Urban Service Area, and Removal from Special Planning Area 4 (SPA 4).

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

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

1. Has there been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest?

The area has predominantly been developed as low intensity uses in the form of single-family homes since the NORMAN 2025 Land Use Plan was adopted. While the Marlatt Addition to the west and the Crystal Springs Addition to the south of the subject parcel have continued to grow, the subject parcel itself has been designated as Mixed Use since the adoption of the plan. The proposed development includes a mix of residential and commercial uses. The residential component of the proposed development will cover a majority of the frontage on 36th Ave NW. Commercial developments are proposed for the areas with frontage on W Indian Hills Road and N Interstate Drive.

2. Is there a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity?

The property is currently undeveloped agricultural land. Any change to intensity of use on this property would increase traffic.

The City Transportation Engineer stated the demand generated by the project exceeds the capacity in the area. For this reason, additional off-site improvements are recommended in addition to the completion of the 2012 Bond Improvements to 36th Ave NW. These are outlined in the attached report from the Transportation Engineer.

Remove Special Planning Area 4:

The subject parcel and parts of the properties to the south and west are designated as Mixed Use and Parkland, within SPA-4, as shown on the NORMAN 2025.

- A unified overall master development plan that includes well-planned, mutually supportive
 uses containing a mixture of different densities and types of residential uses and
 supporting areas for office-based employment, retail activities and institutional uses,
 planned and designed according to a unified, cohesive master plan for the area.
- A unified overall master development plan that adequately addresses potential impacts on adjoining residential areas, (especially along the south boundary and along 36th Avenue NW). This should include landscape treatments and/or setbacks, solid masonry attractive walls, and design treatments and building height transitions of buildings.
- A unified overall master development plan that assures appropriate ingress and egress so as to mitigate the potential traffic impacts on 36th Avenue NW and Indian Hill Road.
- Design treatments for building architecture, site design, signage, and landscaping that reflect the importance of this site as a visual gateway into the community.
- If the development planned for the site occurs in more than a single phase, each phase shall include a mix of at least two land uses, as specified in a phasing plan included as part of the overall development master plan.

The proposed development on the subject parcel for this application will follow the general guideline of a Mixed Use development outlined in Special Planning Area 4 Required Development Conditions. These conditions require strict design and phasing criteria. Removal from this SPA would allow the applicant to develop the subject parcel with flexibility maintaining the intended Mixed Use nature.

Growth Area Boundary Change from Future to Current Urban Service Area:

An integral part of the NORMAN 2025 Land Use and Transportation Plan is the continued designation of various Growth Areas related to the character, density and level of appropriate public services. The Growth Areas are designated as part of the ongoing effort to accomplish the Goals and Policies related to managing the location of growth in relation to infrastructure and the suitability of land for development.

Growth Area Boundary Changes:

The Growth Area boundaries are approximate, and may be modified slightly as a result of detailed engineering or topographic studies at the time of application for a designation change. Such minor adjustments are not considered to be formal Plan amendments. The following criteria shall apply and set requirements for changes in Growth Area Boundaries:

1. The area proposed for change is contiguous to the Current Urban Service Area and constitutes a logical and cohesive service area expansion.

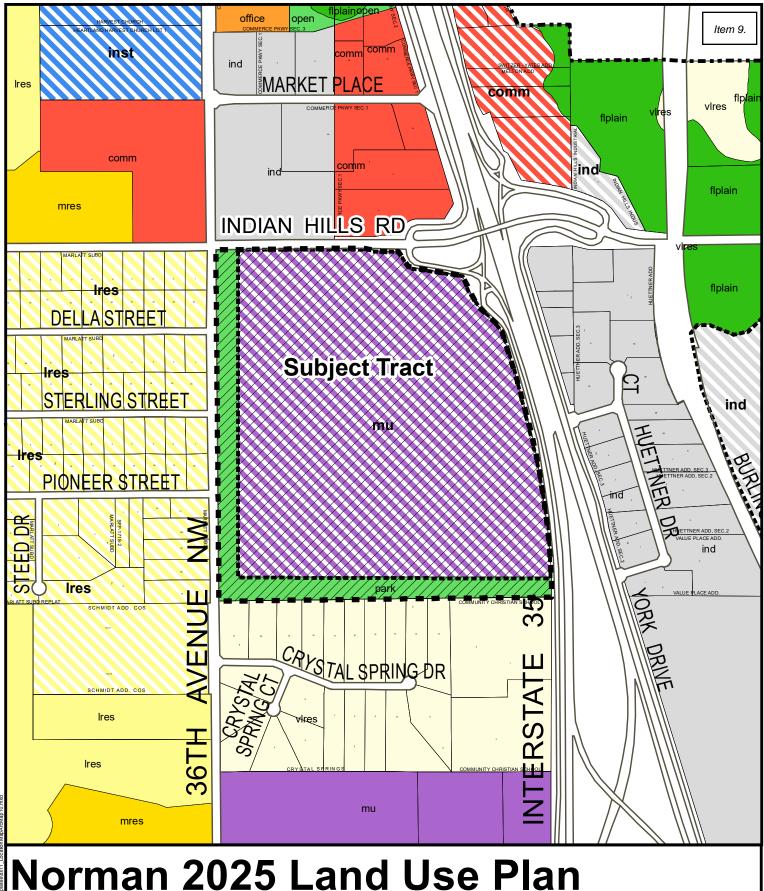
The subject parcel has been deemed contiguous to the Current Urban Service Area.

- 2. The request for amendment demonstrates that the subject area has been provided, or will be at the time of development, with complete infrastructure systems. At a minimum, these systems will consist of:
 - a. Additional sanitary sewer collection and treatment capacity needed to serve the expanded area.

The applicant is proposing to tie into the existing sewer line south of the subject parcel. The applicant would expand this line into the development area at the appropriate capacity to meet the demand of the proposed development.

- b. Water service with adequate pressure for fire-fighting.
 - The parcel is adjacent to an existing water mains which will have sufficient flow and pressure. Water line extensions along street frontages and through the development will be required as typical for development to serve the property for normal water service and firefighting.
- c. Adequate storm drainage to insure that the proposed development will not create downstream drainage problems.
 - The applicant will be constructing a large detention pond to handle stormwater runoff which meets City standards.
- d. Access to at least one arterial street connecting the subject area to the Current Urban Service Area.
 - 36th Ave NW along the western boundary and W Indian Hills Road along the northern boundary of the property are designated as Principal Urban Arterial.

<u>CONCLUSION:</u> Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan from Mixed Use and Parkland to Mixed Use Designation, Future Urban Service Area to Current Urban Service Area, and Removal from Special Planning Area 4 for the subject parcel as Resolution R-2425-92 for consideration by the Planning Commission and recommendation to the City Council.



Norman 2025 Land Use Plan



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



February 4, 2025

350 700 Ft.

Subject Tract

February 27, 2025

Applicant: Apex Properties, LLC

Project Location: The southwest corner of I-35 and Indian Hills Road Intersection

Case Number: PD25-05

Time: 6:05 p.m.

Applicant Representative:

Sean Reiger Law Group Richard McKown Chris Anderson

Attendees:

Noel Saddath
Brad Conley
Checlsi Conley
Weasly Hubert
Jennifer Hubert
Tim Downing
Mona Belleau
Sam Belleau
Deborah Younger
Jerry Younger

City Staff:

Justin Fish, Planner I

Application Summary:

The applicant submitted a request for a rezoning of 130.76 acres located generally near the southwest corner of I-35 and Indian Hills Road Intersection. The rezoning would be going from A-2, Rural Agricultural District to PUD, Planned Unit Development District. This rezoning would allow the applicant to construct a mixed-use development featuring single-family homes, high-density housing, commercial offices, and retail.

Neighbor's Comments/Concerns/Responses:

After the applicant presentation, the first question from the attending neighbors was if they knew how many dwelling units this proposed project would include. The representative stated that there would be around 1500 apartment units and 170 single-family homes. The next question what were the lot sizes for these single-family homes going to be? The representative responded that the size lot for single-family homes would be 3600 sqft. The neighbors were concerned about this lot size because the lots of the existing single-family homes in the area are quite large in comparison. The next subject the neighbors were concerned about was screening. The neighbors were curious about what kind of screening would run along the west and south sides of the development. The representative said that they did not have a design for the screening at this stage of the

February 27, 2025

City of Norman Predevelopment

Item 9.

project. The last subject the neighbors discussed with the representative was drainage. The project features a large detention pond that is designed to collect water and drain it to the southeast corner of the lot where existing stormwater drainage infrastructure exists.

File Attachments for Item:

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT ORDINANCE O-2425-27: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE NORTHWEST QUARTER (NW/4) OF SECTION TWO (2), TOWNSHIP NINE NORTH (T9N), RANGE THREE WEST (R3W), OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR THE SOUTHWEST CORNER OF THE I-35 AND WEST INDIAN HILLS ROAD INTERSECTION)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/13/2025

REQUESTER: Apex Properties, LLC

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION,

AMENDMENT, AND/OR POSTPONEMENT ORDINANCE O-2425-27: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE NORTHWEST QUARTER (NW/4) OF SECTION TWO (2), TOWNSHIP NINE NORTH (T9N), RANGE THREE WEST (R3W), OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR THE SOUTHWEST CORNER OF THE I-35 AND

WEST INDIAN HILLS ROAD INTERSECTION)

APPLICANT/REPRESENTATIVE Apex Properties, LLC/Rieger Sadler Joyce

LLC

LOCATION Near the SW corner of the I-35 and W

Indian Hills Road Intersection

WARD 3

CORE AREA No.

REQUESTED ACTIONRezoning from A-2, Rural Agricultural

District, to PUD, Planned Unit Development

District.

CURRENT LAND USE PLAN DESIGNATION Park Land and Mixed Use

PROPOSED LAND USE PLAN DESIGNATION Mixed Use

CURRENT GROWTH AREA DESIGNATION Future Urban Service Area

PROPOSED GROWTH AREA DESIGNATION Current Urban Service Area

BACKGROUND: The applicant requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development District, for approximately 130 acres. The PUD would allow for the development of a Mixed Use community, featuring a variety of uses including, but not limited to, residential, commercial, office, and the mixing of uses within the property. The requested rezoning is accompanied by an application for a NORMAN 2025 Land Use Plan amendment and a preliminary plat.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC25-05, February 18, 2025 This meeting was cancelled due to inclement weather.

PRE-DEVELOPMENT: PD25-05, February 27, 2025

After the applicant presentation, the first question from the attending neighbors was if they knew how many dwelling units this proposed project would include. The representative stated there would be around 1,500 apartment units and 170 single-family homes. The next question what were the lot sizes for these single-family homes. The representative responded that the size lot for single-family homes would be 3,600 sqft. The neighbors were concerned about this lot size because the lots of the existing single-family homes in the area are quite large in comparison. The next subject the neighbors were concerned about was screening. The neighbors were curious about what kind of screening would run along the west and south sides of the development. The representative said that they did not have a design for the screening at this stage of the project. The last subject the neighbors discussed with the representative was drainage. The project features a large detention pond that is designed to collect water and drain it to the southeast corner of the lot where existing stormwater drainage infrastructure exists.

BOARD OF PARKS COMMISSIONERS: This proposal went to the Board of Parks Commissioners on March 6, 2025. The Board voted unanimously to accept a public parkland decision of 7.571 acres.

ZONING ORDINANCE CITATION:

SECTION 36-509, PUD, PLANNED UNIT DEVELOPMENT

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

Specifically, the purposes of this section are to encourage:

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

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

STAFF ANALYSIS:

USE: The allowable uses for this PUD are included in the PUD Narrative as Exhibit C, Allowable Uses. The uses are divided into four Development Areas. Area 1 contains a large variety of commercial uses. Development Area 2 contains a mix of high-density housing with commercial uses on the first floor. Development Area 3 contains commercial uses, similar to Development Area 1. Development Area 4 contains a variety of low density dwelling types. These include but are not limited to, single-family homes, accessory dwelling units, and garage apartments. A complete list of the allowable uses for each Development Area within the Property is shown in Exhibit C.

SITE PLAN/ACCESS:

The Site Development Plan shows five access points to the development site. There are three access points proposed off of 36th Ave NW, one access point off of W Indian Hills Road, and one access point of N Interstate Drive. The proposed development is broken into four Development Areas. Located at the center of the site is Development Area 2 where multiple apartment buildings with parking garages are located. These apartment buildings abut Development Area 2 where single-family homes are to be located.

Development Area 4 allows for a 4' front yard setback, with a 20' setback for garage structures that face the street.

PARKING: Parking for the Property may be developed in general compliance with the parking layout shown on the Site Development Plan. The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

LANDSCAPING: Landscaping shall be installed in order to meet or exceed the City of Norman's applicable landscaping regulations, as amended from time to time.

SIGNAGE: All other signs not discussed in Exhibit F of the PUD narrative, shall comply with the sign standards of the City of Norman Sign Code, and as thereafter amended, as applicable to the underlying use for each lot. The Applicant may further restrict and control signage within the Property through the use of private design guidelines and restrictive covenants.

LIGHTING: All lighting over any common areas will be shielded from adjacent single-family homes with full-cut off lighting fixtures. Decorative streetlights will be allowed within the PUD, in the common areas, and along the streets of the PUD, with full-cut off light fixtures where light pollution into residential Lots is possible. All exterior lighting in the Multifamily and Commercial portions of the Property shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards, contained in Section 36-549 of the City of Norman's Zoning Ordinance, as may be amended from time to time.

SANITATION/UTILITIES: Trash dumpsters may be located as depicted on the Site Development Plan or in locations as may be approved by the City. Dumpsters shall be kept within an enclosure that is primarily constructed of similar exterior materials as the primary façade of the commercial building(s) it is associated with. Dumpsters may be shared between multiple property occupants and users.

FENCING/WALLS: Fencing, is permissible but is not required within the Property. Fencing on the Property may be constructed of, by way of example and not limitation, decorative metal, stockade wood, composite, and other fencing types. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review of fencing within the development. For any fencing that the developer may utilize within the Property, the placement and height of such fencing shall comply with applicable City ordinances, as amended from time to time.

PHASING: It is anticipated that the Property will be developed in multiple phases. The timing and number of future phases will be determined by market demand and absorption rates and shall comply with Section 36-509 PUD, Planned Unit Developments, as may be amended.

OPEN SPACE: A minimum of ten percent (10%) of the Property shall be reserved as open space. The areas initially planned as open space are depicted on the Site Development Plan. The submitted Greenspace Plan shows 20.07 acres (15.42%) of the development site as Greenspace.

EXTERIOR MATERIALS: The exterior of the commercial, office, retail, or multifamily buildings constructed within the Property may be constructed of masonry, brick, stone, synthetic stone, wood, glass, stucco, EIFS, metal accents, and any combination thereof. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed use will be more intense than the existing undeveloped traffic patterns of the current zoning and land use designation. The three new access points off of 36th Ave NW will likely be used for the residential aspect of the proposed development. This residential component consists of single-family and multi-family dwelling units. According to the Traffic Impact Analysis reviewed by the City Transportation Engineer, traffic generated by the proposed development will exceed the capacity of the area.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Additional information will be required to determine fire hydrant and fire lane requirements related to the proposed buildings. These items will be addressed during individual building permitting.

If the proposed development includes entry gates, all commercial gates that restrict response vehicle access will require Knox Single gate and Key Switch.

PUBLIC WORKS/ENGINEERING:

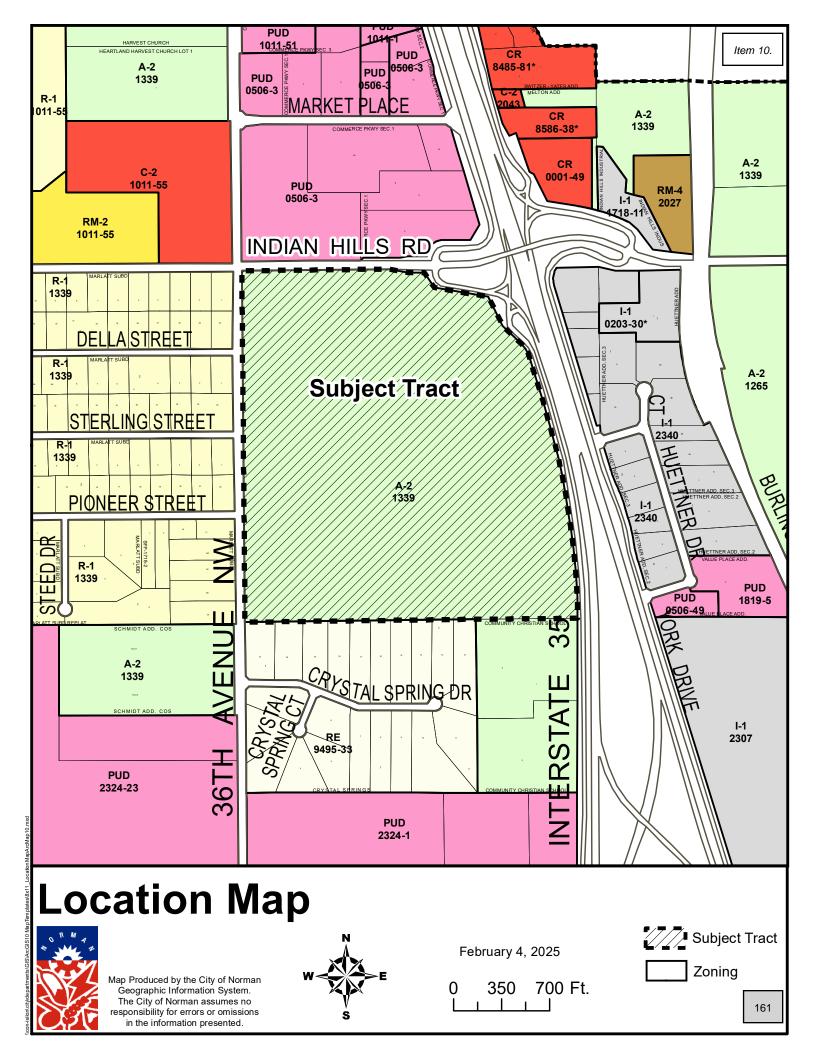
Please see attached report from Engineering.

TRANSPORTATION ENGINEER: Demand exceeds capacity in this area. As such, additional off-site improvements are recommended in addition to the completion of the 2012 Bond Project improvements to 36th Avenue NW. These include:

- Changes to the future phasing of the traffic signal at the 36th Avenue NW intersection with Indian Hills Road
- Construction of an eastbound right-turn lane on Franklin Road at N. Interstate Drive
- Construction of Drives #2, #3, and #4 to provide separate left- and right-turn lanes onto 36th Avenue NW
- Construction of Drive #6 to provide only right-in/right-out access from Indian Hills Road
- Installation of a traffic signal on Indian Hills Road at Drive #7 along with construction of westbound and northbound left-turn lanes

UTILITIES: Extend sewer at the correct elevations and sizes to serve upstream tracts of land which includes the existing Marlatt Subdivision located to the west of 36th Avenue NW.

<u>CONCLUSION:</u> Staff forwards this request for rezoning to a PUD, Planned Unit Development and Ordinance O-2425-27 to the Planning Commission for consideration and recommendation to City Council.



NORTH NORMAN VILLAGE

A PLANNED UNIT DEVELOPMENT NORMAN, OKLAHOMA

APPLICANT:

APEX PROPERTIES, LLC

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT PRELIMINARY PLAT NORMAN 2025

> Submitted February 3, 2025 Revised March 7, 2025

PREPARED BY:

RIEGER SADLER JOYCE LLC 136 Thompson Drive Norman, Oklahoma 73069

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- B. Preliminary Site Development Plan
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I. <u>INTRODUCTION</u>

APEX PROPERTIES, L.L.C., an Oklahoma limited liability company (the "Applicant") intends to rezone and plat the property that is more particularly described on **EXHIBIT A** (the "**Property**") to a Planned Unit Development ("**PUD**") in order to develop a mixed-use community, featuring a variety of uses including commercial, office, retail, and a diversity of residential uses within the Property. The Property contains roughly 130.76 acres, and a conceptual site plan of the proposed development has been attached hereto as **EXHIBIT B**.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located at the Southwest corner of the Interstate 35 and W. Indian Hills Road interchange, as more particularly shown on the attached exhibits.

B. Existing Land Use and Zoning

The Property is undeveloped and is currently zoned A-2, Rural Agricultural.

C. Elevation and Topography

The Property contains elevations ranging from approximately 1,171 to 1,184. The Property generally and gently slopes downwards from the northwest to the southeast.

D. Drainage

A drainage report will be provided to City Staff as part of the Preliminary Plat application.

E. Utility Services

All necessary utilities for this project (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve the Property, or they will be extended as necessary.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by applicable City codes, ordinances, and/or regulations.

G. Traffic Circulation and Access

Access to the Property shall be permitted in the manner depicted on the attached Conceptual Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is preliminarily planned to be developed in compliance with the Conceptual Site Development Plan, attached hereto as **EXHIBIT B**, subject to final design development and the changes allowed by Section 36-509 of the City of Norman's PUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference, and further depict the development criteria for the Property.

A. Uses Permitted:

The Property will be developed as mixed-use development, featuring a variety of uses including commercial, office, retail, and a diversity of residential uses within the Property. The development of the Property shall be divided into four (4) Development Areas, as shown on **Exhibit G**, attached hereto, for purposes of allowable uses and area regulations:

Development Area 1 is located along the frontage of Interstate 35 and W. Indian Hills Road and will contain the bulk of the commercial allowances within the Property such as but not limited to retail and office uses.

Development Area 2 is located on the interior of the Property and will contain mixed uses of residential and retail.

Development Area 3 is located at the hard corner of W. Indian Hills Road and 36th Ave. NW, and will contain commercial uses, such as but not limited to automobile service station, commercial, retail, or restaurant.

Development Area 4 is located along 36th Ave. NW and will contain residential uses.

A complete list of the allowable uses for each Development Area within the Property is attached as **EXHIBIT C**. It is understood and acknowledged that the boundaries of the individual Tracts and Development Areas have not been finalized as this development is at the preliminary plat stage, and, subject to Section 36-509 of the City of Norman's PUD Ordinance, the final legal descriptions and lot sizes may fluctuate prior to the filing of a final plat. Therefore, the boundaries of the Development Areas may fluctuate so long as such modification does not result in a substantial deviation from the Conceptual Site Development Plan.

Notwithstanding the above, the following uses are prohibited in this Addition:

A. Adult oriented businesses

- B. Junk yards
- C. Kennels with outdoor runs

B. Area Regulations:

1. Development Area 1: Commercial, Retail, Restaurant, Office, and Hospitality.

Building Setback: There shall be a ten (10) foot setback along the frontages of Indian Hills Road and Interstate 35. Additionally, buildings may not encroach upon public easements, rights-of-way, or within one (1) foot of public utility easements. Otherwise, there are no other required building setbacks.

Height: There shall be no height limit for any building or structure in Development Area 1 of the Property.

2. Development Area 2: Commercial, Retail, Restaurant, Office, Hospitality and Residential.

Building Setback: Buildings may not encroach upon public easements, rights-of-way, or within one (1) foot of public utility easements. Otherwise, there are no required front, rear, or side yard building setback.

Height: There shall be no height limit for any building or structure in Development Area 2 of the Property.

3. Development Area 3: Commercial, Retail, Restaurant, Office, Automobile Service Station.

Building Setback: There shall be a ten (10) foot setback along the frontages of W. Indian Hills Road and 36th Ave. NW. Buildings may not encroach upon public easements, rights-of-way, or within one (1) foot of public utility easements. Otherwise, there are no other required building setbacks.

Height: There shall be no height limit for any building or structure in Development Area 3 of the Property.

4. **Development Area 4**: Residential

Building Setbacks:

a. 4-foot front yard building setback line, with a 20-foot front yard setback for garage structures that face the street. This is intended to allow for the capability of living areas of the house to come forward and greet the streetscape ahead of the garage facades.

- b. No minimum side yard building setback line.
- c. 10-foot rear yard building setback line, or setback to the utility easement along the back of yard if it is larger than the 10 feet.
- d. Lots to be at least 2,000 gross square feet in area, with minimum width of 20 feet, but with such dimensions not being a requirement as lot dimensions can be widely varied throughout the Addition. For Lots that will be rear-loaded and take all vehicular access from the rear alleyway, such has Lot 20, Block 5 as shown on the preliminary plat, the minimum public street frontage shall be five (5') feet.
- e. Open space areas are located throughout the Addition and form an extensive feature of the project, and thus due to extensive common area open space, impervious area coverage ratios of each lot in this district shall be allowed up to 85%.
- f. Buildings may not encroach upon public easements, rights-of-way, or within one (1) foot of public utility easements.

Height: The maximum height for Development Area 4 shall be three (3) stories.

C. Additional Development Criteria:

1. Exterior Materials

The exterior of the commercial, office, retail, or multifamily buildings constructed within the Property may be constructed of masonry, brick, stone, synthetic stone, wood, glass, stucco, EIFS, metal accents, and any combination thereof. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

2. Sanitation

Trash dumpsters shall be located as depicted on the Conceptual Site Development Plan or in locations as may be approved by City sanitation services. Dumpsters shall be kept within an enclosure that is primarily constructed of similar exterior materials as the primary façade of the commercial building(s) it is associated with. Dumpsters may be shared between multiple property occupants and users within this PUD.

3. Signage

In order to enhance wayfinding and to facilitate the vibrant mixed-use community envisioned by this PUD, additional signage allowances are warranted. Development signage allowances are enumerated in **Exhibit F**, attached hereto. All other signs not discussed in Exhibit F shall comply with the sign standards of the City of Norman Sign Code, and as thereafter

amended, as applicable to the underlying use for each lot. The Applicant may further restrict and control signage within the Property through the use of private design guidelines and restrictive covenants.

4. Traffic access and circulation

Access to the Property shall be permitted in the manner depicted on the attached Conceptual Site Development Plan.

5. Open Space

A minimum of ten percent (10%) of the Property shall be reserved as open space. The areas initially planned as open space are depicted on the Conceptual Site Development Plan. A conceptual open space exhibit is attached hereto as **EXHIBIT E**.

6. Parking

Parking for the Property may be developed in general compliance with the parking layout shown on the Conceptual Site Development Plan. The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

7. Loading/Service Areas

Any loading or service areas shall be located at the side or rear of the commercial buildings, and in such a manner that they are not visible from 36th Avenue NW, W. Indian Hills Road, or the Interstate 35 frontage roads. Screening walls shall be built from similar material to the exterior of the primary façade of the commercial buildings, and/or living natural plants shall be located around the loading and service areas such that they are screened from any abutting residential lots. Applicant requests an alley waiver for the commercial areas in this Addition.

8. Outdoor Storage

Outdoor storage of items in commercial areas of the PUD shall be screened such that they cannot be seen from any adjacent residential lots, or from 36th Avenue NW, W. Indian Hills Road, or the Interstate 35 frontage roads. Outdoor storage of any items shall not be allowed in any way that encroaches upon or interferes with fire lanes, drive lanes, or parking spaces.

9. Landscaping

Landscaping shall be installed in order to meet or exceed the City of Norman's applicable landscaping requirements, as may be amended from time to time.

10. Fencing.

Fencing, is permissible but is not required within the Property. Fencing on the Property may be constructed of, by way of example and not limitation, decorative metal, stockade wood, composite, and other fencing types. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review of fencing within the development. For any fencing that the developer may utilize within the Property, the placement and height of such fencing shall comply with applicable City ordinances, as amended from time to time.

11. Phasing

It is anticipated that the Property will be developed in multiple phases. The timing and number of future phases will be determined by market demand and absorption rates and shall comply with Section 36-509 of the City of Norman's PUD Ordinance, as may be amended.

12. Lighting

All lighting over any common areas will be shielded from adjacent single-family homes with full-cut off lighting fixtures. Decorative streetlights will be allowed within the PUD, in the common areas, and along the streets of the PUD, with full-cut off light fixtures where light pollution into residential Lots is possible. All exterior lighting in the Multifamily and Commercial portions of the Property shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards, contained in Section 36-549 of the City of Norman's Zoning Ordinance, as may be amended from time to time.

13. Sales Trailers

A temporary trailer will be allowed for use by sales representatives within each of the residential districts in the Addition. The trailer is not required to have parking. If temporary parking areas are desired for the sales trailers, such parking areas may be gravel. The trailer will be removed within twelve months after being on the site or within a reasonable time after project completion.

14. Property Owner Association

A mandatory Property Owners Association will be created to maintain all common elements including the rights-of-way along all abutting section line roads, the intended pathways and all private open areas and improvements. The Developer may create one POA for the entire Addition, or may create one POA for the commercial districts and one POA for the residential districts in the Addition, with such decision being in the Developer's discretion. All aspects of all exterior improvements made to any property in the Addition, must first be approved in writing by the Architectural Control Committee of the applicable Property Owners Association prior to issuance of building permit and prior to commencement of any construction on any lot. The requirements set forth herein are not exhaustive or exacting as to the requirements that may be set forth by the Architectural Control Committee, which may be much more extensive, restrictive, and descriptive.

EXHIBIT A

LEGAL DESCRIPTION NORTH NORMAN VILLAGE NORMAN, CLEVELAND COUNTY, OKLAHOMA

Being a tract of land lying in the Northwest Quarter (NW/4) of Section Two (2), Township Nine North (T9N), Range Three West (R3W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the northeast corner of said Northwest Quarter:

THENCE South 89°40'25" West, along the north line of said Northwest Quarter, a distance of 1,532.07 feet to the **POINT OF BEGINNING**;

THENCE South 00°19'35" East a distance of 33.00 feet to a point on the westerly right of way line of Interstate 35 as established by the Report of Commissioners Case No. 17935 recorded in Book 243, Page 90; Report of Commissioners Case No. 20943 recorded in Book 318, Page 293 and F.A.P. I-35-2(21)115 plans;

THENCE along said westerly right of way line, the following nine (9) courses:

- 1. South 79°00'52" East a distance of 137.67 feet;
- 2. North 89°40'25" East a distance of 118.43 feet;
- 3. South 31°44'30" East a distance of 140.62 feet;
- 4. South 81°42'13" East a distance of 401.47 feet;
- 5. South 26°05'27" East a distance of 241.72 feet;
- 6. South 36°31'31" East a distance of 185.18 feet;
- 7. South 54°30'23" East a distance of 88.95 feet;
- 8. South 17°05'41" East a distance of 385.70 feet to a point of curvature;
- 9. Southerly along a curve to the right having a radius of 5,579.55 feet (said curve subtended by a chord which bears South 08°57'22" East a distance of 1,579.81 feet) for an arc distance of 1,585.13 feet to a point on the south line of said Northwest Quarter;

THENCE South 89°28'25" West, along said south line, a distance of 2,462.22 feet to the southwest corner of said Northwest Quarter;

THENCE North 00°36'11" West, along the west line of said Northwest Quarter, a distance of 2,599.31 feet to the northwest corner of said Northwest Quarter;

THENCE North 89°40'25" East, along the north line of said Northwest Quarter, a distance of 1,116.21 feet to the **POINT OF BEGINNING**.

Said described tract of land contains a gross area of 5,695,761 square feet or 130.7567 acres and a net area, less streets rights of way, of 5,574,326 square feet or 127.9689 acres, more or less.

EXHIBIT B

Preliminary Site Development Plan Full Size Documents Submitted to City Staff

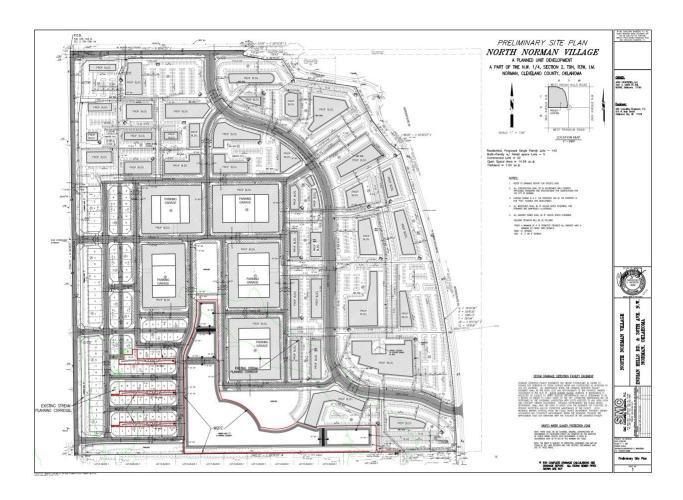


EXHIBIT C

Allowable Uses

ALLOWABLE USES:

- Gas Station/Convenience Store
- Art Gallery/Studio.
- Assembly Halls of non-profit corporations.
- Libraries.
- Museums.
- Music Conservatories.
- Office buildings and office uses.
- Trade schools and schools for vocational training.
- Churches.
- Short-term rentals.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Automobile, farm implement and machinery repair, sales and service, but not automobile wrecking yards or junk yards.
- Automobile service station.
- Baby shop.
- Bakery/Baked Goods store.
- Bank.
- Barber shop, or beauty parlor.
- Boat sales and service.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Child Care / Day Care establishment.
- Clothing or apparel store.
- Coffee house or coffee shop.
- Commercial uses/shops/or services.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Establishment.

- Dry goods store.
- Fabric or notion store.
- Feed and fuel store.
- Florist/Flower Shop.
- Furniture Store.
- Gift Shop.
- Glass shop.
- Grocery or supermarket.
- Hardware store.
- Heating, ventilating or plumbing supplies, sales and service.
- Hotel.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Locksmith.
- Lumber and building materials sales yard.
- Medical buildings and medical uses.
- Music, Radio, Electronics, Telephone, or Television Store.
- Outdoor advertising signs.
- Outdoor Patio.
- Painting and decorating shop.
- Pet shop/or Small Animal Hospital.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern
 - o may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Smoke, Tobacco, Vape, or Similar Shop.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- Small animal hospital.
- Storage warehouse.
- T-Shirt Printing or Similar Sales or Services.

- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Theater (excluding drive-in theaters), Bowling Alley, Arcade, or Similar Establishments, including those that sell alcoholic beverages in compliance with state law.
- Toy store.
- Trade schools and schools for vocational training.
- Wholesale distributing center.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

- High Density Multifamily Uses, which includes apartment buildings, either stand alone
 or above ground floor office/commercial uses, together with clubhouse, leasing office,
 fitness center, garage buildings, and similar associated uses.
- Townhouse Development.
- Short-term rentals.
 - Automobile parking lots.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.
- Additionally, commercial uses are allowed for the following on the first floors of the buildings:
 - Antique shop.
 - Art Gallery/Studio.
 - Artist materials supply, or studio.
 - Baby shop.
 - Bakery/Baked Goods store.
 - Bank.
 - Barber shop, or beauty parlor.
 - Book or stationery store.
 - Camera shop.
 - Candy store.
 - Child Care / Day Care establishment.
 - Clothing or apparel store.
 - Coffee house or coffee shop.
 - Commercial uses/shops/or services.
 - Dairy products or ice cream store.
 - Delicatessen store.
 - Dress shop.
 - Drug store or fountain.
 - Dry cleaning retail pickup and drop off.
 - Dry goods store.
 - Fabric or notion store.
 - Florist/Flower Shop.
 - Furniture Store.
 - Gift Shop.
 - Grocery or supermarket.
 - Interior decorating store.
 - Jewelry shop.
 - Key shop.
 - Leather Store and/or Leather Goods Store.
 - Libraries.
 - Medical uses.
 - Museums.
 - Music, Radio, Electronics, Telephone, or Television Store.

- Office uses.
- Outdoor Patio.
- Painting and decorating shop.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern
 - may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- T-Shirt Printing or Similar Sales or Services.
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Toy store.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

- Gas Station/Convenience
- Art Gallery/Studio.
- Office buildings and office uses.
- Trade schools and schools for vocational training.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Automobile fuel sales, convenience store, and service station.
- Baby shop.
- Bakery/Baked Goods store.
- Bank.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Clothing or apparel store.
- Coffee house or coffee shop.
- Commercial uses/shops/or services.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Establishment.
- Dry goods store.
- Fabric or notion store.
- Florist/Flower Shop.
- Furniture Store.
- Gift Shop.
- Grocery or supermarket.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Locksmith.
- Medical buildings and medical uses.
- Music, Radio, Electronics, Telephone, or Television Store.
- Outdoor advertising signs.
- Outdoor Patio.

- Painting and decorating shop.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern
 - o may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Smoke, Tobacco, Vape, or Similar Shop.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- Small animal hospital.
- Storage warehouse.
- T-Shirt Printing or Similar Sales or Services.
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Toy store.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

- Single Family detached dwelling
- Single family attached dwelling
- Single Family dwelling and a garage apartment
- Family day care home
- General purpose farm or garden
- Accessory office use limited to no more than 3 workers and 2 customers at a time.
- Accessory dwelling units
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot
- Short-term rentals
- Home occupations will be allowed in a slightly greater intensity of use than as found in typical R-1 developments. Such business activity will be limited to types of businesses that do not require more than two customer or client parked cars at any given time. No retail activity or sales of merchandise will be allowed. Employees would be limited to one on-site worker and patronage would have to be by appointment only. Minimal, non-illuminated identification signage of no more than four (4) sf in area, attached to the surface of the Dwelling, will be allowed to denote the business being carried on within.
- A clubhouse, pool, and/or other related common area Property Owners Association amenities for the use of the property owners are allowed but not obligated within this district.

EXHIBIT D

Preliminary Plat Full Size Documents Submitted to City Staff

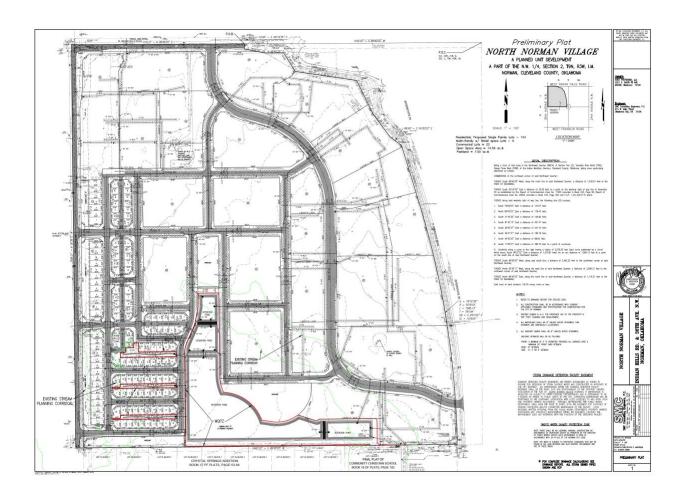


EXHIBIT E

Open Space Full Size Documents Submitted to City Staff

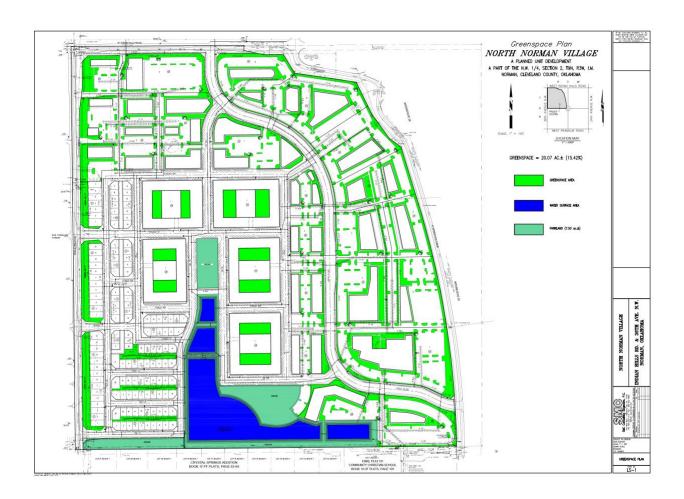


EXHIBIT F

Development Signage Allowances

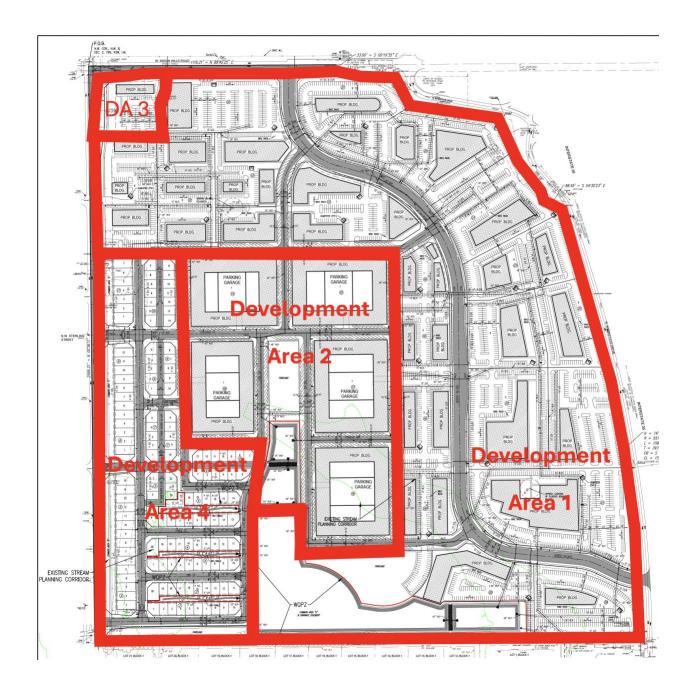
In addition to all signage allowances enumerated in the City of Norman Signage Code, as may be amended from time to time, the following signage allowances shall be applicable to the development of the Property:

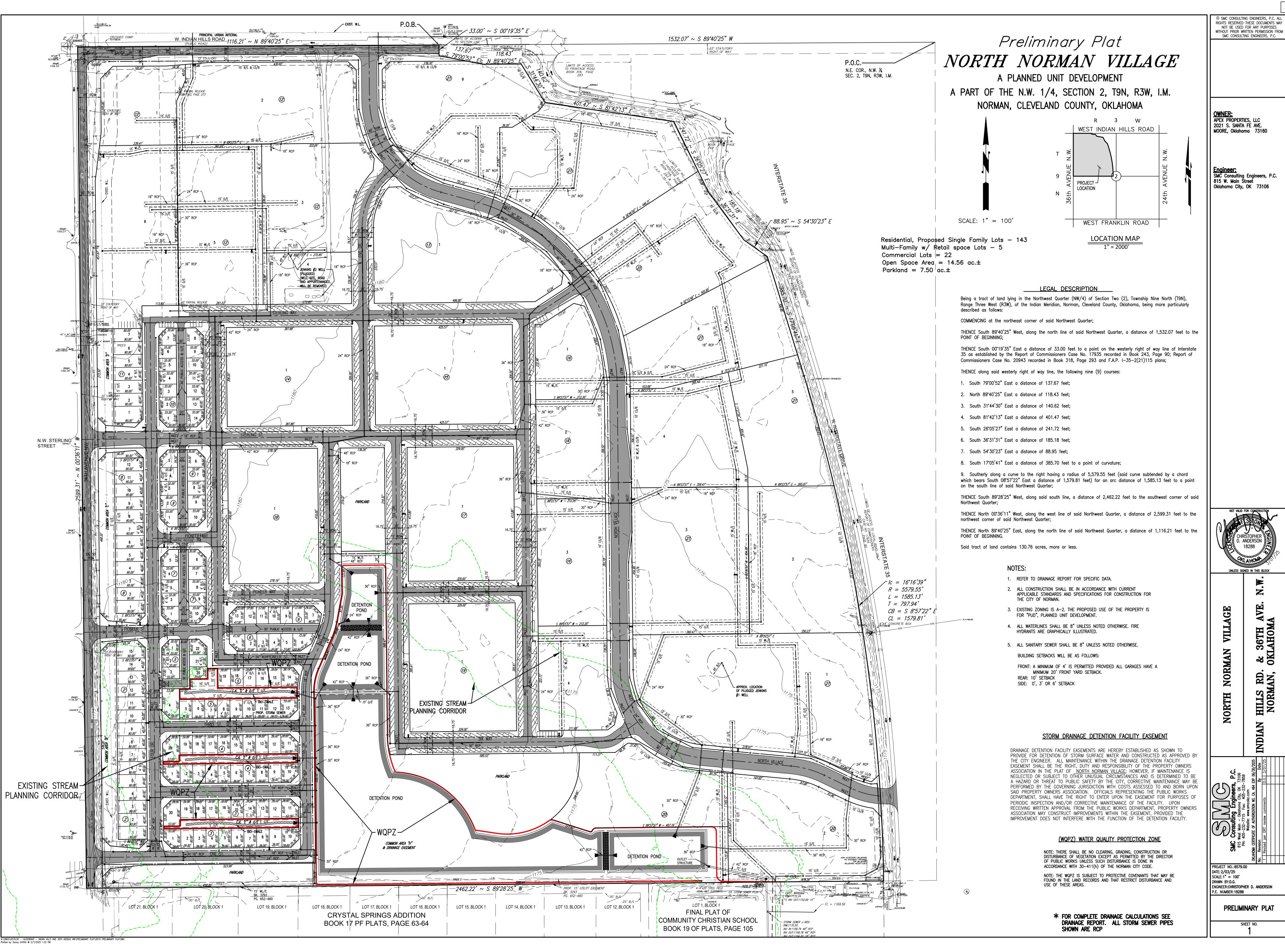
- 1. **Development Main Message Center** The Property may feature a large message center to enhance, identity, advertise, and otherwise support the commercial users to be located within the Property as well as off-premises advertising (the "**Main Message Center**"). The Main Message Center may be freestanding or attached to a building. The Main Message Center sign may be a maximum of 750 square feet of signage. The Main Message Center may be an electronic or digital sign.
- 2. **Development Entrance Signs** The Property may feature up to five (5) entrance identification signs advertising the entrances to the different sections of the Property, and any buildings, tenants, users, or destinations located therein. Each such Development Entrance Sign may be a maximum of 300 square feet per side.
- 3. **Major Directional Signs** Up to ten Major Directional Signs shall be allowed within the Property indicating directions to the different locations, services, offices, areas, or entrances contained within the Property. The Major Directional Signs are intended to contain directions to multiple locations or destinations on each sign, such as directions to the entrances, parking locations, retail users, residential communities, and various other locations within the Property. Each Major Directional Sign may be a maximum of 200 square feet per side.
- 4. **Minor Directional Signs** Up to fifteen Minor Directional Signs shall be allowed within the Property indicating directions to the different locations, services, offices, areas, or entrances contained within the Property. The Minor Directional Signs are intended to be ancillary and supplementary to the Major Development Signs, with each Minor Directional Sign indicating directions to a single location or destination, such as directions to entrances, parking locations, retail users, residential communities, and various other locations within the Property. Each Minor Directional Sign may be a maximum of 100 square feet per side.
- 5. **Service Directional Signs** Service Directional Signs may be installed at each service entry and exit location within the Property to direct service, delivery, drop off, and similar traffic along the correct route. Each Service Directional Sign may be a maximum of 50 square feet per side.
- 6. **Major Façade Signs** There shall be no maximum signage limitations for façade signs located on lots that front the I-35 service roads. Portions of Major Façade Signs may extend above the roof line of the buildings. For clarity, the Major Façade Signs may be constructed above the roof deck of the occupiable space of the buildings, such as, without limitation, along the façade of mechanical units, equipment, screening, parapet walls, or penthouse structures.
- 7. **Minor Façade Signs** Buildings located within the Property that do not qualify for Major Façade Signs, as enumerated above, except for any buildings located in Development Area 4, may feature up to five Minor Façade Signs per building. Each Minor Façade Sign may

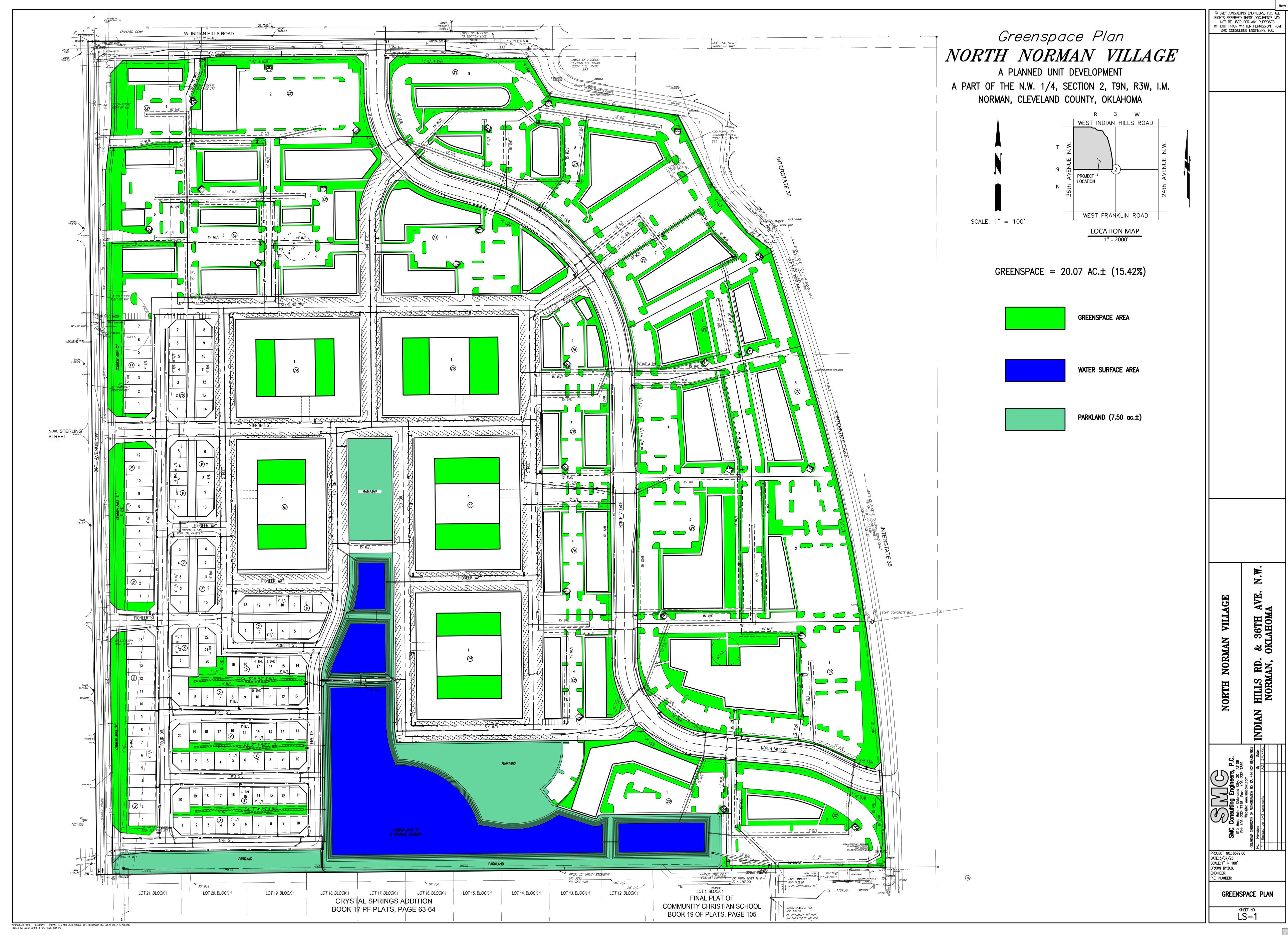
be a maximum of 500 square feet and portions of each Minor Façade Sign may extend above the roof line of the building. For clarity, the Minor Façade Signs may be constructed above the roof deck of the occupiable space of the buildings, such as, without limitation, along the façade of mechanical units, equipment, screening, parapet walls, or penthouse structures.

- 8. **Illumination** All of the signage discussed in this exhibit may be backlit or otherwise illuminated with LED or similar lighting.
- 9. **Banner Signage** Banners, flag signs, and other similar decorative signage may be displayed on the Property. Banners may be attached to private light poles or to the buildings to advertise the Property, holidays, events within the Property, the City of Norman, or other similar instances or community organizations.
- 10. **Sight Triangle Protection** All signage within the Property shall be placed in appropriate locations to not interfere with applicable traffic sight triangles.
- 11. **Platted Easements** Signs may not be placed in any platted easements without first obtaining consent to such encroachment from the applicable utility providers and City Council.
- 12. **Height** Due to the proximity of the Property to the Max Westheimer Airport, the maximum signage height within the Property shall be governed by the maximum height allowable under applicable state and federal regulations, including, but not limited to, those prescribed by the Federal Aviation Administration and the Oklahoma Department of Aerospace and Aeronautics.
- 13. **Safety** All signage discussed within this exhibit shall be constructed, located, and displayed in accordance with prevailing industry standards of care and practices for signage of such type and comparable entertainment districts in order to ensure such signage does not pose a safety hinderance to drivers or pedestrians.

Exhibit G Master Zoning Exhibit







File Attachments for Item:

11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-9: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY APEX PROPERTIES, LLC (SMC CONSULTING ENGINEER) FOR NORTH NORMAN VILLAGE, A PLANNED UNIT DEVELOPMENT, FOR 130.76 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE SOUTHWEST CORNER OF THE I-35 AND WEST INDIAN HILLS ROAD INTERSECTION.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/13/2025

REQUESTER: Apex Properties, LLC (SMC Consulting Engineer)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION,

AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-9: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY APEX PROPERTIES, LLC (SMC CONSULTING ENGINEER) FOR NORTH NORMAN VILLAGE, A PLANNED UNIT DEVELOPMENT, FOR 130.76 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE SOUTHWEST CORNER OF THE I-35 AND WEST INDIAN HILLS ROAD

INTERSECTION.

ITEM: Consideration of a Preliminary Plat for <u>NORTH NORMAN VILLAGE</u>, <u>A PLANNED UNIT</u> DEVELOPMENT.

LOCATION: Located at the southeast corner of the intersection of Indian Hills Road and 36th Avenue N.W.

INFORMATION:

- 1. Owners. Apex Properties, LLC.
- 2. Developer. Apex Properties, LLC.
- 3. Engineer. SMC Consulting Engineer.

HISTORY:

- 1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City Limits.
- 2. <u>December 19, 1961</u>. Planning Commission recommended to City Council that this property be placed in the A-2, Rural Agricultural District.
- 3. <u>January 23, 1962</u>. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.

- 4. March 6, 2025. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended parkland.
- 5. March 13, 2025. The applicant has requested amending the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation and Open Space Designation to Mixed Use Designation and from Future Urban Service Area to Current Service Area.
- 6. <u>March 13, 2025</u>. The applicant has requested that this property be placed in the PUD, Planned Unit Development and be removed from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

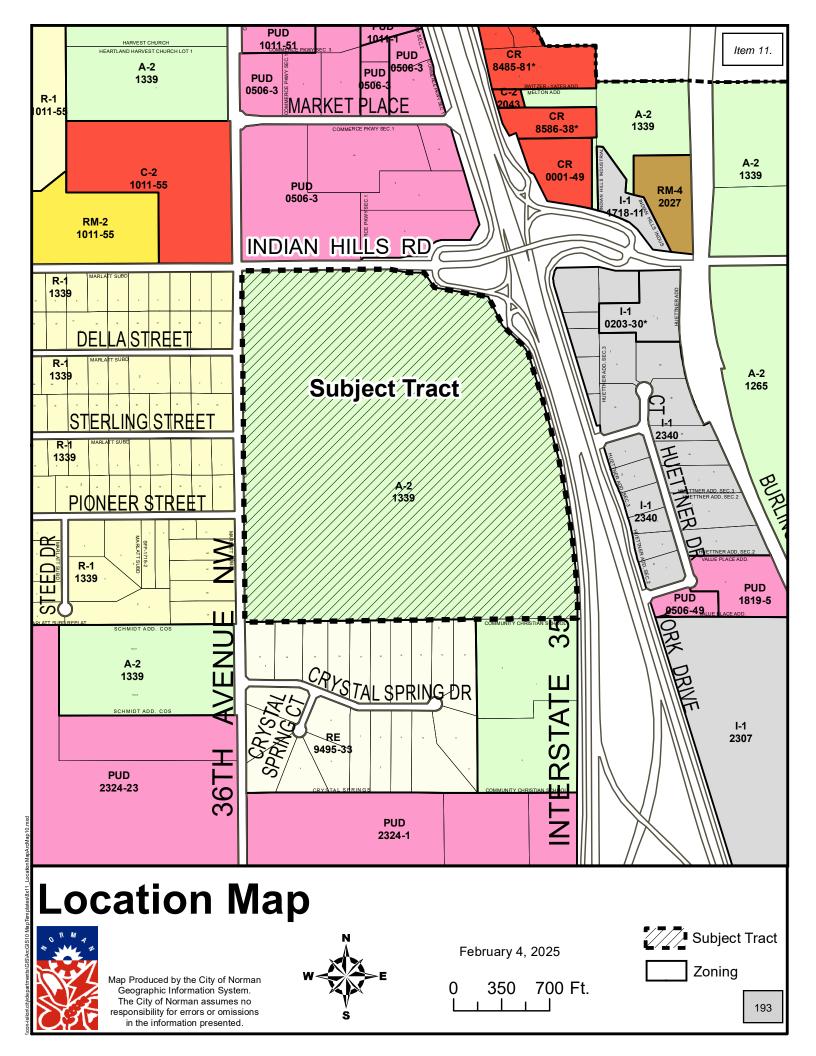
- 1. <u>Fire Hydrants</u>. Fire hydrants will be installed in accordance with City standards. Their locations will be reviewed by the Fire Department.
- 2. <u>Permanent Markers</u>. Permanent markers will be installed prior to the final plat being filed of record.
- 3. <u>Sanitary Sewers</u>. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. It will connect to the existing northwest sanitary sewer interceptor.
- 4. <u>Sidewalks</u>. Sidewalks will be constructed adjacent to 36th Avenue N.W. and Indian Hills Road. Sidewalks will be constructed adjacent to all interior lots and open spaces.
- 5. <u>Storm Sewers.</u> Storm water will be conveyed to proposed privately maintained detention facilities.
- 6. <u>Streets.</u> Indian Hills Road and 36th Avenue N.W. will be constructed in accordance with City paving standards. All interior streets will be constructed to City standards.
- 7. <u>Water Main.</u> There is an existing 24" water main adjacent to 36th Avenue N.W. and a 12" water main adjacent to Indian Hills Road. Interior water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards.
- 8. <u>WQPZ</u>. The property contains Water Quality Protection Zone (WQPZ). Width of the WQPZ has been created through the use of engineered solutions that will improve the quality of the water leaving the ponds. Covenants protecting the WQPZ will be required with final platting.

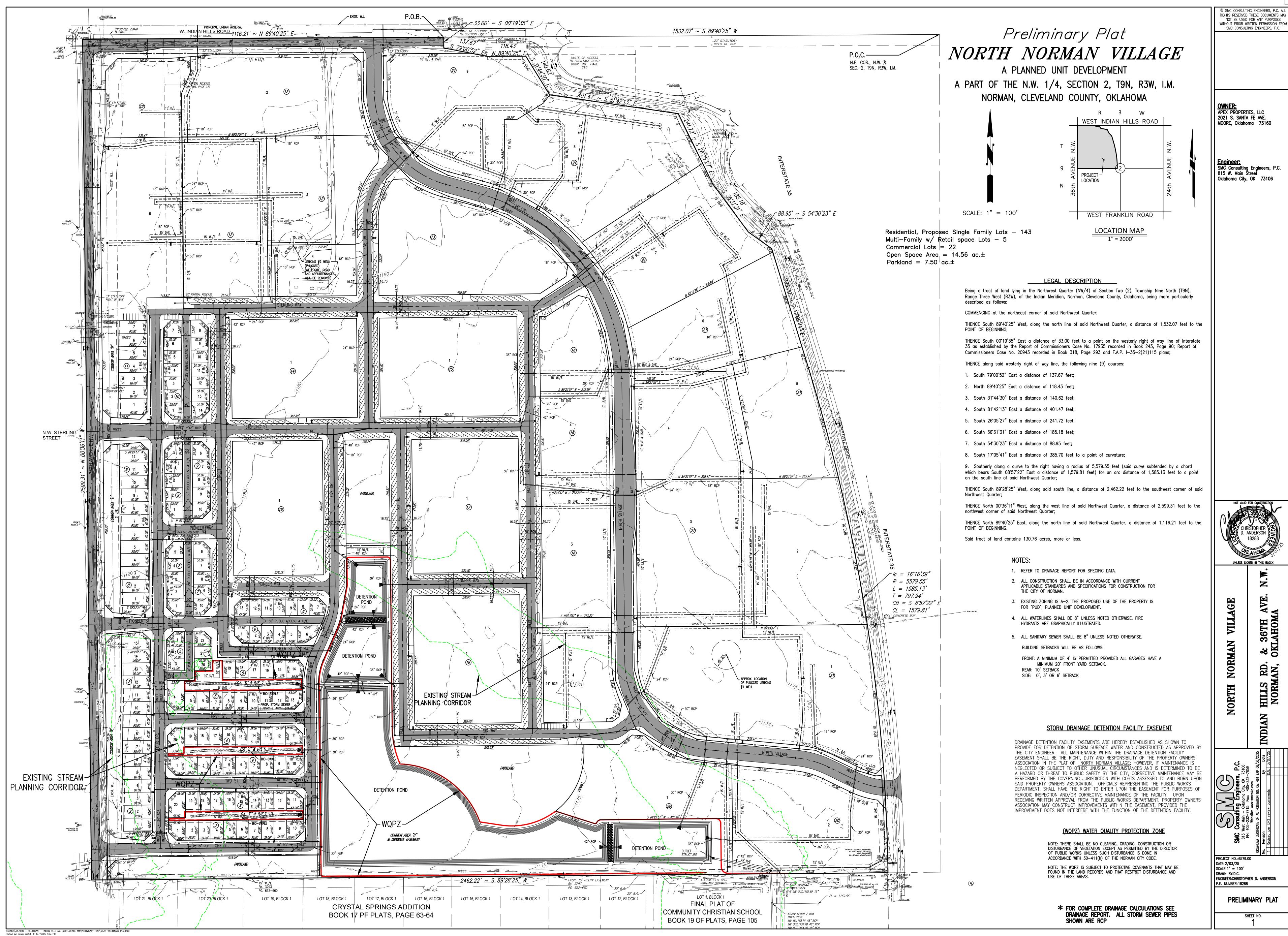
PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.

- 2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.
- **SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary site development plan, and preliminary plat are included in the Agenda Book.
- STAFF COMMENTS AND RECOMMENDATION: This property consists of 130.76 acres. There are proposed 134 residential lots, 5 multi-family-retail lots, 21 commercial use lots, 14.56 acres of open space and 7.2 acres of parkland. As far as the design of the preliminary plat and preliminary site development plan, staff has issues with a residential lot (Lot 20, Block 5) that has five-foot (5') of frontage on a public street. In addition, with the proposed front setback at four-feet (4'), staff has safety concerns regarding the visibility of a vehicle backing out of a driveway and the capability of seeing a pedestrian including young child or bicyclist on the sidewalk. Staff would support a ten-foot (10') setback. With these issues, staff cannot support the preliminary plat and preliminary site development plan.
- **ACTION NEEDED**: Recommend approval or disapproval of the preliminary plat for North Norman Village, a Planned Unit Development to City Council subject to the approvals of R-2425-92 and O-2425-27.

ΓAKEN:			





WITHOUT PRIOR WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.



CITY OF NORMAN

Development Review Form Transportation Impacts

DATE: February 28, 2025 STAFF REVIEW BY: David Riesland, P.E.

City Transportation Engineer

NO

NO

PROJECT NAME: North Norman Village Mixed Use PROJECT TYPE: Mixed Use

Owner: Apex Properties, LLC

Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Mixed Use development surrounds the proposed site with some low density residential to the west, industrial to the north, very low density residential to the south, and Interstate 35 to the east.

ALLOWABLE ACCESS:

The site proposes five access points along 36th Avenue NW, two access points along Indian Hills Road, and one access point along N. Interstate Drive. The locations of two of the access points do not meet the minimum driveway spacing requirement in the Engineering Design Criteria (EDC) and will require variance requests. Likewise, two of the access points do not meet the corner clearance requirement in the EDC and will also require variance requests.

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

<u>Indian Hills Road</u>: 2 lanes (existing). Speed Limit - 50 mph. No sight distance problems. No median <u>36th Avenue NW</u>: 2 lanes (existing). Speed Limit - 50 mph. No sight distance problems. No median

ACCESS MANAGEMENT CODE COMPLIANCE:

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

YES

YES

TRIP GENERATION

Time Period	Total	In	Out
Weekday	21,809	10,905	10,904
A.M. Peak Hour	1,278	569	709
P.M. Peak Hour	1,941	949	992

TRANSPORTATION IMPACT STUDY REQUIRED?

Being well above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact analysis in February, 2025, documenting the trip generation characteristics of the site as well as the proposed access locations with respect to existing driveways and/or streets on the 36th Avenue NW, on Indian Hills Road, and on N. Interstate Drive. The development will feature five access points along 36th Avenue NW, two along Indian Hills Road, and one along N. Interstate Drive. The proposed connections to the public roadways will afford full access except that the TIA recommends that one of the Indian Hills Road access points allow only the right-in/right-out movements.

Demand exceeds capacity in this area. As such, additional off-site improvements are recommended in addition to the completion of the 2012 Bond Project improvements to 36th Avenue NW. These include:

- Changes to the future phasing of the traffic signal at the 36th Avenue NW intersection with Indian Hills Road
- Construction of an eastbound right-turn lane on Franklin Road at N. Interstate Drive
- Construction of Drives #2, #3, and #4 to provide separate left- and right-turn lanes onto 36th Avenue NW
- Construction of Drive #6 to provide only right-in/right-out access from Indian Hills Road
- Installation of a traffic signal on Indian Hills Road at Drive #7 along with construction of westbound and northbound left-turn lanes

RECOMMENDATION: APPROVAL	DENIAL	□ N/A	☐ STIPULATIONS	

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

In addition, traffic impact fees will need to be collected in accordance with what was previously established in an earlier traffic study at \$194.66 per PM peak hour trip in the J&J Properties traffic impact study. These impact fees were to cover a portion of the costs associated with improvements at the intersections of 36th Avenue NW and Indian Hills Road, 36th Avenue NW and Franklin Road, 48th Avenue NW and Indian Hills Road, and 48th Avenue NW and Franklin Road. The TIA for this development identified 491 PM peak hour trips through the 36th Avenue NW and Indian Hills Road intersection, 612 PM peak hour trips through the 36th Avenue NW and Franklin Road intersection, 98 PM peak hour trips through the 48th Avenue NW and Indian Hills Road intersection, and 106 PM peak hour trips through the 48th Avenue NW and Franklin Road intersection. These proposed trips correlate to \$98,578.06 in traffic impact fees for 36th Avenue NW and Indian Hills Road, \$119,131.92 in traffic impact fees for 36th Avenue NW and Indian Hills Road, \$19,076.68 in traffic impact fees for 48th Avenue NW and Indian Hills Road, and \$20,633.96 in traffic impact fees for 48th Avenue NW and Franklin Road. In total, \$257,420.62 in traffic impact fees for these four intersections along Indian Hills Road and Franklin Road will need to be collected with the filing of the Final Plat.

North Norman Village Mixed Use Development

The proposed development, which includes 177 single-family residential lots, 1,250 multifamily apartment units, 268,100 square feet of office space, 268,100 square feet of commercial retail space, and a convenience store/gas station, is expected to generate approximately 21,809 trips per day, 1,323 AM peak hour trips, and 2,124 PM peak hour trips before any internal capture or pass-by trips are deducted. Following these deductions, the net trips during the AM peak hour will be 1,278 and 1,941 during the PM peak hour. Obviously being well above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact analysis documenting the trip generation information for this addition as well as a discussion regarding the proposed access points relative to existing streets and/or driveways along 36th Avenue NW and on Indian Hills Road. On behalf of the developer, TEC submitted the traffic impact analysis. Traffic operational issues are anticipated due to the development depending on whether or not the 2012 Bond Project to improve 36th Avenue NW is complete or not as well as what may or may not happen with the construction of the East-West Connector Turnpike. The percentage of capacity used as shown in the table below is highly dependent upon the outcome of these two projects.

STREET	NO. OF LANES	BACK- GROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
Indian Hills Road	2	14,983*	6,543	21,526	17,100	87.62	125.88

^{*} Estimated

The proposed development will have eight access points with five located along 36th Avenue NW, two along Indian Hills Road, and one along N. Interstate Drive. All development access points will provide full-access. A Request for Variance may be required for two of the connections to 36th Avenue NW for less than standard driveway spacing and for one of the connections to 36th Avenue NW and one of the connections to Indian Hills Road for less than standard corner clearance. Demand exceeds capacity in this area. As such, additional off-site improvements are recommended in addition to the completion of the 2012 Bond Project improvements to 36th Avenue NW. These include:

- Changes to the future phasing of the traffic signal at the 36th Avenue NW intersection with Indian Hills Road
- Construction of an eastbound right-turn lane on Franklin Road at N. Interstate Drive
- Construction of Drives #2, #3, and #4 to provide separate left- and right-turn lanes onto 36th Avenue NW
- Construction of Drive #6 to provide only right-in/right-out access from Indian Hills Road
- Installation of a traffic signal on Indian Hills Road at Drive #7 along with construction of westbound and northbound left-turn lanes

In addition, traffic impact fees will need to be collected in accordance with what was previously established in an earlier traffic study at \$194.66 per PM peak hour trip in the J&J traffic impact study. These impact fees were to cover a portion of the costs associated with improvements at the intersections of 36th Avenue NW and Indian Hills Road, 36th Avenue NW and Franklin Road, 48th

Avenue NW and Indian Hills Road, and 48th Avenue NW and Franklin Road. The TIA for this development identified 491 PM peak hour trips through the 36th Avenue NW and Indian Hills Road intersection, 612 PM peak hour trips through the 36th Avenue NW and Franklin Road intersection, 98 PM peak hour trips through the 48th Avenue NW and Indian Hills Road intersection, and 106 PM peak hour trips through the 48th Avenue NW and Franklin Road intersection. These proposed trips correlate to \$98,578.06 in traffic impact fees for 36th Avenue NW and Indian Hills Road, \$119,131.92 in traffic impact fees for 36th Avenue NW and Franklin Road, \$19,076.68 in traffic impact fees for 48th Avenue NW and Indian Hills Road, and \$20,633.96 in traffic impact fees for 48th Avenue NW and Franklin Road. In total, \$257,420.62 in traffic impact fees for these four intersections along Indian Hills Road and Franklin Road will need to be collected with the filing of the Final Plat.

File Attachments for Item:

12. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-93: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE LOT 2C, BLOCK 1, SOUTH CLASSEN ADDITION OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION AND PLACE THE SAME IN THE INSTITUTIONAL DESIGNATION. (2919 CLASSEN BLVD.)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/13/2025

REQUESTER: NOR Realty, LLC

PRESENTER: Destiny Andrews, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION,

AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-93: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE LOT 2C, BLOCK 1, SOUTH CLASSEN ADDITION OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION AND PLACE THE SAME IN THE INSTITUTIONAL

DESIGNATION. (2919 CLASSEN BLVD.)

APPLICANT/REPRESENTATIVE NOR Realty, LLC/Wallace Design Collective

LOCATION 2919 Classen Blvd.

WARD 1

CORE AREA No

REQUESTED ACTION Land Use Designation amendment from

Commercial Designation to Institutional

Designation.

CURRENT ZONING DESIGNATION C-2, General Commercial District

PROPOSED ZONING DESIGNATION PUD, Planned Unit Development

GROWTH AREA DESIGNATION Current Urban Service Area

BACKGROUND:

The proposed Land Use amendment application includes one (1) of two (2) parcels included on concurrent rezoning application (O-2425-28): the subject parcel is a 0.42 acre property currently designated Commercial. Not included, is an 18.19 acre property currently designated, in parts, Industrial and Institutional. A concurrent lot line adjustment is being pursued by the applicant, which would result in one (1), 18.61 acre parcel.

In 2016, Life.Church applied for Special Use for a Place of Worship and requested a 2025 Land Use Plan amendment from Industrial to Institutional Designation. In 2017, Life.Church applied for an update to the Special Use for a Place of Worship within an I-1, Light Industrial District for the existing 18.19 acre parcel. City Council instead approved a PUD, Planned Unit Development with a sign package on the property. The church currently has access from Imhoff Rd. The applicant has purchased the smaller, 0.42 acre parcel with intentions of installing a secondary access point along Classen Blvd. on the southwest side of the property. This request requires a change in Land Use Designation for the property to properly reflect the Institutional Land Use on site.

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

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

1. Has there been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest?

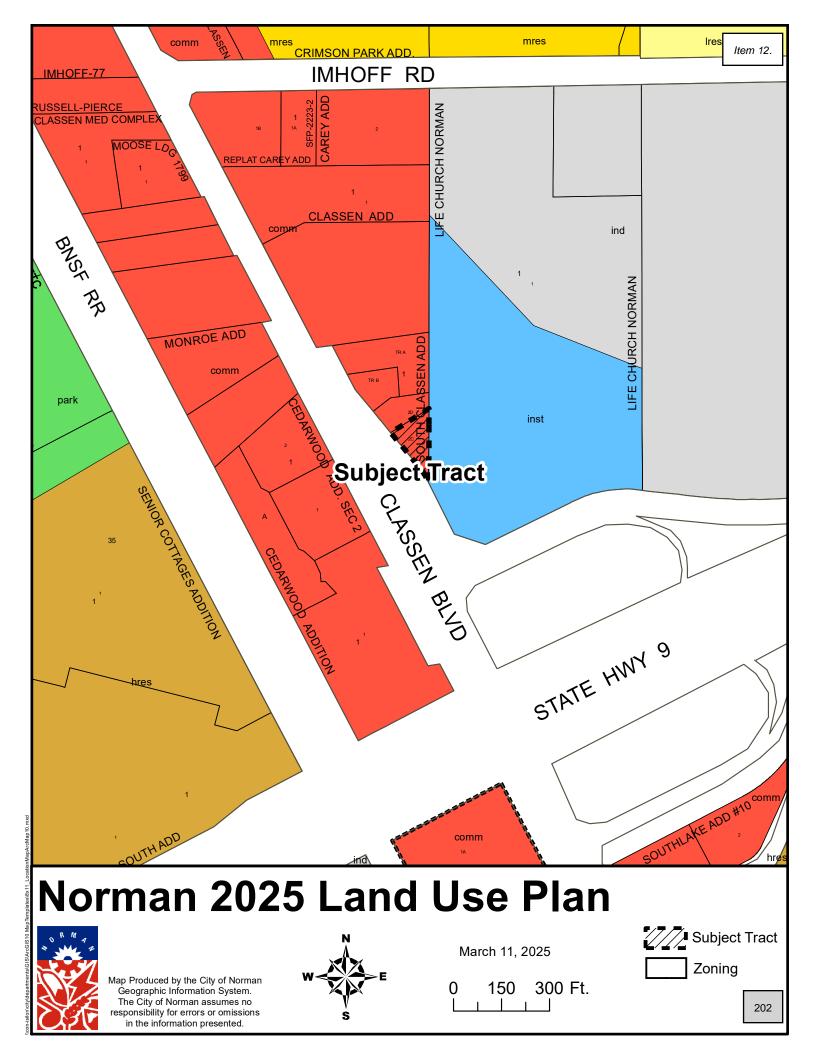
In 2016, the Life. Church was approved, and has been operating as a church since that time. The proposed project includes the installation of an additional ingress/egress access point along Classen Blvd. on the southwest side of the property. Due to the limited scope of changes proposed to the project, the proposed change is not foreseen to be contrary to public interest.

2. Is there a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity?

The proposed change will affect internal circulation on the property, and may improve ingress/egress to the site by providing an additional access point. As such, there are no foreseen adverse land use or traffic impacts to surrounding properties or the vicinity.

The applicant has approval from ODOT for the right-in/right-out access point on Classen Blvd.

<u>CONCLUSION:</u> Staff forwards this request for a change in Land Use Designation from Commercial to Institutional, and Resolution R-2425-93 to the Planning Commission for consideration and recommendation to City Council.



City of Norman Predevelopment

February 27, 2025

Applicant: NOR Realty, LLC/Wallace Design Collective

Project Location: 1500 E Imhoff Rd. & 2919 Classen Blvd.

Case Number: PD25-06

<u>Time:</u> 6:00 PM

Applicant/Representative:

Colton Wallace

Attendees:

Helen Todd Allen Ahlert Jimmy Womack Donna Randall

City Staff

Destiny Andrews, Planner II

Application Summary:

Rezoning from C-2, General Commercial District to PUD, Planned Unit Development, with intentions to construct a right-in, right-out driveway serving the existing church along Classen Boulevard.

Neighbor's Comments/Concerns/Responses

Due to the nature of the project including two parcels, the project was described in detail, along with confirmation that no additional changes were being made to the property, outside of the new driveway installation and associated signage. The applicant's representative clarified that the Oklahoma Department of Transportation (ODOT) required the new installation to be right-in, right-out for safety purposes. Neighbors, including Hitachi representatives and adjacent property owner Helen Todd, expressed positive feedback at the probable reduction in traffic along Imhoff Road before and after church services and events.

File Attachments for Item:

13. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-28: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE LOT 1, BLOCK 1, LIFE.CHURCH NORMAN AND LOT 2C, BLOCK 1, SOUTH CLASSEN ADDITION OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2919 CLASSEN BLVD. AND 1500 E. IMHOFF RD.)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/13/2025

REQUESTER: NOR Realty, LLC

PRESENTER: Destiny Andrews, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION,

AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-28: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE LOT 1, BLOCK 1, LIFE.CHURCH NORMAN AND LOT 2C, BLOCK 1, SOUTH CLASSEN ADDITION OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2919 CLASSEN BLVD. AND 1500

E. IMHOFF RD.)

APPLICANT/REPRESENTATIVE NOR Realty, LLC/Wallace Design Collective

LOCATION 1500 E Imhoff Rd. & 2919 Classen Blvd.

WARD 1

CORE AREA No

REQUESTED ACTIONRezoning from C-2, General Commercial

District, and PUD, Planned Unit Development, to PUD, Planned Unit

Development.

CURRENT LAND USE PLAN DESIGNATION Commercial, Institutional, and Industrial

PROPOSED LAND USE PLAN DESIGNATION Institutional and Industrial

GROWTH AREA DESIGNATION Current Urban Service Area

BACKGROUND:

The proposed rezoning application includes multiple parcels: one (1), 18.19 acre property currently zoned PUD, Planned Unit Development, and an additional, 0.42 acre property currently

zoned C-2, General Commercial District. A concurrent lot line adjustment is being pursued by the applicant, which would result in one (1), 18.61 acre parcel (further "subject property").

In 2017, Life.Church applied for a Special Use for a Place of Worship within an I-1, Light Industrial District, for the existing 18.19 acre parcel. City Council instead approved a PUD, Planned Unit Development on the property. The church currently has access from Imhoff Rd. The applicant has purchased the smaller, 0.42 acre parcel with intentions for installing a secondary access point along Classen Boulevard on the southwest side of the subject property. This request requires a change in Zoning Designation to bring the smaller, C-2 property into alignment with the existing PUD, and to reflect the changes to the existing PUD accordingly.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC 25-06 February 18, 2025

This meeting was cancelled due to inclement weather.

PRE-DEVELOPMENT: PD25-06 February 27, 2025

Due to the nature of the project including two parcels, the project was described in detail, along with confirmation that no additional changes were being made to the property, outside of the new driveway installation and associated signage. The applicant's representative clarified that the Oklahoma Department of Transportation (ODOT) required the new installation to be right-in, right-out for safety purposes. Neighbors, including Hitachi representatives and adjacent property owner, expressed positive feedback at the probable reduction in traffic along Imhoff Road before and after church services and events.

BOARD OF PARKS COMMISSIONERS:

This request did not require platting and thus did not require an application to the Board of Parks Commissioners.

ZONING ORDINANCE CITATION:

36-509 PUD, Planned Unit Development

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

- (2) Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.
- (3) Maximum enhancement and minimal disruption of existing natural features and amenities.
- (4) Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long-range plan and remain compatible with surrounding developments.
- (5) More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- (6) Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use. The PUD, Planned Unit Development regulations are designed to provide for small- and large-scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development, which is related to, and affects, the long-term value of the homes and other development. A planned unit development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

Existing PUD - Ordinance O-1617-27

- 7. That the Planned Unit Development (PUD) for the property shall allow for the following uses on said property and is hereby attached to the zoning of this tract:
 - a. The site shall be developed in accordance with the previously approved site plan (PP-1516-56) for the church; and
 - b. Signage for the property shall be consistent with the sign package (originally presented with this application) and attached hereto; and
 - c. The remainder of the property not shown as being developed on the previously approved site plan, or as now shown as developed for signage purposes will remain undeveloped outside of church use; and
 - d. No other uses will be allowed without proper application to the City Council to amend this Planned Unit Development.

STAFF ANALYSIS: The subject parcel covers 18.61 acres of land with frontage to Imhoff Rd. and is bounded by:

- Imhoff Road to the north, across which lies a PUD, platted as The Cottages at Norman.
- Hitachi Products, zoned I-1, Light Industrial District to the east,
- Highway 9 to the south, and
- Commercial properties zoned C-2, General Commercial District to the west.

The following information is outlined in the PUD Narrative:

USE:

Permitted Uses:

- Church, temple or other place of worship;
- Off-street parking lot to be used for vehicular parking;

Accessory buildings and uses customarily incidental to any of the above uses. Examples
include recreational activities, and other church-related indoor/outdoor activities and
events.

PARKING:

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

LANDSCAPING:

All landscaping shall comply with the requirements outlined in the City of Norman's Zoning Ordinance, Chapter 36-551 (Landscaping Requirements for Off-Street Parking Facilities), as amended from time to time, subject to changes allowed by Chapter 36-509(g).

Areas designated as open space are clearly shown in the Open Space Plan (Exhibit "B"). The Open Space Plan attributes approximately 70% of the property as open space.

SIGNAGE:

Only Life.Church signage shall be permitted. All Life.Church signage shall comply with the sign package as shown on Exhibit "C": Sign Package. The number of standalone Life.Church signs allowed on each frontage shall be the following:

- One (1) sign shall be allowed on Imhoff Road.
- One (1) sign shall be allowed on Classen Boulevard.

In the event Lot 2C, Block 1 of South Classen Addition (2919 Classen Boulevard) is a separate parcel from Lot 1, Block 1 of Life.Church Norman (1500 East Imhoff Road), Life.Church shall be allowed one (1) off-premises sign on said property along Classen Boulevard.

Staff notes that off-premises signage is not allowed unless within 660 feet from the center line of Interstate Highway 35 and placed in C-2 and I-2 zoning districts.

LIGHTING:

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

SANITATION/UTILITIES:

Trash dumpsters will be located in locations approved by the City of Norman. Dumpster enclosures shall be required and will completely hide the refuse area(s).

FENCING/WALLS:

All fencing and screening shall comply with the requirements outlined in the City of Norman's Zoning Ordinance, Chapter 36-552 (Fencing, Walls, and Screening), as amended from time to time, subject to changes allowed by Chapter 36-509(g).

Additionally, the PUD Narrative includes the following provisions:

MINIMUM WIDTH: There shall be no minimum lot width.

MINIMUM BUILDING SETBACKS:

- Front Yard: 25 feet.
- Side Yard: No side yard shall be required except on the side of a lot adjoining a residential
 zoning district in which case there shall be a side yard of not less than five feet.
- Rear Yard: None except where the rear yard adjoins a residential zoning district, the minimum rear yard for principal and accessory buildings shall be 30 feet.

MAXIMUM HEIGHT: No building shall exceed 50 feet in height.

IMPERVIOUS COVERAGE: There shall be a 50% maximum impervious coverage requirement.

EXTERIOR BUILDING MATERIALS: Exterior building materials shall be in conformance with the requirements outlined in the City of Norman Zoning Ordinance, Chapter 36-547 (Exterior Appearance), as amended from time to time.

VEHICULAR ACCESS AND CIRCULATION: Access to the property shall be permitted in the manner depicted on the attached Site Plan. Existing access to the site will continue to be provided off East Imhoff Road. Additional access will be provided along Classen Boulevard. All improvements to the site shall be in accordance with City of Norman and ODOT requirements.

FIRE PROTECTION SERVICES: Fire protection services will be provided by the City of Norman Fire Department and by the applicant as such are required by applicable City of Norman codes, ordinances, and regulations.

ALTERNATIVES/ISSUES:

IMPACTS: Since a majority of the project is pre-existing, an additional driveway is foreseen to have minimal impact on the surrounding area and should allow ingress/egress for the site to disperse more quickly during times of high traffic volume.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW:

Items regarding fire hydrants and fire/building codes will be considered at the building permit stage.

PUBLIC WORKS/ENGINEERING:

It is recommended that a sidewalk be installed along W Tecumseh Road during development of this project.

TRANSPORTATION ENGINEER:

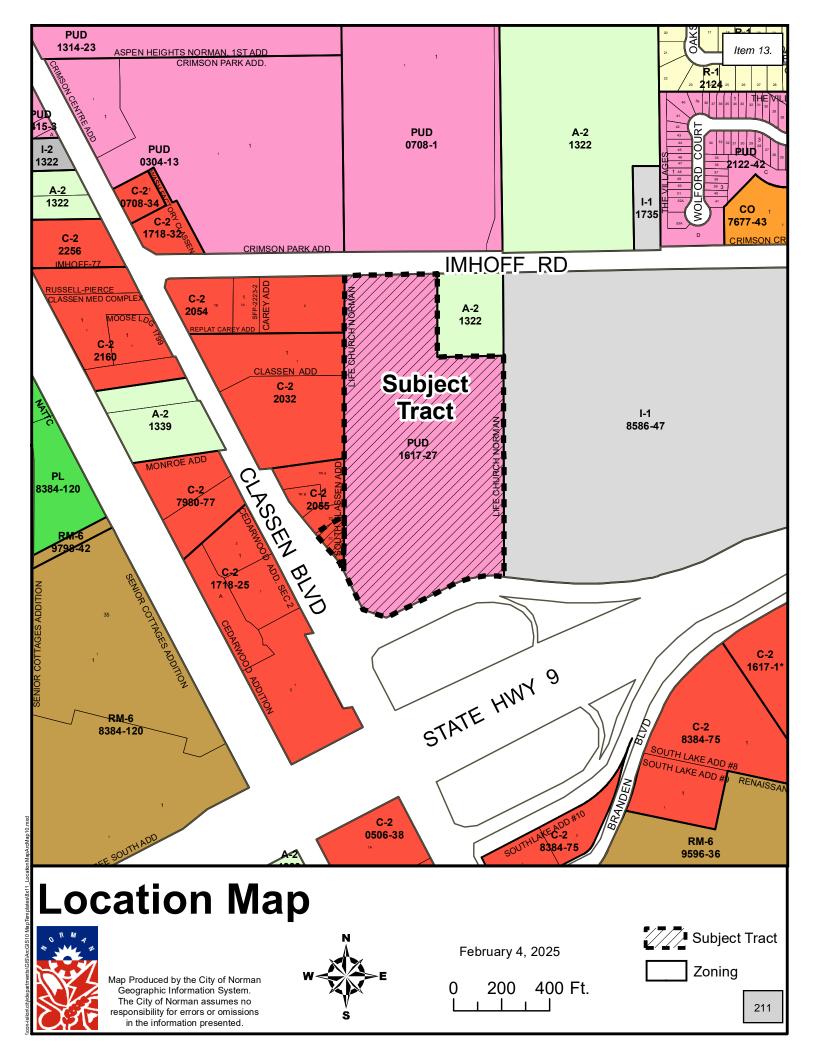
The applicant has approval from ODOT for the right-in/right-out access point on Classen Blvd.

UTILITIES:

No comments were received from Utilities on this project.

CONCLUSION: Staff forwards this request for rezoning from C-2, General Commercial District, and PUD, Planned Unit Development, to PUD, Planned Unit Development, and

Ordinance O-2425-28 to the Planning Commission for consideration and recommendation to City Council.



LIFE.CHURCH NORMAN 1500 EAST IMHOFF ROAD

A Planned Unit Development Norman, OK

Applicant: NOR Realty, LLC

Prepared by:

Wallace Design Collective, PC 410 N. Walnut Avenue, Suite 200 Oklahoma City, OK 73104

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1. PROPERTY DESCRIPTION

The properties included as part of this rezoning request are approximately 19 acres in total, located at 1500 East Imhoff Road and 2919 Classen Boulevard. The property addressed as 1500 East Imhoff Road is located in the Life.Church Norman Plat, while 2919 Classen Boulevard is located in the South Classen Addition. The aforementioned properties are surrounded by commercial uses, apartments, and the Hitachi International Supply Chain Center.

1500 East Imhoff Road is utilized as a church with associated parking and detention ponds. The Church's recently-acquired property, 2919 Classen Boulevard, is a vacant parcel previously used as an automobile repair shop. Neither property is within the 100-year floodplain.

Legal Description: LOT 1, BLOCK 1, LIFE.CHURCH NORMAN, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

LOT 2C, BLOCK 1, SOUTH CLASSEN ADDITION, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, RECORDED IN BOOK 2605 PAGE 1045.

Existing Zoning: Current zoning is PUD, Planned Unit Development, and C-2, General Commercial District.

Comprehensive Plan: 1500 East Imhoff Road is designated as Industrial and Institutional per the Norman 2025 Land Use Plan. 2919 Classen Boulevard is designated as Commercial. An amendment to the Land Use Plan will be required as part of this request to Institutional.

2. DEVELOPMENT CONCEPT

Life.Church was established in 1996, and today is a diverse group of Christians meeting in cities across the United States. At the time of this narrative, Life.Church has locations in twelve states, serving thousands of people across the Midwest, New York, Florida, and elsewhere. In 2017, Life.Church built their Norman campus at 1500 East Imhoff Road after City Council approved a rezoning to PUD, Planned Unit Development.

The Norman campus includes close to 40,000 square feet of building space in addition to parking and detention areas to the north. In 2024, Life.Church purchased the lot directly to the west to provide access to/from Classen Boulevard. Life.Church proposes to update the previous PUD site plan and combine all lots into a single parcel to facilitate a cohesive development that allows for desired access to/from Classen Boulevard. A site plan depicting the site layout and design features is provided as Exhibit "A": Site Plan.

See Exhibit "A": Site Plan

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3. DEVELOPMENT STANDARDS

3.A. Development Standards Matrix: The property shall be developed in accordance with the below use and development regulations:

Use and Area Regulations

Net Land Area:	18.80 acres			
Permitted Uses (See Exhibit "D" for complete list):	 Church, temple or other place of worship; Off-street parking lot to be used for vehicular parking; Accessory buildings and uses customarily incidental to any of the above uses. Examples include recreational activities, and other church-related indoor/outdoor activities and events. 			
Minimum Width:	There shall be no minimum lot width.			
Minimum Building Setbacks:	 Front Yard: 25 feet. Side Yard: No side yard shall be required except on the side of a lot adjoining a residential zoning district in which case there shall be a side yard of not less than five feet. Rear Yard: None except where the rear yard adjoins a residential zoning district, the minimum rear yard for principal and accessory buildings shall be 30 feet. 			
Maximum Height:	No building shall exceed 50 feet in height.			
Impervious Coverage:	There shall be a 50% maximum impervious coverage requirement.			
Landscaping Requirements:	Landscaping shall be provided in accordance with the City of Norman Zoning Ordinance, as amended from time to time.			

- 3.B. Parking and Loading Requirements: The property shall comply with Norman's applicable parking ordinances, as amended from time to time.
- **3.C.** Sanitation: Trash dumpsters will be located in locations approved by the City of Norman. Dumpster enclosures shall be required and will completely hide the refuse area(s).
- 3.D. Exterior Building Materials: Exterior building materials shall be in conformance with the requirements outlined in the City of Norman Zoning Ordinance, Chapter 36-547 (Exterior Appearance), as amended from time to time.
- **3.E.** Signage: Only Life.Church signage shall be permitted. All Life.Church signage shall comply with the sign package as shown on Exhibit "C": Sign Package. The number of standalone Life. Church signs allowed on each frontage shall be the following:
 - One (1) sign shall be allowed on Imhoff Road.
 - One (1) sign shall be allowed on Classen Boulevard.

In the event Lot 2C, Block 1 of South Classen Addition (2919 Classen Boulevard) is a separate parcel from Lot 1, Block 1 of Life. Church Norman (1500 East Imhoff Road), Life. Church shall be allowed one (1) off-premises sign on said property along Classen Boulevard.

See Exhibit "C": Sign Package

- 3.F. Landscaping/Tree Preservation: All landscaping shall comply with the requirements outlined in the City of Norman's Zoning Ordinance, Chapter 36-551 (Landscaping Requirements for Off-Street Parking Facilities), as amended from time to time, subject to changes allowed by Chapter 36-509(g), as amended from time to time.
- 3.G. Lighting: All exterior lighting shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards (Chapter 36-549), as amended from time to time.
- 3.H. Open Space: Areas designated as open space are clearly shown in the Open Space Plan. The Open Space Plan attributes approximately 70% of the property as open space.

See Exhibit "B": Open Space Plan

3.I. Fencing and Screening: All fencing and screening shall comply with the requirements outlined in the City of Norman's Zoning Ordinance, Chapter 36-552 (Fencing, Walls, and Screening), as amended from time to time, subject to changes allowed by Chapter 36-509(g), as amended from time to time.

Life.Church Norman 3/3/2025 Project #2480123

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4. ACCESS AND FIRE PROTECTION

4.A. Vehicular Access and Circulation: Access to the property shall be permitted in the manner depicted on the attached Site Plan. Existing access to the site will continue to be provided off East Imhoff Road. Additional access will be provided along Classen Boulevard. All improvements to the site shall be in accordance with City of Norman and ODOT requirements.

See Exhibit "A": Site Plan

4.B. Fire Protection Services: Fire protection services will be provided by the City of Norman Fire Department and by the applicant as such are required by applicable City of Norman codes, ordinances, and regulations.

Life.Church Norman Project #2480123

EXHIBIT A – SITE PLAN

Full Size Plan Submitted to City Staff

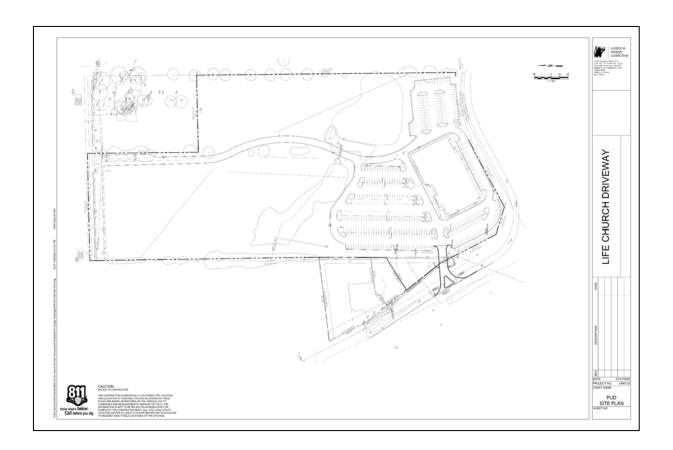
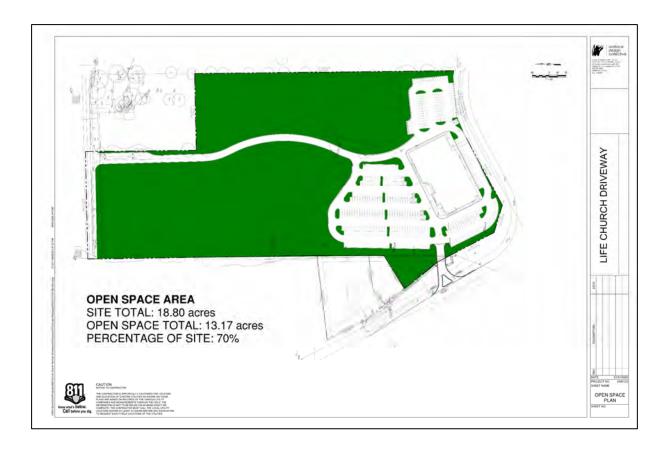


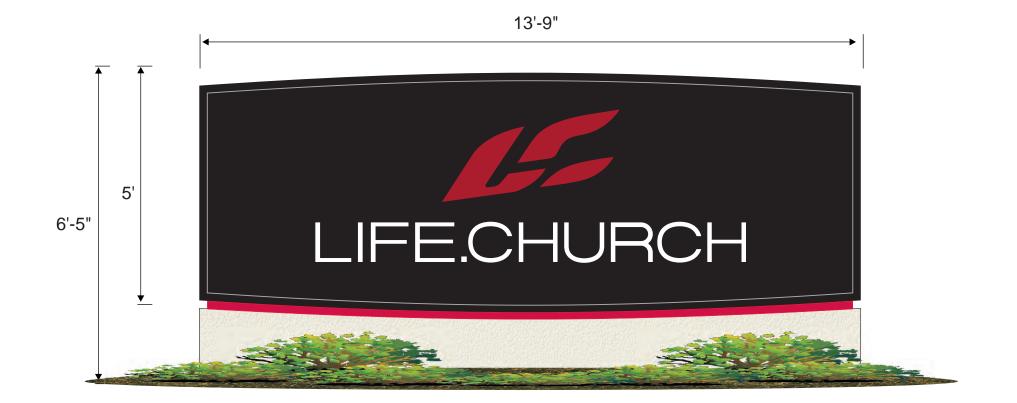
EXHIBIT B – OPEN SPACE PLAN

Full Size Plan Submitted to City Staff



Life.Church Norman Project #2480123

EXHIBIT C - SIGN PACKAGE





DESCRIPTION

ONE NEW MONUMENT WITH ROUTED FACES & PLEX BACKING. PAINTED BLACK CABINET WITH TEXTURED POLE COVER.

INTERNALLY ILLUMINATED WITH WHITE LEDS.

SET ON TWO NEW SQUARE STEEL POLES SET IN CONCRETE.

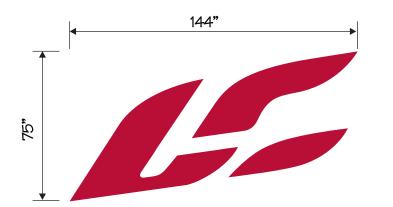
CLIENT LIFE.CHURCH
JOB NORMAN, OK.

SALESMAN BRIAN ELLIOTT
SCALE 1/2" = 1'

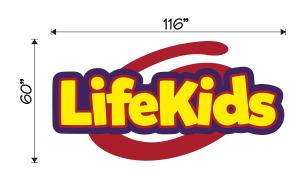
DESIGNER REX-2016

APPROVAL

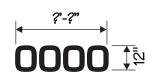


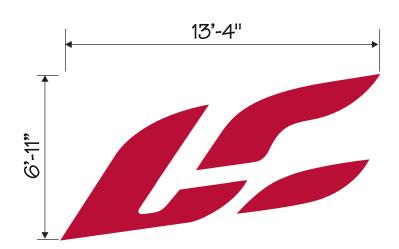






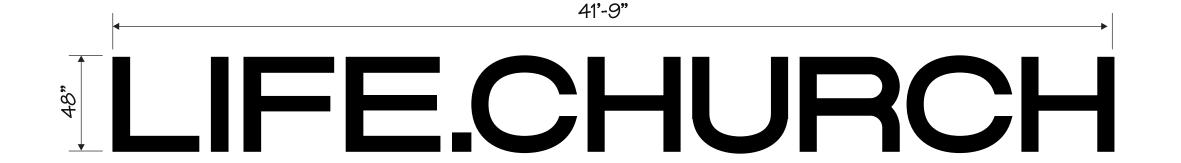






LIFE.CHURCH!

31'-4"





DESCRIPTION

NEW ALUM. CHANNEL LETTERS
WITH WHITE PLEX FACES & RED
OVERLAY ON LC FACES, BLACK
PERF OVERLAY ON LETTERS.
BLACK PAINTED RETURNS & BLACK
TRIMCAP ON CHANNEL LETTERS.
RED PAINTED RETURNS AND RED
TRIMCAP ON LC LOGO. INTERNALLY
ILLUMINATED WITH WHITE LEDS.

LIFE KIDS CHANNEL CAN TO HAVE A LEXAN FACE & DIGITAL PRINT.
PURPLE TRIMCAP & RETURN.
INTERNALLY ILLUMINATED WITH
WHITE TD-3 USLEDS.

ONE 12" FCO 1/4" ALUM. ADDRESS

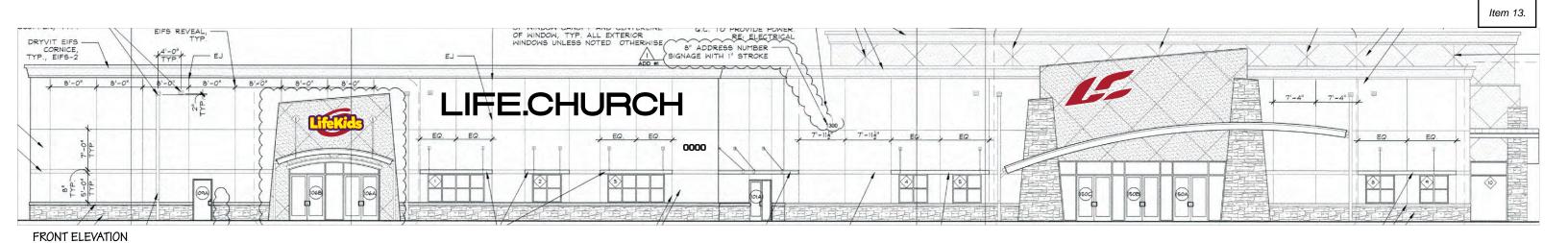
CLIENT LIFE.CHURCH
JOB NORMAN, OK.

SALESMAN BRIAN ELLIOTT SCALE 1/4" = 1'

DESIGNER REX-2016

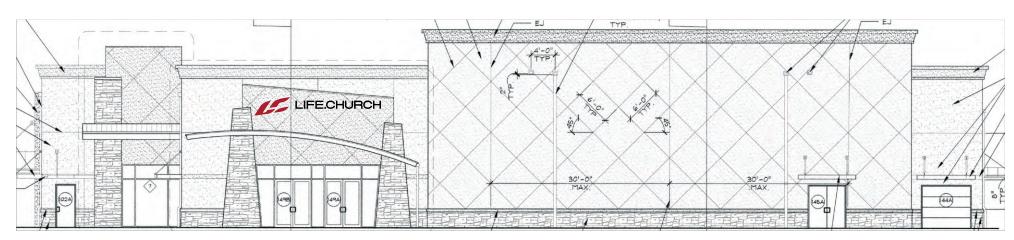
APPROVAL



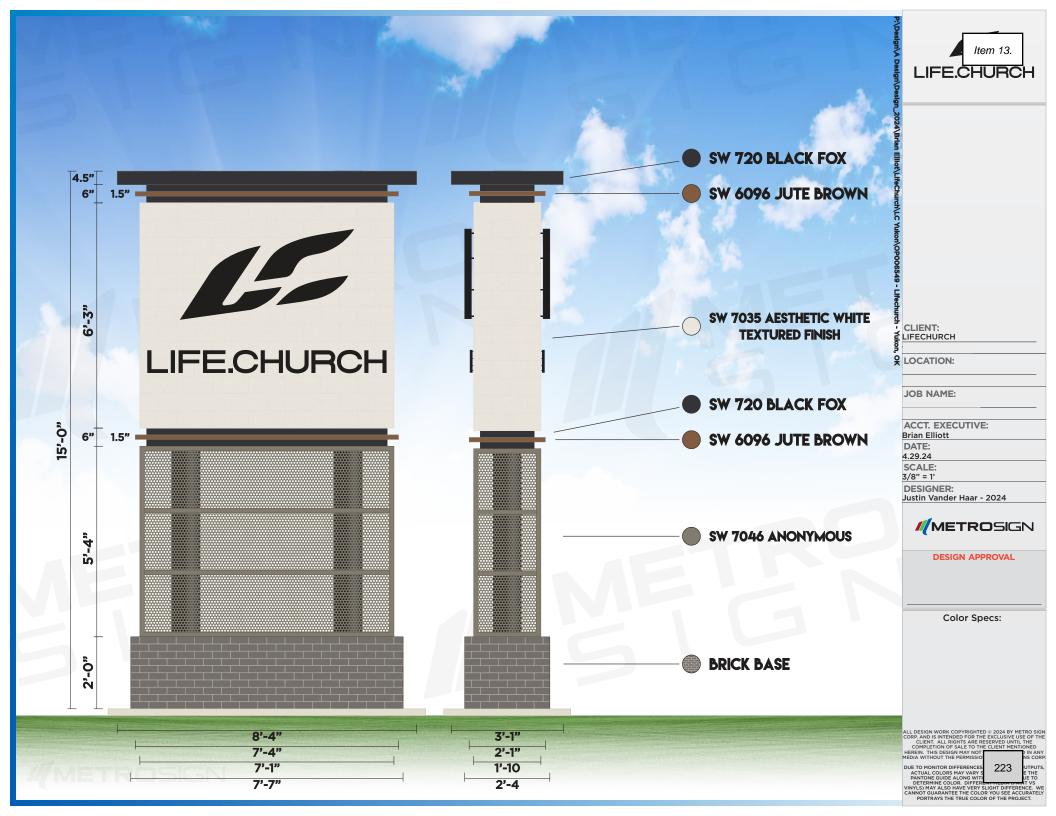


REAR ELEVATION SCALE 1/16" = 1°

SCALE 1/16" = 1'



EAST SIDE ELEVATION SCALE 1/16" = 1'







LIFE.CHURCH

JOB DESCRIPTION ~FABRICATION~

•ONE NEW D/S CUSTOM MONUMENT.

•MAIN BODY FILLER IS NICHIHA WOOD PANELS ON FACES AND ON ONE END.

•ALUMINUM FRAME WITH PERFORATED ALUMINUM FILLER AT OPPOSED END.

•RAISED ALUMINUM BACKER WRAPPED AROUND MAIN BODY. •PAINTED FINISH TO MIMIC CMU

BLOCK

•ALUMINUM TOPPER AND BASE WITH
PAINTED FINISH.

-LC-

•TWO SETS OF REVERSE ALUMINUM CHANNEL LETTERS.

•ILLUMINATED FOR HALO EFFECT.

-LIFE.CHURCH-

•TWO SETS OF SLIM S ACRYLIC LETTERS.

•ILLUMINATED WITH LED's.

ALL MOUNTED TO RAISED BACKER.
 CUSTOM ALUMINUM BASE AND

TOPPER WITH PAINTED FINISH.

ALL DESIGN WORK COPYRIGHTED © 2020 BY METRO SIGN CORP. AND IS INTENDED FOR THE DISCUSSIVE USE OF THE CLIENT. ALL RIGHTS ARE RESERVED UNIT. THE COMMETION OF SALE TO THE CUENT MENTIONED HEREIN. THIS DESIGN MAY NOT BE REPRODUCED IN ANY MEDIA WITHOUT THE PERIABISION OF METRO SIGNS CORP. PASSWORD PROTECTION ONE LAYER OF PROTECTION.

DUE TO MONITOR DIFFERENCES AND VARIOUS OUTFUTS, ACTUAL COLORS MAY VARY SLIGHTLY. WE USE THE PANTONE GUIDE, CAYYL AND THE HEX CODE VAULE TO DETERMINE COLOR. DIFFERENT MEDIA (ANY WAYN YS WINTS) MAY ALSO HAVE VERY SLIGHT DIFFERENCE. WE CANNOT GUARANTEE THE COLOR YOU SEE ACQUARATEE THORTON THE THE COLOR OF THE PROJUCT

CLIENT LIFE CHURCH -

NEW MONUMENT SIGN

SALESMAN BRIAN ELLIOTT

DATE 06.02.20

SCALE 3/8" = 1'

DESIGNER greg roesch- 2020

APPROVAL



METROSIGNS

EXHIBIT D

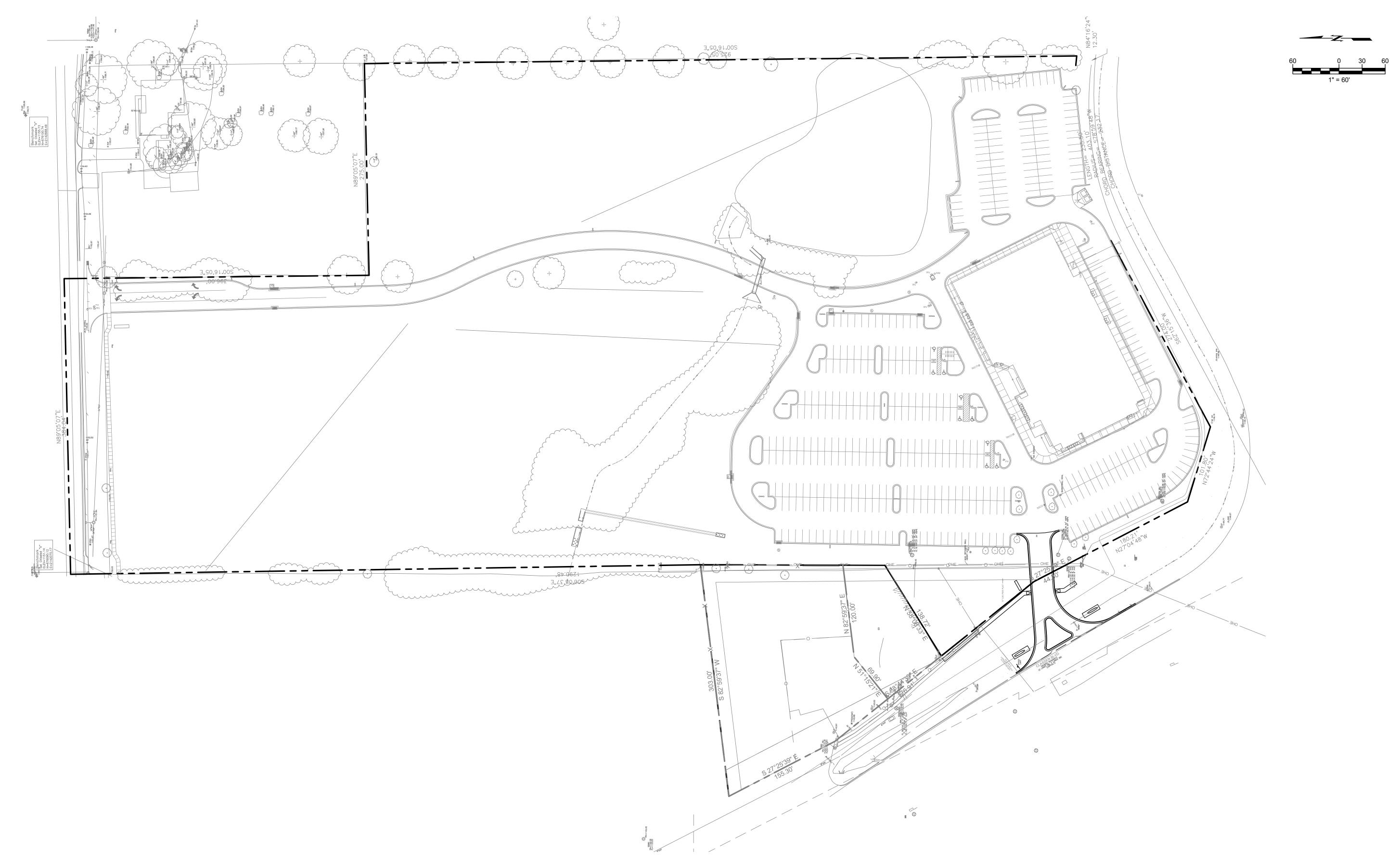
Permitted Uses

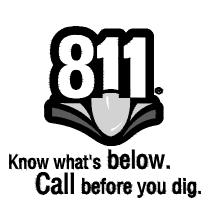
- Church, temple or other place of worship;
- Off-street parking lot to be used for vehicular parking;
- Accessory buildings and uses customarily incidental to any of the above uses. Examples
 include recreational activities, and other church-related indoor/outdoor activities and
 events.

PUD

SITE PLAN

SHEET NO.





CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

PLAN SHEET NO.