



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, November 18, 2021 at 6:30 PM

AGENDA

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

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

Planning Commissioners: Erin Williford, Nouman Jan, Steven McDaniel, Erica Bird, Lark Zink, Dave Boeck, Sandy Bahan, and Michael Jablonski

ROLL CALL

CONSENT ITEMS

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

Minutes

1. Consideration of approval, rejection, amendment and/or postponement of the Minutes of the October 14, 2021 Regular Planning Commission Meeting.

Preliminary Plats

2. Consideration of approval, acceptance, rejection, amendment, and/or postponement of a Preliminary Plat submitted by United Pentecostal Church of Norman (MacBax Land Surveying, PLLC) for APOSTOLIC WORSHIP CENTER for 4.98 acres of property located at 3221 N. Porter Avenue.

Short Form Plats

3. Consideration of approval, acceptance, rejection, amendment, and/or postponement of SFP-2122-4 a Short Form Plat submitted by 410 24th Avenue Properties, L.L.C. (Golden Land Surveying) for POWELL ADDITION for 0.5588 acres of property generally located on the west side of 24th Avenue S.W. approximately 1/3 mile south of W. Main Street.

Certificates of Survey

4. Consideration of approval, acceptance, rejection, amendment, and/or postponement of Norman Rural Certificate of Survey COS-2122-6 submitted by Brent and Katie Davis (Wallace Design Collective) for FOUR D ACRES, with a variance to the 10 acres minimum size requirement, for approximately 9.86 acres of property generally located on the north side of E. Robinson Street approximately ½ mile east of 48th Avenue N.E.

NON-CONSENT ITEMS

5. Consideration of adoption, rejection, amendment, and/or postponement of Ordinance No. O-2122-21 for Johnson & Associates, on behalf of University North Park, requests amendment of the existing PUD, Planned Unit Development (O-1415-45), for property generally located on the east side of 24th Avenue N.W. south of W. Tecumseh Road.
6. Consideration of adoption, rejection, amendment, and/or postponement of Ordinance No. O-2122-24 for WH Normandy Creek, L.P. rejects Special Use for a Bar, Lounge or Tavern for property located at 2224 W. Main Street, Suite 2262.
7. Consideration of adoption, rejection, amendment, and/or postponement of Ordinance No. O-2122-25, AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 429.1, SUB-SECTION 4, OF THE ZONING ORDINANCE TITLED FLOOD HAZARD DISTRICT LAND USES TO REQUIRE THAT CERTAIN FEATURES OF AND EQUIPMENT SERVICING NEW OR SUBSTANTIALLY IMPROVED STRUCTURES IN THE FLOODPLAIN, AS FURTHER SET FORTH IN THE ORDINANCE, BE ELEVATED A MINIMUM OF 2 FEET ABOVE THE BASE FLOOD ELEVATION; AND PROVIDING FOR THE SEVERABILITY THEREOF.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

1. Consideration of approval, rejection, amendment and/or postponement of the Minutes of the October 14, 2021 Regular Planning Commission Meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/18/2021

REQUESTER: Roné Tromble

PRESENTER: Roné Tromble, Admin. Tech. IV

ITEM TITLE: Consideration of approval, rejection, amendment and/or postponement of the Minutes of the October 14, 2021 Regular Planning Commission Meeting.

Action Needed: Approve the minutes of the October 14, 2021 Regular Planning Commission Meeting as presented, or as amended.

NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES

OCTOBER 14, 2021

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 14th day of October, 2021.

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

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

* * *

ROLL CALL

MEMBERS PRESENT

Erin Williford
Steven McDaniel
Erica Bird
Dave Boeck
Sandy Bahan
Michael Jablonski

MEMBERS ABSENT

Nouman Jan
Lark Zink

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &
Community Development
Lora Hoggatt, Planning Services Manager
Roné Tromble, Recording Secretary
Todd McLellan, Development Engineer
Heather Poole, Asst. City Attorney
Jami Short, Traffic Engineer

* * *

CONSENT DOCKET

Item No. 1, being:

APPROVAL OF THE SEPTEMBER 9, 2021 PLANNING COMMISSION REGULAR SESSION MINUTES

*

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

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

Dave Boeck moved to approve the Consent Docket as presented. Steven McDaniel seconded the motion.

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

YEAS	Erin Williford, Steven McDaniel, Erica Bird, Dave Boeck, Sandy Bahan, Michael Jablonski
NAYES	None
MEMBERS ABSENT	Nouman Jan, Lark Zink

The motion, to adopt the Consent Docket, passed by a vote of 6-0.

* * *

Item No. 2, being:

R-2122-31 – SOONER TRADITIONS, L.L.C. AND HUNTER MILLER FAMILY, L.L.C. REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM OFFICE DESIGNATION AND LOW DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR 1.33 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF S. BERRY ROAD AND W. LINDSEY STREET (1027 & 1035 S. BERRY ROAD).

ITEMS SUBMITTED FOR THE RECORD:

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

and

Item No. 3, being:

O-2122-15 – SOONER TRADITIONS, L.L.C. AND HUNTER MILLER FAMILY, L.L.C. REQUEST REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, AND CO, SUBURBAN OFFICE COMMERCIAL DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 1.33 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF S. BERRY ROAD AND W. LINDSEY STREET (1027 & 1035 S. BERRY ROAD).

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-D
4. Transportation Impacts
5. Revised Traffic Impact Analysis
6. Pre-Development Summary
7. Protest & Support Map – October 6, 2021
8. Protests & Supports received by October 6, 2021

PRESENTATION BY STAFF:

1. Ms. Lora Hoggatt presented the staff report. Protest letters were received on this item, which represented 12.5% of the notification area. Support letters were received which represented 17.8% of the notification area.

PRESENTATION BY THE APPLICANT:

1. Mr. Sean Rieger, Rieger Law Group, representing the applicant

AUDIENCE PARTICIPATION:

1. Mr. Jim Akey, 819 Carey Drive, spoke in opposition
2. Mr. David Nehrenz, 902 Carey Drive, spoke in opposition
3. Ms. Roxana Meyer, 1202 W. Brooks Street, spoke in opposition
4. Ms. Michelle Nehrenz, 906 Carey Drive, spoke in opposition
5. Ms. Gabrielle Mandeville, 905 Carey Drive, spoke in opposition
6. Mr. Dan Mains, 1128 W. Brooks Street, spoke in opposition
7. Ms. Lara Souza, 823 Carey Drive, spoke in opposition
8. Mr. Dennis Yarbro, 803 S. Berry Road, spoke in opposition
9. Ms. Susan Meyer, 808 Carey Drive, spoke in opposition
10. Mr. Steve Maple, 951 S. Berry Road, spoke in opposition
11. Mr. Kevin Connywerdy, 1132 W. Brooks Street, spoke in opposition
12. Ms. Nolita Morgan, 1027 Madison Street, spoke in opposition

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Chair Erica Bird made comments
2. Commissioner Michael Jablonski made comments
3. Mr. Sean Rieger responded to a question
4. Commissioner Erin Williford made comments

- 5. Commissioner Dave Boeck made comments
- 6. Chair Erica Bird made comments

Michael Jablonski moved to recommend adoption of Resolution No. R-2122-31 and Ordinance No. O-2122-15 to City Council. Erin Williford seconded the motion.

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

YEAS	Erin Williford, Steven McDaniel, Erica Bird, Dave Boeck, Michael Jablonski
NAYES	Sandy Bahan
MEMBERS ABSENT	Nouman Jan, Lark Zink

The motion, to recommend adoption of Ordinance No. O-2122-14 and PP-2122-5 to City Council, passed by a vote of 5-1.

* * *

Item No. 4, being:

O-2122-21 – JOHNSON & ASSOCIATES, ON BEHALF OF UNIVERSITY NORTH PARK, REQUESTS AMENDMENT OF THE EXISTING PUD, PLANNED UNIT DEVELOPMENT (O-1415-45), TO AMEND THE ALLOWABLE USES FOR APPROXIMATELY 1.37 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF 24TH AVENUE N.W. SOUTH OF TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Steven McDaniel moved to postpone Ordinance No. O-2122-21 to the November 18, 2021 Planning Commission meeting. Dave Boeck seconded the motion.

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

YEAS	Erin Williford, Steven McDaniel, Erica Bird, Dave Boeck, Sandy Bahan, Michael Jablonski
NAYES	None
MEMBERS ABSENT	Nouman Jan, Lark Zink

The motion, to postpone Ordinance No. O-2122-21 to the November 18, 2021 Planning Commission meeting, passed by a vote of 6-0.

* * *

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Ms. Roné Tromble noted that the November Planning Commission meeting will be held on the third Thursday, November 18, because the regular second Thursday is Veteran's Day.

Commissioner Boeck said he was hoping the two developers on this corner could create a unified development on that corner.

Commissioner Williford – I have a quick thought. When things are rezoned through us, and then City Council approves them, and then the plans change – I wish that there was a way that we could amend the rules so that it has to come back all the way through Planning and City Council. The apartment complex I referenced was approved through Planning Commission and City Council as a two-story, and it is a gigantic three-story that looms over Cascade. I think that it was a bait and switch, and I think that should not happen. So if there's a way that it could be looked at and somehow changes – we can't do that, but if there is a way to change that, I think it would be better for Norman.

Commissioner Jablonski – I agree. This is one of the nice things about a SPUD – it locks in what's going to happen. So this thing we just voted on, it's going to be one story tall and that's fixed. It's not going to change. To your point, if it were C-1, then they could show us really pretty pictures.

Commissioner Boeck – Now I've seen PUDs change over time. Once a PUD happens, and then all of a sudden something comes back because they couldn't lease it out, then they come back to change the PUD. So the old adage, once you let something happen it's going to cascade on down the road. Unfortunately, we let that happen more than it should happen.

Commissioner Bird – That may be something that staff can help us with in the presentations, is when there's been changes to those PUDs, maybe make sure to – you may already do this – just highlight those changes. This project that we voted on actually had a change from the Pre-Development meeting that I was able to ask the developer about, but it's only because I went and I looked at that Pre-Development meeting and the applicant isn't necessarily going to always point those out. So any of those changes are very helpful for us to be aware of, because that may not have been something the audience had a comment to make. But sometimes the comments from these Planning Commission meetings are taken in to make adjustment – and the Norman Regional – the Highway 9 hospital is a great example of that. They continue to change and to, what I would venture to say, improve based on the comments they had from there. So I'd like to still be able to see PUDs be able to be changed, but I think it should be very clear for the next person voting on it what changed so that they can ask why.

Commissioner Boeck – If we set this up so that each City Council person had a ward person on the Planning Commission, there might be more discussion between Planning Commissioners and City Council people to allow that dialogue to happen. I've always had a problem with how little dialogue we, as Planning Commissioners, have with City Council.

* * *

ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 8:02 p.m.

File Attachments for Item:

2. Consideration of approval, acceptance, rejection, amendment, and/or postponement of a Preliminary Plat submitted by United Pentecostal Church of Norman (MacBax Land Surveying, PLLC) for APOSTOLIC WORSHIP CENTER for 4.98 acres of property located at 3221 N. Porter Avenue.



CITY OF NORMAN, OK STAFF REPORT

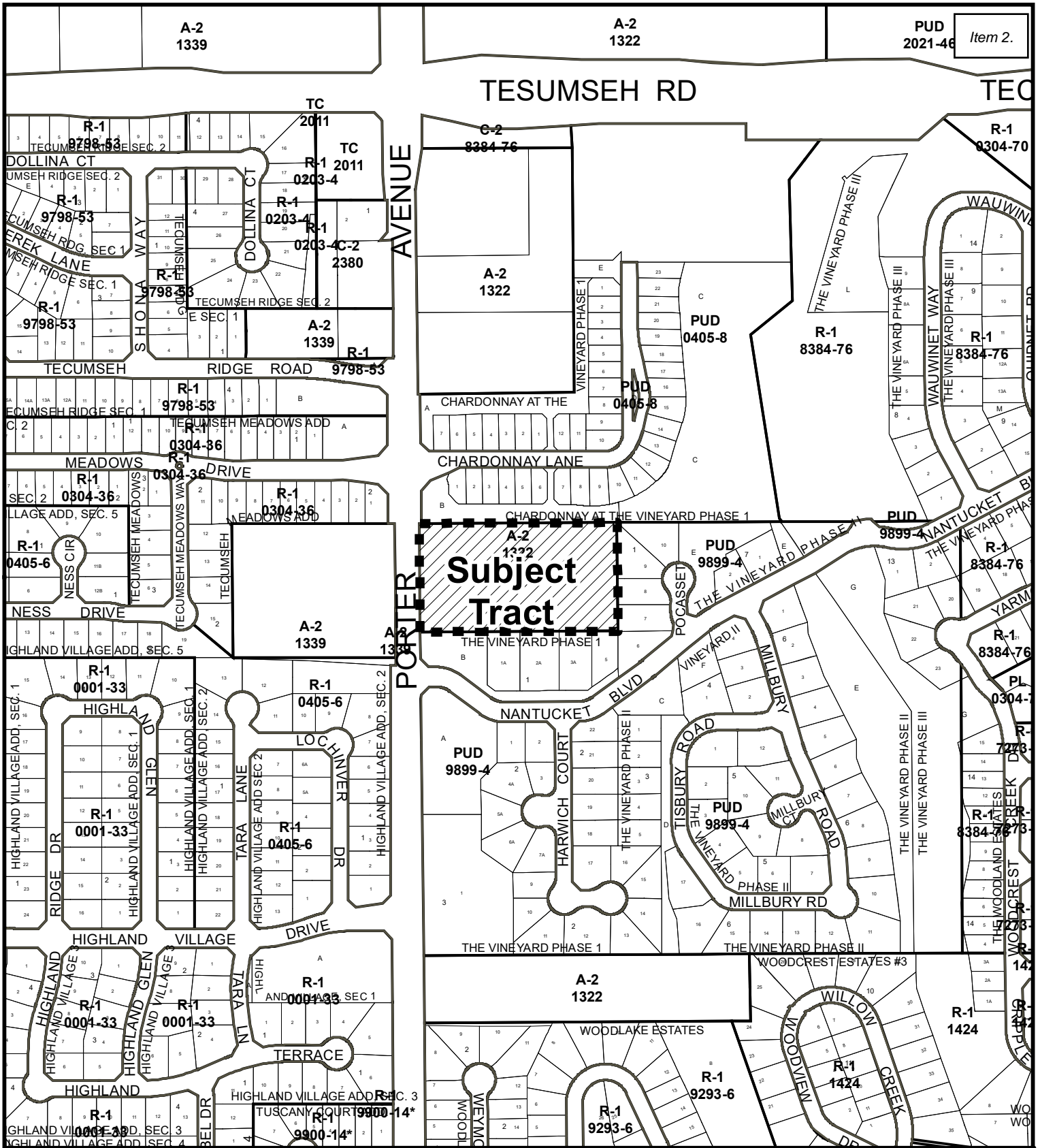
MEETING DATE: 11/18/2021

REQUESTER: United Pentecostal Church of Norman

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of approval, acceptance, rejection, amendment, and/or postponement of a Preliminary Plat submitted by United Pentecostal Church of Norman (MacBax Land Surveying, PLLC) for APOSTOLIC WORSHIP CENTER for 4.98 acres of property located at 3221 N. Porter Avenue.

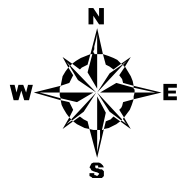
Action Needed: Recommend approval, or rejection, of PP-2122-3, the Preliminary Plat for APOSTOLIC WORSHIP CENTER, to City Council.



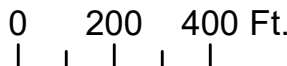
Location Map



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

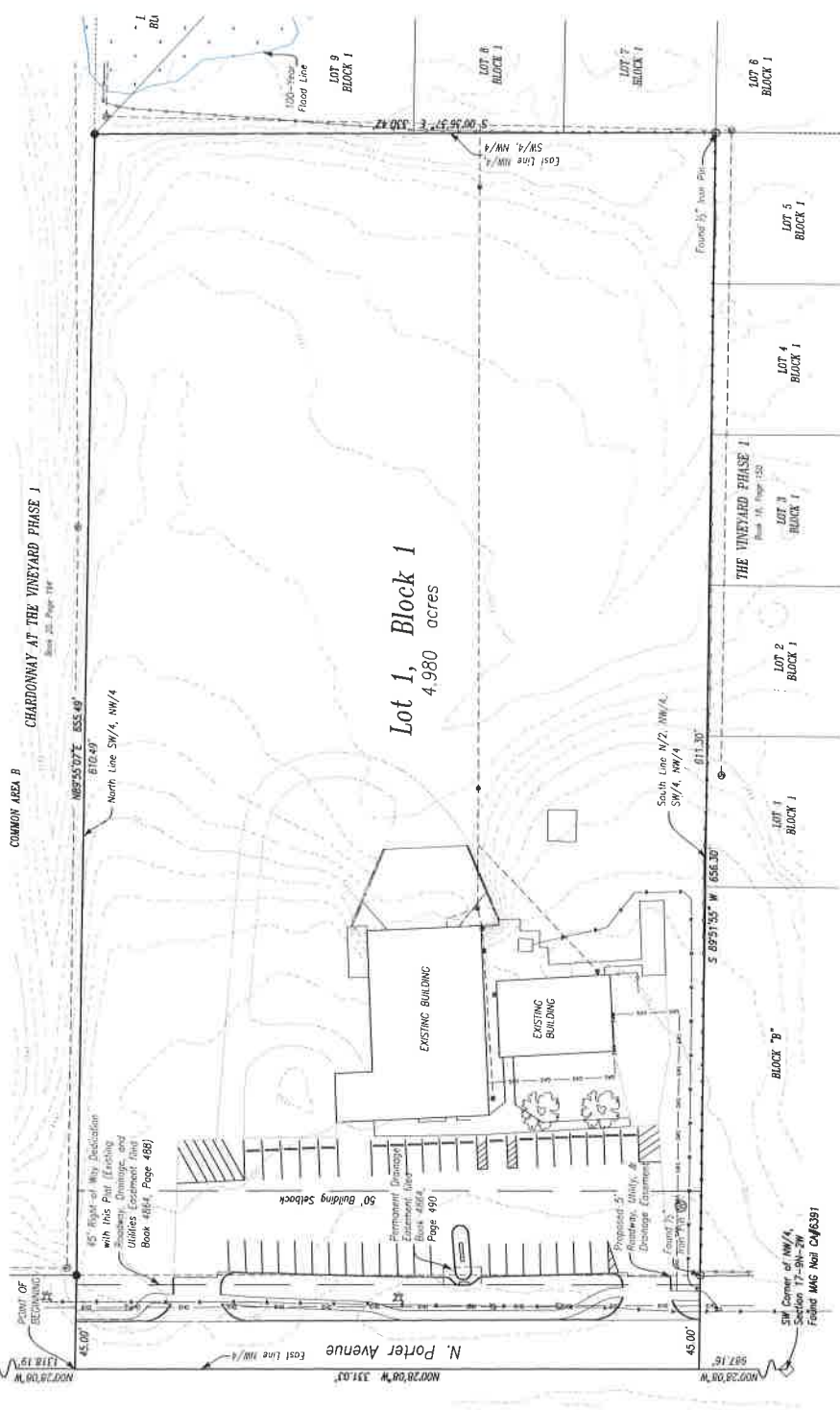


October 6, 2021



- Subject Tract
- Zoning

**PRELIMINARY PLAT OF:
 APOSTOLIC WORSHIP CENTER**
 NORTH HALF, NORTHWEST QUARTER, SOUTHWEST QUARTER,
 NORTHWEST QUARTER, SECTION 17,
 TOWNSHIP 9 NORTH, RANGE 2 WEST, OF THE INDIAN MERIDIAN
 CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION - COMMERCIAL

OWNER
 UNITED PENTECOSTAL CHURCH OF NORMAN INCORPORATED
 Norman, Oklahoma 73071

ENGINEER
 TERRY W. HENNING, P.E.
 4715 S.W. 48th Street
 Norman, Oklahoma 73072
 Phone: 405-225-2004

SURVEYOR
 KENT VINCE
 4715 S.W. 48th Street
 Norman, Oklahoma 73072
 Phone: 405-225-2004

NOTES

1. Lot area is 4.980 acres, May 27, 2011.
2. This preliminary survey is for informational purposes only. It is not a final plat and should not be used for any legal purpose without the consent of the Surveyor.
3. Refer to Hydrology Report for information on Drainage and Channels.
4. Compliance with Subchapter 156, Title 22, O.S.

LAND SURVEYOR'S CERTIFICATE

This is to certify that the survey was performed by myself or by an agent or agents under my direction and supervision, and that the boundaries shown thereon are true to the original plat and the same have been ascertained by me and my assistants.

Kent Vince, P.E., L.S.# 1902



LEGEND

- SET 1/2" OR 3/4" IN WITH CAP W/ MARKS ON 1/4"
- SHIRTS MARKS ON 1/4"
- ▲ SET 1/2" OR 3/4" IN WITH SHIRTS MARKS ON 1/4"
- ◆ FOUND R.P.S. MONUMENT WITH FOUND R.P.S. MONUMENT
- GROUND TRANSDUCER
- ⊗ ELECTRIC METER
- POWER POLE
- PRESSURE TRANSFORMER
- 2" PRIVATE DRAINAGE EMBLEM
- 5" GREENSPACE
- 6" BUILDING LIMIT LINE
- 1/4" ELECTRIC METER
- 1/4" R.O.W. RIGHT OF WAY
- EXISTING SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- SANITARY WATER LINE
- CURB AND GUTTER
- QUARTER SECTION LINE
- SECTION LINE
- TOWNSHIP LINE
- LOT BOUNDARY LINE
- EMBLEM LINE
- 1/2" ELECTRIC METER
- 2" PRIVATE DRAINAGE EMBLEM
- 5" GREENSPACE
- 6" BUILDING LIMIT LINE
- 1/4" ELECTRIC METER
- 1/4" R.O.W. RIGHT OF WAY

Revised October 15, 2021
 May 10, 2021

MB MacBax Land Surveying, PLLC
 4715 Southwest Ave
 Norman, OK 73072
 Phone 405-672-7594
 No. 8137
 Kent@MBLS.us

Planning Commission Agenda
November 18, 2021

PRELIMINARY PLAT

PP-2122-3

ITEM NO. 2

STAFF REPORT

ITEM: Consideration of a PRELIMINARY PLAT FOR APOSTOLIC WORSHIP CENTER.

LOCATION: Generally located 1300' south of Tecumseh Road on the east side of Porter Avenue (3221 North Porter).

INFORMATION:

1. Owner. United Pentecostal Church of Norman.
2. Developer. United Pentecostal Church of Norman.
3. Engineer. Chad Parks.
4. Surveyor. MacBax Land Surveying

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in the A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer main is existing.

IMPROVEMENT PROGRAM (CONT'D):

3. Sidewalks. Sidewalk adjacent to Porter Avenue is existing.
4. Storm Sewers. Storm water runoff will be conveyed through a low impact system including the use of rain barrels.
5. Streets. Porter Avenue street paving is existing.
6. Water Mains. A 12" water main is existing.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Right-of-Way. Street right-of-way is existing.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 4.98 acres and one lot. The existing church is proposing an additional building expansion. There are existing drive approaches serving the church. Staff recommends approval of the preliminary plat for Apostolic Worship Center.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Apostolic Worship Center to City Council.

ACTION TAKEN: _____



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: September 28, 2021

CONDUCTED BY: Jami L. Short, P.E.
City Traffic Engineer

PROJECT NAME: Apostolic Worship Center Preliminary Plat

PROJECT TYPE: Institutional

Owner: United Pentecostal Church of Norman, Inc.
Developer's Engineer: PDG Engineering, LLC
Traffic Engineer: N/A

SURROUNDING ENVIRONMENT (Streets, Developments)

The areas surrounding this site include residential surrounding the existing Apostolic Worship Center with some commercial further north. Porter Avenue connects to Tecumseh Road to the north and to Rock Creek Road to the south.

ALLOWABLE ACCESS:

The access will be in accordance with Section 4018 of the City's Engineering Design Criteria.

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

Porter Avenue: 4 lanes (existing and future). Speed Limit—40 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE: YES NO

Proposed access for the development will comply with what is allowed in the subdivision regulations.

TRIP GENERATION

There will be no additional trips generated with this addition to the existing Apostolic Worship Center.

	Total	In	Out
Weekday	0	0	0
A.M. Peak Hour	0	0	0
P.M. Peak Hour	0	0	0

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

The developer was not required to submit any traffic impact documentation for this application. The addition will be on the existing Apostolic Worship Center parcel located approximately 1,580 feet south of the intersection of Porter Avenue and Tecumseh Road on the east side of Porter Avenue.

RECOMMENDATION: APPROVAL DENIAL N/A **STIPULATIONS**

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

The proposed addition to the existing worship center will utilize existing access to Porter Avenue. This will connect motorists to Tecumseh Road to the north and Rock Creek Road to the south. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated.

Applicant: United Pentecostal Church

Project Location: 3221 N. Porter Ave.

Case Number: PD21-31

Time: 6:30 p.m.

Applicant/Representative

The applicant did not attend.

Attendees

No neighbors attended.

City Staff

Lora Hoggatt, Planning Services Manager
Beth Muckala, Assistant City Attorney
Heather Poole, Assistant City Attorney
Ken Danner, Subdivision Development Manager

Application Summary

The applicant is requesting a preliminary plat to allow for an addition to the existing church.

Neighbor's Comments/Concerns/Responses

No neighbors attended this meeting.

GBC 21-22

APPLICANT	United Pentecostal Church of Norman
LOCATION	3221 N. Porter Ave.
PROPOSAL	Preliminary Plat – Apostolic Worship Center
NORMAN 2025 LAND USE	Current: Institutional
LAND USE	Current: Church

Greenbelt Commission Final Comments - GBC 21-22

Greenbelt forwards this item with no additional comments.

File Attachments for Item:

3. Consideration of approval, acceptance, rejection, amendment, and/or postponement of SFP-2122-4 a Short Form Plat submitted by 410 24th Avenue Properties, L.L.C. (Golden Land Surveying) for POWELL ADDITION for 0.5588 acres of property generally located on the west side of 24th Avenue S.W. approximately 1/3 mile south of W. Main Street.



CITY OF NORMAN, OK STAFF REPORT

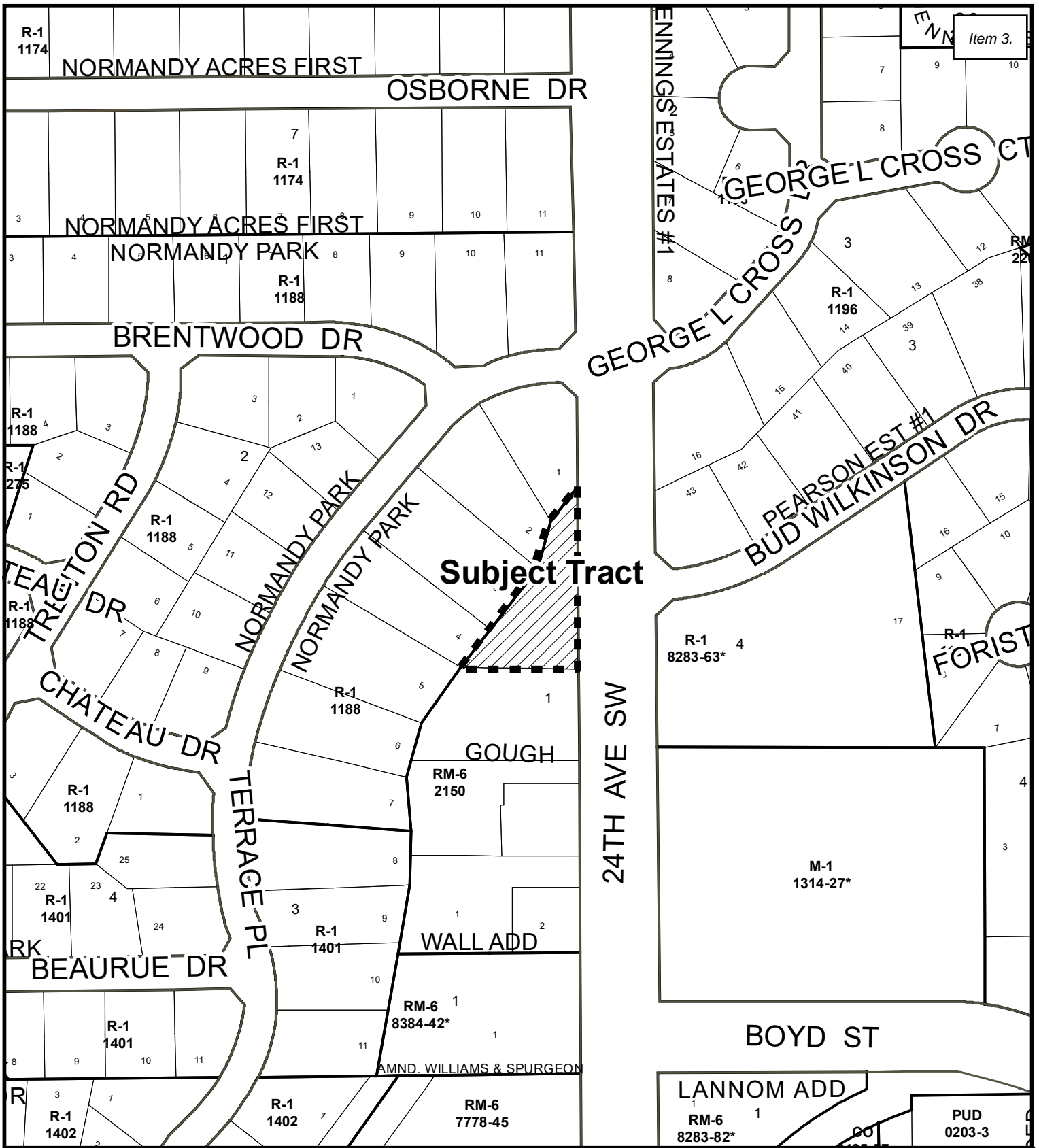
MEETING DATE: 11/18/2021

REQUESTER: 410 24th Avenue Properties, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of approval, acceptance, rejection, amendment, and/or postponement of SFP-2122-4 a Short Form Plat submitted by 410 24th Avenue Properties, L.L.C. (Golden Land Surveying) for POWELL ADDITION for 0.5588 acres of property generally located on the west side of 24th Avenue S.W. approximately 1/3 mile south of W. Main Street.

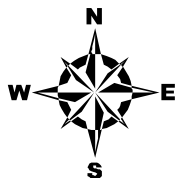
Action Needed: Approve, or reject, SFP-2122-4, the Short Form Plat for POWELL ADDITION.



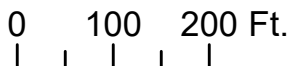
Location Map



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

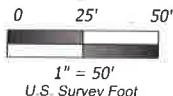
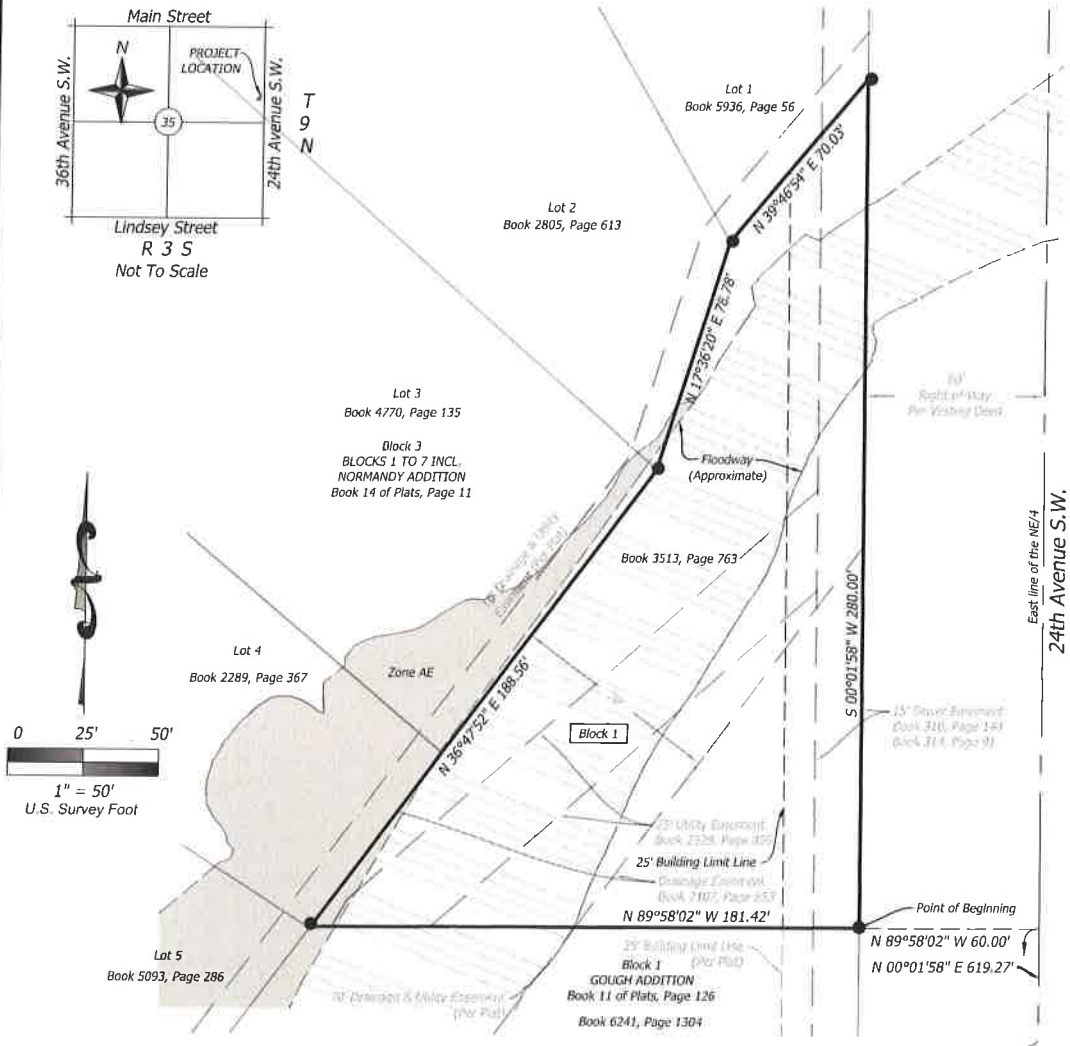


November 5, 2021



- Subject Tract
- Zoning

SHORT FORM PLAT - SFP -
Block 1 of POWELL ADDITION
 A part of the NE/4 of Section 35, T9N, R3W. I.M.
 Norman, Cleveland County, Oklahoma

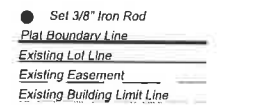


LEGAL DESCRIPTION

A tract of land located in the Northeast Quarter (NE/4) of Section Thirty-Five (35), Township Nine (9) North, Range Northeast (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter; Thence N00°01'58"E along the East line of said NE/4 a distance of 619.27 feet;
 Thence N89°58'02"W a distance of 60.00 feet to the Northeast corner of GOUGH ADDITION recorded in Book 11 of Plats on Page 126 same point being the Point of Beginning;
 Thence N89°58'02"W along the North line of said GOUGH ADDITION a distance of 181.42 feet to a point on the East line of Block 3 in BLOCKS 1 TO 7 INCL. NORMANDY ADDITION recorded in Book 4 of Plats on Page 11;
 Thence along the East line of said Block 3 the following 3 courses:
 1. N36°47'52"E a distance of 188.56 feet;
 2. N17°36'20"E a distance of 78.78 feet;
 3. N39°46'54"E a distance of 70.03 feet to the Southeast corner of Lot 1 of said Block 3;
 Thence S00°01'58"W and parallel to the East line of said NE/4 a distance of 280.00 feet to the Point of Beginning.
 Containing 24,342 Square Feet or 0.5588 Acres, more or less.

NOTES

- Items shown as (Per Plat) were created & dedicated by the Plats of GOUGH ADDITION recorded in Book 11 of Plats on Page 127 and BLOCKS 1 TO 7 INCL. NORMANDY PARK ADDITION recorded in Book 4 of Plats on Page 11 in the office of the Cleveland County Clerk.
- Easements shown hereon by specific recording information are shown hereon for reference purposes only and are not dedicated pursuant to this short form plat.
- Basis of Bearings: The bearing of North 00°01'58" East along the East line of NE/4 as shown on the Final Plat of GOUGH ADDITION recorded in Book 11 of Plats on Page 127 in the office of the Cleveland County Clerk.
- Said described property in, by graphical plotting only, located within an area having a Zone AE Designation, AE Shaded, and Floodway by FEMA, on Flood Insurance Rate Map No. 48027C02280J, dated January 15, 2021. Plotted lines are shown per GIS data obtained through normanok.gov and are considered to be approximate. No field survey was performed to determine this zone.
- The current zoning of the subject property is RM-6 (Medium Density Apartment District), per the City of Norman planning and zoning department as found on normanok.gov.



Prepared By
GOLDEN LAND SURVEYING
 7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013
 C.A. # 7263 / Exp. Date = 6/30/2022
 Telephone: (405) 802-7883 Email: tray@goldenls.com
 Drafted by: SQ
 Plot Date: November 4, 2021
 Paper Size: 8.5"x14" (Legal)
 GLS Job No.: 21657

Filename: C:\JDBSW\PROJECTS\2021\21657_410_24TH NORMAN SHORT FORM PLAT.DWG

SHORT FORM PLAT
SFP-2122-4

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of **SHORT FORM PLAT NO. SFP-2122-4 FOR POWELL ADDITION.**

LOCATION: Generally located one-third of a mile south of West Main Street on the west side of 24th Avenue S.W. (410 24th Avenue S.W.).

INFORMATION:

1. Owner. 410 24th Avenue Properties, LLC.
2. Developer. 410 24th Avenue Properties, LLC.
3. Engineer. Golden Land Surveying.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Norman Corporate City Limits without zoning.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. 1963. The Supreme Court declared Ordinance No. 1488 passed placing this property in the R-3, Multi-Family Dwelling District and removing it from A-2, Rural Agricultural District.
5. February 16, 1969. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in RM-6, Medium Density Apartment District and removed from R-3, Multi-Family Dwelling District.
6. March 11, 1969. City Council adopted Ordinance No. 2150 placing this property in the RM-6, Medium Density Apartment District and removing it from the R-3, Multi-Family Dwelling District.

7. September 9, 1976. Planning Commission, on a vote of 7-0, approved the preliminary plat for Gough Addition.
8. September 9, 1981. Approval of the preliminary plat for Gough Addition became null and void.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer is existing.
3. Sidewalks. Sidewalks are existing. Any damage to existing sidewalks will be replaced prior to Certificate of Occupancy.
4. Streets. Street improvements are existing.
5. Water. Water improvements are existing.

PUBLIC DEDICATIONS:

1. Easements. All required easements are existing.
2. Rights-of-Way. Street right-of-way is existing.

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

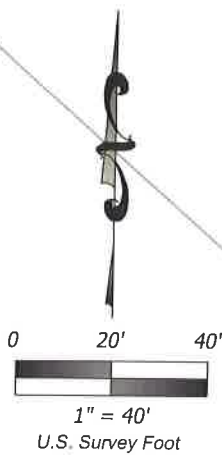
STAFF COMMENTS AND RECOMMENDATION: This property has never been platted. The property consists of .5588 acres and one lot. The owner intends to construct a residential structure on the property. If there are any changes to the site plan by the owner outside the use for residential purposes, the owner will need to seek rezoning. There is a large amount of flood plain and flood way on the property; however, the owner has not proposed any encroachment into those areas. Staff recommends approval of Short Form Plat No. SFP-2122-4 for Powell Addition.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SPF-2122-4 for Powell Addition, and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____

SITE PLAN

Item 3.



Block 3
BLOCKS 1 TO 7 INCL.
NORMANDY ADDITION
Book 14 of Plats, Page 11

Lot 3
Book 4770, Page 135

Lot 1
Book 5936, Page 56

Lot 2
Book 2805, Page 613

25' Utility Easement
Book 2529, Page 856
Book 2289, Page 367
Drainage Easement
Book 2107, Page 853
Lot 4

10' Drainage & Utility Easement (Per Plat)
Floodway (Approximate)
70' Drainage & Utility Easement (Per Plat)



Proposed Sanitary Sewer
25' Building Limit Line (Per Plat)
Block 1
GOUGH ADDITION
Book 11 of Plats, Page 126

Proposed Concrete Paving
Existing Sanitary Sewer
Proposed Water Service
15' Sewer Easement
Book 310, Page 140
Book 314, Page 91

60' W
Right-of-Way
Per Vesting Deed

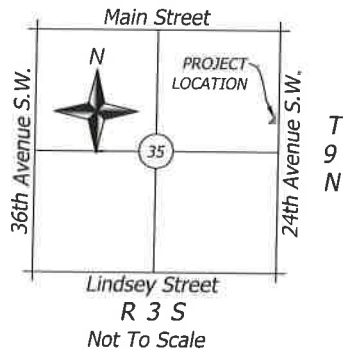
Bud Wilkinson Drive

East line of the NE/4
24th Avenue S.W.

N 00°01'58" E 619.27'

Point of Commencement
Southeast Corner of the NE/4
Sec. 35, T9N, R3W, I.M.

Notes:
the current zoning of the subject property is RM-6 (Medium Density Apartment District),
per the City of Norman planning and zoning department as found on normanok.gov.



Prepared By
GOLDEN
LAND SURVEYING

7304 NW 164th St., Suite #5, Edmond, Oklahoma
C.A.# 7263 / Exp. Date =6/30/2022
Telephone: (405) 802-7883 Email: troy@goldens.com
Drafted by: SQ GLS Job No.: 21657
Plot Date: November 4, 2021

File Attachments for Item:

4. Consideration of approval, acceptance, rejection, amendment, and/or postponement of Norman Rural Certificate of Survey COS-2122-6 submitted by Brent and Katie Davis (Wallace Design Collective) for FOUR D ACRES, with a variance to the 10 acres minimum size requirement, for approximately 9.86 acres of property generally located on the north side of E. Robinson Street approximately ½ mile east of 48th Avenue N.E.



CITY OF NORMAN, OK STAFF REPORT

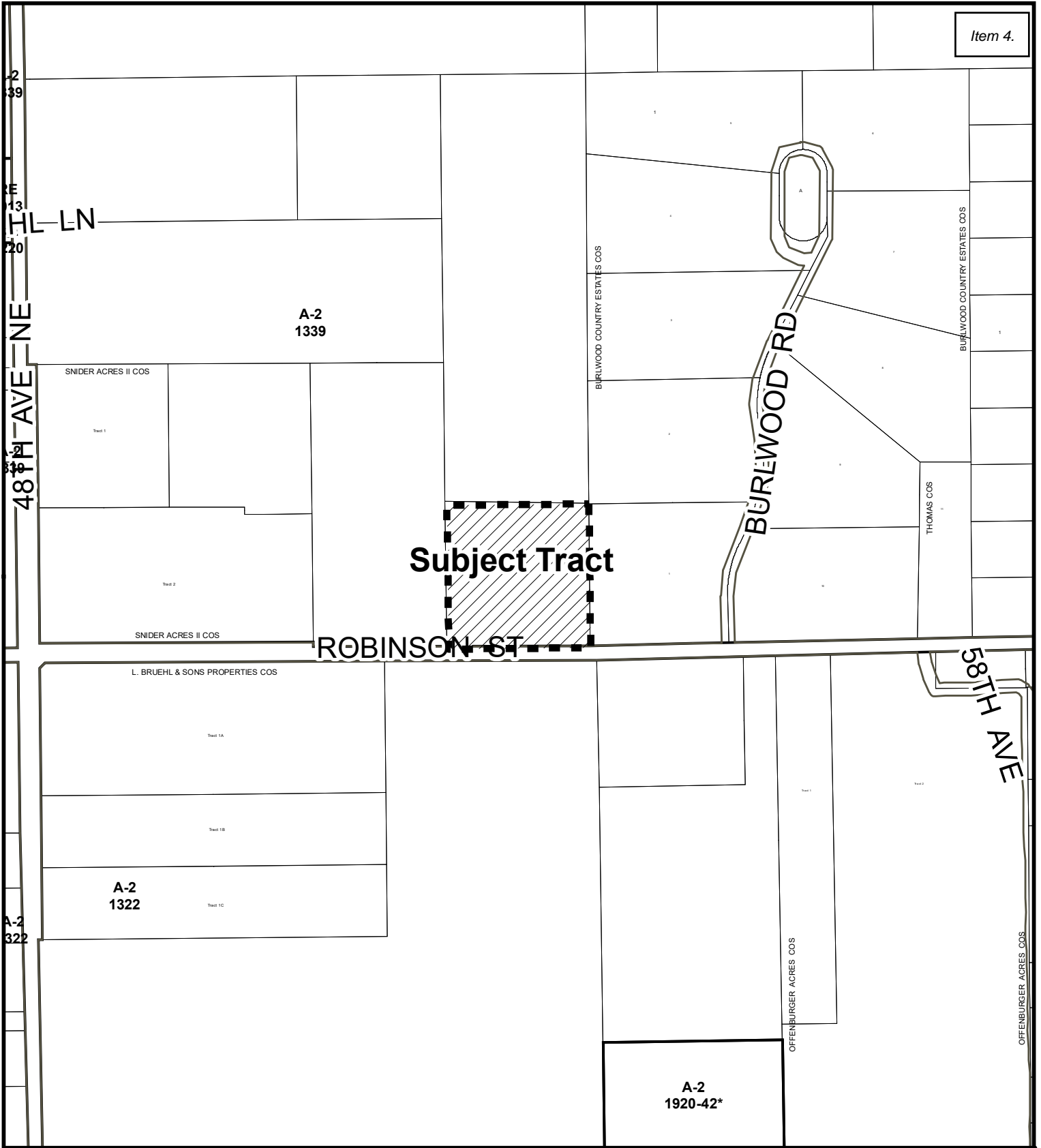
MEETING DATE: 11/18/2021

REQUESTER: Brent and Katie Davis

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of approval, acceptance, rejection, amendment, and/or postponement of Norman Rural Certificate of Survey COS-2122-6 submitted by Brent and Katie Davis (Wallace Design Collective) for FOUR D ACRES, with a variance to the 10 acre minimum size requirement, for approximately 9.86 acres of property generally located on the north side of E. Robinson Street approximately ½ mile east of 48th Avenue N.E.

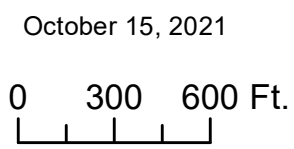
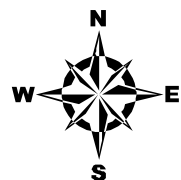
Action Needed: Recommend adoption, or rejection, of a variance in the minimum 10 acre requirement for Tract 1, and recommend approval or disapproval of COS-2122-6 for FOUR D ACRES to City Council.





Location Map



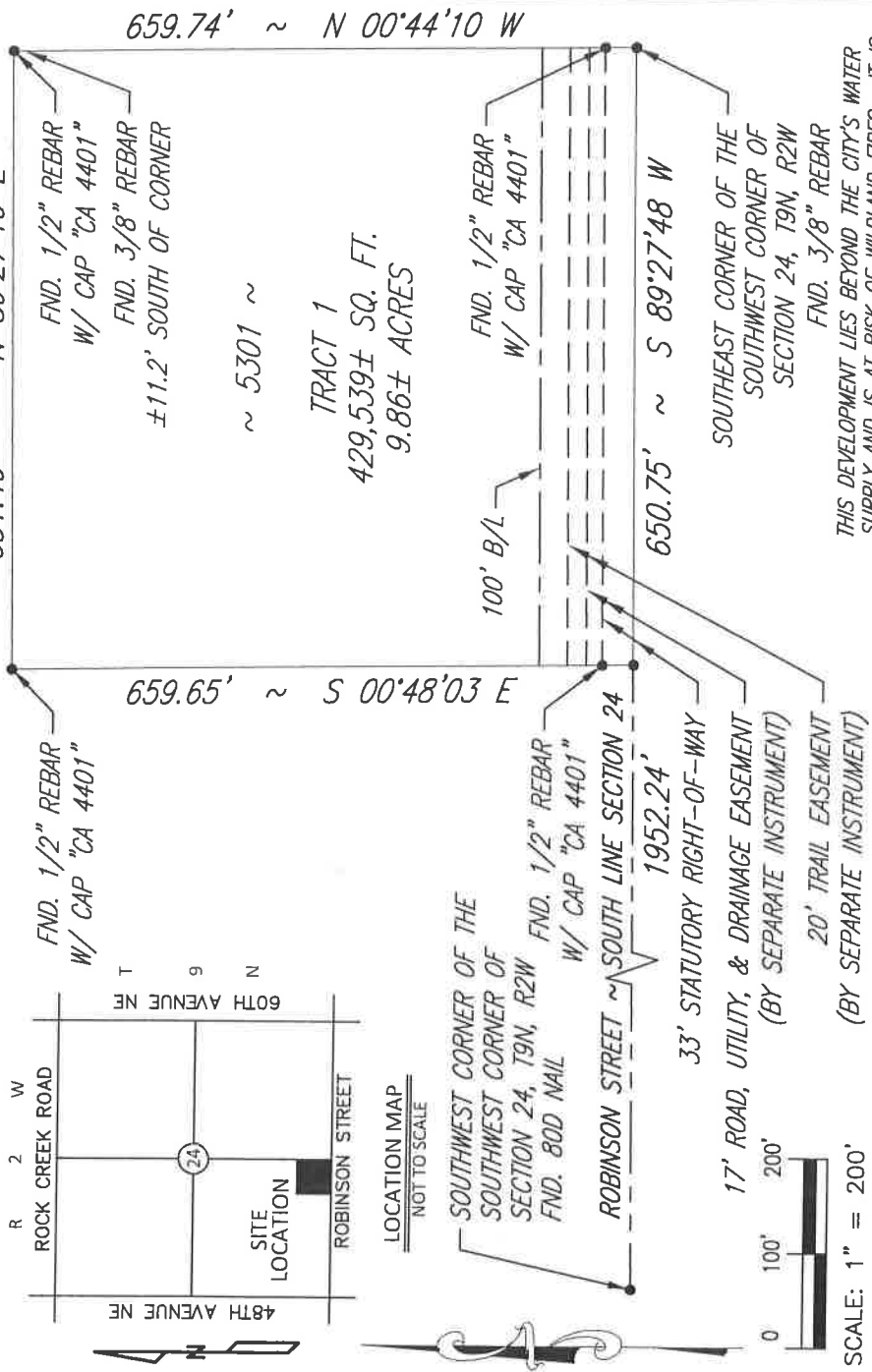
Map Produced by the City of Norman
 Geographic Information System.
 The City of Norman assumes no
 responsibility for errors or omissions
 in the information presented.



-  Subject Tract
-  Zoning

NORMAN RURAL CERTIFICATE OF SURVEY PLAT
FOUR D ACRES

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE
 SOUTHWEST QUARTER OF SECTION 24, T9N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA
 651.49' ~ N 89°27'19 E



THIS DEVELOPMENT LIES BEYOND THE CITY'S WATER SUPPLY AND IS AT RISK OF WILDLAND FIRES. IT IS RECOMMENDED THAT THE DEVELOPMENT ADHERE TO NFPA 1144-2008, REDUCING STRUCTURE IGNITION HAZARDS FROM WILDLAND FIRES.

LEGAL DESCRIPTION

The Southeast Quarter of the Southeast Quarter of the Southwest Quarter (SE/4 SE/4 SW/4) of Section Twenty-four (24), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma.

OWNER'S CERTIFICATE

Know All Men By These Presents:

That the Undersigned, Brent Davis and Katie Davis, Husband and Wife, hereby certify that they are the owners of, and the only persons, firm or corporation having any right, title or interest in, and to the land shown on the Norman Rural Certificate of Survey Plat of Four D Acres, an addition to the City of Norman, Oklahoma and have caused the same to be surveyed into a single tract as shown on the survey plat, represents a correct survey of all property included therein.

 Brent Davis

 Katie Davis

STATE OF OKLAHOMA, COUNTY OF CLEVELAND SS:

Before me, a Notary Public, in and for said County and State on this _____ day of _____, 2021, personally appeared Brent Davis and Katie Davis, Husband and Wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed.

My Commission Expires: _____
 My Commission Number: _____

 Notary Public



wallace design collective, pc
 structural · civil · landscape · survey
 410 north walnut avenue, suite 200
 oklahoma city, oklahoma 73104
 405.236.5858 · 800.364.5858
 wallace.design
 ok ca 1460
 exp. date 06.30.2023

CERTIFICATE OF SURVEY
COS-2122-6

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2122-6 FOR FOUR D ACRES.**

LOCATION: Generally located one-half mile east of 48th Avenue N.E. on the north side of East Robinson Street.

INFORMATION:

1. Owners. Brent and Katie Davis.
2. Developer. Brent and Katie Davis.
3. Surveyor. Wallace Design Collective.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Norman Corporate City limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer system will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water well will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

4. Acreage. This property consists of 9.86 acres. The surveyor has requested a variance in the minimum 10 acre requirement based on the fact this property is located within a short section.

EASEMENTS: With the Comprehensive Transportation Plan, Robinson Street is classified as a minor rural arterial street. A 17' roadway, drainage and utility easement will be required. In addition, a 20' trail easement will be required parallel to the roadway easement.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2122-6 for Four D Acres and a letter of request for a variance in the minimum acreage requirement for Tract 1 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The applicant is requesting a variance in the minimum acreage requirement for a 10 acre tract. Staff recommends approval of a variance in the minimum 10 acres requirement for Tract 1 and approval of Norman Rural Certificate of Survey No. COS-2122-6 for Four D Acres.

ACTION NEEDED: Recommend approval or disapproval of a variance in the minimum 10 acre requirement for Tract 1 and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2122-6 for Four D Acres to City Council.

ACTION TAKEN: _____

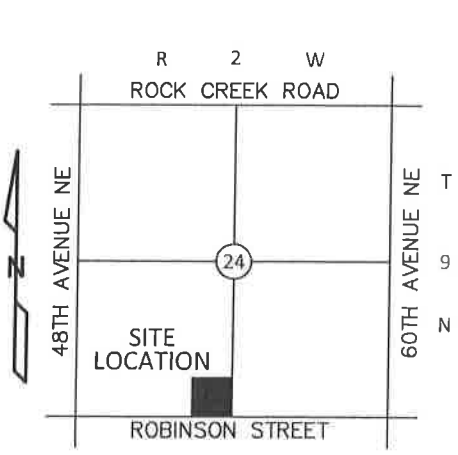
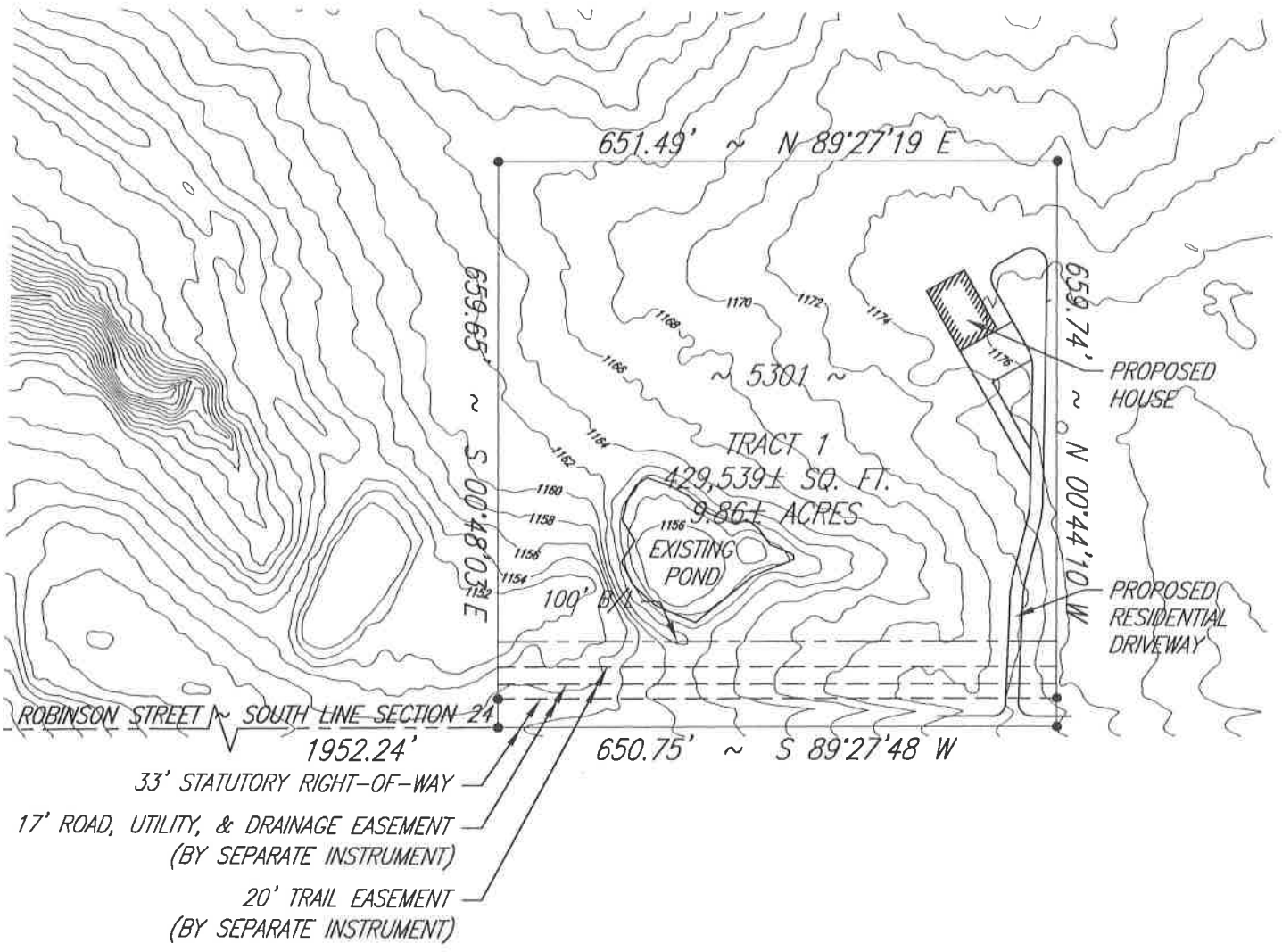
**FOUR D ACRES
COS VARIANCE REQUEST**

The following information is intended to request a variance for the proposed application of the 4D Acres Norman Rural Certificate of Survey. Subdivision Regulations were rewritten and adopted by City Council on November 14, 2000. With the adoption, requirements for subdividing in the rural Norman required that a Norman Rural Certificate of Survey be submitted to the Greenbelt Commission, Planning Commission and City Council and that all tracts shall be a minimum 10 acres.

The subject property measures 9.86+/- acres. The section corners have a measured separation that is less than 1 mile, or 5,280 feet. As a result the southeast quarter of the southeast quarter of the southwest quarter of the subject section measures less than 10 acres. If the section was a true square mile then the subject property would measure precisely 10 acres.

Given the information stated above, the applicant respectfully requests a variance for the subject Norman Rural Certificate of Survey and that the City allow building permits to be issued for the subject property.

FOUR D ACRES PLOT PLAN



LOCATION MAP
NOT TO SCALE



wallace
design
collective

wallace design collective, pc
structural · civil · landscape · survey
410 north walnut avenue, suite 200
oklahoma city, oklahoma 73104
405.236.5858 · 800.364.5858
wallace.design
ok ca 1460

GBC 21-30

APPLICANT	Brent & Katie Davis
LOCATION	Robinson Street, West of Burlwood Road
PROPOSAL	Norman Rural Certificate of Survey – Four D Acres
NORMAN 2025 LAND USE	Current: Country Residential
LAND USE	Current: Vacant

Greenbelt Commission Final Comments - GBC 21-30

Greenbelt forwards this item with no additional comments.

File Attachments for Item:

5. Consideration of adoption, rejection, amendment, and/or postponement of Ordinance No. O-2122-21 for Johnson & Associates, on behalf of University North Park, requests amendment of the existing PUD, Planned Unit Development (O-1415-45), for property generally located on the east side of 24th Avenue N.W. south of W. Tecumseh Road.



CITY OF NORMAN, OK STAFF REPORT

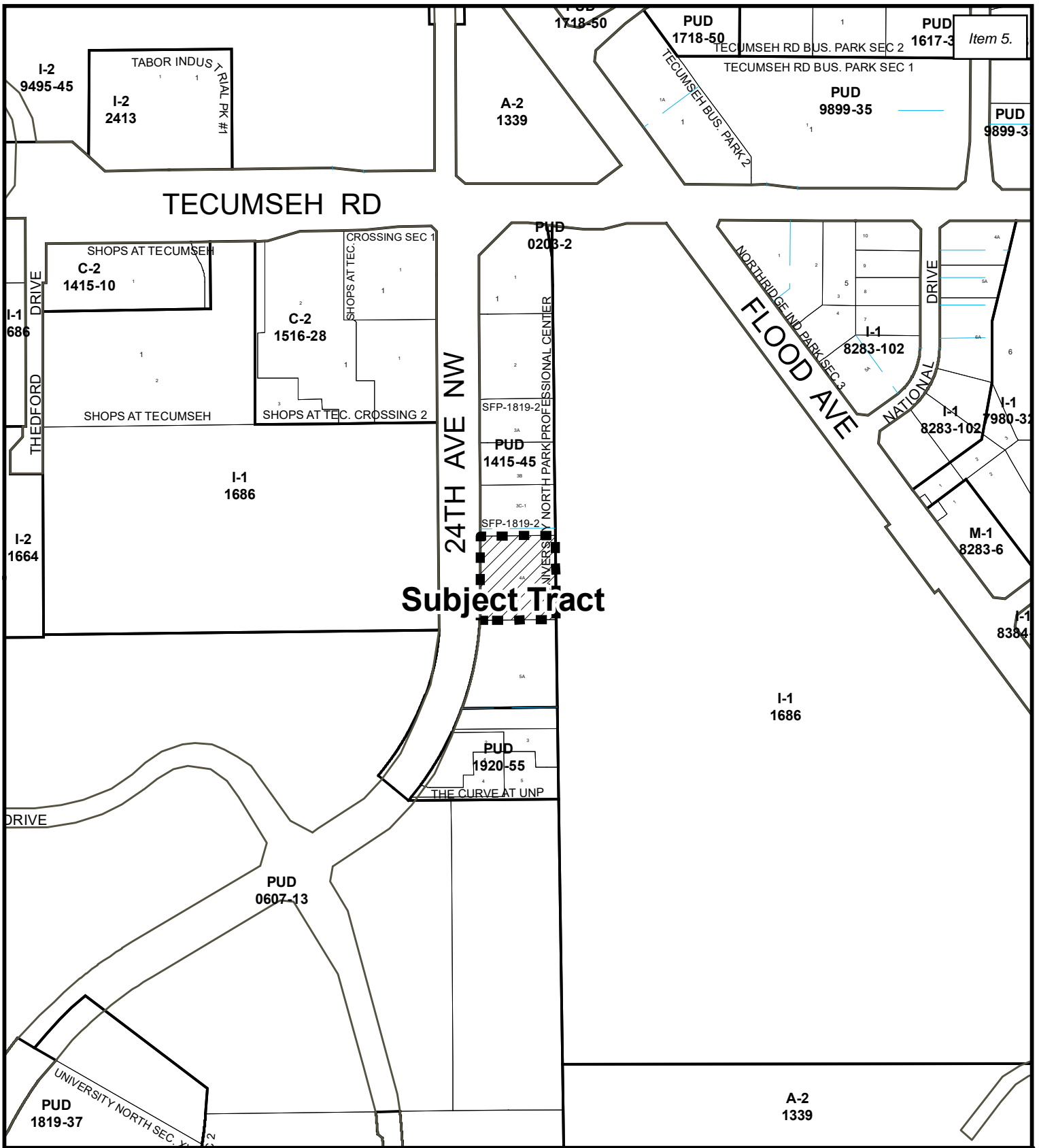
MEETING DATE: 11/18/2021

REQUESTER: Johnson & Associates, on behalf of University North Park

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: Consideration of adoption, rejection, amendment, and/or postponement of Ordinance No. O-2122-21 for Johnson & Associates, on behalf of University North Park, requests amendment of the existing PUD, Planned Unit Development (O-1415-45), for property generally located on the east side of 24th Avenue N.W. south of W. Tecumseh Road.

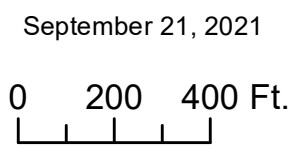
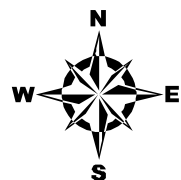
Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2122-21 to City Council.



Location Map



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



- Subject Tract
- Zoning

G:\arcGIS10\MapTemplates&T1_LocationMap\ArcMap10.mxd

ORDINANCE NO. O-2122-21

ITEM NO. 5

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Johnson & Associates, on behalf of University North Park
REQUESTED ACTION	University North Park PUD Amendment
EXISTING ZONING	PUD, Planned Unit Development (O-1415-45)
SURROUNDING ZONING	North: PUD, Planned Unit Development East: I-1, Light Industrial District South: PUD, Planned Unit Development West: I-1, Light Industrial District
LOCATION	East of 24 th Avenue N.W. and south of W. Tecumseh Road
SIZE	1.37 acres, more or less
PURPOSE	Daycare Facility
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Office East: Airport South: Office West: Vacant

SYNOPSIS: The applicant is requesting to amend the existing UNP PUD for this subject lot to allow for the use of a daycare facility. Currently, for this subject lot, commercial use is not permitted north of Rock Creek Road.

HISTORY: The original PUD, O-0203-2 was approved by City Council on August 27, 2002. The first amendment to the PUD, O-0506-9 was approved on October 11, 2005 to allow the owner to sell or lease unplatted portions of forty acres or more. This was the only change to the original PUD. Then on December 12, 2006 City Council approved PUD O-0607-13 which replaced both the original PUD and the amendment. Since the O-0607-13 PUD Amendment there have been various amendments to specific areas of the overall development to allow

for changes in site plan and setback requirements as well as additional uses within the PUD.

ZONING ORDINANCE CITATION:

SEC. 420 - PLANNED UNIT DEVELOPMENTS

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.

2. Uses Permitted. In addition to zoning districts established elsewhere in this chapter, a Planned Unit Development zoning district is established and shall be designated on the Zoning District Map, upon application of the landowner and approval by the City Council. In order to increase creativity and flexibility in the development of areas suitable for a Planned Unit

Development, there are no specifically prescribed uses which are permitted within the boundaries of a Planned Unit Development. The developer shall be responsible for preparation of a list of permitted uses within the specific Planned Unit Development requested. The development of the list shall take into account the nature and purpose of the Planned Unit Development area, and such uses and locations shall be appropriate in order to protect and be in harmony with surrounding development. At the time of the Pre-Application plan and conference, the applicant shall generally describe the nature and types of land uses to be located within the boundaries of the PUD District. At the time of zoning application and consideration of the preliminary plat, a specific written list of uses to be "permitted by right" shall be submitted for review by the Planning Commission. Following approval by the Planning Commission and City Council, the list of specific uses permitted by right shall serve as the control list in issuance of building permits and certificates of occupancy.

EXISTING ZONING: The existing zoning for this subject lot is included in the overall master planned PUD, Planned Unit Development for the University North Park Development. This subject lot is located in "Sub-Development Area 1". The PUD specifically states "With respect to SDA #1, Owner/Applicant specifically states that it is limited to industrial, office and/or residential uses, only, and that no commercial uses will be developed on SDAs #1, #2, #6 or #7. (It should be noted that, since no actual end-users for the North Half of the Property are known at this time, the land-use limitations in the preceding two sentences are subject to revision, contingent on an acceptable TIA for any such revisions.) A TIA was submitted with the 2006 UNP PUD and included as part of the exhibits on-file with the City of Norman. The applicant submitted a TIA that addressed the use of a daycare for this lot, included in the packet. Therefore, the applicant is requesting to amend the PUD to allow for the use of the commercial daycare on the subject lot.

ANALYSIS: The particulars of this PUD include:

1. USE The applicant is planning to operate a daycare facility at this site.
2. PARKING Uses within the PUD shall comply with the off-street parking and loading requirements. The recent changes in the parking regulations, going from required parking count to recommended parking count will allow this site to develop with their parking needs as opposed to meeting the previously required parking counts.
3. PHASES There is not a phasing plan for this site. There is one building proposed and if approved the applicant plans to begin construction in a timely manner.
4. SITE PLAN/ACCESS The site will have access via an existing common drive located on the south side of the lot. This is the access onto 24th Ave. NW for this site. With the Final Site Development Plan for University North Park Professional Center, filed with the County Clerk, there is shared circulation shown to be located on the east side of the properties.
5. AREA REGULATIONS For each lot/area developed the applicant is responsible for accounting for their created stormwater run-off. For this site the stormwater run-off is proposed to be contained within an off-plat detention area located within the airport property to the east of this plat.
6. LANDSCAPING The applicant will submit a landscape plan for the site and it will be reviewed and approved by the ARB as well as the City of Norman. In this case, the landscape strip adjacent to 24th Ave. NW will be five feet. Landscaping is the responsibility

of the owner of the lot – the landscaping will be bonded and inspected after three to make sure all landscaping materials are still in good condition.

7. **SIGNAGE** The UNP PUD has an overall Master Signage Plan. The UNP ARB reviews and approves all signage prior to the City of Norman issuing any permits.

8. **LIGHTING** The outdoor lighting for the site will be reviewed and approved by the UNP ARB. Overall, the trend in the UNP area has been full cut-off fixtures and architecturally compatible.

ALTERNATIVES/ISSUES:

IMPACTS This proposal will not create any negative impacts to the overall development of University North Park; this development was designed as a master development plan to accommodate traffic, parking and commercial and entertainment uses to accommodate the surrounding population.

Through the previous ordinance, Ordinance No. O-1415-45, this lot was approved with a 25' building setback line and a reduced landscape buffer of 5'. With this request, and due to the depth of the lot, the applicant is requesting to continue with the 25' building setback line and a reduced landscape buffer of 5' due to the depth of the lot configuration.

OTHER AGENCY COMMENTS:

- **PARK BOARD** Parkland dedication is not required for this development.
- **PUBLIC WORKS** All public improvements including utilities are existing or will be in place for the development of this subject lot.
- **FIRE** Fire hydrants are existing, however, through the review of a building permit application additional improvements for fire protection may be required.

CONCLUSION: Staff forwards this request to amend the existing UNP PUD to allow for a day care and Ordinance No. O-2122-21 to Planning Commission for consideration.



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: September 20, 2021

CONDUCTED BY: Jami L. Short, P.E.
City Traffic Engineer

PROJECT NAME: UNP Daycare PUD Amendment

PROJECT TYPE: Commercial PUD

Owner: University North Park
Developer's Engineer: Johnson & Associates
Developer's Traffic Engineer: Johnson & Associates

SURROUNDING ENVIRONMENT (Streets, Developments)

The areas surrounding this site include some medical office with some commercial to the northwest and various forms of residential to the south. 24th Avenue NW connects to Tecumseh Road to the north and to Rock Creek Road and Robinson Street to the south.

ALLOWABLE ACCESS:

The access will be in accordance with Section 4018 of the City's Engineering Design Criteria.

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

24th Avenue NW: 4 lanes (existing and future). Speed Limit—45 mph. No sight distance problems. Median with an existing opening and left-turn bay for shared access drive to the current Premiere Pediatrics located just south of the daycare location.

ACCESS MANAGEMENT CODE COMPLIANCE: YES NO

Proposed access for the development will comply with what is allowed in the University North Park PUD.

TRIP GENERATION

	Total	In	Out
Weekday	741	371	370
A.M. Peak Hour	122	65	57
P.M. Peak Hour	123	58	65

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

The developer submitted a traffic impact analysis documenting the trip generation information for this PUD . The development is proposed for location approximately 1,200 feet south of the intersection of 24th Avenue NW and Tecumseh Road with access to Tecumseh Road by way of 24th Avenue NW to the north and to Rock Creek Road and Robinson Street, also by way of 24th Avenue NW, to the south.

RECOMMENDATION: APPROVAL DENIAL N/A STIPULATIONS

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

The proposed daycare will access 24th Avenue NW to the west and Tecumseh Road to the north and Rock Creek Road and Robinson Street to the south, both by way of 24th Avenue NW. Access will remain unchanged on 24th Avenue NW as an existing median opening and left-turn lane are utilized to access the site. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated.

Amended and Restated
University North Park PUD Development Plan

October 2021

Background: In 2002, the Board of Regents of the University of Oklahoma (“Owner/Applicant”) submitted a Development Plan for approximately 585 acres owned by the Applicant, together with off-site detention easements, as a Planned Unit Development (“PUD”), located East of I-35 and West of existing airport runways, running North from Robinson Street to Tecumseh Avenue LESS AND EXCEPT the North 1,226.5 feet lying West of 24th Avenue NW, (hereinafter referred to as “the Property”). A PUD Application and Preliminary Plat were submitted concurrently with that Development Plan. The PUD, the Development Plan, and Preliminary Plat were duly approved by the City Council of Norman, Oklahoma, on August 27, 2002. On October 11, 2005, the Norman City Council approved the First Amendment to the PUD Narrative by Ordinance O-0506-9 which permits the Owner/Applicant to sell or lease unplatted portion of forty (40) acres or more. Subsequently, the Owner/Applicant sold a portion of the 585 acres. Development has begun on the areas originally designated as “SDA #3, SDA #4, and SDA #5” on the original Preliminary Plat, part of which is now designated and recorded as the Final Plat of *UNIVERSITY NORTH PARK ADDITION*, Section One. In addition, a Master Plan has been developed for the South Half of the Property. As to the North Half of the Property, it is still impossible, at this juncture, to realistically outline building footprints. As specific users come forward, final plats and site plans will be submitted for City review and approval.

This Amended and Restated Narrative is intended to replace, in their entirety, the original 2002 PUD Narrative and its 2005 First Amendment, **subsequent amendments in 2006, 2015, 2018, 2019 and 2021 (Lot 4A, Block 1 University North Park Professional Center)**.

It is still appropriate to impose significant standards, restrictions and requirements on the development of the Property.

The City of Norman has long owned forty acres of land which abut the subject PUD tract. This forty-acre tract lies at the south ends of the existing airport runways. Years ago, the City leased said forty acres to the University of Oklahoma (“the University”), with the stipulation that the University would operate and maintain the land as a municipal airport. The University has satisfied, and continues to satisfy, that obligation to operate a municipal airport. The University is still under an obligation to the FAA to include the following reservations and restrictions in all deeds conveying any part of the Property:

1. Reserving air space above the Property for aircraft, with attendant noise, operating from Westheimer Airpark;
2. Restricting height of structures, vegetation and obstructions; and
3. Restricting use of land that would interfere with landings and takeoffs at Westheimer Airpark, or that would otherwise constitute an airport hazard.

The following Exhibits, submitted by the firm of SMC Consulting Engineers, P.C., are made a part of this Planned Unit Development:

Exhibit A - Revised Preliminary Plat dated 8/14/06 and subsequently revised as presented to Council on 12/12/06;

Exhibit B - Revised Traffic Impact Analysis dated 8/14/06;

Exhibit C - Revised Preliminary Development Plan Map dated 8/14/06 as revised for Council on 12/12/06;

Exhibit D - Revised Streetscape/Landscape/Greenway Plan dated 8/14/06;

Exhibit E - Revised Drainage/Detention Plan dated 8/14/06 and revised 9/22/06;

Exhibit F-University North Park (*South Half*) Master Signage Plan dated 8/14/06 (prepared by architect).

Exhibit G - Legal Description, University North Park (SDA-1) Purchase Tract

Exhibit G-1 - Location Map, UNP Business Center

Exhibit H – Amended uses to a portion of the south half of UNP to allow a bar, lounge or tavern; live entertainment venue; and mixed buildings as permitted uses

Exhibit I – Amended use to a portion of the south half of UNP to allow for seasonal use of a stage for outdoor live entertainment located in the area as shown on Exhibit I.

Exhibit J – Legal description for additional allowable use of senior living center with a restaurant and a bar, and a revised parking ratio.

Exhibit K – Location Map for Lot 4A, Block 1 University North Park Professional Center (provided by Johnson & Associates)

Exhibit L – Legal description for Lot 4A, Block 1 University North Park Professional Center (provided by Johnson & Associates)

Exhibit M – Site Plan for Lot 4A, Block 1 University North Park Professional Center (provided by Johnson & Associates)

USE: In the accompanying revised Preliminary Plat and Revised Preliminary Plan Map Exhibits, the South Half of the Property is divided into Ready Building Areas (“RBA”) 1A, 1B, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, along with Legacy Park, RBA-LP. The North Half of the Property is not divided into lots and blocks. At this juncture, the Applicant has no way of knowing what configuration for a lot, or what specific use, any particular Buyer/Tenant might want for all or any part of said North Half. Accordingly, as to said North Half, the Revised Preliminary Plat simply divides the Property and designates separate Sub-Development Areas (“SDA”). The RBAs and the SDAs are expected to be developed successively, each over a period of three (3) years. However, this does not preclude two or more RBAs and/or SDAs being developed within the same time frame. While the entire Property could take twenty-one (21) years to develop, it is contemplated

that full development will be accomplished in a lesser time. Approval of a Final Plat for any part of an RBA or SDA will contemplate that Final Plat(s) for all of that particular RBA or SDA will be submitted within three (3) years thereafter. However, water and sewer improvements for an entire RBA or SDA will be installed, for that particular RBA or SDA, at the time the first part of that particular SDA is developed. [NOTE: Tracts X1 and X2, as shown on Exhibit A (Revised Preliminary Plat) and Exhibit C (Revised Development Map, are not RBAs or SDAs. Tracts X1 and X2 (which were referred to as 3A and 4A on the original Preliminary Plat) will accommodate street, utility, parking, detention, and airport purposes. Tract X1 and X2 will be landscaped, and any parking thereon will be subject to a fifty (50) foot setback line, and there will be no curbcuts, driveways or other access from either X1 or X2 directly onto Robinson Street.] Owner/Applicant proposes the following-described uses for all 585 acres of the Property, relating to the total developed land area, less rights-of way, as follows:

INDUSTRIAL - not more than fifty percent (50%) of total;

COMMERCIAL - not more than fifty percent (50%) of total;

OFFICE - not more than fifty percent (50%) of total;

RESIDENTIAL - not more than thirty percent (30%) of total.

The terms used, immediately above, are **defined** to mean:

“Residential”-Any uses currently permitted as a matter of right in the RM-6 zoning district of the City of Norman;

“Commercial”- Any uses currently permitted as a matter of right in the C-2 zoning district of the City of Norman and the below additional allowable uses; except the land included on Exhibit H also allows the following uses:

- Bar, lounge or tavern;
- Live entertainment venue;
- Mixed buildings

Except the land included on “Exhibit I” also allows the following use:

- Seasonal use of a stage for outdoor live entertainment located in the area as shown on “Exhibit I” and defined as follows:

Outdoor Live Entertainment: Allowing outdoor live entertainment within the area designated on the site plan (Exhibit I). The outdoor live entertainment will occur seasonally, weather permitting, and during business hours, so long as said outdoor live entertainment does not interfere with any permitted or City organized activities at the adjacent parkland.

- The land included on “Exhibit J” also allows the following uses:

- o Senior Living Center, including but not limited to memory care and assisted living, with a restaurant and a bar on the premises and a revised parking ratio of 1 parking space per 1 living unit.
- The land included on “Exhibits L and M” also allows the following uses:
 - o A childcare establishment located in the area as shown on “Exhibits L and M”.

“Industrial” - Any uses currently permitted as a matter of right in the I-1 and M-1 zoning districts of the City of Norman; and

“Office” - Any uses currently permitted as a matter of right in the O-1 and C-O zoning districts of the City of Norman

With respect to SDA #1, Owner/Applicant specifically states that it is limited to industrial, office and/or residential uses, only, and that **no commercial uses will be developed on SDAs #1, #2, #6 or #7. Further, 72 acres of the net 88 acres in SDA #6 will be solely devoted to multi-family residential at a density of 18 units per acre. (It should be noted that, since no actual end-users for the North Half of the Property are known at this time, the land-use limitations in the preceding two sentences are subject to revision, contingent on an acceptable TIA for any such revisions.)** Further, the maximum Floor Area Ratio (“FAR”) for each land use category, for the entire PUD, shall be as follows: .40 Residential; .20 Commercial; and .15 Industrial.

SALES, FINAL PLAT AND TAXES: The terms “Owner”, “Applicant” and “Owner/Applicant” should each be, and are, deemed to include the University of Oklahoma Foundation, Inc., (“**Foundation**”) an Oklahoma not-for-profit corporation having the University as its exclusive beneficiary (including a wholly-owned subsidiary of the Foundation), as well as the University of Oklahoma. Owner/Applicant may sell or lease unplatted portions of forty (40) acres or more of the Property to a Buyer/Tenant. Such Buyer/Tenant must first submit a Final Plat and a Site Plan to the Owner/Applicant for review and approval. No building permit can be issued prior to the approval of a Final Plat by the City of Norman. Subject to the preceding four sentences, Owner/Applicant will not sell or lease unplatted portions of the Property to any Buyer/Tenant. All Final Plats and building permits will be subject to then-applicable ordinances and regulations of the City of Norman and to fees connected therewith. In the event that Owner/Applicant or any other tax-exempt entity lease any part of the Property to any entity, or uses any part of the Property for any purpose, that is not entitled by law to be exempt from paying ad valorem taxes, then and in all such events, the owner(s) of such tract(s) will be required to pay to the County Treasurer of Cleveland County an in-lieu tax in an amount of the ad valorem tax that would otherwise be payable. Such in-lieu taxes will be due and payable at the time or times such ad valorem taxes would otherwise be due and payable.

WATER WELLS: There are existing water wells in the PUD tract, currently capable of producing non-potable water. Owner/Applicant reserves the right to use such non-potable water for irrigation and/or manufacturing purposes only.

QUALIFICATION OF BUYER/TENANT: Whenever the Owner/Applicant (meaning the University, the Foundation or the Foundation's wholly-owned subsidiary) receives a written offer to buy or lease any party of the Property, such offer will be referred to and examined by a committee appointed by the President of the University or the President of the Foundation, as the case may be. The President of the University of Oklahoma (or his/her designee) shall serve as a member of any such Committee which is appointed by the President of the Foundation. If a contract is then executed by Owner/Applicant and the Buyer/Tenant, a Final Plat and required accompanying documents will be prepared. Upon approval of such Final Plat and related documents, the development of the Buyer/Tenant's lot may be started.

ACCESS: Primary access to the Property will be from existing 24th Avenue NW. The submitted Revised Preliminary Plat contains easements sufficient to accommodate a new frontage road along the westerly boundary of the Property, with connections to I-35.

With respect to such I-35 connections, ingress and egress points for North-bound traffic on Interstate Highway 35 may be constructed. The construction of an interchange over I-35, at Rock Creek Road, will be dependent on funding by the Oklahoma Department of Transportation ("ODOT"). It is hoped that such interchange will be constructed in connection with widening of I-35. The point currently shown, where the easement for the south end of a new frontage road ties into Robinson Street, is subject to adjustment, depending on final decision from highway officials having jurisdiction. The precise points where the easement for such frontage road ties back into Tecumseh Road, Robinson Street, Rock Creek Road or 24th Avenue NW may be relocated by the requirements of the buyer/tenant(s) of the lot(s) in such area(s), if highway officials having jurisdiction approve any such relocation.

The Revised Traffic Impact Analysis ("TIA") Exhibit B reflects total current buildout limitations, based on the realization that no portion of the I-35 Interchange at Rock Creek Road is either in existence or authorized. As Final Plats are submitted, if the Interchange at Rock Creek Road is not under contract or has not been built, each such Final Plat must adequately accommodate traffic, without the Interchange. A detailed TIA, to be submitted with each Final Plat, must embrace traffic considerations for the entire RBA or SDA within which any Final Plat is located. If any such Final Plat, along with any proposed improvements, will generate traffic in excess of "Level Service D" during peak hours for any intersections identified in the TIA, Owner/Applicant understands and agrees that such Final Plats will **not** be considered by the City of Norman. Owner/Applicant hopes to gain approval of the construction of the I-35 Interchange at Rock Creek Road. It is important to note that the estimated maximum Floor Area Ratio ("FAR") percentages, shown in Revised TIA Exhibit B, apply to the entire PUD land area, and not to any particular RBAs or SDAs. A Final Plat may be submitted for all or any part of an RBA or SDA, with the FAR percentage for any particular land use exceeding the maximum percentage estimated in the Revised TIA Exhibit B for the entire PUD, for that particular land use. The maximum square footage of each use category for the entire PUD is stated in Revised TIA Exhibit B.

Because no alleyways have been proposed on the Preliminary Plat, all lots smaller than three (3) acres in size, or which share access to public streets, will provided internal

connections with cross-access easements to adjacent lots to facilitate deliveries, traffic flow and sanitation service. In SDA#1, there will be no more than three (3) curb cuts onto 24th Avenue NW, to be used as shared driveways by a maximum of six (6) platted lots in SDA#1. Throughout the PUD, driveway/curb cuts will: (A) be at least one hundred fifty feet (150') from a street intersection; and (B) be at least one hundred fifty feet (150') apart; and (C) not be permitted within “stacking” lanes for turning movements on streets. The sharing of common driveways, by adjoining lots, along with cross-access easements, will be utilized to the maximum extent practical. Median cuts in the South Half of the Property will be limited to those shown on the approved Revised Development Plans Map (Exhibit C).

LANDSCAPING/STREETSCAPING/GREENWAY: At least fifteen percent (15%) of the net area of the Property will be designated as open space. The project will fully comply with all Norman ordinances and regulations relating to landscaping and drainage detention. On-site landscaping (including “streetscaping”, as hereinafter defined) will be installed when a Building Permit is issued for an approved Final Plat. Definitions of terms used herein are:

“**arterial streets**”-24th Ave. NW and I-35 Service Road and Rock Creek Road;

“**interior streets**”-All other public streets, **other than arterial streets**, within the development;

“**streetscaping**” - On **individual lots**, trees bordering interior streets and arterial streets; in **common areas**, all trees and all other vegetation; and

“**landscaping**” - Trees, other than streetscaping, plus all other vegetation on any given lot.

For the property described on “Exhibits G and G-1” the required streetscape buffer strip along the east side of 24th Avenue will be maintained at five (5) feet.

For the property described on “Exhibits L and M” the required streetscape buffer strip along the east side of 24th Avenue will be maintained at five (5) feet.

Streetscaping, as well as landscaping, must be shown on a Final Plat, including irrigation. Actual construction of streetscaping and landscaping on any Final Plat can be deferred to the time a building permit is issued for an approved Final Plat.

The owner of any given **lot** will always be responsible for the **installation and maintenance of landscaping, plus the installation of streetscaping** on each such **lot**, **plus** the installation and maintenance of any detention area which is wholly or partially contained within such lot.

The installation and **maintenance** of any and all **streetscaping** in medians and common areas (along with the operation and maintenance of all common drainage/detention areas and any other commons areas) will always be the responsibility of a mandatory Property Owners Association (“**POA**”), which has been formed by Owner/Applicant, pursuant to the First Amended and Restated Declaration of Covenants and Restrictions executed by

the Owner/Applicant and others and filed on March 13, 2006, in Book 4145, Pages 213-257, Cleveland County Clerk's Office ("the Restrictive Covenants"). Installation, or bonding for installation, shall occur in adjacent medians, prior to the issuance of a Certificate of Occupancy. Notwithstanding the provisions of the Restrictive Covenants (or any other covenant between adjoining landowners), the City of Norman can discharge its legal obligation to notify responsible parties by notifying only the POA of the need for maintenance and the possibility of a lien if the City has such maintenance performed.

Current Norman ordinances would require two five foot (5') wide sidewalks, one on each side of 24th Avenue NW, each running the entire north-south length of the Property. Instead, Applicant proposes to provide appropriate easements and will cause to be built, and have the POA maintain, a ten-foot (10') wide "multi-purpose trail" along the entire east side of 24th Avenue NW, as it runs through the PUD. The remaining sidewalks will be on both sides of Rock Creek Road, between 24th Avenue NW and the I-35 Service Road easement. Such trail and sidewalks will provide connections to existing City "greenway" trails. In any residential areas, additional sidewalks may be required, pursuant to Norman Ordinances.

PARKING AND OFF-STREET LOADING: All uses within the PUD shall comply with the off-street parking and loading requirements, and related landscaping provisions, provided by applicable Norman ordinances, subject to the following: Owner/Applicant has confirmed that the various uses to be made of the Property will not, in all cases, require as much parking space as is prescribed by current Norman ordinances. Accordingly, owners may submit revised Site Development Plans and Preliminary Plats showing less than the amounts required by Norman ordinances for parking for any specific lot(s), for the consideration of the City of Norman.

BUILDING LIMITATIONS: The building heights on each individual lot shall be governed by applicable FAA Regulations and by restrictions identified within the PUD. Setbacks and coverages on each individual lot shall be governed by applicable FAA Regulations and City of Norman ordinances, subject to the provisions of this PUD Narrative. All buildings must observe a fifty foot (50') front building setback line. Provided, however, on a Commercial lot which provides parking at the rear and/or side of a store, (where no parking is provided in front of the building, a twenty foot (20') front building setback line is permissible.

For the property described on "Exhibits G and G-1" the required front building setback line shall be twenty-five (25) feet.

For the property described on "Exhibits L and M" the required front building setback line shall be twenty-five (25) feet.

DRAINAGE/DETENTION: A regional drainage solution, embracing the entire area within the PUD, is submitted as Revised Exhibit E. It exceeds City of Norman requirements. Detention plans for the PUD are discussed, in general, in Revised Exhibit E. Specific detention plans will be submitted with each Final Plat, as required by Norman ordinances. All off-site drainage detention areas will be conveyed as non-exclusive easements to the POA, for the use and benefit of the PUD, by separate instruments.

PROPERTY OWNERS ASSOCIATION: A mandatory POA (University North Park Association, LLC, 100 Timberdell Road, Norman, OK 73019) has been created, to operate and maintain the detention/drainage and other common areas and the streetscaping areas within the entire PUD, all as shown on attached Revised Exhibits. Installation and maintenance of landscaping is the responsibility of the individual lot owner.

BUILDING DESIGN AND MATERIAL: Pursuant to Section 11 of the Restrictive Covenants, Owner/Applicant has appointed an Architectural Review Board (“ARB”). The ARB is to review and approve building design and material. Buildings throughout the PUD are to be compatible in design and in color. Buildings with metal exterior walls are prohibited in the PUD, except as specifically authorized, in writing, by the ARB. As to any such authorized metal building, any exterior wall which is exposed to a public street (including said I-35 Service Road) must be glass, concrete and/or masonry. If any masonry wall, on any building anywhere in the PUD, is built from concrete or concrete blocks, it must be covered with stucco or other comparable finish, and painted in colors compatible with surrounding buildings. No colors shall be utilized on exterior walls and/or exterior fixtures without the prior approval of the ARB. In addition to control over design and materials, the ARB will have final authority regarding exterior colors, if any disputes arise. Building design and materials must be made a part of any Site Plan submitted to the City of Norman, along with a Final Plat.

SCREENING: Items stored outside any enclosed building must be screened by a masonry fence which is tall enough to completely screen the stored items from the view of passing motorists and pedestrians. In no event shall such masonry fence be less than six feet (6') tall. Such storage must be behind any applicable building setback lines. Automobiles, trucks, recreational vehicles, boats and similar fully finished products, which are part of inventories being offered for sale at retail, are expressly excluded from the screening requirement in this paragraph. At the time any Final Plat is submitted, it must specify any **outdoor** storage and/or sales area.

SIGNS: Each and every sign must comply fully with the Norman sign ordinance, except as specifically modified by Exhibit F University North Park Master Signage Plan, and by the following:

1. The setback for ground signs may be a minimum of ten feet (10'), which includes signs that can have an increased size under existing Norman ordinances, if set back an additional distance.
2. “Entry Signage” may be placed on opposite sides of the following streets: 24th Avenue NW, at Robinson; 24th Avenue NW, at the North end of SDA#6; and Rock Creek Road, at I-35 Service Road.

Any such “Entry Signage” sign cannot exceed one hundred (100) square feet and can bear only the name of this PUD Development.

3. Owner/Applicant will cause no more than one (1) “off-premises” billboard to be erected on the East side of I-35, on land embraced within this Application, on a site to be designated by Owner/Applicant which will be separated from any

other existing billboards by at least one thousand feet (1,000'). Owner/Applicant expects to promptly convey title, by metes and bounds descriptions, to such billboard site to the Foundation. The Foundation is not a "school or public or quasi-public institution" within the context of the Norman sign ordinance. This one billboard within the PUD may be electronic and will be restricted to advertising only the University of Oklahoma, its programs, its activities and its people.

TRANSPORTATION IMPROVEMENTS

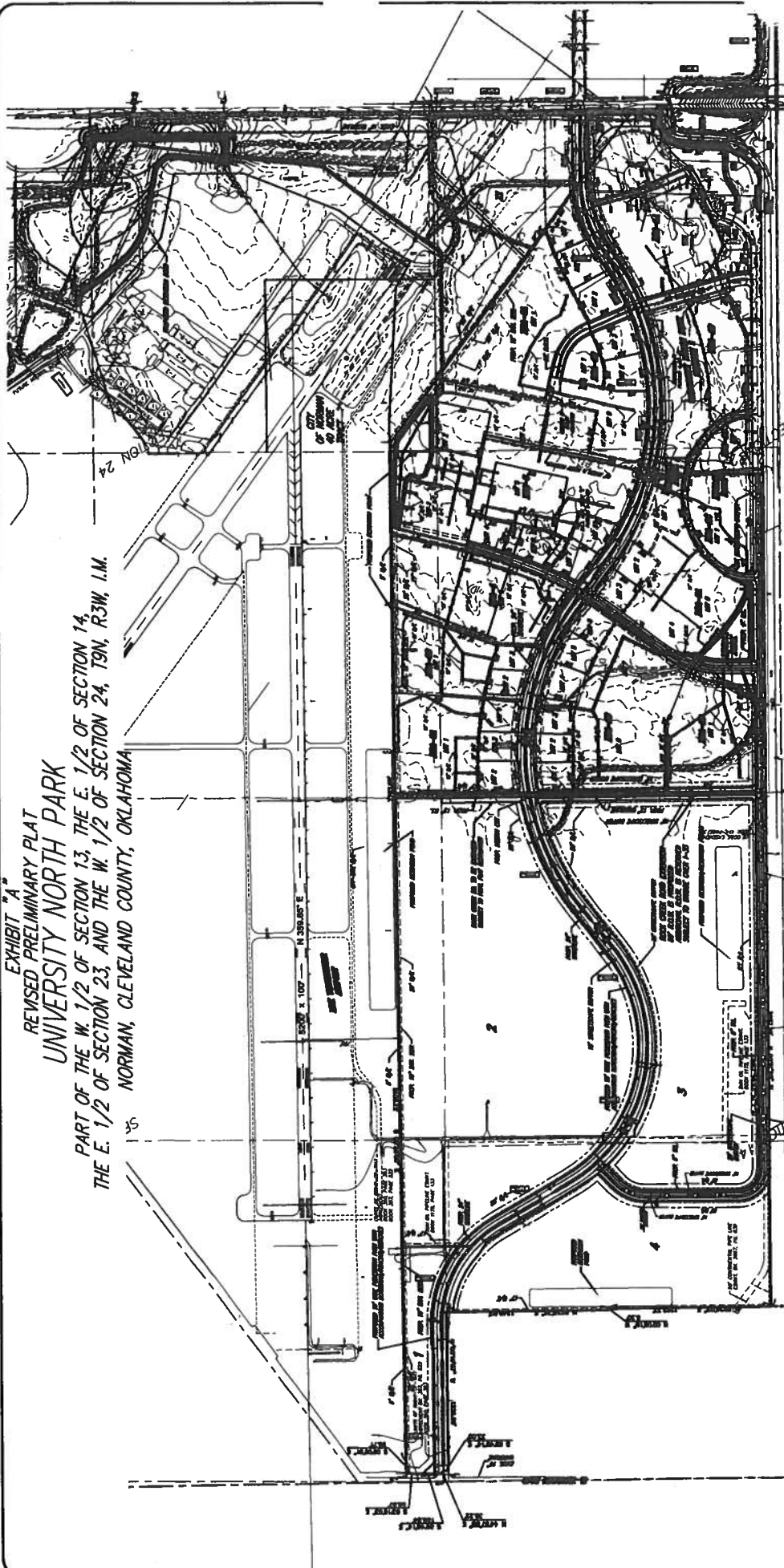
- A. **TRAFFIC LIGHTS:** At a future date, there will be a need for a traffic signals within the Property to the extent that such traffic signals are not constructed and financed through the recently-approved TIF District for the Property, the Owner/Applicant requests the City of Norman to ask the Oklahoma Department of Transportation ("ODOT") to place each such traffic signal on the State system, to fund its construction. In such event(s), Owner/Applicant will contribute twenty percent (20%) of the cost of the construction of each such traffic signal, within sixty (60) days after the City of Norman delivers written certification to the Owner/Applicant that any such traffic signal is ready to be put out for bid. Owner/Applicant will furnish the engineering for each such light within ninety (90) days after the City of Norman delivers written request to the Owner/Applicant that such engineering be furnished.

In the event that the City has not received approval of State, Federal or other outside funding for any such traffic signal, at the time any Final Plat is submitted, then as to each such "unfunded" signal, the engineer's **total** estimate of the construction cost must be escrowed with the City by Owner/Applicant.

- B. **OTHER IMPROVEMENTS:** A Final Plat's share of the cost of such other transportation improvements, as identified in the current or successive TIAs (including, but not limited to, widening, intersection improvements, right-of-way, utility relocation costs, etc.), must be assessed at the time of Final Plat approval and escrowed with the City of Norman at the time of obtaining a building permit.

RESTRICTIVE COVENANTS: Applicant prepared and filed the Restrictive Covenants, as more fully described, above. Such covenants cover, at a minimum, common maintenance, detention requirements and building design.

EXHIBIT "A"
REVISED PRELIMINARY PLAT
UNIVERSITY NORTH PARK
 PART OF THE W. 1/2 OF SECTION 13, THE E. 1/2 OF SECTION 14,
 THE E. 1/2 OF SECTION 23, AND THE W. 1/2 OF SECTION 24, T9N, R3W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGEND

- 1. EXISTING ROAD
- 2. PROPOSED ROAD
- 3. EXISTING UTILITY
- 4. PROPOSED UTILITY

NOTES

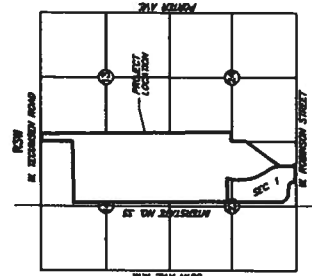
1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NORMAN AND THE CITY OF CLEVELAND COUNTY.
2. ALL UTILITIES SHALL BE DEEPENED TO ACCOMMODATE THE PROPOSED ROADWAY.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NORMAN AND THE CITY OF CLEVELAND COUNTY.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NORMAN AND THE CITY OF CLEVELAND COUNTY.
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7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NORMAN AND THE CITY OF CLEVELAND COUNTY.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NORMAN AND THE CITY OF CLEVELAND COUNTY.

LEGEND

- 1. EXISTING ROAD
- 2. PROPOSED ROAD
- 3. EXISTING UTILITY
- 4. PROPOSED UTILITY

NOTES

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8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NORMAN AND THE CITY OF CLEVELAND COUNTY.



OWNERS/DESIGNERS:
 THE BOARD OF TRUSTEES OF
 THE CITY OF CLEVELAND
 500 WESTERN OAK
 NORMAN, OK 73019

UNIVERSITY NORTH PARK, L.L.C.
 210 PARK AVENUE
 COLUMBIA CITY, OK 73102

UNIVERSITY TOWN CENTER, L.L.C.
 UNIVERSITY TOWN CENTER, L.L.C.
 COLUMBIA CITY, OK 73118

DESIGNED BY:
 THE CONSULTING ENGINEERS, P.C.
 815 W. MAIN ST.
 COLUMBIA CITY, OK 73108
 (405) 252-7775



OWNER	THE BOARD OF TRUSTEES OF THE CITY OF CLEVELAND
DESIGNED BY	THE CONSULTING ENGINEERS, P.C.
DATE	10/1/2010
PROJECT	UNIVERSITY NORTH PARK
LOCATION	COLUMBIA CITY, OKLAHOMA
SCALE	AS SHOWN
DATE	10/1/2010
BY	[Signature]
CHECKED BY	[Signature]

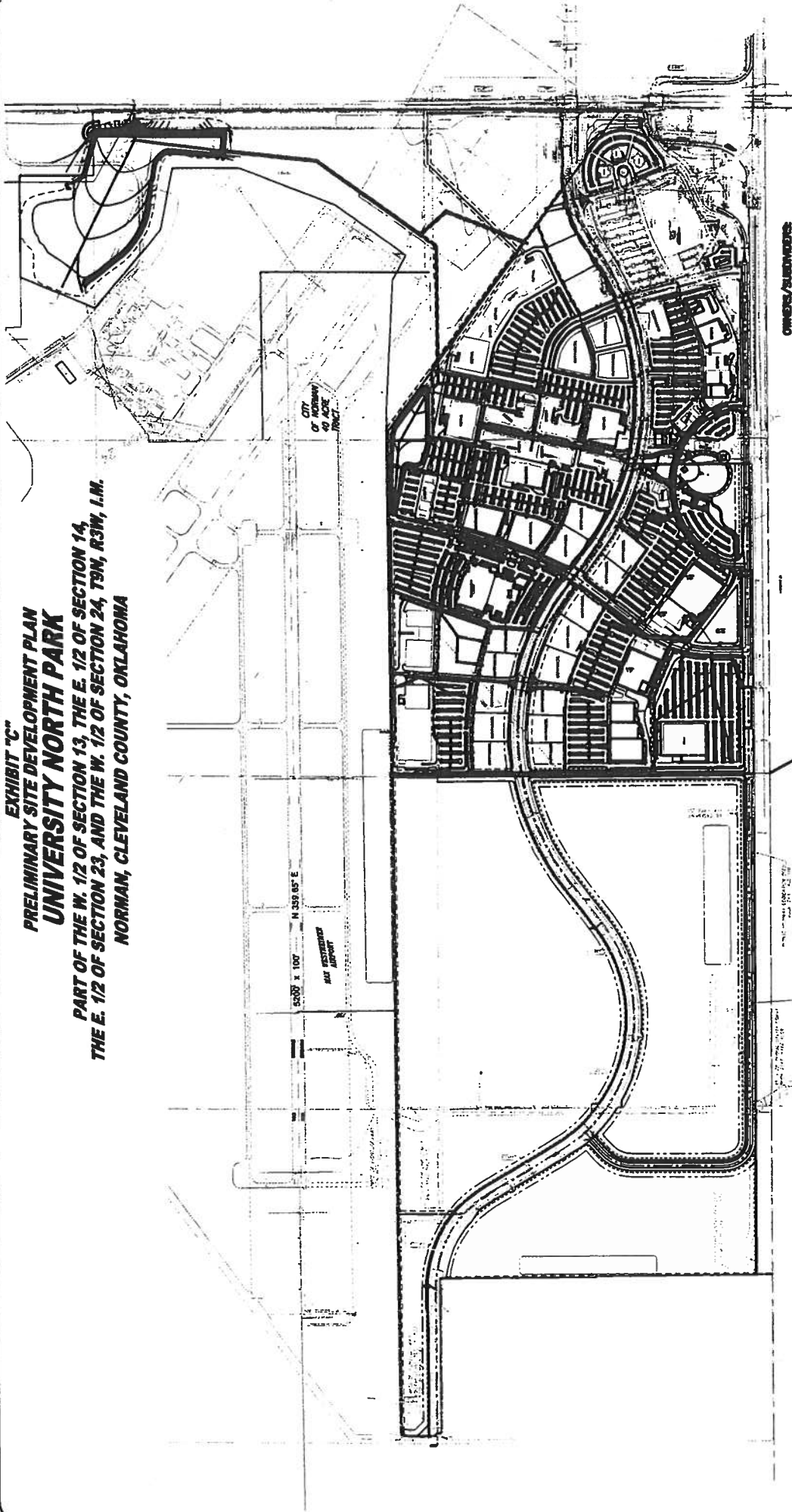
EXHIBIT "B"

REVISED TRAFFIC IMPACT STUDY

DATED AUGUST 14, 2006

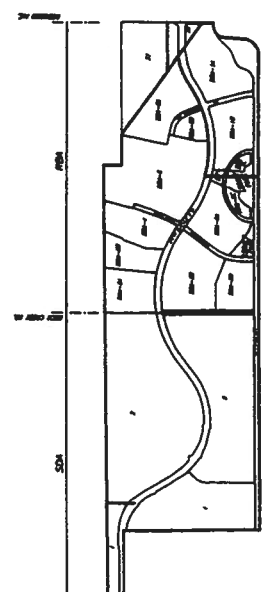
**ON FILE FOR REVIEW IN THE
CITY CLERK'S DEPARTMENT**

EXHIBIT "C"
PRELIMINARY SITE DEVELOPMENT PLAN
UNIVERSITY NORTH PARK
 PART OF THE W. 1/2 OF SECTION 13, THE E. 1/2 OF SECTION 14,
 THE E. 1/2 OF SECTION 23, AND THE W. 1/2 OF SECTION 24, T9N, R3W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

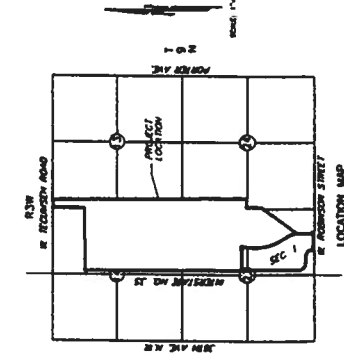


5000' X 100' N 350 05° E
 AIR RESTRICTION
 AIR AIRPORT

CITY
 OF NORMAN
 40 ACRE
 TRACT



LOT NO.	LOT AREA (AC)	NET AREA (AC)	NET AREA (SQ FT)
1	11.12	10.82	468,000
2	11.12	10.82	468,000
3	11.12	10.82	468,000
4	11.12	10.82	468,000
5	11.12	10.82	468,000
6	11.12	10.82	468,000
7	11.12	10.82	468,000
8	11.12	10.82	468,000
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47	11.12	10.82	468,000
48	11.12	10.82	468,000
49	11.12	10.82	468,000
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51	11.12	10.82	468,000
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97	11.12	10.82	468,000
98	11.12	10.82	468,000
99	11.12	10.82	468,000
100	11.12	10.82	468,000



OWNERS/CLIENTS:
 THE BOARD OF TRUSTEES OF
 THE UNIVERSITY OF OKLAHOMA
 600 PARRINGTON OVN
 NORMAN, OK 73019

UNIVERSITY NORTH PARK, L.L.C.
 210 PARK AVENUE
 OKLAHOMA CITY, OK 73102

UNIVERSITY TOWER CENTER, L.L.C.
 1000 UNIVERSITY BLVD, STE 1000
 OKLAHOMA CITY, OK 73118

DESIGNED BY:
 SAC CONSULTING ENGINEERS, P.C.
 815 W. MAIN ST.
 OKLAHOMA CITY, OK 73106
 (405) 233-7715

PRELIMINARY SITE DEVELOPMENT PLAN
 UNIVERSITY NORTH PARK
 NORMAN, OKLAHOMA

DATE: AUGUST 14, 2009

SCALE: 1" = 40'

PROJECT NO.: SAC-09-001

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08/14/09

APPROVED:

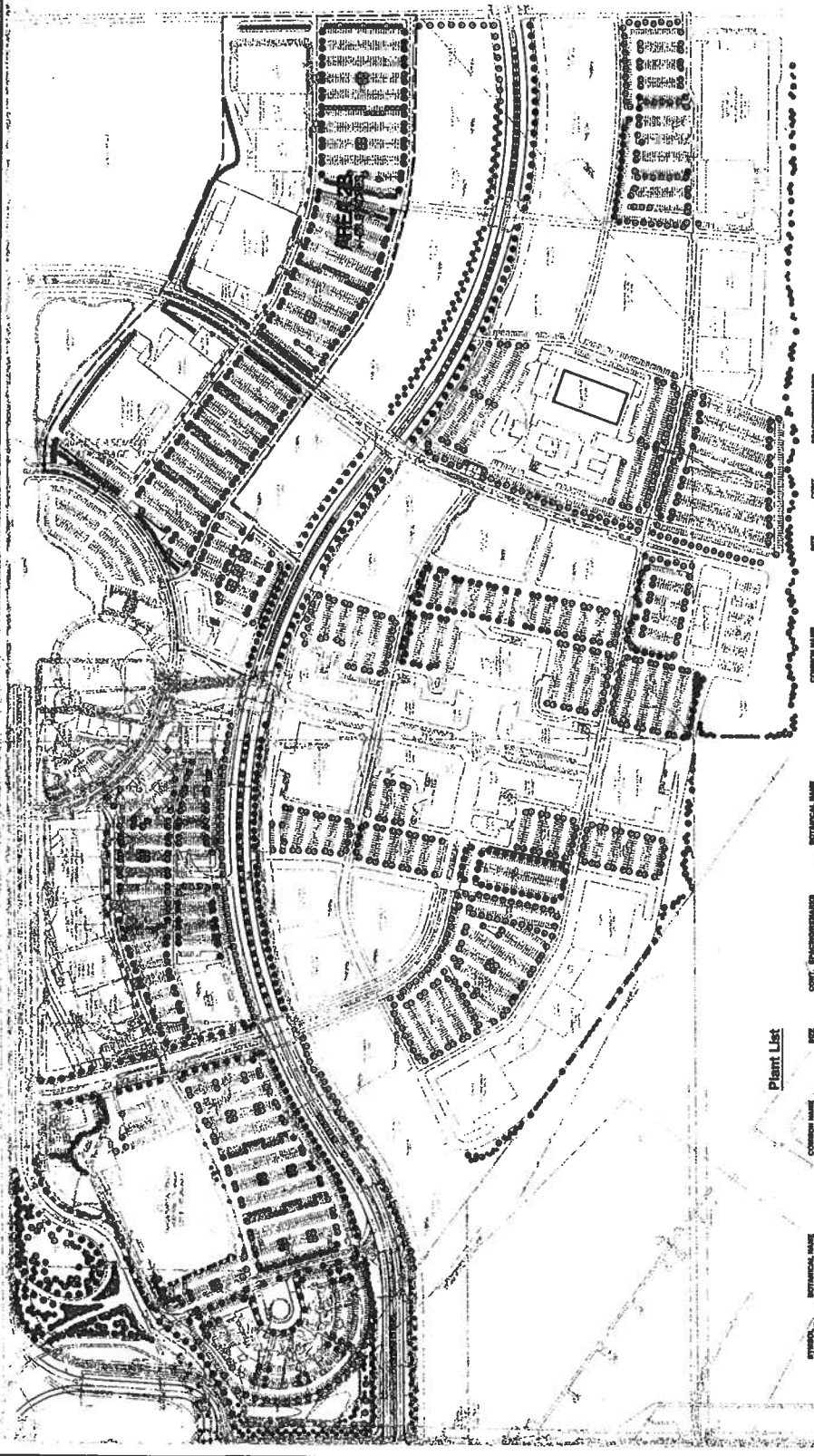
UNIVERSITY NORTH PARK
 NORMAN, OKLAHOMA
 AUGUST 14, 2009

Item 5.

EXHIBIT "D"
LANDSCAPE PLAN
UNIVERSITY TOWN CENTER
NORMAN, OKLAHOMA
AUGUST, 2006



SACK AND ASSOCIATES, INC.
 ARCHITECTS AND LANDSCAPE ARCHITECTS
 1000 UNIVERSITY AVENUE, SUITE 200
 NORMAN, OKLAHOMA 73069-2000
 TEL: 405/893-8888 FAX: 405/893-8889
 WWW: SACKANDASSOCIATES.COM
 PROJECT NO. 06-001
 DATE: 8/2006
 SHEET NO. 1 OF 1



Plant List

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	COUNT	EXPLANATIONS
○	WILLOW OAK	OP	MATCHED	888	
○	FRAXINUS PENSYLVANICA 'UNIBAYTE'	UNIBAYTE OAK	3'-6" CAL/FT HT.	888	
○	FRAXINUS CHRYSOCARPA	CHRYSO CARPA	2' CAL/FT HT.	888	
○	QUERCUS SHUMBERGII	SHUMBERG OAK	3'-6" CAL/FT HT.	888	
○	QUERCUS LAEVOLOBATA 'VALZ'	VALZ OAK	1'-2" CAL/FT HT.	888	
○	QUERCUS LAEVOLOBATA	LAEVOLOBATA OAK	3' CAL/FT HT.	888	
○	QUERCUS LAEVOLOBATA 'PLANE'	PLANE OAK	2' CAL/FT HT.	888	
○	QUERCUS LAEVOLOBATA 'LARKOAK'	LARKOAK	2' CAL/FT HT.	888	
○	QUERCUS LAEVOLOBATA 'TULSA WHITE'	TULSA WHITE OAK	2' CAL/FT HT.	888	
○	QUERCUS LAEVOLOBATA	QUERCUS LAEVOLOBATA	8 FT.	888	
○	QUERCUS LAEVOLOBATA	QUERCUS LAEVOLOBATA	8 FT.	888	



THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE LOCATED IN THE MEDIANS, THE RIGHT-OF-WAY, AND THE COMMON AREAS.

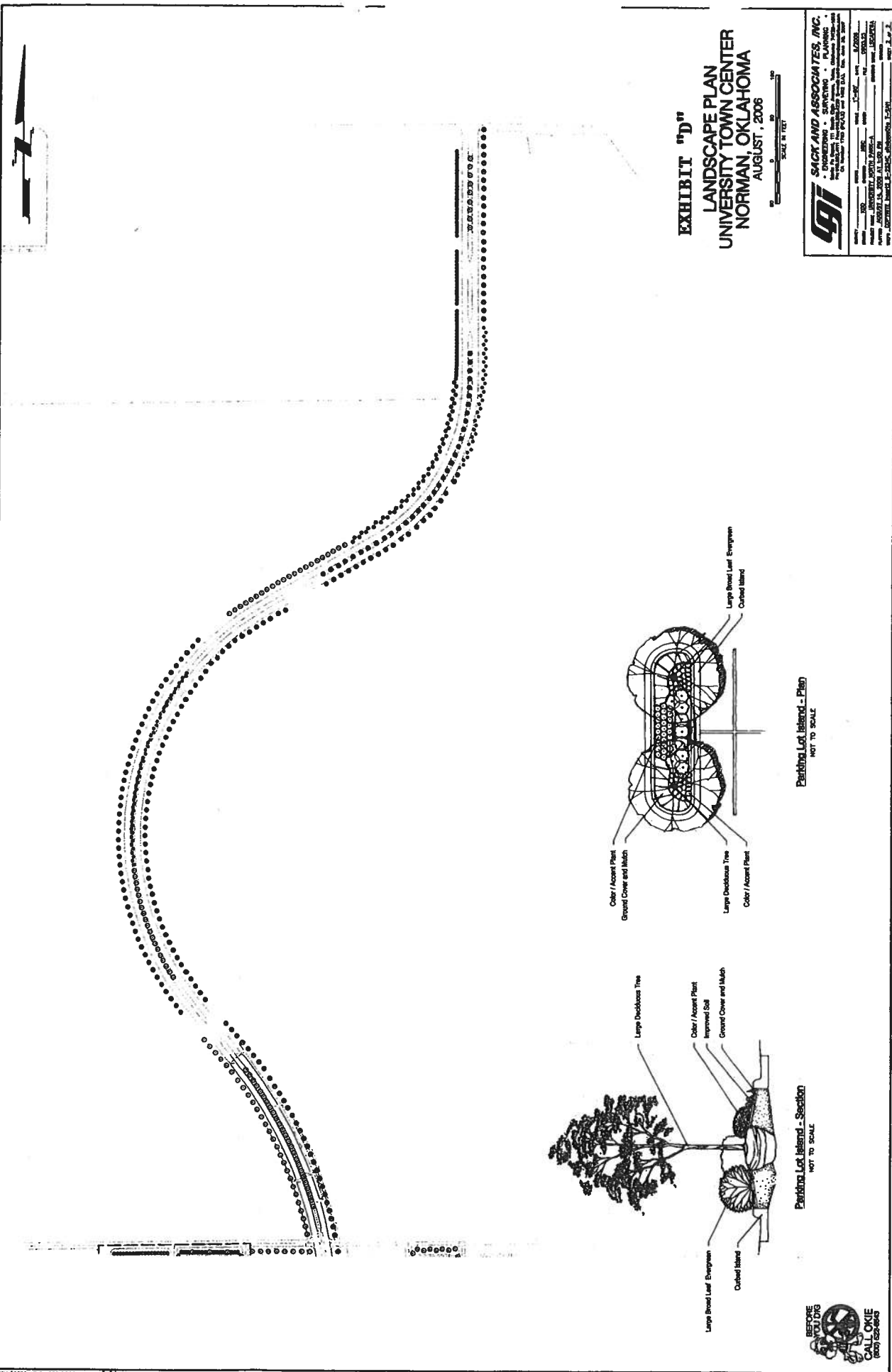
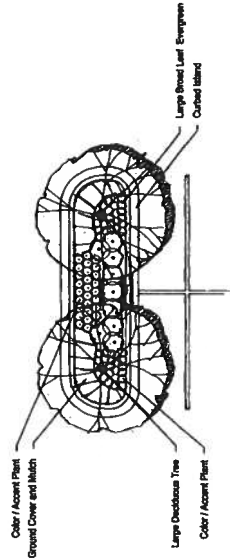


EXHIBIT "D"
LANDSCAPE PLAN
UNIVERSITY TOWN CENTER
NORMAN, OKLAHOMA
AUGUST, 2006

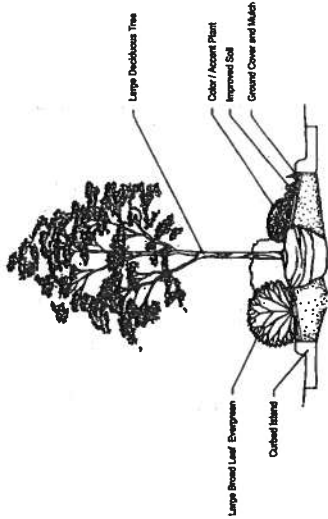
SCALE: 1/4" = 1'-0"

SACK AND ASSOCIATES, INC.
 ENGINEERING • SURVEYING • PLANNING
 1000 NORTH UNIVERSITY AVENUE, SUITE 1000
 NORMAN, OKLAHOMA 73069-5000
 TEL: (405) 821-1100 FAX: (405) 821-1101
 WWW: WWW.SACKANDASSOCIATES.COM

PROJECT: UNIVERSITY TOWN CENTER
DATE: AUGUST 2006
BY: J. SACK
CHECKED: J. SACK
SCALE: AS SHOWN



Parking Lot Island - Plan
 NOT TO SCALE



Parking Lot Island - Section
 NOT TO SCALE



EXHIBIT "E"

REVISED DRAINAGE/DETENTION PLAN

DATED AUGUST 14, 2006

AND REVISED SEPTEMBER 22, 2006

**ON FILE FOR REVIEW IN THE
PUBLIC WORKS DEPARTMENT**

MASTER SIGNAGE CONCEPT PLAN
EXHIBIT ” F-1 ”
 Ground and Wall Sign Criteria for University Town Center
 Norman, Oklahoma

GENERAL INFORMATION

The sign standards have been selected to harmonize with and compliment the design of the entire site and will assist in creating a consistent quality of visual identity for the development. It is intended that individual business signage be designed in an imaginative and varied manner. The signage guidelines below supplement those signage standards described in the Minimum Design Standards for University North Park. In addition the Master Signage Concept Plan (MSCP) outlines the proposed locations and sizes of all ground signs in the development. The Minimum Design Standards, the Signage Exhibit, and the Master Signage Concept Plan are equally enforceable and are joined together as one document. Together these documents supersede the City of Norman Sign Code only with respect to this development, and only to the extent of specific signs described herein. All other signage shall comply with the City of Norman Sign Code.

Ground Signs

Ground signs will be categorized into the following primary categories, and permitted at those locations described on the Master Signage Concept Plan. The locations shown on that plan may be adjusted according to the specific design constraints imposed by physical conditions or property line adjustments. **Deviations from the MSCP must be approved by the ARB and the City Manager, or his designee, prior to obtaining sign permits.**

Businesses which would otherwise be permitted “Additional Signs”, oriented for interstate traffic, will not be permitted additional ground signs, other than those depicted on the MSCP.

Categories

I-35 Ground signs

Signs ranging from twenty five to forty feet in height, located along the I-35 frontage road, between West Robinson Street and Rock Creek Road. Sign designs and locations designated on the MSCP are intended to supersede the City of Norman Sign Code provision for “Additional Signs” section 18-504 (b),(1),f. The intent is to provide uniform, coordinated signage design as viewed from the I-35 corridor. The express purpose of these signs is to provide visual identity for single anchor store businesses, or identity on one sign for multiple businesses in the development. Businesses represented on these signs may be located anywhere within the development west of 24th Avenue NW.

35-30

EXHIBIT "F-1"**24th Avenue NW Ground Signs**

Signs ranging from twenty to twenty five feet in height, located no further than twenty five feet from the Right of Way of 24th Avenue NW between West Robinson Street and Rock Creek Road. The express purpose of these signs is to provide visual identity for single, anchor store, businesses or multiple businesses in the development. Businesses represented on these signs may be located anywhere within the development.

Outparcel 'monument style' Ground Signs

Signs ranging from four feet to twelve feet in height, located as designated on the MSCP. The express purpose of these signs are to identify the business, or businesses, in freestanding buildings located on designated outparcels. These parcels include outparcel property facing West Robinson Street, 24th Avenue NW, Mt. Williams Drive, and Conference center Drive

Directional and informational signs

Ground mounted directional and informational signs shall be permitted in accordance with the Minimum Design Standards and the City of Norman Sign Code.

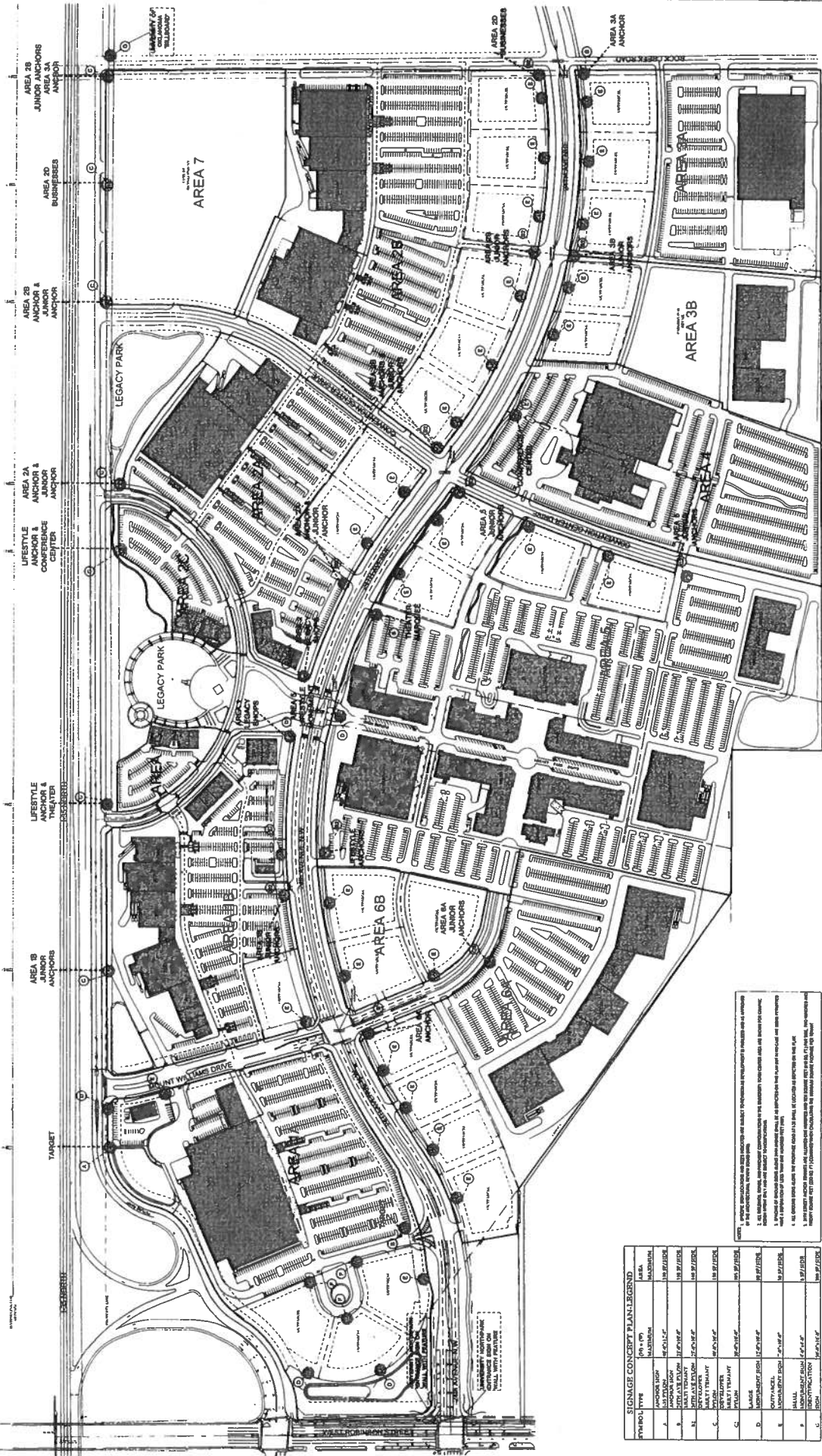
Wall Signs

Wall signs shall be permitted in accordance with the Minimum Design Standards and the City of Norman Sign Code, with the following exceptions.

1. For purposes of calculating Maximum Area Allowable, buildings with multiple connected businesses shall not be considered one building. Each business shall be considered independently.
2. No part of a wall sign shall be located more than thirty feet above grade level
3. Due to the location of the ten-story hotel and conference center, wall signs (which otherwise meet all Sign Code requirements) can be located at any height on the walls of both structures.

Revised 8-18-06 by Little

EXHIBIT "F-1"



MASTER SIGNAGE CONCEPT PLAN

SIGNAGE CONCEPT PLAN LEGEND

SYMBOL TYPE	NO. OF PIPES	AREA
ANCHOR SIGN	10" x 10"	AREA 7
ANCHOR SIGN	10" x 10"	AREA 2A
ANCHOR SIGN	10" x 10"	AREA 2B
ANCHOR SIGN	10" x 10"	AREA 3A
ANCHOR SIGN	10" x 10"	AREA 3B
ANCHOR SIGN	10" x 10"	AREA 6A
ANCHOR SIGN	10" x 10"	AREA 6B
ANCHOR SIGN	10" x 10"	AREA 8A
ANCHOR SIGN	10" x 10"	AREA 8B
ANCHOR SIGN	10" x 10"	AREA 8C
ANCHOR SIGN	10" x 10"	AREA 8D
ANCHOR SIGN	10" x 10"	AREA 8E
ANCHOR SIGN	10" x 10"	AREA 8F
ANCHOR SIGN	10" x 10"	AREA 8G
ANCHOR SIGN	10" x 10"	AREA 8H
ANCHOR SIGN	10" x 10"	AREA 8I
ANCHOR SIGN	10" x 10"	AREA 8J
ANCHOR SIGN	10" x 10"	AREA 8K
ANCHOR SIGN	10" x 10"	AREA 8L
ANCHOR SIGN	10" x 10"	AREA 8M
ANCHOR SIGN	10" x 10"	AREA 8N
ANCHOR SIGN	10" x 10"	AREA 8O
ANCHOR SIGN	10" x 10"	AREA 8P
ANCHOR SIGN	10" x 10"	AREA 8Q
ANCHOR SIGN	10" x 10"	AREA 8R
ANCHOR SIGN	10" x 10"	AREA 8S
ANCHOR SIGN	10" x 10"	AREA 8T
ANCHOR SIGN	10" x 10"	AREA 8U
ANCHOR SIGN	10" x 10"	AREA 8V
ANCHOR SIGN	10" x 10"	AREA 8W
ANCHOR SIGN	10" x 10"	AREA 8X
ANCHOR SIGN	10" x 10"	AREA 8Y
ANCHOR SIGN	10" x 10"	AREA 8Z

NOTES:
 1. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNIVERSITY SIGNAGE MANUAL AND THE UNIVERSITY SIGNAGE CONCEPT PLAN.
 2. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNIVERSITY SIGNAGE MANUAL AND THE UNIVERSITY SIGNAGE CONCEPT PLAN.
 3. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNIVERSITY SIGNAGE MANUAL AND THE UNIVERSITY SIGNAGE CONCEPT PLAN.
 4. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNIVERSITY SIGNAGE MANUAL AND THE UNIVERSITY SIGNAGE CONCEPT PLAN.
 5. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNIVERSITY SIGNAGE MANUAL AND THE UNIVERSITY SIGNAGE CONCEPT PLAN.
 6. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNIVERSITY SIGNAGE MANUAL AND THE UNIVERSITY SIGNAGE CONCEPT PLAN.
 7. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNIVERSITY SIGNAGE MANUAL AND THE UNIVERSITY SIGNAGE CONCEPT PLAN.
 8. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNIVERSITY SIGNAGE MANUAL AND THE UNIVERSITY SIGNAGE CONCEPT PLAN.
 9. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNIVERSITY SIGNAGE MANUAL AND THE UNIVERSITY SIGNAGE CONCEPT PLAN.
 10. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNIVERSITY SIGNAGE MANUAL AND THE UNIVERSITY SIGNAGE CONCEPT PLAN.

Project: UNIVERSITY TOWN CENTER
 UNIVERSITY NORTH PARK
 NORMAL, OREGON

Sheet Title: MASTER SIGNAGE CONCEPT PLAN

Investment: SOONER

Scale: 1/8" = 1'-0"

DATE: 06/27/2018

121.9852.00

COMPONENT: MASTER SIGNAGE PLAN

DATE: 06/27/2018

DIS: 21

Item 5.

EXHIBIT "F-2"
 FREESTANDING (GROUND) SIGNS
 ILLUSTRATION

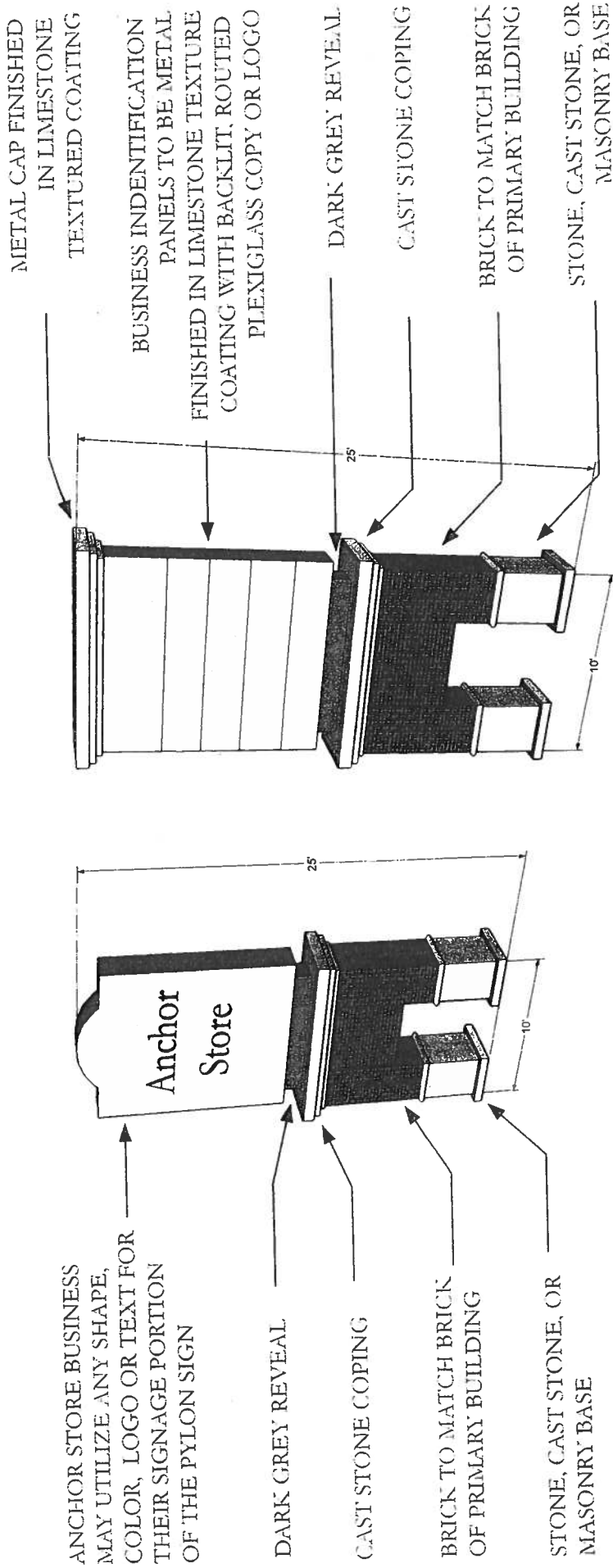
09.01.06

	<p>ANCHOR SIGN I-35 PYLON 150 SF / SIDE</p>	<p>(A)</p>
	<p>ANCHOR SIGN 24th ST PYLON 110 SF / SIDE</p>	<p>(B)</p>
	<p>MULTI TENANT 24th AVE PYLON 120 SF / SIDE</p>	<p>(B2)</p>
	<p>DEVELOPER MULTI TENANT PYLON 120 SF / SIDE</p>	<p>(C)</p>
	<p>DEVELOPER MULTI TENANT PYLON 105 SF / SIDE</p>	<p>(C2)</p>
	<p>LARGE MONUMENT SIGN 80 SF / SIDE</p>	<p>(D)</p>
	<p>OUTPARCEL MONUMENT SIGN 50 SF / SIDE</p>	<p>(E)</p>
	<p>SMALL MONUMENT SIGN 8 SF / SIDE</p>	<p>(F)</p>

UNIVERSITY TOWN CENTER
 AT
 UNIVERSITY NORTH PARK
 NORMAN, OKLAHOMA

EXHIBIT "F-3"
 TYPICAL PYLON SIGN
 MATERIALS

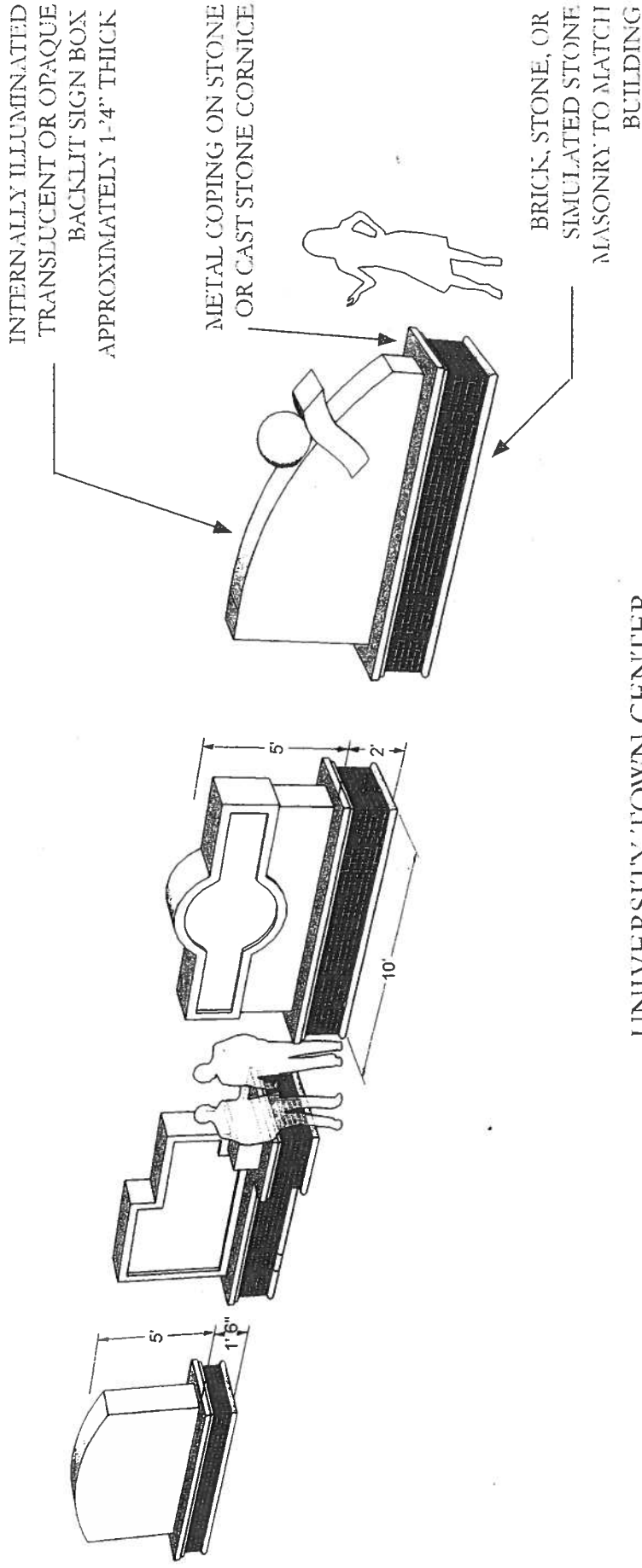
08.11.06



UNIVERSITY TOWN CENTER
 AT
 UNIVERSITY NORTH PARK
 NORMAN, OKLAHOMA

EXHIBIT "F-4"
 TYPICAL OUTPARCEL
 MONUMENT SIGN MATERIALS
 (APPLIES TO TYPE "D, E, F")

08.11.06



UNIVERSITY TOWN CENTER
 AT
 UNIVERSITY NORTH PARK
 NORMAN, OKLAHOMA

EXHIBIT G
LEGAL DESCRIPTION
UNIVERSITYNORTH PARK
(SDA-1)
PURCHASE TRACT

A tract of land lying in the Northwest Quarter of Section 13 and the Northeast Quarter of Section 14, Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:

COMMENCING at the northwest corner of said Section 13;

THENCE South 00°16'07" East, along the west line of the said Northwest Quarter of Section 13, a distance of 85.00 feet to a point on the southerly right-of-way line of Tecumseh Road as established by that certain HIGHWAY EASEMENT recorded in Book 2475, Page 439, said point being the POINT OF BEGINNING;

THENCE easterly, along said right-of-way line, the following four (4) courses:

1. South 89°49'14" East a distance of 33.00 feet;
2. North 44°57'58" East a distance of 35.22 feet;
3. South 89°49'14" East a distance of 189.54 feet;
4. South 83°18'03" East a distance of 58.87 feet to a point on the east line of that certain SURPLUS PROPERTY DEED OF RELEASE recorded in Book 3282, Page 614, Cleveland County records;

THENCE southeasterly, along said east line, the following two (2) courses:

1. South 09°09'51" East a distance of 99.71 feet;
2. South 00°38'00" East a distance of 1379.14 feet;

THENCE South 89°22'00" West a distance of 291.24 feet;

THENCE North 69°58'55" West a distance of 60.00 feet to a point on the centerline of 24th Avenue NW as established by the HIGHWAY EASEMENT in favor of the State of Oklahoma recorded in Book 2552, Page 472, Cleveland County records;

THENCE northerly, along said centerline, on a non-tangent curve to the left having a radius of 876.16 feet (said curve subtended by a chord which bears North 12°43'58" East a distance of 222.22 feet) for an arc distance of 222.82 feet;

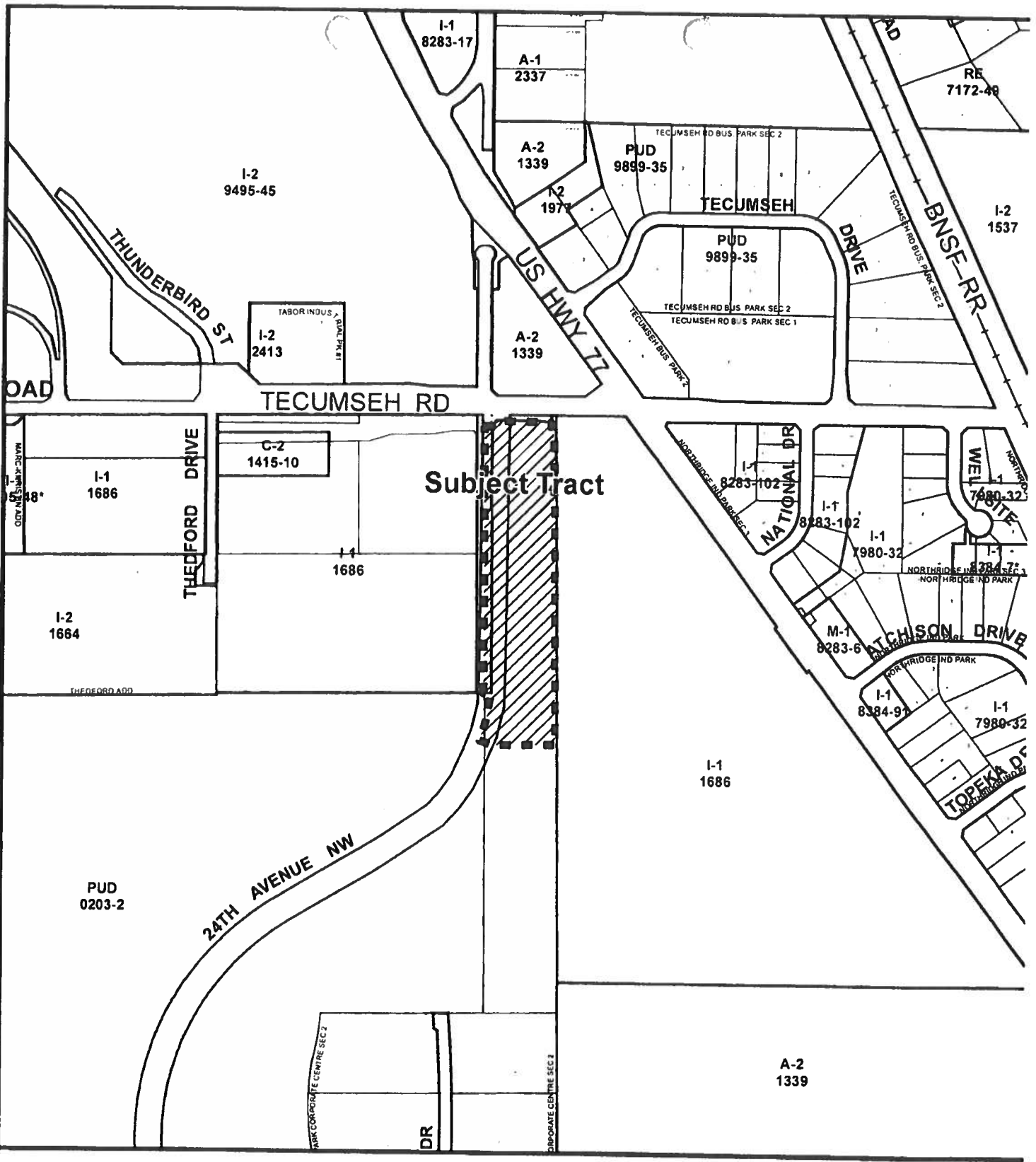
THENCE South 89°15'36" West a distance of 32.66 feet to a point on the common line between said Sections 13 and 14;

THENCE North 00°16'07" West, along said common line, a distance of 1226.50 feet to the POINT OF BEGINNING.

Said tract of land containing a gross area of 478,686 square feet or 10.9891 acres more or less, and an area net of the right-of-way for 24th Avenue NW (120 feet in width) of 339,588 square feet or 7.7959 acres more or less.

Prepared by:
Taylor Denniston PLS 1787
Smith Roberts Baldischwiler LLC
April 16, 2015
VERSION 4

G-1



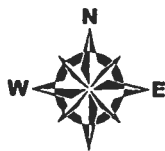
Subject Tract

Location Map

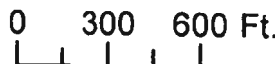
GIS 0 Map Symbols 11 Location Map 10.0.mxd



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



May 12, 2015



 Subject Tract

 Zoning

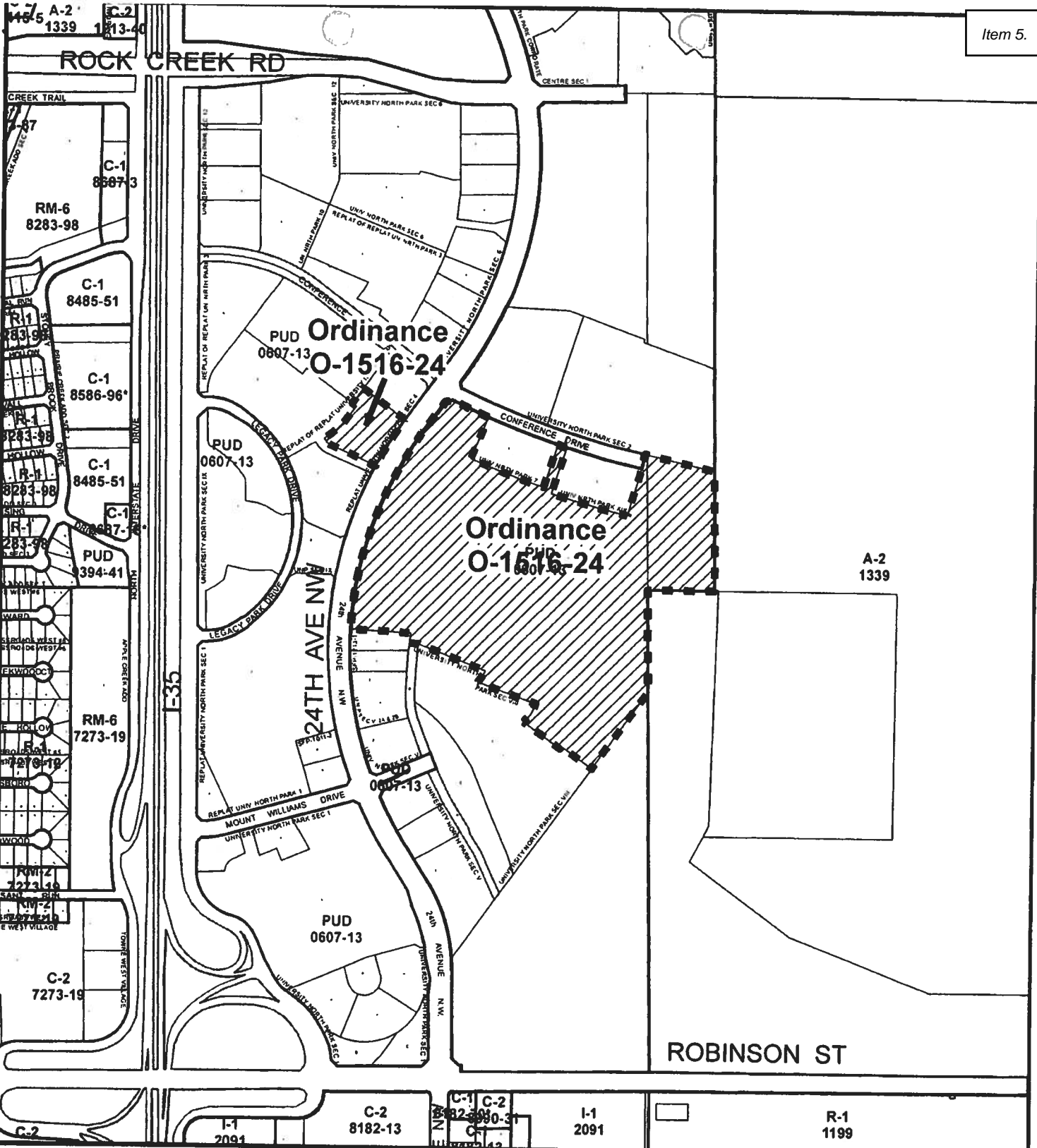


Exhibit H

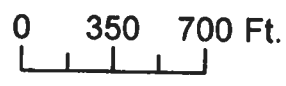
O-1516-24, to allow: 1) Bar, Lounge, or Tavern;
 2) Live Entertainment Venue; 3) Mixed Building





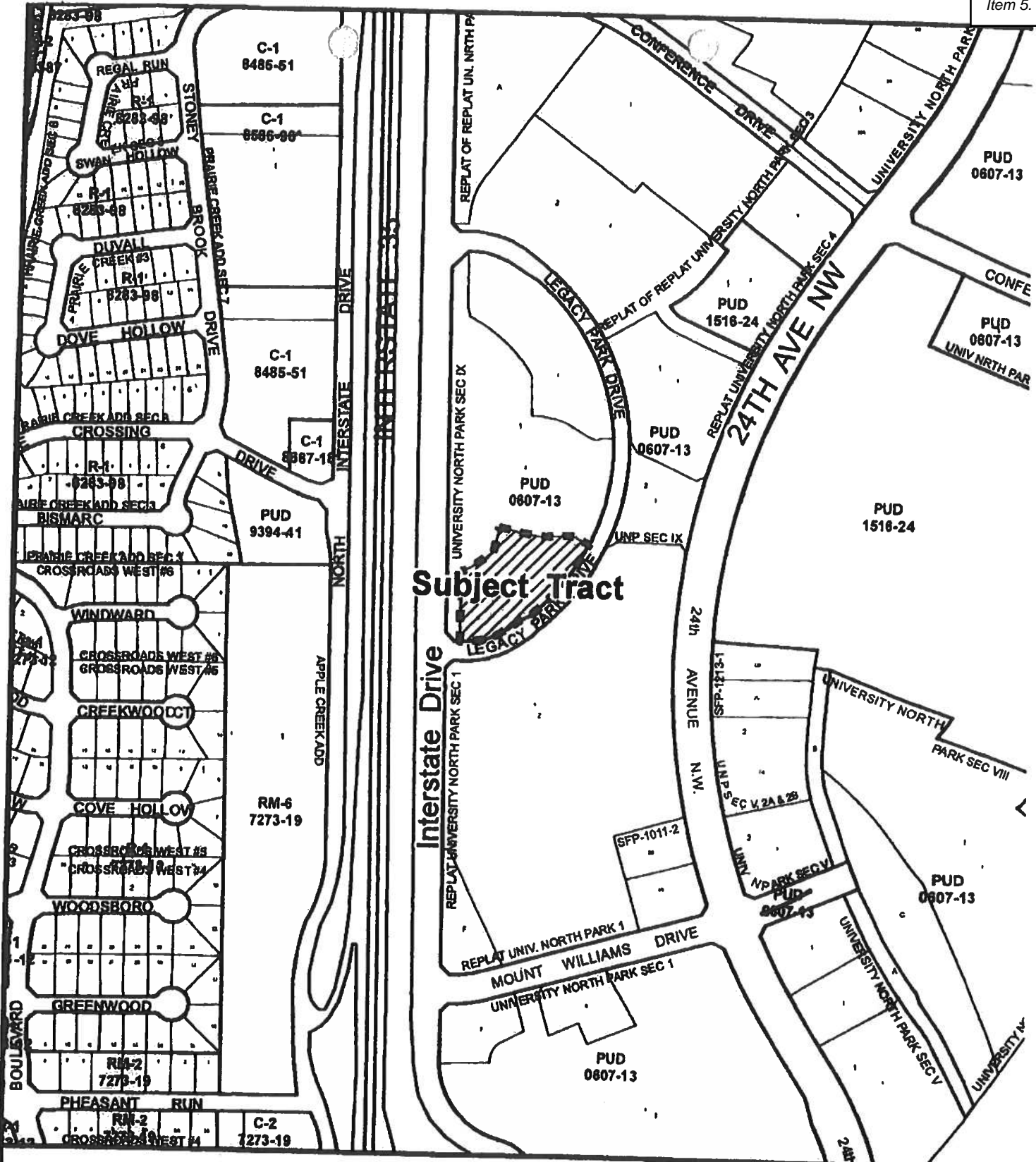
Map Produced by the City of Norman
 Geographic Information System
 The City of Norman assumes no
 responsibility for errors or omissions
 in the information presented



November 25, 2015

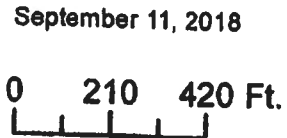


 Subject Tract
 Zoning



Location Map

EXHIBIT I



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.



EXHIBIT J**PUD AREA DESCRIPTION**

A tract of land lying in the East Half (E/2) of Section 14, Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the southeast corner of said Southeast Quarter, said point also being the southeast corner of Block 1, UNIVERSITY NORTH PARK CORPORATE CENTRE SECTION 1, recorded in Book 24 of Plats, Page 15;

THENCE South 89°06'20" West, along the south line of said Southeast Quarter, the south line of said Block 1 and the south line of Rock Creek Road right of way as dedicated by said plat, a distance of 667.66 feet to a point on the centerline of 24th Avenue N.W. as established by that certain Highway Easement recorded in Book 2552, Page 472 and partially dedicated by said plat, said point also being a point on a curve;

THENCE along the centerline of said 24th Avenue N.W., the following Four (4) courses:

1. Northwestery along a non-tangent curve to the left having a radius of 1,905.41 feet (said curve subtended by a chord which bears North 24°23'10" West a distance of 924.06 feet) for an arc distance of 933.37 feet;

2. North 38°25'09" West a distance of 400.00 feet to a point of curvature;

3. Northerly along a curve to the right having a radius of 1,225.41 feet (said curve subtended by a chord which bears North 17°44'04" West a distance of 865.68 feet) for an arc distance of 884.78 feet to the northwest corner of Radius Way right of way as dedicated by UNIVERSITY NORTH PARK SECTION XIV recorded in Book 24 of Plats, Page 83, said point being on the centerline of said 24th Avenue N.W., a point on a curve and the POINT OF BEGINNING;

4. Continuing Northeasterly along a curve to the right having a radius of 1,225.41 feet (said curve subtended by a chord which bears North 26°17'27" East a distance of 971.02 feet) for an arc distance of 998.40 feet;

THENCE South 52°49'34" East a distance of 470.27 feet;

THENCE South 10°17'56" West a distance of 77.31 feet to the northwest corner of Lot 1, Block 2, UNIVERSITY NORTH PARK CORPORATE CENTRE SECTION 2, recorded in Book 23 of Plats, Page 179 and being a point on a curve;

THENCE along the westerly line of Lots 1 and 2 In said Block 2, the following Two (2) courses:

1. Southerly along a non tangent curve to the right having a radius of 1,207.17 feet (said curve subtended by a chord which bears South 09°36'47" West a distance of 224.62 feet) for an arc distance of 224.95 feet to a point of reverse curvature;
2. Southerly along a non tangent curve to the left having a radius of 1,265.72 feet (said curve subtended by a chord which bears South 03°26'45" West a distance of 236.22 feet) for an arc distance of 236.57 feet;

THENCE North 90°00'00" West a distance of 209.63 feet to the northeast corner of said Radius Way right of way;

THENCE along the northerly right of way line of said Radius Way, the following Six (6) courses:

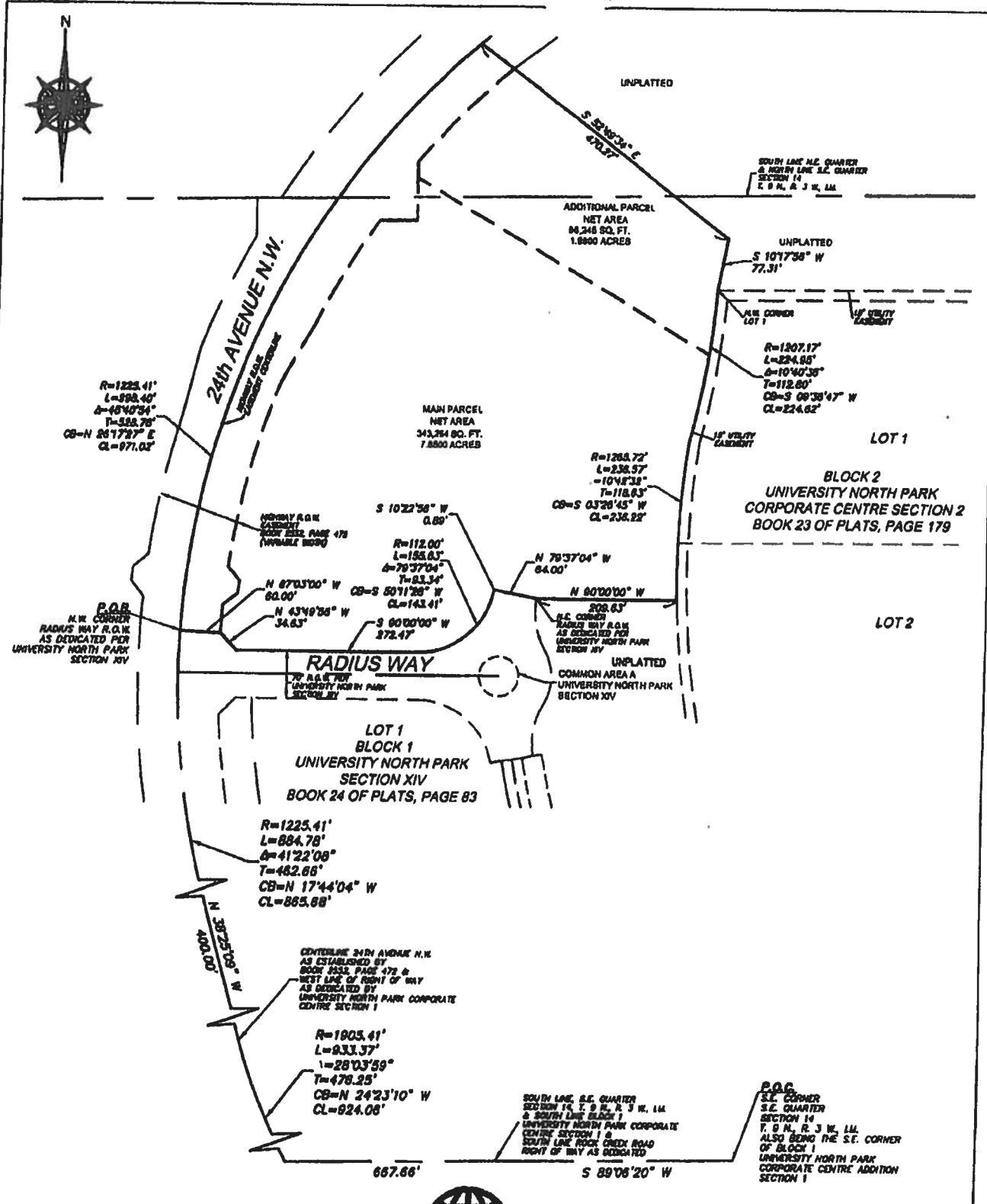
1. North 79°37'04" West a distance of 64.00 feet;
2. South 10°22'56" West a distance of 0.89 feet to a point of curvature;
3. Southwesterly along a curve to the right having a radius of 112.00 feet (said curve subtended by a chord which bears South 50°11'28" West a distance of 143.41 feet) for an arc distance of 155.63 feet;
4. South 90°00'00" West a distance of 272.47 feet;
5. North 43°49'56" West a distance of 34.63 feet;
6. North 87°03'00" West a distance of 60.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 494,425 square feet or 11.3504 acres, more or less.

The basis of bearings for this description was North 90°00'00" West as a portion of the northerly right of way line of Radius Way as shown on the plat of UNIVERSITY NORTH PARK SECTION XIV.

Prepared by: Randall A. Mansfield, Professional Land Surveyor No. 1613
 Dodson-Thompson-Mansfield PLLC
 20 N.E. 38th Street - OKC, OK 73105
 March 6, 2019

'Exhibit J'



'EXHIBIT J'
NOT TO SCALE



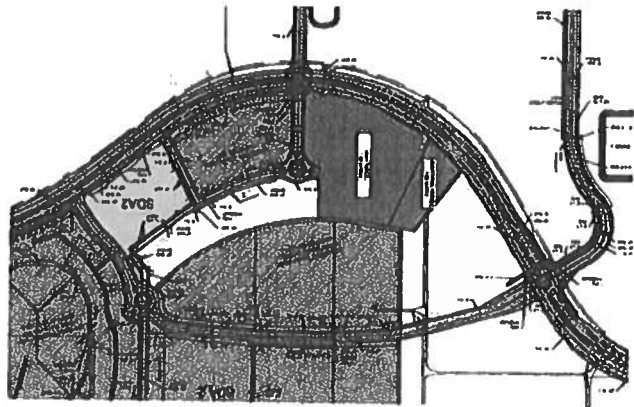
DODSON - THOMPSON - MANSFIELD, PLLC

20 NE 38th Street Phone: 405-801-7402 email: randym@dtm-ok.com
Oklahoma City, OK 73105 Fax: 405-801-7421

Surveying - Engineering - Earthwork
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2020

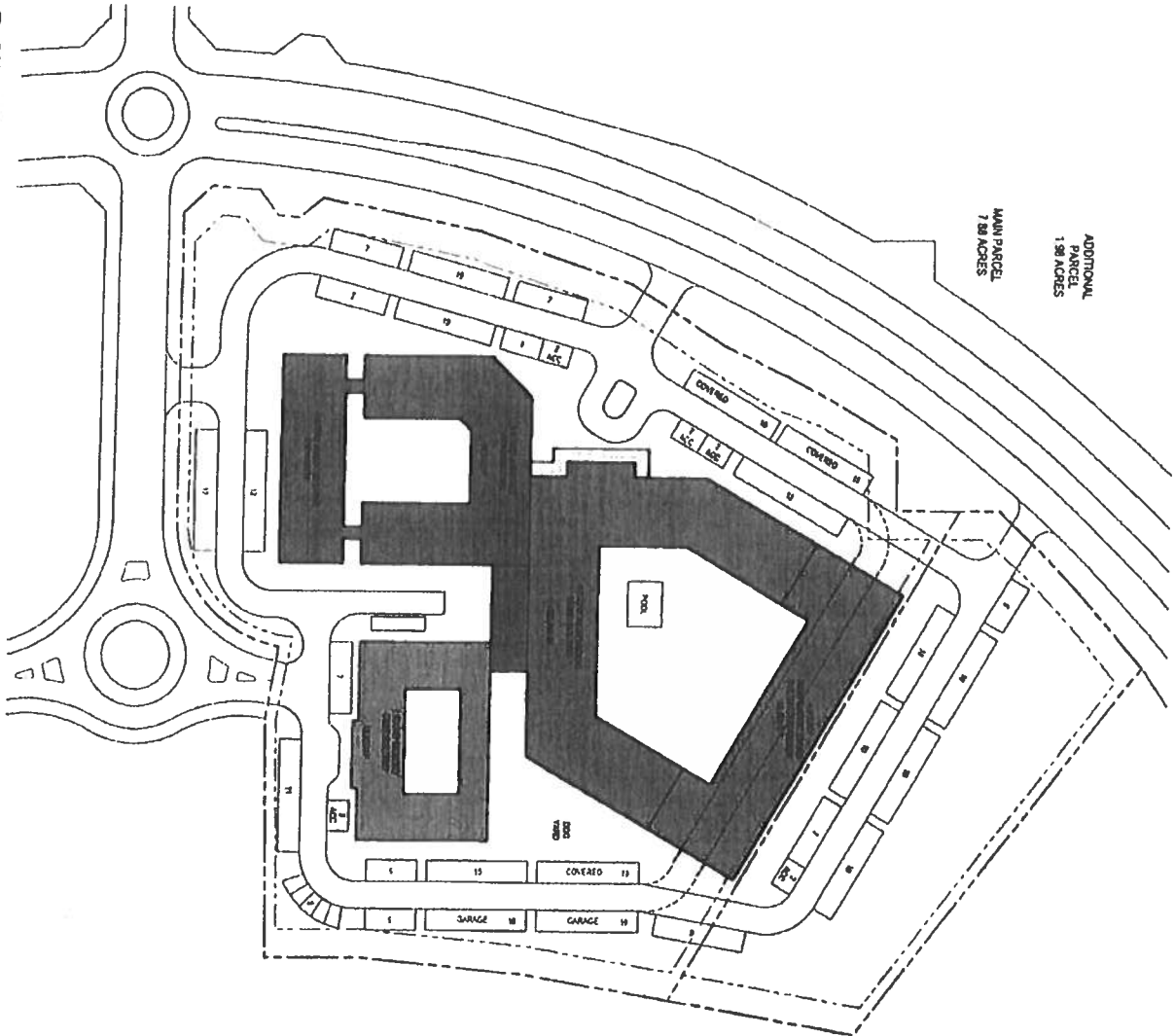
'Exhibit J'

100-Projekt, 21-P, 621 Medcore Norman OK 62 Report Development/Construction Number 062(1) 1/11 (2) 600) 1/11/11, 1/11/11, 1/11/11



PROPOSED PARKING: 265

PRELIMINARY SITE LAYOUT - PHASE 2

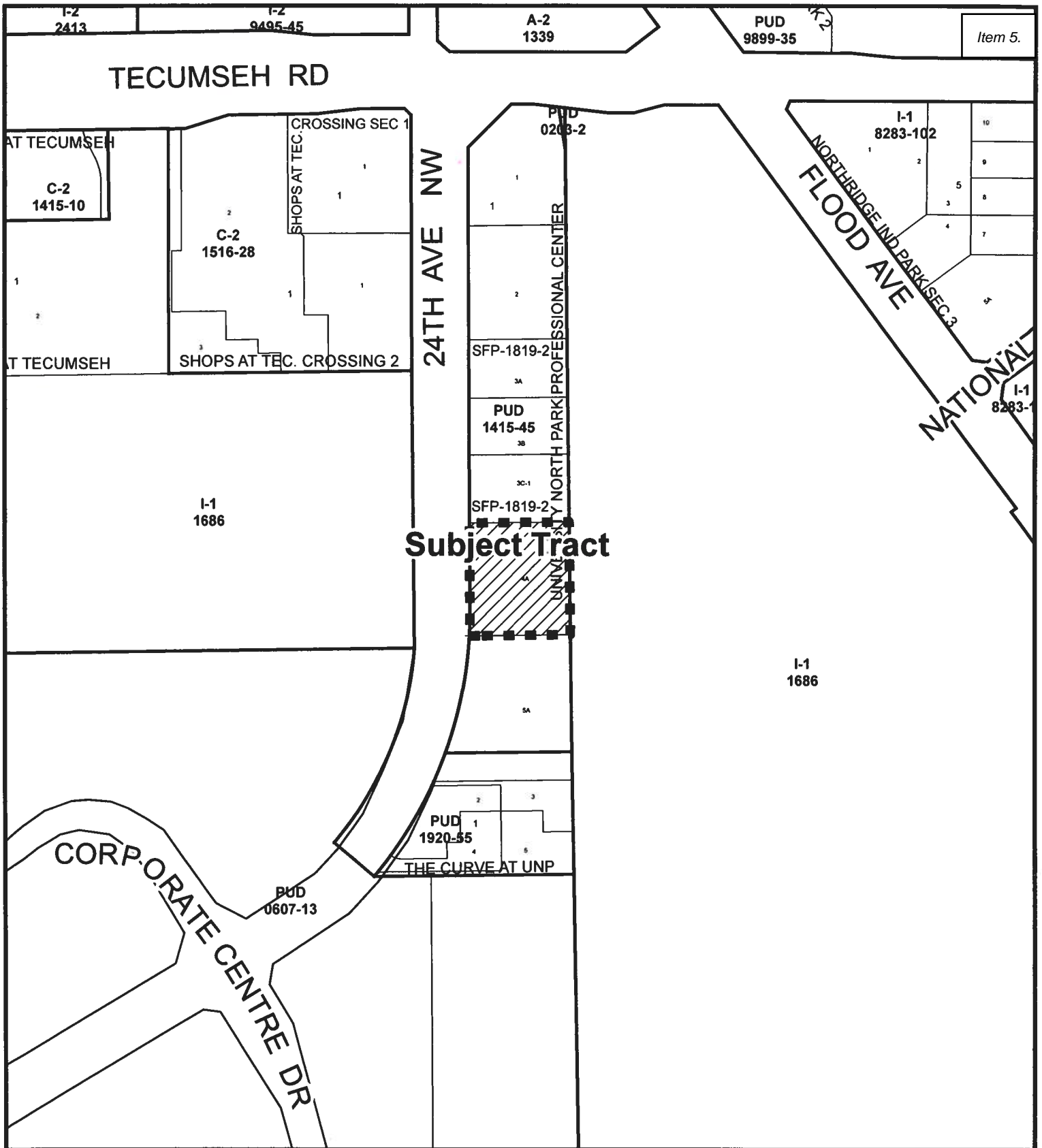


MEDCORE NORMAN, OK
IL, AL & MC

SITE ADDRESS LINE 1
SITE CITY, SITE STATE SITE ZIP

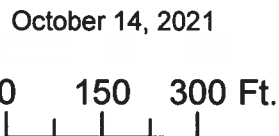
pi architects
1000 N. W. 10th St.
Norman, OK 73061
405.891.1234



SK2



Subject Tract

Exhibit 'K'



-  Subject Tract
-  Zoning

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.

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EXHIBIT L**University North Park Professional Center
Lot 4A Block 1**

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirteen (13), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being all of Lot 4 Block 1 as shown on the plat UNIVERSITY NORTH PARK PROFESSIONAL CENTER recorded in Book 24 of plats, Page 80, LESS & EXCEPT the North 21.64 feet thereof, being more particularly described as follows:

Beginning at the Southwest (SW) Corner of said Lot 4, said point being the POINT OF BEGINNING;

THENCE along and with the West line of said Lot 4 on a curve to the left, having a radius of 936.16 feet, a chord bearing of North 01°26'56" East, a chord length of 56.12 feet and an arc length of 56.13 feet;

THENCE North 00°16'07" West, continuing along and with the West line of said Lot 4, a distance of 202.54 feet;

THENCE North 89°15'55" East, parallel with and 21.64 feet South of the North line of said Lot 4, a distance of 229.81 feet to a point on the East line of said Lot 4;

THENCE South 00°38'00" East, along and with the East line of said Lot 4, a distance of 258.61 feet to the Southeast (SE) Corner of said Lot 4;

THENCE South 89°15'55" West, along and with the South line of said Lot 4, a distance of 233.14 feet to the POINT OF BEGINNING.

Containing 59,676 square feet or 1.3700 acres, more or less.

TRAFFIC IMPACT ANALYSIS

To Serve A

UNP DAYCARE

located

South of Tecumseh Rd. & east of 24th Ave. N.W.
Norman, Cleveland County, Oklahoma



Prepared by:

JOHNSON & ASSOCIATES

CERTIFICATE OF AUTHORIZATION #1484

EXPIRATION DATE: 06-30-2023

1 EAST SHERIDAN AVENUE

SUITE 200

OKLAHOMA CITY, OKLAHOMA 73104

(405) 235-8075

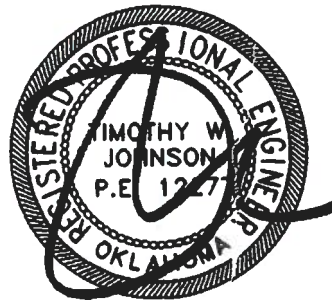
TRAFFIC IMPACT ANALYSIS

To Serve

UNP DAYCARE

located

South of Tecumseh Rd. & east of 24th Ave. N.W.
Norman, Cleveland County, Oklahoma



August 27, 2021

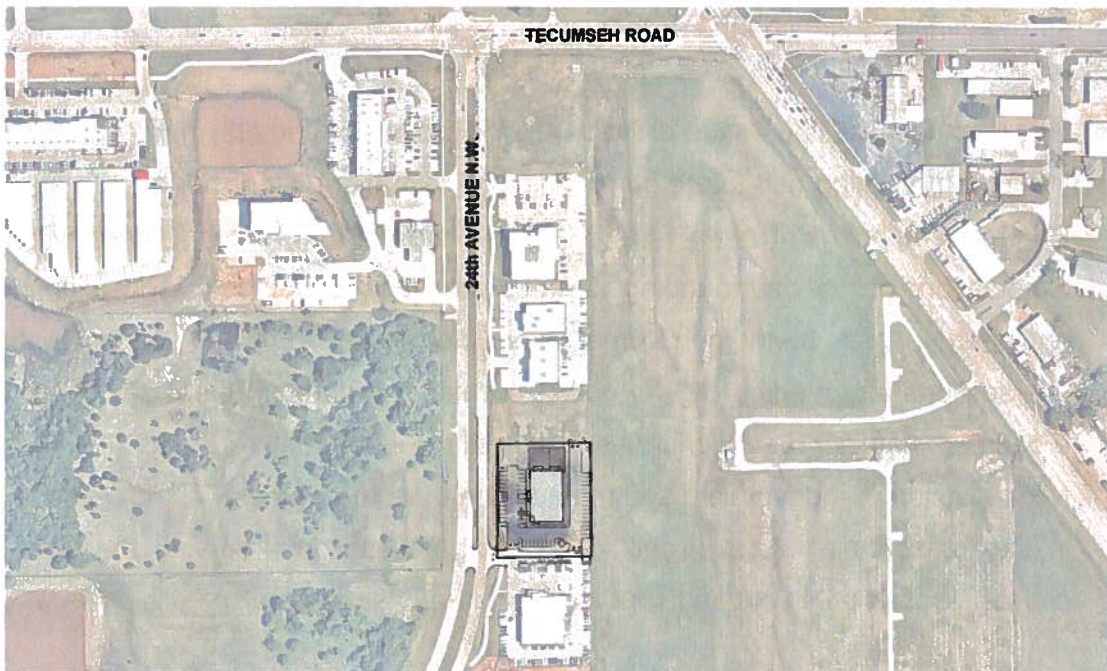
Prepared for:
Crosslands Companies
5750 DTC Parkway #145
Greenwood Village, CO 80111

Prepared by:

JOHNSON & ASSOCIATES
CERTIFICATE OF AUTHORIZATION #1484
EXPIRATION DATE: 06-30-2023
1 EAST SHERIDAN AVENUE
SUITE 200
OKLAHOMA CITY, OKLAHOMA 73104
(405) 235-8075

EXECUTIVE SUMMARY

Johnson & Associates has been retained to provide a traffic study for the proposed UNP Daycare development located south of Tecumseh Road and east of 24th Avenue N.W. This proposed development will share an access drive onto 24th Avenue with Premiere Pediatrics to the south. This report analyzes this shared access and the impact of the proposed daycare on existing traffic conditions at the intersection with 24th Avenue N.W.



The results of the analyses in this report show that the intersection at the existing access drive operates at a Level-of-Service (LOS) "A" currently serving Premiere Pediatrics and will continue to do so after the construction of the proposed daycare facility during both the AM and PM peak hours. The analyses show longest delays for vehicles leaving the site turning left during the PM peak hour currently operating at a LOS "C" and a delay of 15.4 seconds which will remain at a LOS "C" after the proposed development and increase in delay slightly to 18.7 seconds.

Given the minor impact of the proposed development on the fully developed 24th Avenue N.W., Johnson & Associates recommends the project be allowed to proceed without any street infrastructure improvements.



PROJECT SCOPE

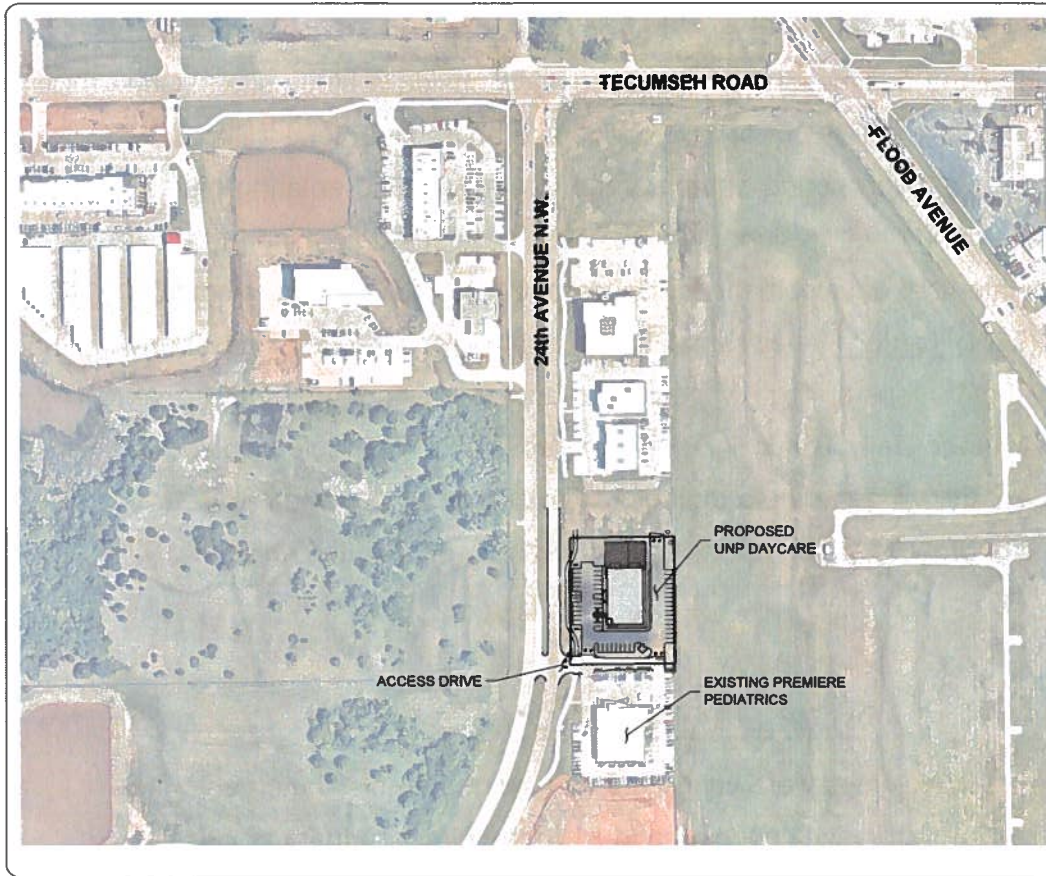
Johnson & Associates has been retained to provide a Traffic Impact Analysis (TIA) for UNP Daycare located approximately 1200 feet south of Tecumseh Road on the east side of 24th Avenue N.W. in Norman. As it stands the site is currently undeveloped and will include a 10,000 square feet of daycare facility. Access to the site will be obtained through an existing shared access drive that currently serves Premiere Pediatrics to the south. **Figure 1** shows the site location, surrounding streets, and the access drive.

24th Avenue N.W. is a 4-lane divided, 45 MPH roadway primarily utilized to convey traffic from existing and future surrounding development either north to Tecumseh Road or south to Robinson Street. 24th Avenue N.W. was constructed with the expectation of the surrounding area being fully developed, and significant engineering has been performed over the years to place traffic signals, intersections and median cuts to optimize traffic flow through the area. Given this broad planning approach, changes to the street infrastructure along 24th Avenue N.W., outside of median cuts and the addition of left turn lanes, are not anticipated in the foreseeable future. When the existing access drive serving the site was constructed a median cut and southbound left turn lane was also built.

This report will analyze the intersection of this access drive with 24th Avenue N.W. including analyses for the existing condition and conditions after the proposed daycare has been constructed.

TRAFFIC COUNTS

Recent 24-hour street counts for the area were obtained from the Association of Central Oklahoma Governments (ACOG). Traffic counts from January of this year just south of the proposed site indicate that 24th Avenue N.W. carries approximately 9,919 vehicles per day. The existing traffic counts can be found in the **Appendix**.



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NO.	DESCRIPTION	DATE

Johnson & Associates
 11100 Eastman Road
 Cleveland, OH 44130
 Tel: (216) 481-1100
 Fax: (216) 481-1101
 www.johnsonandassociates.com

J

UNP DAYCARE
 NORMAN, CLEVELAND COUNTY, OHIO
 GENERAL LOCATION MAP

FIGURE 1



TRIP GENERATION

To determine the amount of traffic generated by the proposed development and the existing Premiere Pediatrics to the south, the nationally accepted TRIP Generation Report, published by the Institute of Transportation Engineers (ITE) was utilized. The ITE Report is a compilation of studies conducted to project the expected number of trips that various land uses might be expected to generate. A TRIP, as defined by the report, is “a single or one-direction vehicle movement with either the origin or the destination (exiting or entering) inside a study site.” One TRIP End is equal to one TRIP. For TRIP generation purposes, total TRIP Ends for a land use over a given period of time is the total of all trips entering plus all trips exiting a site during that designated time. The land uses determined to most accurately simulate the development is Daycare Center (565), and Medical / Dental Office (720). **Table 1** shows that the existing Premiere Pediatrics likely generates a total of 29 trips during AM peak hour and 44 trips during the PM peak hour while the Average Daily Traffic (ADT) generated is 441. The table also shows the proposed daycare will generate a total of **122 trips during AM peak hour and 123 trips during the PM peak hour while the Average Daily Traffic (ADT) generated is 741.**

TRIP DISTRIBUTION

After the above traffic volumes were calculated they were then distributed onto the existing street system with assumptions made as to the direction that the vehicles would approach and leave the site. These assumptions are based on the existing traffic patterns of the adjacent street system and likely routes traffic will take in and out of the area. Given the simple nature of the access drive’s intersection with 24th Avenue N.W. and the proximity of surrounding street and development, it was assumed the traffic would split evenly distributing north and south. This distribution was applied first to the existing Premiere Pediatrics facility and then to the proposed daycare traffic. The combination of these values with the existing traffic from the ACOG counts can be seen in the analyzed scenarios in the Appendix.

NORMAN DAYCARE CENTER TRIP GENERATION 8/28/2021																		
Description, ITE Code (Unit Type) Trip Generation Details	Number of Units	Trip Generation Rates			Distribution Percentages					Total Trips			Trip Distribution					
		Weekday	AM	PM	Pass-By	AM Entering	AM Exiting	PM Entering	PM Exiting	Daily	AM Peak Hour	PM Peak Hour	AM Entering	AM Exiting	AM Pass-By	PM Entering	PM Exiting	PM Pass-By
EXISTING PEDIATRIC DEVELOPMENT																		
Medical / Dental Office 720 (S F) AM & PM Peak of Adjacent Street	12 200	36 13	2 39	3 57	NA	79%	21%	28%	72%	441	29	44	23	6	NA	12	32	NA
PROPOSED DAYCARE DEVELOPMENT																		
Daycare Center 565 (S F) AM & PM Peak of Adjacent Street	10 000	74 06	12 18	12 34	NA	53%	47%	47%	53%	741	122	123	65	57	NA	58	65	NA

TABLE 1

INTERSECTION CAPACITY ANALYSES

Capacity analyses were conducted on the adjacent access drive for both the AM and PM peak hours utilizing Synchro 11 Traffic Signal Software. The analyses were conducted to determine how the intersections currently operated and how they will operate after the proposed daycare is fully operational.

In order to qualitatively compare and measure the effectiveness of intersections the nationally accepted Level-Of-Service (LOS) rating system was employed. This rating system utilizes many factors such as speed, traffic interruptions, reaction time and queue lengths to determine delays and saturation experienced at an intersection. The two nationally accepted methods of calculating LOS for an intersection are the Highway Capacity Manual (HCM) method, primarily used for signalized intersections and all-way stop unsignalized intersections, and the Intersection Capacity Utilization (ICU) method, primarily used for intersections with driveways and minor streets where the major street is not required to stop.

The ICU method sums the amount of time required to serve all movements at saturation for a given cycle length and divides by that reference cycle length to give a percentage of the full capacity for the intersection. This places the intersection in one of eight categories from "A" to "H" with a LOS "A" representing the best operating conditions and LOS "H" representing the worst operating conditions. The ICU criteria for LOS ranking is listed in the following table.

ICU INTERSECTION LOS CRITERIA	
Level-of-Service	Percent of Full Capacity
A	≤55%
B	>55%-64%
C	>64%-73%
D	>73%-82%
E	>82%-91%
F	>91%-100%
G	>100%-109%
H	>109%

Utilizing the ICU method for the access drive the analyses show that the adjacent intersection with 24th Avenue N.W. currently operates at a LOS "A" for both the AM and PM peak hours with the longest movement delay being the PM exiting westbound left turn at 15.4 seconds and a LOS "C". After the proposed daycare development, the intersection as a whole continues to operate at a LOS "A" for both the AM & PM peak hours while the PM westbound left turn increases in delay to 18.7 seconds but remaining at a LOS "C". Details of the analyses for all the scenarios are included in the **Appendix**.

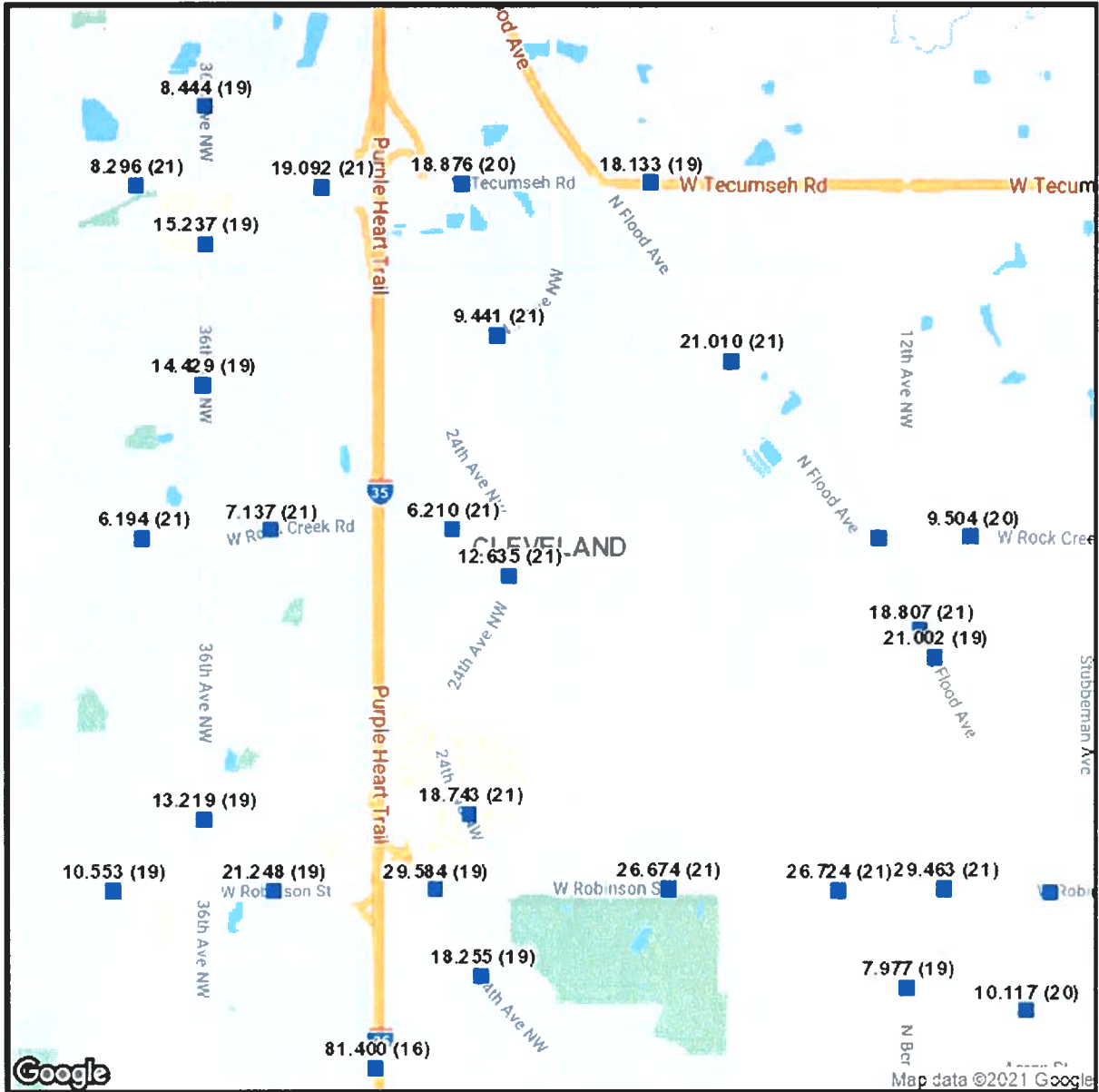
CONCLUSIONS

It is anticipated that the access for the proposed development will continue to operate similar to any other development in commercial areas that gain access to a major arterial. Additionally, the existing medical facility and the proposed daycare pair well together utilizing the same access point do to their differing peak times of traffic to each facility. The analyses in this report take this into consideration and analyze the worst case which is the actual traffic generated from these facilities during the adjacent street peak time. These the analyses show that the intersection at the existing access drive and 24th Avenue N.W. operates at a Level-of-Service (LOS) "A" currently serving Premiere Pediatrics and will continue to do so after the construction of the proposed daycare facility during both the AM and PM peak hours. The analyses show longest delays for vehicles leaving the site turning left during the PM peak hour currently operating at a LOS "C" and a delay of 15.4 seconds and will remain at a LOS "C" after the proposed development and increase in delay slightly to 18.7 seconds.

Given the minor impact of the proposed development on the fully developed 24th Avenue N.W., Johnson & Associates recommends the project be allowed to proceed without any street infrastructure improvements.

Appendix

Existing Traffic Counts



TCDS Locations

- Short
- Continuous
- WIM
- Located Short
- Located Continuous
- Located WIM
- Inactive Location



8/26/2021



Volume Count Report

LOCATION INFO	
Location ID	52500-5001
Type	LINK
Funct'l Class	Minor Arterial
Located On	24TH AVE NW
From Road	TECUMSEH RD
To Road	W ROCK CREEK RD
Direction	2-WAY
County	Cleveland
Community	Norman
MPO ID	
HPMS ID	
Agency	ACOG OK












COUNT DATA INFO	
Count Status	Accepted
Start Date	Thu 1/28/2021
End Date	Fri 1/29/2021
Start Time	11:00:00 AM
End Time	11:00:00 AM
Direction	
Notes	
Station	5001
Study	
Speed Limit	
Description	
Sensor Type	
Source	
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	31
1:00-2:00	17
2:00-3:00	18
3:00-4:00	19
4:00-5:00	21
5:00-6:00	47
6:00-7:00	164
7:00-8:00	530
8:00-9:00	706
9:00-10:00	672
10:00-11:00	753
11:00-12:00	729
12:00-13:00	850
13:00-14:00	723
14:00-15:00	726
15:00-16:00	762
16:00-17:00	781
17:00-18:00	855
18:00-19:00	604
19:00-20:00	394
20:00-21:00	250
21:00-22:00	160
22:00-23:00	61
23:00-24:00	46
Total	9,919
AADT	9,919
AM Peak	10:00-11:00 753
PM Peak	17:00-18:00 855

Existing Access Drive Analyses












EXIST. AM Peak Hour 2021
2: ACCESS DRIVE & 24th AVE. N.W.

HCM Unsignalized Intersection Capacity Analysis
08/26/2021

							
Movement	WBL	WBR	NBT	NBR	SBL	SBT	
Lane Configurations							
Traffic Volume (veh/h)	3	3	353	12	11	353	
Future Volume (Veh/h)	3	3	353	12	11	353	
Sign Control	Stop		Free			Free	
Grade	0%		0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	
Hourly flow rate (vph)	3	3	384	13	12	384	
Pedestrians							
Lane Width (ft)							
Walking Speed (ft/s)							
Percent Blockage							
Right turn flare (veh)							
Median type							
Median storage veh							
Upstream signal (ft)							
pX, platoon unblocked							
vC, conflicting volume	606	198			397		
vC1, stage 1 conf vol							
vC2, stage 2 conf vol							
vCu, unblocked vol	606	198			397		
tC, single (s)	6.8	6.9			4.1		
tC, 2 stage (s)							
tF (s)	3.5	3.3			2.2		
p0 queue free %	99	100			99		
cM capacity (veh/h)	424	809			1158		
Direction, Lane #	WB 1	WB 2	NB 1	NB 2	SB 1	SB 2	SB 3
Volume Total	3	3	256	141	12	192	192
Volume Left	3	0	0	0	12	0	0
Volume Right	0	3	0	13	0	0	0
cSH	424	809	1700	1700	1158	1700	1700
Volume to Capacity	0.01	0.00	0.15	0.08	0.01	0.11	0.11
Queue Length 95th (ft)	1	0	0	0	1	0	0
Control Delay (s)	13.6	9.5	0.0	0.0	8.1	0.0	0.0
Lane LOS	B	A			A		
Approach Delay (s)	11.5		0.0		0.2		
Approach LOS	B						
Intersection Summary							
Average Delay			0.2				
Intersection Capacity Utilization			20.1%	ICU Level of Service	A		
Analysis Period (min)			15				

EXIST. PM Peak Hour 2021
2: ACCESS DRIVE & 24th AVE. N.W.

HCM Unsignalized Intersection Capacity Analysis
08/26/2021

							
Movement	WBL	WBR	NBT	NBR	SBL	SBT	
Lane Configurations							
Traffic Volume (veh/h)	16	16	428	6	6	427	
Future Volume (Veh/h)	16	16	428	6	6	427	
Sign Control	Stop		Free			Free	
Grade	0%		0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	
Hourly flow rate (vph)	17	17	465	7	7	464	
Pedestrians							
Lane Width (ft)							
Walking Speed (ft/s)							
Percent Blockage							
Right turn flare (veh)							
Median type							
Median storage veh							
Upstream signal (ft)							
pX, platoon unblocked							
vC, conflicting volume	714	236			472		
vC1, stage 1 conf vol							
vC2, stage 2 conf vol							
vCu, unblocked vol	714	236			472		
tC, single (s)	6.8	6.9			4.1		
tC, 2 stage (s)							
tF (s)	3.5	3.3			2.2		
p0 queue free %	95	98			99		
cM capacity (veh/h)	363	766			1086		
Direction, Lane #	WB 1	WB 2	NB 1	NB 2	SB 1	SB 2	SB 3
Volume Total	17	17	310	162	7	232	232
Volume Left	17	0	0	0	7	0	0
Volume Right	0	17	0	7	0	0	0
cSH	363	766	1700	1700	1086	1700	1700
Volume to Capacity	0.05	0.02	0.18	0.10	0.01	0.14	0.14
Queue Length 95th (ft)	4	2	0	0	0	0	0
Control Delay (s)	15.4	9.8	0.0	0.0	8.3	0.0	0.0
Lane LOS	C	A			A		
Approach Delay (s)	12.6		0.0		0.1		
Approach LOS	B						
Intersection Summary							
Average Delay			0.5				
Intersection Capacity Utilization			22.0%		ICU Level of Service		A
Analysis Period (min)			15				

Future Access Drive Analyses

PROP. AM Peak Hour 2021
2: ACCESS DRIVE & 24th AVE. N.W.

HCM Unsignalized Intersection Capacity Analysis
08/26/2021

	↙	↖	↑	↗	↘	↓	
Movement	WBL	WBR	NBT	NBR	SBL	SBT	
Lane Configurations	↙	↖	↑↓		↙	↑↑	
Traffic Volume (veh/h)	32	31	353	44	44	353	
Future Volume (Veh/h)	32	31	353	44	44	353	
Sign Control	Stop		Free			Free	
Grade	0%		0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	
Hourly flow rate (vph)	35	34	384	48	48	384	
Pedestrians							
Lane Width (ft)							
Walking Speed (ft/s)							
Percent Blockage							
Right turn flare (veh)							
Median type			None			None	
Median storage (veh)							
Upstream signal (ft)							
pX, platoon unblocked							
vC, conflicting volume	696	216			432		
vC1, stage 1 conf vol							
vC2, stage 2 conf vol							
vCu, unblocked vol	696	216			432		
tC, single (s)	6.8	6.9			4.1		
tC, 2 stage (s)							
tF (s)	3.5	3.3			2.2		
p0 queue free %	90	96			96		
cM capacity (veh/h)	360	789			1124		
Direction, Lane #	WB 1	WB 2	NB 1	NB 2	SB 1	SB 2	SB 3
Volume Total	35	34	256	176	48	192	192
Volume Left	35	0	0	0	48	0	0
Volume Right	0	34	0	48	0	0	0
cSH	360	789	1700	1700	1124	1700	1700
Volume to Capacity	0.10	0.04	0.15	0.10	0.04	0.11	0.11
Queue Length 95th (ft)	8	3	0	0	3	0	0
Control Delay (s)	16.1	9.8	0.0	0.0	8.3	0.0	0.0
Lane LOS	C	A			A		
Approach Delay (s)	13.0		0.0		0.9		
Approach LOS	B						
Intersection Summary							
Average Delay			1.4				
Intersection Capacity Utilization			27.8%		ICU Level of Service		A
Analysis Period (min)			15				

PROP. PM Peak Hour 2021
2: ACCESS DRIVE & 24th AVE. N.W.

HCM Unsignalized Intersection Capacity Analysis
08/26/2021



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	49	48	428	35	35	427
Future Volume (Veh/h)	49	48	428	35	35	427
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	53	52	465	38	38	464
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	792	252			503	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	792	252			503	
tC, single (s)	6.8	6.9			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	83	93			96	
cM capacity (veh/h)	315	748			1058	

Direction, Lane #	WB 1	WB 2	NB 1	NB 2	SB 1	SB 2	SB 3
Volume Total	53	52	310	193	38	232	232
Volume Left	53	0	0	0	38	0	0
Volume Right	0	52	0	38	0	0	0
cSH	315	748	1700	1700	1058	1700	1700
Volume to Capacity	0.17	0.07	0.18	0.11	0.04	0.14	0.14
Queue Length 95th (ft)	15	6	0	0	3	0	0
Control Delay (s)	18.7	10.2	0.0	0.0	8.5	0.0	0.0
Lane LOS	C	B			A		
Approach Delay (s)	14.5		0.0		0.6		
Approach LOS	B						

Intersection Summary			
Average Delay		1.7	
Intersection Capacity Utilization	29.6%	ICU Level of Service	A
Analysis Period (min)	15		

File Attachments for Item:

6. Consideration of adoption, rejection, amendment, and/or postponement of Ordinance No. O-2122-24 for WH Normandy Creek, L.P. rejects Special Use for a Bar, Lounge or Tavern for property located at 2224 W. Main Street, Suite 2262.



CITY OF NORMAN, OK STAFF REPORT

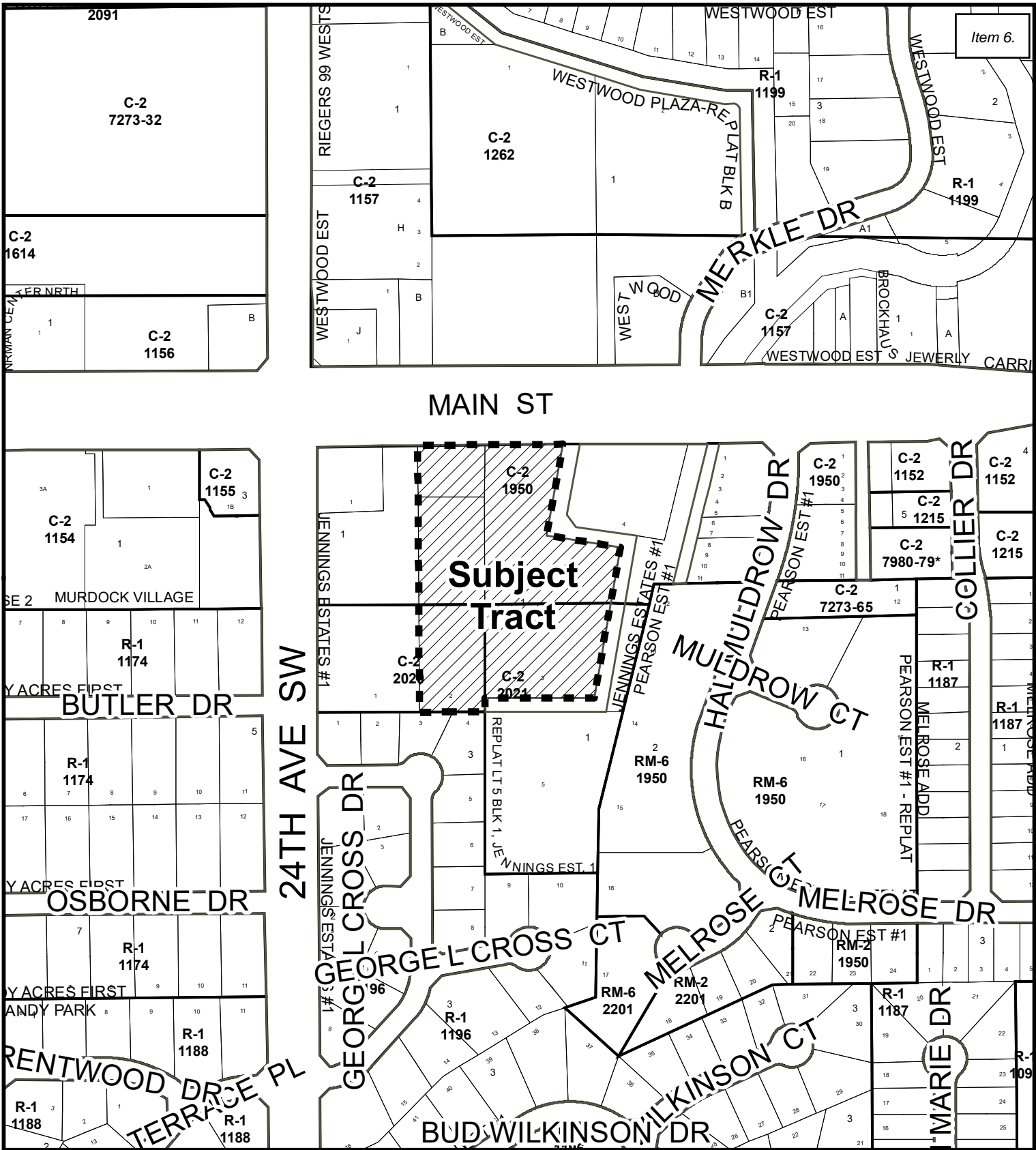
MEETING DATE: 11/18/2021

REQUESTER: WH Normandy Creek, L.P.

PRESENTER: Logan Hubble, Planner I

ITEM TITLE: Consideration of adoption, rejection, amendment, and/or postponement of Ordinance No. O-2122-24 for WH Normandy Creek, L.P. rejects Special Use for a Bar, Lounge or Tavern for property located at 2224 W. Main Street, Suite 2262.

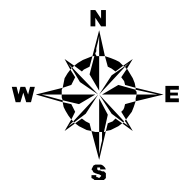
Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2122-24 to City Council.



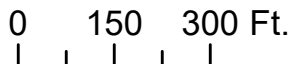
Location Map



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



October 6, 2021



- Subject Tract
- Zoning

G:\arcGIS10\MapTemplates\&T1_LocationMap\ArcMap10.mxd

ORDINANCE NO. O-2122-24

ITEM NO. 6

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	WH Normandy Creek, L.P.
REQUESTED ACTION	Special Use for a Bar, Lounge or Tavern
EXISTING ZONING	C-2, General Commercial District
SURROUNDING ZONING	North: C-2, General Commercial District East: RM-6, Medium Density Apartment District South: C-2, General Commercial District West: C-2, General Commercial District and R-1, Single Family Dwelling District
LOCATION	2224 West Main Street, Suite 2262
SIZE	11,000 square feet (see site plan)
PURPOSE	Sports Bar and Grill
EXISTING LAND USE	Shopping Center with a vacant suite
SURROUNDING LAND USE	North: Commercial East: Multi-Family Residential South: Vacant West: Single-family and Commercial
LAND USE PLAN DESIGNATION	Commercial

SYNOPSIS: The applicant, WH Normandy Creek, L.P., is requesting Special Use for a Bar, Lounge, or Tavern for an 11,000 sq. ft. suite in an existing shopping center at 2224 West Main Street, Suite 2262. The property is zoned C-2, General Commercial District.

HISTORY: The property was rezoned from R-1, Single Family Dwelling District, to C-2, General Commercial District, in October 1967, around the same time as the surrounding properties. These collective properties were developed into Normandy Creek Shopping Center, of which the suite in question is a part. Ordinance No. O-9192-18 defined "bar" as "an establishment whose primary activity, measured by dollar volume of sales, involves the sale

and the on-premise consumption" of alcoholic beverages, and amended the C-2 z district to allow for a Bar, Lounge, or Tavern as a Special Use.

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

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

EXISTING ZONING: The property is currently zoned C-2, General Commercial District. This district is intended for the conduct of personal and business services and the general retail business of the community. The C-2 District requires Special Use approval for a Bar, Lounge, or Tavern.

ANALYSIS:

SITE PLAN: The Normandy Creek Shopping Center area has 4 access points; 2 off West Main Street and 2 off 24th Ave. SW. The applicant will not be changing the existing building or site. Only interior remodels will be done to the suite for the sports bar.

As shown on the site plan, the location of the sports bar is in the southeast corner of the mall. There is a public alley on the south and east side as well as a culvert on the east side of the mall. There is approximately 136-foot separation/tree buffer between the east wall of the sports bar to the neighboring apartments to the east. There is approximately 182-foot separation from the southwest corner wall of the sports bar to the neighboring single-family use to the southwest.

IMPACTS: There have been restaurants located within this Shopping Center in the past. The area has a large parking lot to serve all the uses. As stated there have been restaurants at this site but never a bar, lounge or tavern. The hours of operation for this proposed sports bar are 11 AM to 2 AM.

The applicant responded to staff's question as to the possibility of live music at the site. The applicant stated there may be live music but only on special occasions. The Special Use for Bar, Lounge or Tavern does not grant the applicant the permission to have live music. If the operation is a restaurant, a restaurant may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with the full food service whenever live entertainment is offered.

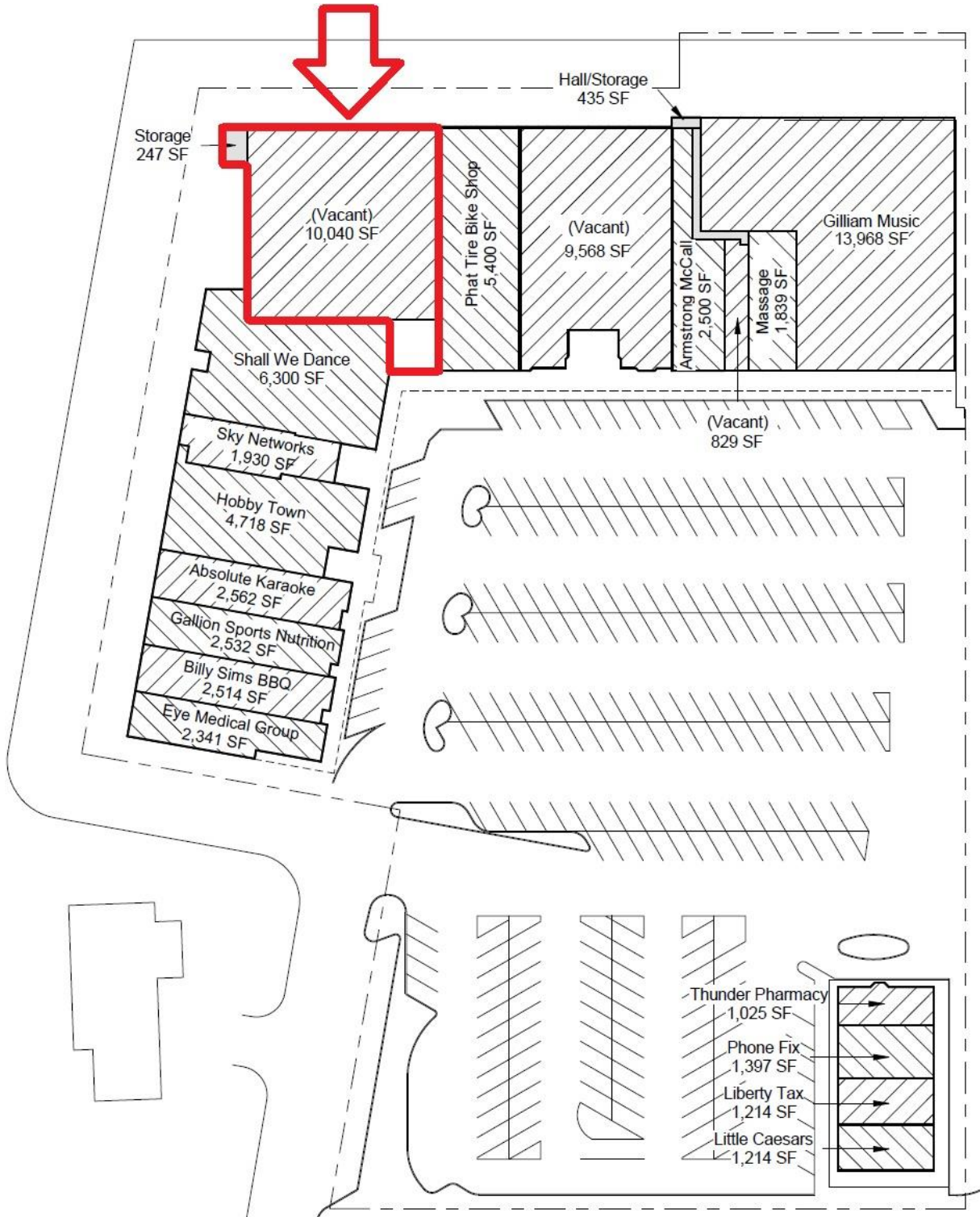
OTHER AGENCY COMMENTS:

PUBLIC WORKS: This property is platted. Project is within an existing building.

PREDEVELOPMENT: PD21-32, October 28, 2021

No neighbors attended this meeting.

CONCLUSION: Staff forwards this request for Special Use and Ordinance No. O-2122-24 for Planning Commission's consideration.



Applicant: WH Normandy Creek, L.P.

Project Location: 2224 W. Main Street

Case Number: PD21-32

Time: 5:30 p.m.

Applicant/Representative

David Hartnack, Representative

Attendees

No neighbors attended.

City Staff

Logan Hubble, Planner I

Beth Muckala, Assistant City Attorney

Application Summary

The applicant is requesting a special use for a bar, lounge, or tavern.

Neighbor's Comments/Concerns/Responses

No neighbors attended this meeting.

File Attachments for Item:

7. Consideration of adoption, rejection, amendment, and/or postponement of Ordinance No. O-2122-25, AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 429.1, SUB-SECTION 4, OF THE ZONING ORDINANCE TITLED FLOOD HAZARD DISTRICT LAND USES TO REQUIRE THAT CERTAIN FEATURES OF AND EQUIPMENT SERVICING NEW OR SUBSTANTIALLY IMPROVED STRUCTURES IN THE FLOODPLAIN, AS FURTHER SET FORTH IN THE ORDINANCE, BE ELEVATED A MINIMUM OF 2 FEET ABOVE THE BASE FLOOD ELEVATION; AND PROVIDING FOR THE SEVERABILITY THEREOF.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/18/2021

REQUESTER: Todd McLellan, Development Engineer

PRESENTER: Todd McLellan, Development Engineer

ITEM TITLE: Consideration of adoption, rejection, amendment, and/or postponement of Ordinance No. O-2122-25, AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 429.1, SUB-SECTION 4, OF THE ZONING ORDINANCE TITLED FLOOD HAZARD DISTRICT LAND USES TO REQUIRE THAT CERTAIN FEATURES OF AND EQUIPMENT SERVICING NEW OR SUBSTANTIALLY IMPROVED STRUCTURES IN THE FLOODPLAIN, AS FURTHER SET FORTH IN THE ORDINANCE, BE ELEVATED A MINIMUM OF 2 FEET ABOVE THE BASE FLOOD ELEVATION; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-2122-25 to City Council.



Date: November 3, 2021

To: Chairman and Members
Norman Planning Commission

From: Shawn O'Leary, Director of Public Works
Todd McLellan, Development Engineer

Subject: Approval of Ordinance No. O-2122-25
Revised Floodplain Ordinance

BACKGROUND:

The City's Floodplain Ordinance which is included in Section 22:429.1 of the City of Norman Code of Ordinances, was first adopted by the City of Norman on July 8, 1975. The ordinance has been revised thirteen (13) times in 1978, 1981, 1986, 1987, 1989, 1997, 2003, 2004, 2007, 2008, 2012, 2017, and 2020. The floodplain ordinance was originally adopted as a requirement of the City of Norman's participation in the National Flood Insurance Program (NFIP), which was established by the U.S. Congress in 1968 and is administered by the Department of Homeland Security's Federal Emergency Management Agency (FEMA).

DISCUSSION:

Residents and business owners in Norman are eligible for a reduction in flood insurance premiums because of the city's active participation in FEMA's National Flood Insurance Program (NFIP) Community Rating System (CRS). In addition to lower premiums, the CRS program helps to reduce the threat of injury or death and property damage due to flooding in Norman.

The CRS is a voluntary program for NFIP participating communities. The intended goals of the CRS program are to reduce flood losses, facilitate accurate insurance ratings and promote the awareness of flood insurance. The CRS program rewards communities for implementing activities that protect their residents from flooding. These programs include public outreach, floodplain open space preservation and higher regulatory standards.

Communities are rewarded by having the individual flood insurance policyholder's premiums reduced. Flood insurance premium reductions run in 5 percent increments, from 5 percent to 45 percent. Class ratings range from 10 to 1. The higher the flood protection activity, the lower the Class rating. Norman became a Class 7 community effective October 1, 2021. Norman's flood insurance policyholders who reside in Special Flood Hazard Areas will receive a 15 percent reduction on flood insurance premiums and policyholders located outside Special Flood Hazard Areas will enjoy a 10 percent discount. The reduction in flood insurance premiums represents an annual savings in premium costs for Norman policyholders and will take effect at the time a new policy is written or an effective policy is renewed.

The CRS Coordinator's Manual is the guidebook for the CRS program. The Coordinator's Manual spells out the credits and credit criteria for community activities and programs that go above and beyond the minimum requirements for participation in FEMA's National Flood Insurance Program. The Coordinator's Manual explains how the CRS operates, how credits are calculated, and what documentation is required, and also acts as guidance for

office memorandum

communities in enhancing their flood loss reduction and resource protection activities. From time to time, the Coordinator’s Manual is revised, to respond to improvements in floodplain management and insurance practice, advances in technology, input from communities and other program stakeholders, and other factors. These changes ensure that the CRS continues to encourage, support, and recognize communities for ongoing efforts to minimize flood losses and protect floodplain resources. Revisions normally take place every three years and are issued in the form of a new edition of the Coordinator’s Manual. An Addendum to the 2017 CRS Coordinator’s Manual was issued by FEMA effective January 1, 2021, that became a part of the 2017 edition of the Coordinator’s Manual. With the issuance of this Addendum, FEMA incorporated into the existing CRS guidance some material that officially changes, adds to, or clarifies the CRS program.

Under this new addendum, FEMA now gives CRS credit for floodplain ordinances that add electrical and mechanical equipment servicing new or substantially improved buildings in the floodplain to the freeboard requirement. Freeboard is defined as a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. Freeboard compensates for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed. Norman currently has a 2 foot freeboard requirement for new or substantially improved buildings in the floodplain. In other words, new or substantially improved buildings constructed in the floodplain are currently required to have the lowest floor a minimum of 2 feet above the Base Flood Elevation (BFE). This ordinance revision will now require that electrical and mechanical equipment servicing the building, such as air conditioning units, also be elevated a minimum of 2 feet above the BFE.

By amending Section 429.1(4) of Chapter 22 of the Code to define the freeboard elevation requirements of mechanical and electrical equipment servicing new or substantially improved buildings in the floodplain, FEMA has agreed to modify the City of Norman’s CRS class from 7 to 6 which will increase the flood insurance premium discounts of those citizens receiving 15% to 20%. Staff proposes the following schedule for ordinance modification:

Norman Revised Floodplain Ordinance Schedule	
Item	Completion Date
Proposed Ordinance Changes Approved by OWRB	October 19, 2021
Proposed Ordinance Changes to Floodplain Permit Committee	November 15, 2021
Proposed Ordinance Changes to Planning Commission	November 18, 2021
Proposed Ordinance Changes to City Council 1st Reading	December 14, 2021
Proposed Ordinance Changes to City Council 2nd Reading	January 11, 2022
Revised Floodplain Ordinance Becomes Effective	February 11, 2022

The proposed revisions are listed in the attached ordinance.

RECOMMENDATION: Staff recommends that the Planning Commission approve Ordinance No. O-2122-25, which amends Sections 22:429.1 4(c)1 and 4(c)3 of the current ordinance.

Reviewed by: Scott Sturtz, City Engineer
Shawn O’Leary, Director of Public Works
Jane Hudson, Director of Planning and Community Development
Beth Muckala, Assistant City Attorney III
Darrel Pyle, City Manager

AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 429.1, SUB-SECTION 4, OF THE ZONING ORDINANCE TITLED FLOOD HAZARD DISTRICT LAND USES TO REQUIRE THAT CERTAIN FEATURES OF AND EQUIPMENT SERVICING NEW OR SUBSTANTIALLY IMPROVED STRUCTURES IN THE FLOODPLAIN, AS FURTHER SET FORTH IN THE ORDINANCE, BE ELEVATED A MINIMUM OF 2 FEET ABOVE THE BASE FLOOD ELEVATION; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

§ 1. That, Section 429.1(4) of Chapter 22 of the Code of the City of Norman be amended as follows:

4. Flood Hazard District Land Uses.

* * * *

(c) Specific Standards that Require Flood Plain Permits (A, AE, AH, AO Zones).

* * * *

(1) Residential Structures – including both “site-built” and “manufactured homes,” shall be constructed on fill so that the lowest floor (~~including basement~~) (including basement, ductwork, mechanical and electrical equipment including furnaces, water heaters, and air conditioners, etc.) is at least two (2) feet above the base flood elevation. The fill shall be at a level no lower than one (1) foot above the base flood elevation for the particular area and shall extend at such elevation at least fifteen feet (15’) beyond the limits of any structure or building erected including any attendant utility and sanitary facilities.

All manufactured homes to be placed within Zone A shall be installed using methods and practices which minimize flood damage. For the purpose of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to use of over-the-top or frame ties to ground anchors. Manufactured homes are to be placed or substantially improved on a permanent foundation such that the lowest floor (including ductwork, mechanical and electrical equipment including furnaces, water heaters, and air conditioners, etc.) of the manufactured home is elevated at least two (2) feet above the base flood elevation for the particular area in which the home is to be located. In the A-2, Rural Agricultural District, each dwelling unit or manufactured home must be located on a lot containing at least ten (10) acres, or a legal lot filed of record prior to February 25, 1997. In the Ten Mile Flat Conservation Area as described

in Section 420.2, for property within the A-2, Rural Agricultural District, as amended, each dwelling unit or manufactured home must be located on a lot containing at least twenty (20) acres, or a legal lot filed of record prior to the effective date of Ordinance O-0405-23, which is December 16, 2004.

* * * *

(3) Non-residential Construction – new construction and substantial improvement of any commercial, industrial or other non-residential structures shall be constructed on fill as above [Sec. 4(b)(1)] including any attendant utility and sanitary facilities, shall be designed so that the lowest floor (~~including basement~~) (including basement, ductwork, mechanical and electrical equipment including furnaces, water heaters, and air conditioners, etc.) is elevated at least two feet above base flood elevation and the fill shall be at a level no lower than 1 foot above the base flood elevation for the particular area and shall extend at such elevation at least (15) fifteen feet beyond the limits of any structure or building erected thereon. A registered professional engineer shall submit a certification to the Director of Public Works that the standards of this Ordinance, as proposed in Section 5(a)(1- 2), are satisfied.

* * * *

§ 2. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

ADOPTED this _____ day
of _____, 2021.

NOT ADOPTED this _____ day
of _____, 2021.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)