

## CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069 Thursday, November 09, 2023 at 6:30 PM

## **AGENDA**

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

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

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

\*\*\*PUBLIC WIFI - CONNECT TO CITYOFNORMANPUBLIC - PASSWORD: April1889.\*\*\*

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

#### **ROLL CALL**

#### **CONSENT ITEMS**

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

### **Minutes**

1. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of the Minutes of October 12, 2023 Regular Planning Commission Meeting.

## **Short Form Plats**

- Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-6: Consideration of a Short Form Plat submitted by Hunter Miller Family, L.L.C. (Arc Engineering Consultants, L.L.C.) for <u>Eshelman Place</u>, for approximately 1.575 acres of property located on the south side of West Lindsey Street approximately 133' east of South Berry Road.
- 3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-7: Consideration of a Short Form Plat submitted by Abigail and Gregory Wampler (Bobby Skaggs) for Wampler Estates, A Replat of Tract 2, Wildwood Estates Third Addition, for approximately 1.66 acres of property generally located on the north side of East Rock Creek Road east of Wildwood Drive

#### **NON-CONSENT ITEMS**

## **SPUD Zoning**

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-29: 463 Elm, L.L.C. requests rezoning from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, for 13,430 sq. ft. of property located at 463 Elm Avenue.

## **CCPUD Zoning**

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-30: Tom S. & Marye Kate Aldridge Charitable & Educational Trust requests rezoning from CCFBC, Detached Frontage, to CCPUD, Center City Planned Unit Development, for 7,000 sq. ft. of property located at 321 W. Comanche Street.

## **CCPUD Zoning**

6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-31: Doyle's Electric requests rezoning from CCFBC, Urban General Frontage, to CCPUD, Center City Planned Unit Development, for property located at 122 W. Comanche Street.

## NORMAN 2025, SPUD & Alley Closure

- 7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-63: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Office Designation to High Density Residential Designation for 1.48 acres of property located at 2281 36th Avenue N.W.
- 8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-20: Hampton Homes, L.L.C. requests rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, for 1.48 acres of property located at 2281 36th Avenue N.W.
- Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-25: Campbell Investments, L.L.C. requests closure of a

portion of a platted alley in Lots 4 and 5, Block 1, Prairie Creek Addition, located at 2281 36th Avenue N.W.

## **NORMAN 2025, CR Zoning & Preliminary Plat**

- 10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-25: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6)(Community Separator) for 35.56 acres of property generally located at the Southeast corner of Indian Hills Road and 12<sup>th</sup> Avenue N.E.
- 11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-9: Shaz Investment Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, for 35.56 acres of property generally located at the Southeast corner of Indian Hills Road and 12th Avenue N.E.
- 12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-1: Consideration of a Preliminary Plat submitted by Shaz Investment Group, L.L.C. (Crafton Tull) for SHOPPES AT INDIAN HILLS for 156.91 acres of property generally located at the Southeast corner of Indian Hills Road and 12th Avenue N.E.

## **NORMAN 2025, CR Zoning & Preliminary Plat**

- 13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-26: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6) (Community Separator) for 22.51 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.
- 14. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-10: Shaz Investment Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, for 22.51 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.
- 15. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-2: Consideration of a Preliminary Plat submitted by Shaz Investment Group, L.L.C. (Crafton Tull) for <u>INDIAN HILLS MARKET</u> for 93.94 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.

## NORMAN 2025, PUD & Preliminary Plat

16. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-64: Alliance Development Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation, and from Future Urban Service Area to Current Urban Service Area, for approximately 10.02 acres of property generally located at the Northwest corner of 36th Avenue N.W. and Franklin Road.

- 17. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-23: Alliance Development Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, and PUD, Planned Unit Development (O-0910-14), to PUD, Planned Unit Development, for approximately 369.74 acres of property generally located at East of 48th Avenue N.W., South of Indian Hills Road, North of Franklin Road, and West of 36th Avenue N.W.
- 18. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-8: Consideration of a Preliminary Plat submitted by Raven Investments, L.L.C. (SMC Consulting Engineers, P.C.) for <u>BRIDGEVIEW AT CARRINGTON</u>, A <u>Planned Unit Development</u>, for approximately 369.74 acres of property generally located at East of 48th Avenue N.W., South of Indian Hills Road, North of Franklin Road, and West of 36th Avenue N.W.

## **SPUD Zoning**

19. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-26: Kappa Alpha Theta requests rezoning from R-2, Two-Family Dwelling District (845 Chautauqua), R-2, Two-Family Dwelling District with Special Use for Off-Street Parking (823 Chautauqua), and RM-2, Low Density Apartment District with Special Use for Off-Street Parking (748 College), to SPUD, Simple Planned Unit Development, for 1.20 acres of property located at the Northeast corner of Chautauqua Avenue and Parsons Street (823 & 845 Chautauqua, and 748 College).

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

20. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-9: Consideration of a Preliminary Plat submitted by Shaz Development Group, L.L.C. (SMC Consulting Engineers, P.C.) for WHISPERING TRAILS ADDITION for 39.94 acres of property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

## The applicant has requested postponement to the December 14, 2023 Planning Commission Meeting

21. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-27: Shaz Investment Group, L.L.C. requests rezoning from PUD, Planned Unit Development (O-1011-43), to C-2, General Commercial District (25.12 acres) and RM-6, Medium Density Apartment District (14.82 acres), for property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

## The applicant has requested postponement to the December 14, 2023 Planning Commission Meeting

22. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-9: Consideration of a Preliminary Plat submitted by Shaz Development Group, L.L.C. (SMC Consulting Engineers, P.C.) for WHISPERING TRAILS ADDITION for 39.94 acres of property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

## The applicant has requested postponement to the December 14, 2023 Planning Commission Meeting

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF
ADJOURNMENT

## **File Attachments for Item:**

1. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of the Minutes of October 12, 2023 Regular Planning Commission Meeting.



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Rone' Tromble, Admin. Tech. IV

**PRESENTER:** Rone' Tromble, Admin. Tech. IV

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

Postponement of the Minutes of October 12, 2023 Regular Planning

Commission Meeting.

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of the October 12, 2023 Regular Planning Commission Minutes.





# CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069 Thursday, October 12, 2023 at 6:30 PM

## **MINUTES**

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 14<sup>th</sup> day of September, 2023.

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

Chair Erica Bird called the meeting to order at 6:33 p.m.

#### **ROLL CALL**

PRESENT
Cameron Brewer
Chair Erica Bird
Douglas McClure
Jim Griffith
Maria Kindel
Michael Jablonski

ABSENT Steven McDaniel Liz McKown Kevan Parker

A quorum was present.

#### STAFF PRESENT

Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager
Melissa Navarro, Planner II
Anaïs Starr, Planner II
Lisa Krieg, CDGB/Grants Manager
Roné Tromble, Admin. Tech. IV
Beth Muckala, Assistant City Attorney
Anthony Purinton, Assistant City Attorney
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Jason Murphy, Stormwater Program Manager
Bryce Holland, Multimedia Specialist

#### **CONSENT ITEMS**

Chair Bird asked if any Commissioners wished to remove any items from the Consent Docket.

Mr. Jablonski asked to remove Item 2, SFP-2324-5, from the Consent Docket.

Motion made by Jablonski, seconded by Kindel, to approve Item 1, September 14, 2023 Planning Commission Minutes, on the Consent Docket.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to adopt the Minutes of the September 14, 2023 Planning Commission Meeting passed by a vote of 6-0.

## **Minutes**

1. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of the Minutes of September 14, 2023 Regular Planning Commission Meeting.

This item was adopted on the Consent Docket by a vote of 6-0.

## **Short Form Plats**

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-5: Consideration of a Short Form Plat submitted by Landmark Storage, L.L.C. (Durham Surveying, Inc.) for 1010-The REVV for 1.2189 acres of property located at 1010 College Avenue.

#### ITEMS SUBMITTED FOR THE RECORD:

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

#### **PRESENTATION BY STAFF: None**

Mr. Jablonski commented that this seems to be going in the opposite direction of other infill development. It seems there is no balance between the parking spacing and having natural features like trees.

#### PRESENTATION BY THE APPLICANT:

Houston Sneed, 4900 Washington Drive, was available to answer questions.

Mr. Jablonski asked about the parking lot and trees. Mr. Sneed responded there is green space in front of the building; the back is primarily parking. There is some recreation area built into the building footprint.

Mr. Jablonski asked about trees being removed, and whether any are being added. Mr. Sneed said they will provide the required trees along the front. They will be removing some trees for the parking.

Gunner Joyce, Rieger Law Group, commented that this is a short form plat, so the standard of review is different. This is really an administrative review of the utilities and the traffic, so it is not fully designed. A lot of the details get more flushed out at a later stage.

### **AUDIENCE PARTICIPATION: None**

## **DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

Motion made by Kindel, seconded by Griffith, to approve SFP-2324-5, the Short Form Plat for 1010-The REVV.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel

Voting Nay: Jablonski

The motion to approve SFP-2324-5 passed by a vote of 5-1.

#### **NON-CONSENT ITEMS**

## **SPUD Amendment**

 Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-19: Emmanuel Enguerra requests amendment of the SPUD (O-2021-39), Simple Planned Unit Development, for property located at 119 and 117 E. Acres Street.

#### ITEMS SUBMITTED FOR THE RECORD:

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

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

**PRESENTATION BY THE APPLICANT:** Travis Dennis, Plainview Legal Group, representing the applicant, explained the project. The owner bought the property with the intention of using the main building and the ADU for long-term and short-term rentals. The existing SPUD narrative doesn't include short-term rentals as an allowable use.

#### **AUDIENCE PARTICIPATION: None**

#### DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Brewer, seconded by Kindel, to recommend approval of Ordinance No. O-2324-19 to City Council.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-19 to City Council passed by a vote of 6-0.

## Special Use for Bar, Lounge or Tavern

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-21: Dr. Greg Emmert requests Special Use for a Bar, Lounge or Tavern for 0.34 acres of property located at 1134 McGee Drive.

This item has been withdrawn by the applicant.

## Simple Planned Unit Development

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-22: City of Norman requests rezoning from PUD (O-0809-1) to SPUD, Simple Planned Unit Development, for 4.99 acres of property generally located at the Northeast corner of Imhoff Road and Oakhurst Avenue.

## ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Staff Report
- 3. SPUD Narrative with Exhibits A-D
- 4. Preliminary Site Development Plan
- 5. Pre-Development Summary
- Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-7: Consideration of a Preliminary Plat submitted by City of Norman (SMC Consulting Engineers, P.C.) for <u>CRIMSON FLATS</u>, A <u>Simple Planned Unit Development</u> for 4.99 acres of property generally located at the Northeast corner of Imhoff Road and Oakhurst Avenue.

## ITEMS SUBMITTED FOR THE RECORD:

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

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

Mr. Jablonski asked about the HERS rating, and how it compares to new construction in the city.

Ms. Bird asked the history of the City acquiring the property.

PRESENTATION BY THE APPLICANT: Anthony Purinton introduced the Crimson Flats development proposed for the site. The City acquired the property for an affordable housing development. In 2008, City Council approved a PUD for a senior affordable housing development on the parcel. An RFP was issued seeking a developer who could develop the property and get federal funding in order for it to be built as an affordable housing developer; Milestone Property Development, L.L.C. was chosen. The proposal is for 75 units, which was also the unit count for the prior PUD. There is an increase in greenspace from the previous PUD, to 43% on this project, mostly in the center of the property. Imhoff Road is being widened as part of this project. On the north are attached single-family cottages, with a maximum height of 20'. There are also two two-story buildings with apartment units, with a maximum height of 30'. The development also includes a storm shelter for the residents. The project is required to comply with Norman's Visitability Program and achieve a HERS rating of at least 80. which is standard in new construction. The project is anticipated to be done in a single phase, but it can be done in phases if necessary. There are 100 parking spaces. The exterior must be at least 60% brick or stone, with the remainder being cement-type

boards. No residents attended the Pre-Development meeting, and there are curren zero protests.

Mr. Griffith asked whether there will be windows on the north side of the second story of the apartments that will be able to see into the yards of the existing homes. Ms. Bird noted that R-1 zoning allows for two stories. Tom Gorman, 15 Denver Road in Bartlesville, responded that they want the development to fit well with the neighborhood. Units with more windows rent for more money. At this point there are only conceptual drawings; an architect won't be brought on until funding is in place. The building in the southwest corner won't be able to see over the rooflines of the cottages. There is a possibility that the two units on the top floor of the eastern building could look over the roofs slightly, but probably could not see into the back yard over the fence.

Ms. Bird asked about the affordable component. Mr. Purinton explained some of the HUD requirements. Mr. Gorman commented that they don't want a restriction on the use of the housing after the expiration of all the requirements the City is putting on it. The programs they are utilizing, including the City's financing, the low income housing tax credit, the programs through HUD – the maximum income level for someone to live in this property will be 60% of AMI. It will vary from 20% to 60%. The RFP required a unit mix more heavily focused on one-bedroom units.

#### **AUDIENCE PARTICIPATION: None**

#### DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Jablonski thinks it is a great use of the land. He appreciates that the City has locked in the amount of green space.

Ms. Kindel appreciates the developer looking at the impact of the development on the existing neighborhood.

Motion made by Kindel, seconded by Griffith, to recommend adoption of Ordinance No. O-2324-22 and PP-2324-7, the Preliminary Plat for CRIMSON FLATS, A Simple Planned Unit Development, to City Council.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-22 and PP-2324-7 to City Council passed by a vote of 6-0.

## **Center City PUDs**

7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-17: CCR Boyd, L.L.C. requests rezoning from CCFBC, Center City Form-Based Code, to CCPUD, Center City Planned Unit Development, for 0.454 acres of property located at 305 E. Boyd Street.

#### ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Staff Report
- 3. CCPUD Narrative with Exhibits A-D
- 4. Pre-Development Summary
- 5. Site Plan
- 6. Renderings, Floor Plans, Elevations
- 8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-18: 208Apache, L.L.C. requests rezoning from CCFBC, Center City Form-Based Code, to CCPUD, Center City Planned Unit Development, for 0.321 acres of property located at 221 E. Boyd Street.

#### ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Staff Report
- 3. CCPUD Narrative with Exhibits A-D
- 4. Pre-Development Summary
- 5. Site Plan
- 6. Renderings, Floor Plans, Elevations

**PRESENTATION BY STAFF:** Anaïs Starr reviewed the staff report for 305 E. Boyd, a copy of which is filed with the minutes. This project is for 7 residential townhomes.

Ms. Starr also reviewed the staff report for 221 E. Boyd, a copy of which is filed with the minutes. This project is for 5 residential townhomes, with the same configuration as the prior project.

Mr. Jablonski asked the street tree requirements. Ms. Starr stated the CCFBC requires large street trees every 30'.

**PRESENTATION BY THE APPLICANT:** Gunner Joyce, Rieger Law Group, representing the applicants, explained that both projects have the same developer, with two different holding companies. This developer has built in the Center City area, and previously has built to code. He reviewed the projects and the reasoning behind their requests. There are power lines on the property, which is a reason a minor step-back is appropriate and street trees would not be functional bringing the building forward to 6'.

Mr. Jablonski commented it's a great location for development. He is concerned about heat and quality of life in the future. He likes the trees in the rear of the development, but asked about putting some in the center of the parking lots. Mr. Joyce pointed out the trees shown on the site plan in the rear of the buildings. He discussed issues with designing usable parking.

Ms. Bird asked about including shrubs in the front. Mr. Joyce said they would be happy to look at that.

Mr. Brewer commented that he was told the project on the corner at Monnett has asked for an allowance to plant their required trees at a time of year when they have the best chance of survival. Ms. Starr responded they have a requirement for landscaping in both the rear and the front by December.

Ms. Kindel asked what the surface material will be in the private open areas. Mr. Joyce responded that the projects are capped at 85% impervious.

Ms. Hudson commented that we also have to be cognizant of water and sewer lines which may restrict the placement of trees.

Mr. Joyce commented that the developer may want to plant some trees even if they are not required to do so.

Ms. Bird asked about the maximum of 4 bedrooms. Mr. Joyce responded there is a minimum unit count in CCFBC; they are exceeding that. There is a maximum bedroom count within the unit of 3, unless a special use or rezoning is requested.

### **AUDIENCE PARTICIPATION: None**

## **DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

Mr. Brewer commented on the space between the front of the building by Monnett to the curb. That project buried the power lines. We need street trees along Boyd Street.

Motion made by Griffith, seconded by Kindel, to recommend adoption of Ordinance No. O-2324-17 to City Council.

Mr. Griffith commented that he likes the project. This project is very close to a vision he had years ago for this area that would look like Brooklyn brownstones. He doesn't see any way to bury the power lines in front of the buildings and still plant trees.

Voting Yea: Bird, McClure, Griffith, Kindel

Voting Nay: Brewer, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-17 to City Council passed by a vote of 4-2.

Motion made by Kindel, seconded by Griffith, to recommend adoption of Ordinance No. O-2324-18 to City Council.

Voting Yea: Bird, McClure, Griffith, Kindel

Voting Nay: Brewer, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-18 to City Council passed by a vote of 4-2.

## NORMAN 2025 Amendment & SPUD

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-63: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Office Designation to High Density Residential Designation for 1.48 acres of property located at 2281 36th Avenue N.W.

#### ITEMS SUBMITTED FOR THE RECORD:

- 1. NORMAN 2025 Map
- 2. Postponement Memo
- 10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-20: Hampton Homes, L.L.C. requests rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, for 1.48 acres of property located at 2281 36th Avenue N.W.

#### ITEMS SUBMITTED FOR THE RECORD:

- Location Map
- 2. Postponement Memo

Ms. Bird reported that the applicant has requested postponement of these items to the November 9, 2023 Planning Commission meeting.

Motion made by Jablonski, seconded by Kindel, to postpone Resolution No. R-2324-63 and Ordinance No. O-2324-20 to the November 9, 2023 Planning Commission Meeting.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to postpone Resolution No. R-2324-63 and Ordinance No. O-2324-20 to the November 9, 2023 Planning Commission meeting passed by a vote of 6-0.

## NORMAN 2025, PUD & Preliminary Plat

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-62: DAR, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Very Low Density Residential Designation to Low Density Residential Designation for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.

#### ITEMS SUBMITTED FOR THE RECORD:

- 1. NORMAN 2025 Map
- 2. Staff Report
- 3. Pre-Development Summary
- 12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-16: DAR, L.L.C. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.

#### ITEMS SUBMITTED FOR THE RECORD:

- Location Map
- 2. Staff Report
- 3. PUD Narrative with Exhibits A-E
- 4. Preliminary Site Plan
- 13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-6: Consideration of a Preliminary Plat submitted by DAR, L.L.C. (SMC Consulting Engineers, PC) for MONTE VISTA ESTATES, A Planned Unit Development, for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.

## ITEMS SUBMITTED FOR THE RECORD:

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

**PRESENTATION BY STAFF:** Ms. Hoggatt reviewed the staff report, a copy of which is filed with the minutes. Two protest letters were received, one of which was within the protest area, which accounted for 3.4% protest.

Mr. Jablonski asked about the Greenbelt Commission recommendation for trails. Ms. Hoggatt responded that will be addressed at final plat stage; they did leave room for it and the developer indicated they are willing to design them.

**PRESENTATION BY THE APPLICANT:** Libby Smith, Rieger Law Group, representing the applicant, presented the project. The site is 80 acres at the southeast corner of Tecumseh Road and 24<sup>th</sup> Avenue N.E. This will be a single family residential neighborhood with 83 large ½-acre lots in a gated neighborhood with private streets. It will be served by City water, and have private sewer systems. There is approximately

13 acres of open space. The PUD allows one accessory dwelling unit per lot. Par Board approved fee-in-lieu of parkland donation.

Mr. Griffith asked about the proximity of Deerfield Park to this development. Ms. Smith did not have that information. Mr. Jablonski asked if there are sidewalks to get to the park. Ms. Smith stated the applicant will install sidewalks along Tecumseh and 24<sup>th</sup> Avenue N.W. at final plat.

Mr. Jablonski asked about the inclusion of mobile homes on the list of approved uses. Ms. Smith stated the uses were based on RE zoning. The lot size doesn't match the requirement for RE, and they wanted to allow for accessory dwelling units. Ms. Bird asked if the accessory dwelling units can be rented separately. Ms. Smith responded that they can have their own kitchens and can be separately rented.

Ms. Hudson noted that there is also a large park at Park Hill, which is not shown on the map and may be designated as a private park.

Sean Rieger, representing the applicant, reported he was at Parks Board. This is a gated community, so it would not have a public park. Often the criteria is the cost of maintenance. The size of a public park is based on the population, which in this case would have been a one-half acre park for the 90 homes. The applicant recommends what the developer would like, but it is up to the Parks Board whether they accept that recommendation. The fee-in-lieu is set at final plat.

Ms. Bird noted concerns in the protest about traffic, drainage, and curbs. Ms. Smith indicated those will be done in accordance with staff recommendations and the ordinances, and will be more particularly designed at the final plat stage.

Ms. Bird asked about the drainage to the north. Chris Anderson, SMC Consulting Engineers, explained the drainage plan, which includes 8 detention ponds on the site. He explained this is a rural estates project, so the road has bar ditches rather than curbs.

Ms. Bird asked about widening the roads. David Riesland responded that there are plans to widen Tecumseh Road and 24<sup>th</sup> Avenue N.E. The design of those projects is underway, but federal matching funds makes it hard to establish a timeframe, but it is probably at least five years.

Ms. Bird asked about the greenspace at the southeast corner of the site. Mr. Anderson responded that it is a City water well location, and there is also one at the northwest corner.

#### **AUDIENCE PARTICIPATION:**

Jack Mattingly, 1825 E. Tecumseh Road, asked why the widening of Tecumseh would happen after the subdivision is developed, and the cost of condemning right-of-way. His house is located directly across Tecumseh from the driveway to the development; headlights will be going right across his house and will be a nuisance. He asked about a sidewalk on Tecumseh.

Marty Cummins, 1900 Gini Lee Lane, was concerned about the water flow, the detention ponds, and a mechanism to ensure the capacity of the ponds, because he is the recipient of the water downstream.

### **DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

Mr. Jablonski asked if the site was designed with the widening of the roads in mind. Mr. Anderson responded that additional right-of-way for the expansion was added to the preliminary plat.

Mr. Brewer asked about the long-term capacity of detention ponds. Mr. Anderson explained that there is one retention pond, and the rest are detention ponds that are dry most of the time. The HOA is responsible for maintenance.

Ms. Bird noted the concern about headlights. Mr. Anderson said the entrances are located where they are because they are the high points on the road for safety for the sight distances.

Mr. Jablonski likes the large lots and the ADUs. The project is missing the community aspect of what a park adds.

Motion made by Brewer, seconded by Griffith, to recommend adoption of Resolution No. R-2324-62, Ordinance No. O-2324-16, and PP-2324-6, the Preliminary Plat for MONTE VISTA ESTATES, A Planned Unit Development, to City Council.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to recommend adoption of Resolution No. R-2324-62, Ordinance No. O-2324-16, and PP-2324-6 to City Council passed by a vote of 6-0.

## NORMAN 2025, PUD & Preliminary Plat

14. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-64: Alliance Development Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation, and from Future Urban Service Area to Current Urban Service Area, for approximately 10.02 acres of property generally located at the Northwest corner of 36th Avenue N.W. and Franklin Road.

#### ITEMS SUBMITTED FOR THE RECORD:

- 1. NORMAN 2025 Map
- 2. Postponement Memo
- <u>15. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-23</u>: Alliance Development Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, and PUD, Planned Unit Development (O-0910-14), to PUD, Planned Unit Development, for approximately 369.74 acres of property generally located East of 48th Avenue N.W., South of Indian Hills Road, North of Franklin Road, and West of 36th Avenue N.W.

#### ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Postponement Memo
- 16. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-8: Consideration of a Preliminary Plat submitted by Raven Investments, L.L.C. (SMC Consulting Engineers, P.C.) for <u>BRIDGEVIEW AT CARRINGTON</u>, A <u>Planned Unit Development</u>, for approximately 369.74 acres of property generally located East of 48th Avenue N.W., South of Indian Hills Road, North of Franklin Road, and West of 36th Avenue N.W.

#### ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Postponement Memo

Ms. Bird reported that the applicant has requested postponement of these items to the November 9, 2023 Planning Commission meeting.

Motion made by Griffith, seconded by Brewer, to postpone Resolution No. R-2324-64, Ordinance No. O-2324-23, and PP-2324-8, the Preliminary Plat for <u>BRIDGEVIEW AT CARRINGTON</u>, A Planned Unit Development, to the November 9, 2023 Planning Commission meeting.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to postpone Resolution No. R-2324-64, Ordinance No. O-2324-23, and PP-2324-8 to the November 9, 2023 Planning Commission meeting passed by a vote of 6-0.

## NORMAN 2025, CR Zoning & Preliminary Plat

17. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-25: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6) (Community Separator) for 35.56 acres of property generally located at the Southeast corner of Indian Hills Road and 12th Avenue N.E.

#### ITEMS SUBMITTED FOR THE RECORD:

- 1. NORMAN 2025 Map
- 2. Postponement Memo
- 18. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-9: Shaz Investment Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, for 35.56 acres of property generally located at the Southeast corner of Indian Hills Road and 12th Avenue N.E.

#### ITEMS SUBMITTED FOR THE RECORD:

- Location Map
- 2. Postponement Memo
- 19. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-1: Consideration of a Preliminary Plat submitted by Shaz Investment Group, L.L.C. (Crafton Tull) for SHOPPES AT INDIAN HILLS for 156.91 acres of property generally located at the Southeast corner of Indian Hills Road and 12th Avenue N.E.

## ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Postponement Memo

Ms. Bird reported that the applicant has requested postponement of these items to the November 9, 2023 Planning Commission meeting.

Motion made by Jablonski, seconded by Kindel, to postpone Resolution No. R-2324-25, Ordinance No. O-2324-9, and PP-2324-1, the Preliminary Plat for <u>SHOPPES AT INDIAN HILLS</u>, to the November 9, 2023 Planning Commission meeting.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to postpone Resolution No. R-2324-25, Ordinance No. O-2324-9, and PP-2324-1 to the November 9, 2023 Planning Commission meeting passed by a vote of 6-0.

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## NORMAN 2025, CR Zoning & Preliminary Plat

20. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-26: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6) (Community Separator) for 22.51 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.

#### ITEMS SUBMITTED FOR THE RECORD:

- 1. NORMAN 2025 Map
- 2. Postponement Memo
- 21. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-10: Shaz Investment Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, for 22.51 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.

#### ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Postponement Memo
- 22. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-2: Consideration of a Preliminary Plat submitted by Shaz Investment Group, L.L.C. (Crafton Tull) for INDIAN HILLS MARKET for 93.94 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.

## ITEMS SUBMITTED FOR THE RECORD:

- Location Map
- 2. Postponement Memo

Ms. Bird reported that the applicant has requested postponement of these items to the November 9, 2023 Planning Commission meeting.

Motion made by Kindel, seconded by Griffith, to postpone Resolution No. R-2324-26, Ordinance No. O-2324-10, and PP-2324-2, the Preliminary Plat for <u>INDIAN HILLS MARKET</u>, to the November 9, 2023 Planning Commission meeting.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to postpone Resolution No. R-2324-26, Ordinance No. O-2324-10, and PP-2324-2 to the November 9, 2023 Planning Commission meeting passed by a vote of 6-0.

## **Zoning Ordinance Amendments**

23. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-14: AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 533 ("FH, FLOOD HAZARD DISTRICT") OF THE ZONING ORDINANCE, TO REVISE AND ADD DEFINITIONS TO SUBPART (C) ("DEFINITIONS"), TO ALLOW FOR "CUMULATIVE COST" TO BE ACCOUNTED FOR IN DETERMINING "SUBSTANTIAL IMPROVEMENTS" AND TO DEFINE "MARKET VALUE": AND PROVIDING FOR THE SEVERABILITY THEREOF.

#### ITEMS SUBMITTED FOR THE RECORD:

- 1. Staff Report
- 2. Proposed Ordinance

**PRESENTATION BY STAFF:** Jason Murphy reviewed the staff report, a copy of which is filed with minutes.

Ms. Bird asked if this change would result in lower flood insurance premiums. Mr. Murphy responded that this change, by itself, would not.

Ms. Bird asked about the number of properties that will be affected by this change. Mr. Murphy did not know the number, but indicated there are some on Lahoma. Most of the properties that will be impacted are rentals, rather than owner-occupied, and are located in the floodplain and in the floodway.

Ms. Bird suggested that a report be generated for City Council that showed some specific houses that could be impacted, so they would have some idea of the number. She would be interested to know if properties near Bishop Creek would be impacted by this.

Mr. Brewer spoke in support of this change.

#### **AUDIENCE PARTICIPATION: None**

#### DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Kindel, seconded by Griffith, to recommend adoption of Ordinance No. O-2324-14 to City Council.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-14 to City Council passed by a vote of 6-0.

24. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponemed of Ordinance No. O-2324-24: AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SEC. 36-552, FENCING, WALLS AND SCREENING, OF CHAPTER 36, ZONING, OF THE CODE OF THE CITY OF NORMAN, TO ALLOW FOR ADMINISTRATIVE REVIEW AND APPROVAL OF REQUESTS FOR VARIATIONS IN FENCE HEIGHT IN THE A-1, GENERAL AGRICULTURAL DISTRICT, A-2, RURAL AGRICULTURAL DISTRICT, AND RE, RESIDENTIAL ESTATE DWELLING DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF.

## ITEMS SUBMITTED FOR THE RECORD:

- 1. Staff Report
- 2. Proposed Ordinance

**PRESENTATION BY STAFF:** Jane Hudson reviewed the staff report, a copy of which is filed with the minutes.

**AUDIENCE PARTICIPATION: None** 

## **DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

Ms. Bird and Ms. Kindel spoke in support of the proposed ordinance.

Motion made by Kindel, seconded by Griffith, to recommend adoption of Ordinance No. O-2324-24 to City Council.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-24 to City Council passed by a vote of 6-0.

#### MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Ms. Muckala noted that it is proper Robert's Rules of Order for a motion and second to be on the floor before discussion, but it doesn't have to be done that way.

Ms. Hudson provided information about the AIM Norman website, which has questions they would like the public to respond to, and the questions will be changed every month. You can sign up to get notifications of events.

Mr. Brewer commented that the final in-person Strong Towns wrap-up meeting will be November 7 and 8. November 7 at 3:30 p.m. will be the wrap-up briefing for the Leadership Team, which technically includes the Planning Commission. He encouraged participation.

Mr. Jablonski commented about heat and trees; he thinks the future is something we need to think about in that regard.

Ms. Hudson noted that the November 9 Planning Commission will be long.

#### **ADJOURNMENT**

There being no further business and no objection, the meeting adjourned at 9:29 p.m.

Planning Commission	

## File Attachments for Item:

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-6: Consideration of a Short Form Plat submitted by Hunter Miller Family, L.L.C. (Arc Engineering Consultants, L.L.C.) for Eshelman Place, for approximately 1.575 acres of property located on the south side of West Lindsey Street approximately 133' east of South Berry Road.



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Hunter Miller Family, L.L.C.

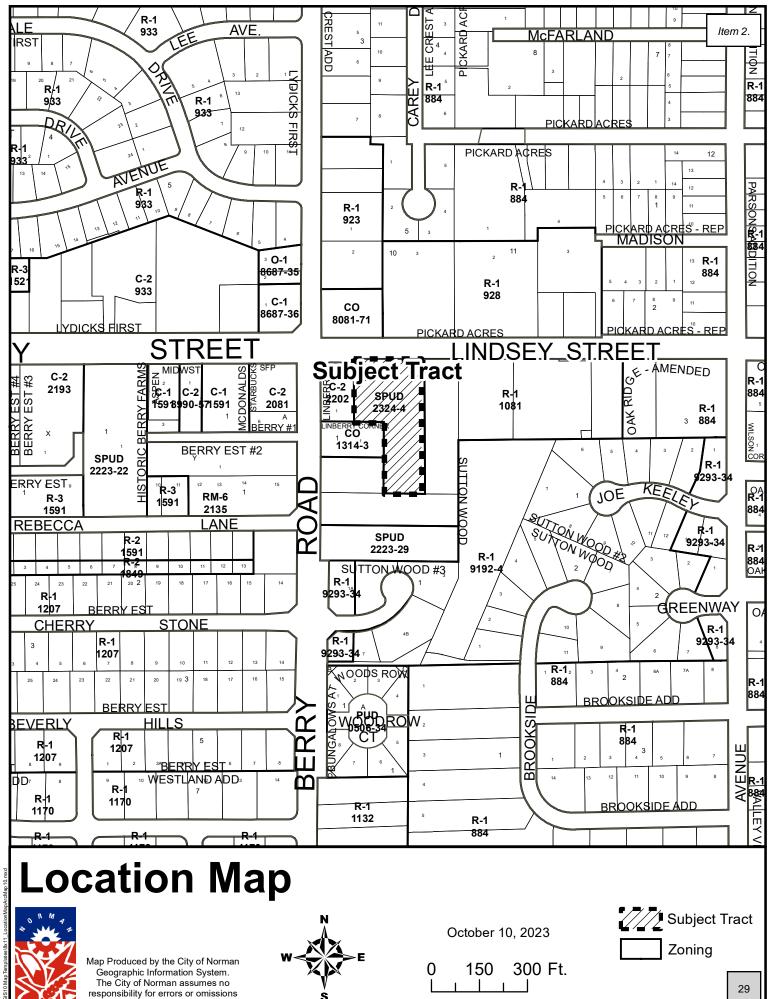
**PRESENTER:** Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

<u>Postponement of SFP-2324-6</u>: Consideration of a Short Form Plat submitted by Hunter Miller Family, L.L.C. (Arc Engineering Consultants, L.L.C.) for <u>Eshelman Place</u>, for approximately 1.575 acres of property located on the south side of West Lindsey Street approximately 133' east

of South Berry Road.

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of SPF-2324-6 for Eshelman Place Certificate of Survey.



in the information presented.

#### SHORT FORM PLAT-SFP-2324-6 ESHELMAN PLACE Northeast Corner of the NW/4 Point of Commencement Sec. 6, T8N, R2W, I.M. Northwest Corner of the NW/4 Found ODOT Brass Monument Sec. 6, T8N, R2W, I.M. Set Mag Nail "Golden CA 7263" N 89°52'53" E 2639.73' W. Lindsey Street 226.57' (Lot 3) 256.57' (Lot 2) Point of Beginning Point of Beginning Lot 3 Point of Beginning Lot 2 133.00' (Lot 1) 212.00 N 89°52'53" E 33' Statutory R/W 93.57 30.00 42.00 25' B/L F.I.P. #3 00°08'52" W 2648.74 9 0 40' 80' F.I.P. #3 W/Orange Cap 90. 00°07'07 00°07'07" W 205.14 1'' = 80'200. 42.00' U.S. Survey Foot 1/8 Basis of Bearing 00°08′52 Block 1 Lot 1 North Line of NW/4 Lot 2 18,807 S.F. 18.060 S.F. North 89° 52' 53" East B/L ADDITION 0.432Acres 0.415 Acres Per Oklahoma State Plane Grid South Book 15 of Plats Page 77 F.I.P. #3 W/Cap Berry Road Stamped "ED HILL LS13" 5' U/E 1<u>0' U/E</u> N 89°51<u>'0</u>8" W 87.48' S 00°08'52" W 422.80 S 89°52'53" W 9 Book 163 Page 413 Found MAG Nail W/Washer Stamped "KAGAN" 10' L/E & l 10' L/E & U/E Lot 1 Block 1 LINBERRY CORNER **EXPANSION ADDITION** Book 23 of Plats 00°08′52′ Page 162 Ä, Lot 3 Book 205 Page 104 31,712 S.F. 0.728 Acres B/L L1 222.80' Southwest Corner of the NW/4 Journal Entry of Sec. 6, T8N, R2W, I.M. Judgement Found ODOT Brass Monument Book 6446 Page 730 00°08'50' UNPLATTED L3 Affidavit of Suviving Joint Tenants 106. Book 5692, Page 1413 Drainage Easment **NOTES** Easements shown hereon by specific recording information are shown hereon for reference purposes only and are not 5' B/L

- dedicated pursuant to this short form plat.
- Basis of Bearings: The bearing of North 89° 52' 53" East along the North line of NW/4.
- Access to Lots 1 & 2 shall be provided by private cross access easement to be conveyed via separate instrument and filed of record upon the initial conveyance of a lot. The owners of all lots will share maintenance of the private driveway in accordance with the terms of the easement and the maintenance obligation will run with the land.
- Drainage detention facility easements are hereby established as shown to provide for detention of storm surface water and constructed as approved by the City Engineer. All maintenance within the drainage detention facility easement shall be the right, duty and responsibility of the property owner(s) in the plat of ESHELMAN PLACE. However, if maintenance is neglected or subject to unusual circumstances and is determined to be a hazard or threat to public safety by the City Engineer, corrective maintenance may be performed by the governing jurisdiction with cost assessed to and borne upon said property owner(s). Officials representing the Engineering Division, Public Works Department, shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the Engineering Division, Public Works Department, Property Owner(s) may construct improvements within the easement, provided the improvement does not interfere with the function of the detention facility

_	W. Lindsey Street	<b>-</b>	
S. Berry Road	PROJECT LOCATION  6  N	S. Jenkins Avenue	T 8 N
_	W. Imhoff Road R 2 W	Г	

Not To Scale

S 89°53'06" W 5.50'

	Line Table	
Line #	Direction	Length
L1	S 89°51'08" E	20.84'
L2	S 00°08'52" W	34.78'
L3	N 89°50'45" W	96.66'

S 89°52'53" W 112.00

LINPI ATTED

Warranty Deed Book 6098, Page 10

## Prepared By ĂND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120 C.A.# 7263 / Exp. Date =6/30/2024

Telephone: (405) 849-6010 Email: troy@goldenls.com

Drafted by: JJ GLS Job No.: 21629 Plot Date: October 19, 2023

Sheet 1 Of 3

F.I.P. #3

## Planning Commission Agenda November 9, 2023

## SHORT FORM PLAT SFP-2324-6

ITEM NO. 2

## **STAFF REPORT**

ITEM: Consideration of **SHORT FORM PLAT NO. SFP-2324-6, ESHELMAN PLACE**.

**LOCATION:** Located at 1104 West Lindsey Street.

#### **INFORMATION:**

- 1. Owner. Hunter Miller Family, L.L.C.
- 2. Developer. Hunter Miller Family, L.L.C.
- 3. Engineer. Arc Engineering Consultants, L.L.C.
- 4. <u>Surveyor</u>: Golden Land Surveying.

#### **HISTORY:**

- 1. October 21, 1961. City Council adopted Ordinance No. 1081 annexing this property into the Corporate City Limits and placing it in the R-1, Single-Family Dwelling District.
- 2. <u>July 13, 2023</u>. Planning Commission, on a vote of 7-0, recommended to City Council placing this property in the SPUD, Simple Planned Unit Development and removing it from CO, Suburban Office Commercial District and R-1, Single-Family Dwelling District.
- 3. <u>August 22, 2023</u>. City Council adopted Ordinance No. O-2324-4 placing this property in the SPUD, Simple Planned Unit Development and removing it from R-1, Single-Family Dwelling District.

#### **IMPROVEMENT PROGRAM:**

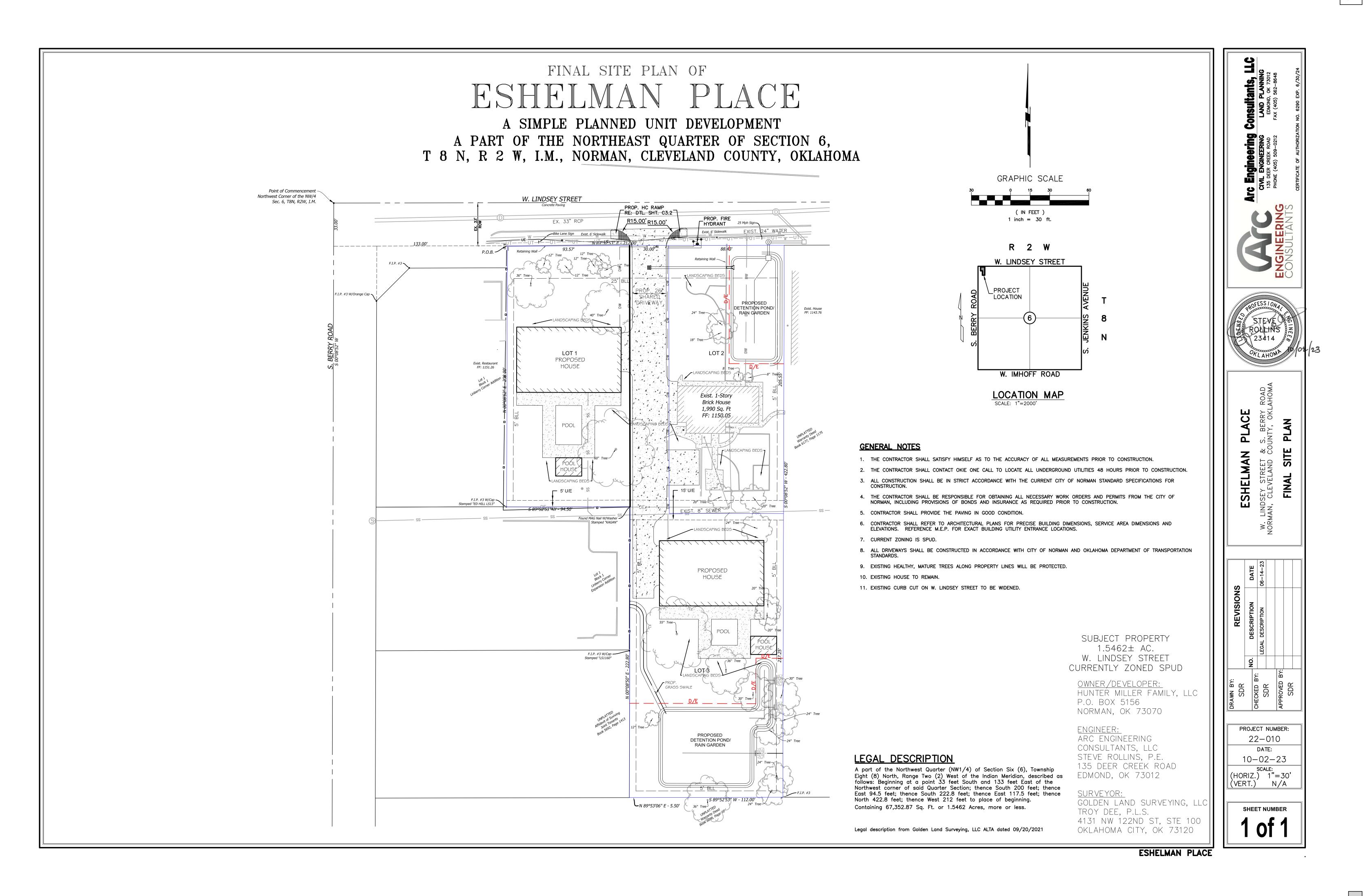
- 1. <u>Fire Hydrants.</u> Fire hydrants are existing. A fire hydrant will be installed to provide water services to the lots.
- 2. <u>Drainage</u>. The owner/developer will utilize use Low Impact Development Techniques to control stormwater runoff.

- 3. <u>Sanitary Sewers</u>. Sanitary sewer is existing.
- 4. <u>Sidewalks</u>. Sidewalks are existing.
- 5. Streets. Street improvements are existing.
- 6. Water. Water improvements are existing.

#### **PUBLIC DEDICATIONS:**

- 1. Easements. All required easements are existing.
- 2. Right-of-Way. Street rights-of-way are existing.
- **SUPPLEMENTAL MATERIAL:** Copies of a location map, site plan, and short form plat are included in the Agenda Book.
- **STAFF COMMENTS AND RECOMMENDATION:** The property consists of 1.57 acres. The owner proposes three residential lots. There are no changes in access to Lindsey Street. Staff recommends approval of Short Form Plat No. SFP-2324-6 for Eshelman Place.
- **ACTION NEEDED:** Approve or disapprove Short Form Plat No. SPF-2324-6 for Eshelman Place, and. if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN:
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## File Attachments for Item:

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or
Postponement of SFP-2324-7: Consideration of a Short Form Plat submitted by Abigail
and Gregory Wampler (Bobby Skaggs) for Wampler Estates, A Replat of Tract 2,
Wildwood Estates Third Addition, for approximately 1.66 acres of property generally
located on the north side of East Rock Creek Road east of Wildwood Drive



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Abigail & Gregory Wampler

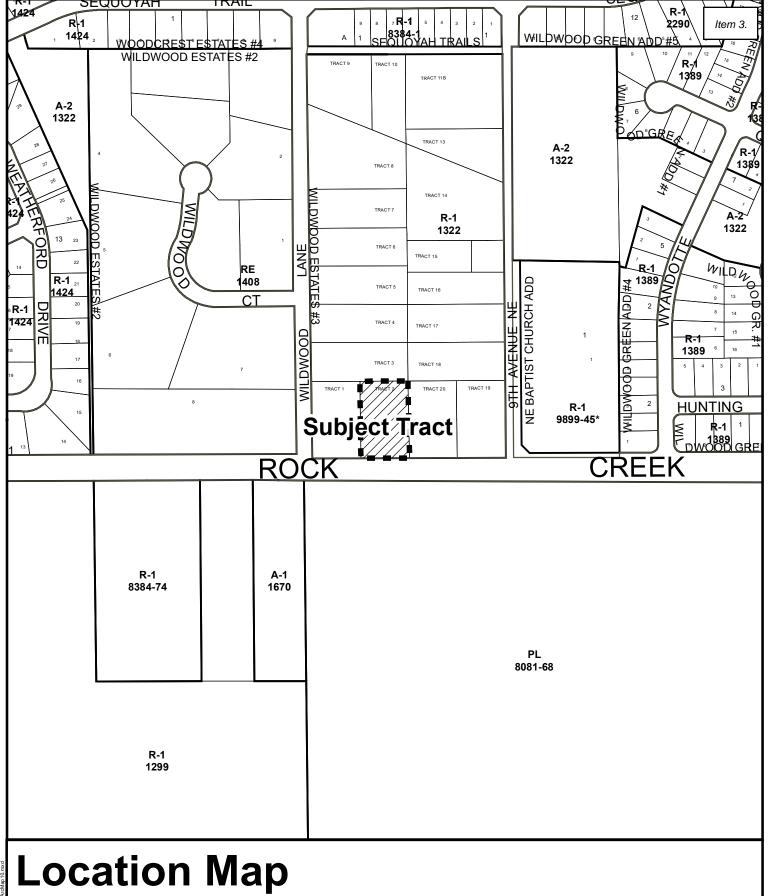
**PRESENTER:** Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

<u>Postponement of SFP-2324-7</u>: Consideration of a Short Form Plat submitted by Abigail and Gregory Wampler (Bobby Skaggs) for <u>Wampler Estates</u>, A Replat of Tract 2, <u>Wildwood Estates Third Addition</u>, for approximately 1.66 acres of property generally located on the north side of

East Rock Creek Road east of Wildwood Drive

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of SFP-2324-7 for <u>Wampler Estates</u>, <u>A Replat of Tract 2</u>, <u>Wildwood Estates</u> Third Addition.





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 10, 2023

0 150 300 Ft.

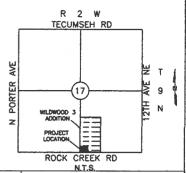


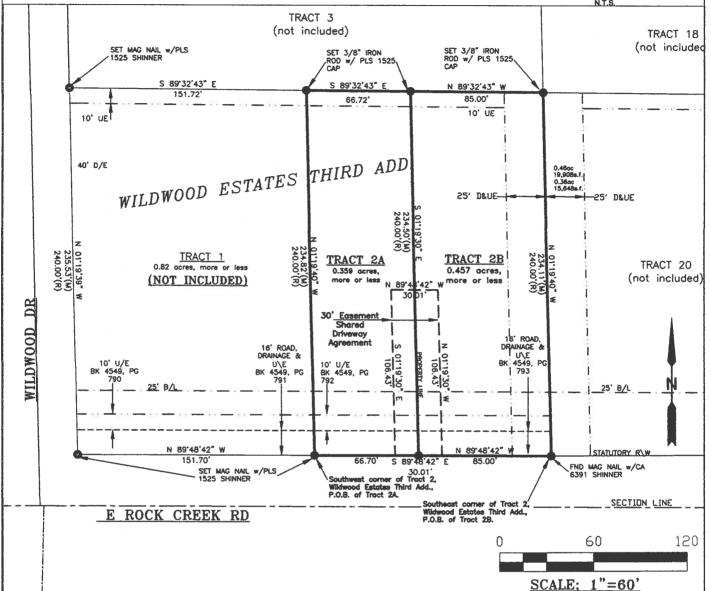
36

SFP-2324-7

## SHORT FORM PLAT

WAMPLER ESTATES A REPLAT OF TRACT 2, WILDWOOD ESTATES THIRD ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA





TRACT 2A and TRACT 2B are subject to the following SHARED DRIVEWAY AGREEMENT;

Being a part of Tract 2 of WILDWOOD ESTATES THIRD ADDITION to the City of Norman, Cleveland County, Oklahoma, as recorded in Book 6326, Page 239 with the Cleveland County Clerk described as follows: Commencing at the Southwest corner of said Tract 2:

Thence S 89°48'42" E along the South line of said Tract 2 for a distance of 51.69 feet to the POINT OF BEGINNING (P.O.B.);

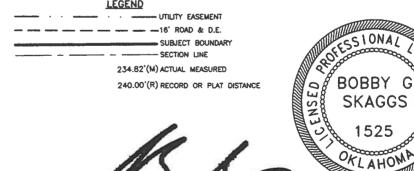
Thence continuing S 89°48'42" E along said South line for a distance of 30.01 feet: Thence N 01°19'30" W for a distance of 106.43 feet;

Thence N 89°48'42" E for a distance of 30.01 feet;

Thence S 01°19'30" E for a distance of 106.43 feet to the POINT OF BEGINNING.

## **LEGAL DESCRIPTION** of Tracts 2A & 2B SEE EXHIBIT B, SHEET 2

Basis of bearings is based on NAD83 (2007) STATE PLANE COORDINATES,



supervision and is correctly shown here-in.

10/16/2023 I, Bobby G. Skaggs, P.L.S. No. 1525, a registered Land Surveyor in the State of Oklahoma do hereby state that a careful survey of the property described above was made under my direct

Date of last field visit: 09/21/23

BDBBY SKAGGS LAND SURVEYING, LLC Drawn by: BGS
Bobby G. Skaggs, P.L.S. Checked by: BGS Bobby G. Skaggs, P.L.S. 903 N. MADISÜN AVE. BLANCHARD, BK 73010 Phone: (405) 831-8053

C.A. No. 7527 Expires: 06/30/24

GREG WAMPLER SCALE: EXHIBIT Date: 10/12/23 Revisions: 10/16/23 Date of SHEET 1 DF

## Planning Commission Agenda November 9, 2023

## SHORT FORM PLAT SFP-2324-7

ITEM NO. 3

## **STAFF REPORT**

**ITEM:** Consideration of **SHORT FORM PLAT NO. SFP-2324-6, FOR WAMPLER ESTATES** (FORMERLY TRACT 2, WILDWOOD ESTATES THIRD ADDITION).

**LOCATION:** Located at 715 East Rock Creek Road.

#### **INFORMATION:**

- 1. Owner. Gregory Wampler.
- 2. <u>Developer</u>. Gregory Wampler.
- 3. Surveyor. Bobby Skaggs Land Surveying, L.L.C.

#### **HISTORY:**

- 1. <u>April 11, 1961</u>. The final plat for Wildwood Estates Third Addition was filed of record with the Cleveland County Clerk.
- 2. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City limits without zoning.
- 3. <u>December 12, 1961</u>. City Council adopted Ordinance No. 1322 placing this property in R-1, Single-Family Dwelling District.

#### **IMPROVEMENT PROGRAM:**

- 1. Fire Hydrants. Fire hydrants are existing.
- 2. <u>Sanitary Sewers</u>. Sanitary sewer is existing.
- 3. <u>Sidewalks</u>. Sidewalks are existing.
- 4. Streets. Street paving for Rock Creek Road is existing.
- 5. <u>Water</u>. Water improvements are existing.

#### **PUBLIC DEDICATIONS:**

- 1. <u>Easements</u>. All required easements are existing. A drainage easement and cross access agreement will be/has been filed with the Cleveland County Clerk.
- 2. Right-of-Way. Street rights-of-way are existing.
- **SUPPLEMENTAL MATERIAL:** Copies of a location map and short form plat are included in the Agenda Book.
- **STAFF COMMENTS AND RECOMMENDATION:** This property was platted within the Cleveland County as a single tract. The tract was platted as a large tract and the owner proposes to create two lots. The property consists of .83 acres. The owner has proposed a single drive to Rock Creek Road with a cross access agreement. Staff recommends approval of Short Form Plat No. SFP-2324-7 for Wampler Estates (formerly Tract 2, Wildwood Estates Third Addition.
- **ACTION NEEDED:** Approve or disapprove Short Form Plat No. SPF-2324-7 for Wampler Estates (formerly Tract 2, Wildwood Estates Third Addition), and, if approved, direct the filing thereof with the Cleveland County Clerk.

<b>ACTION</b>	TAKEN:		

## File Attachments for Item:

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-29: 463 Elm, L.L.C. requests rezoning from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, for 13,430 sq. ft. of property located at 463 Elm Avenue.



# CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** 463 Elm, L.L.C.

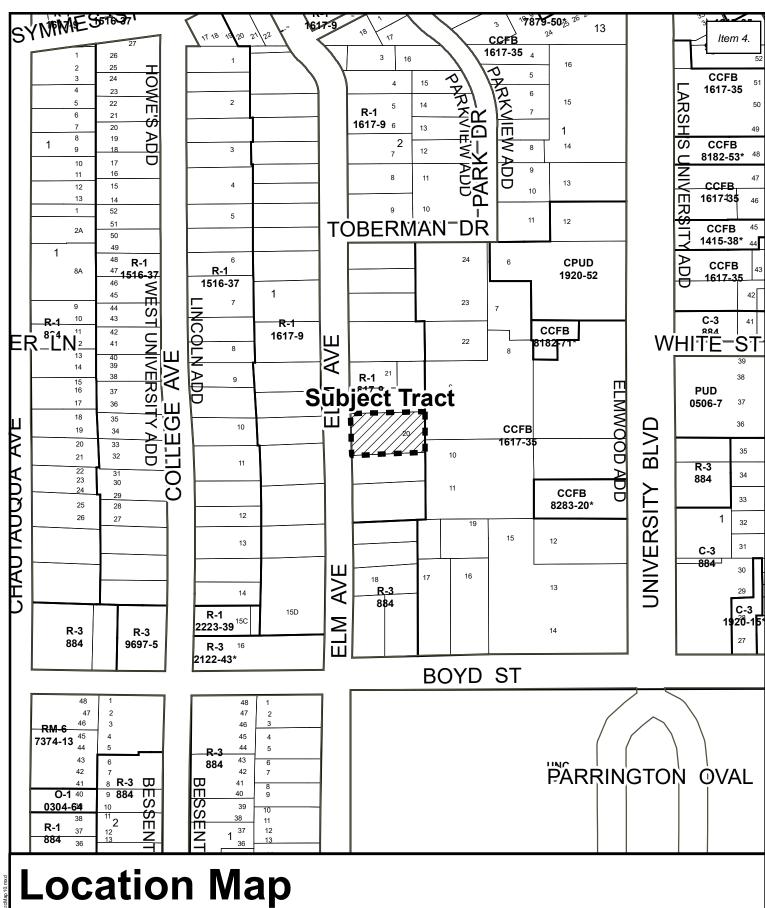
PRESENTER:

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

<u>Postponement of Ordinance No. O-2324-29</u>: 463 Elm, L.L.C. requests rezoning from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, for 13,430 sq. ft. of property located at 463 Elm

Avenue.

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-29.





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 10, 2023

200 Ft. 0 100



42

Planning Commission Agenda November 9, 2023

ORDINANCE NO. O-2324-29

ITEM NO. 4

## **STAFF REPORT**

#### **GENERAL INFORMATION**

APPLICANT 463 Elm, L.L.C.

REQUESTED ACTION Rezoning to SPUD, Simple Planned Unit

Development District

EXISTING ZONING R-1, Single-Family Dwelling District

SURROUNDING ZONING North: R-1, Single-Family Dwelling District

East: University of Oklahoma

South: R-1, Single-Family Dwelling District West: R-1, Single-Family Dwelling District

LOCATION 463 Elm Avenue

WARD 4

CORE AREA Yes

AREA/SF 13,430 sq. ft., more or less

PURPOSE To allow for the creation of two lots for the

construction of two single-family homes

EXISTING LAND USE Single-Family House with a Garage

Apartment

SURROUNDING LAND USE North: Single-Family Residential

East: OU Parking Lot

South: Single-Family Residential & Garage

**Apartment** 

West: Single-Family Residential

LAND USE PLAN DESIGNATION Low Density Residential Designation

GROWTH AREA DESIGNATION Current Urban Service Area

**SYNOPSIS:** This is a request from 463, L.L.C., to rezone the property at 463 and 465 Elm Avenue from R-1, Single-Family Dwelling District, to a Simple Planned Unit Development (SPUD) to

Item 4.

allow the creation of two lots and construction of two single-family dwellings. The request a reduction of the minimum lot width requirement from fifty feet (50') to forty-two and half feet (42.5') which would permit the owner to subdivide the current 13,430 square feet parcel into two lots through the Short Form Plat process. Each lot would contain 6,715 square feet after the platting process.

#### **ZONING ORDINANCE CITATION:**

SEC 36-510 – SIMPLE PLANNED UNIT DEVELOPMENTS

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

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

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

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

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

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

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

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

**EXISTING ZONING:** This parcel is located in the Core Area of Norman, north of Boyd Street and the University of Oklahoma campus. Core Norman is densely populated, with a mix of architectural styles within several zoning designations. This area of Norman contains a variety of housing types including single-family homes, duplexes, townhomes, apartment houses and apartment complexes.

The existing house and garage apartment on this lot were built circa 1935 and 1940, prior to the adoption of the original Zoning Ordinance. The subject lot was zoned R-3, Multi-Family

Item 4.

Dwelling District, with the adoption of Ordinance No. O-884 on July 13, 1954. On Jure 2016, this property, along with most of Elm Street between Boyd Street and Symmes Street, was downzoned from R-3 to R-1, at the request of the majority of the property owners.

**STAFF ANALYSIS:** The particulars of this SPUD include: **USE:** 

- 1. Detached single-family dwelling.
- 2. Short-term Rental.
- 3. Accessory Buildings.

These are all permitted uses under the current R-1 zoning for the subject property.

**OPEN SPACE/PARKLAND:** The SPUD proposes a maximum impervious surface coverage of 65% for each lot. The Site Development Plan indicates the total impervious surface coverage for each lot will be 56%, below the maximum allowed in R-1 District of 65%. Parkland dedication is not required as part of the Short Form Plat process.

**SITE PLAN/ACCESS:** The SPUD proposes a single ten foot (10') wide shared driveway off Elm Avenue. The driveway will be located on the property line between the two properties and will lead to a two-car carport and two additional parking spaces on each lot. The proposed driveway width and curb cut radius meet the City codes.

**LANDSCAPING/FENCING:** There are no landscape requirements in the Zoning Ordinance for single-family dwellings with less than six parking spaces. The Site Development Plan indicates that open space not occupied by structures or concrete will be sodded. The SPUD is proposing an eight-foot fence along the side property lines, as shown on the Site Development Plan. Per the adopted Building Code, one tree per single-family dwelling is required at the time of building permit/before Certificate of Occupancy.

**SANITATION/UTILITIES:** Polycarts will provide sanitation for the properties. Existing water and sewer services will be utilized for this redevelopment.

During review of this rezoning request, staff discovered that there is an aerial power line running across the rear of the property approximately thirty-five from the rear property line which does not appear to be contained in either a public or private utility easement. Staff made the applicant aware this issue and the applicant contacted the utility identification service. Through this service it was indicated to the applicant that there would not be an issue with "dig-type" construction. However, staff has let the applicant know that any conflicts between structures and the power line will have to be addressed at the time of building permit and construction.

**PARKING:** The SPUD proposes a 2-car carport and two additional parking spaces on each lot. The Zoning Ordinance requires two parking spaces per dwelling unit for R-1 District.

**SIDEWALKS:** The existing sidewalk along Elm Avenue will be maintained or repaired per City standards.

**EXTERIOR BUILDING MATERIALS:** As described in the SPUD Narrative, materials for the new homes will be painted siding which is consistent with the structures seen in the neighborhood.

Item 4.

**PHASING:** Construction of both homes will commence upon approval of this SPUD wit 2024 target date for completion.

ALTERNATIVES/ISSUES: As noted earlier in this staff report, the subject property is located in a neighborhood that successfully downzoned from R-3, Multi-Family Dwelling District to R-1, Single-Family Dwelling District in 2016, in order to limit density to a single dwelling unit per lot. While this SPUD does propose one single-family dwelling unit per lot, it will create lots with smaller lot widths than what is typically seen on this street. To help address any impact from the smaller width, the applicant is proposing a single shared driveway between the two lots thereby reducing the number of curb cuts and reducing the amount of paving seen in the front yard. This will required cooperation and coordination between the two lots in order to ensure access to the rear parking. It should be noted that the applicant, at the request of the adjacent neighbors, has proposed an eight-foot fence along the north property line and a six-foot fence along the south property line to provide screening of the parking areas in the rear yards.

#### **OTHER AGENCY COMMENTS:**

FIRE DEPARTMENT: No Comments.

**PUBLIC WORKS/ENGINEERING:** No Comments.

TRAFFIC ENGINEER: No Comments.

**UTILITIES:** At the time of building permit, the water meter for the proposed south lot will need a new service which must be indicated on submitted drawings. For the water service proposed to remain on the north lot, the materials for the public and private portion of the line need to be verified. If the private service is lead or galvanized, the private service line cannot be reused. For wastewater, when the lots are split, each lot will need to have a service to the City main. The lots cannot be on a combined private service. Existing service(s), if not to be used, must be abandoned at the main.

<u>CONCLUSION:</u> Staff forwards this request for rezoning to a Simple Planned Unit Development and Ordinance O-2324-29 to Planning Commission for your consideration and recommendation to City Council.





# **ELM AVENUE COTTAGES**

NORMAN, OKLAHOMA

# SIMPLE PLANNED UNIT DEVELOPMENT APPLICATION Revised November 3, 2023

Owner / Developer:

463 Elm, LLC Charles R. Dodson 3909 Hulen Street, STE 350 Fort Worth, TX 76107

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- C. Development Phasing
- D. Permitted Uses
- E. Sanitation
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- A. Existing Site Plan
- B. Proposed Site Plan
- C. Legal Description

#### I. INTRODUCTION

This Simple Planned Unit Development (SPUD) is being submitted for 463 & 465 Elm Avenue, Norman, OK, as more particularly described on Exhibit C (the Addition). The site consists of approximately 0.33 acres of land area with an existing single-family house and detached garage with apartment above. Both existing structures are generally dilapidated and functionally obsolete. This SPUD seeks to rezone the Addition from R-1, Single-Family Dwelling designation to allow the applicant to split and redevelop the Addition as two single family residential lots.

The Elm Avenue Cottages, redevelopment proposes replacing the two existing structures with new two single-family homes – one three-bedroom home, and one four-bedroom home. These homes will be built initially for family use, but maybe eventually rented or sold. The existing single lot would be platted into two lots to accommodate the Addition. Accessory structures such as carports and covered patios or pergolas are anticipated with each home, however, no accessory dwelling units are proposed.

Upon completion, the Addition will provide two new high-quality single-family homes, while replacing two existing dilapidated structures. The charm and character of the neighborhood is a primary driver of the home design, and the proximity to the University of Oklahoma is an important factor for the owner.

#### II. PROPERTY DESCRIPTION – EXISTING SITE CONDITIONS

- **A. Location.** The Addition is located at 463 & 465 Elm Avenue, just north of the intersection of Boyd Street and Elm Avenue. The property is on the east side of Elm Avenue and backs up to commercial property currently utilized as a parking lot.
- **B. Existing Land Use & Zoning.** The property is currently zoned R-1, Single Family dwelling district and is not located within any Overlay Districts. Property contains a single-family dwelling and a garage with an apartment above, as depicted in Exhibit A, Existing Site Plan.
- **C. Elevation & Topography.** The topography of the site is fairly flat and drains toward Elm Street.
- **D. Drainage.** The site is generally flat and the surface drains towards Elm Avenue.
- **E. Utility Services.** Water, Sewer, Gas, Electric, and communication lines are currently extended to this location.
- **Fire Protection.** Fire Protection services will be provided by City of Norman Fire Department. Design will meet all applicable fire codes.

**G. Traffic Circulation.** Elm Avenue is located along the west boundary of the Property, there is not an alleyway associated with this property. Currently vehicular access is available from Elm Avenue via single driveway.

#### III. DEVELOPMENT PLAN & CONCEPTUAL DESIGN

#### A. Site Development Plan.

The existing site contains one single family residence, and one garage carport as illustrated on Existing Site Plan, Exhibit A.

The Property shall be developed as depicted on the Site Development Plan, attached hereto as <a href="Exhibit B">Exhibit B</a>, subject to final design development and the changes allowed by Section 36-510 (k) of the City of Norman's SPUD Ordinance, as may be amended from time to time.

The SPUD shall consist of two residential lots with a single-family home on each lot, as well as a detached garage/carport and covered patio or arbor type structure.

- 1. Lot Design. The purpose for the SPUD is to allow for variances in minimum lot width and required lot area. The existing lot is 85' wide by 158' deep, the proposed short form platting of this lot will require the following variance:
  - a) A variance to the lot width from the required 50-foot street frontage to a minimum of 42.5-foot street frontage. Existing lot depth of 158' will not be affected. This variance will allow for two lots consisting of 42.5' width x 158' depth with total square footage of 6,715 SF.
- 2. **Setbacks.** The following shall be the required setbacks for The Addition:
  - The front setback shall be a minimum of twenty-five feet (25').
  - The side setbacks shall be a minimum of five feet (5').
  - The rear setback for the principal structure shall be twenty feet (20').
- 3. **Coverage**. The maximum coverage for structures for each lot shall be 40%. Total maximum impervious surface for lot shall be 65%.

4. **Home Design.** Homes in the SPUD shall be Type VB (non-sprinkled) construction, single family, detached homes that will retain the character of the existing neighborhood and neighborhood manners. Houses shall be of wood frame construction. Houses shall be two (2) stories. Garages and/or carports may have no more than a two-vehicle capacity. The maximum square foot area requirements for the footprint of single-family structures (Ground Floor Living Area) shall be 2,000 square feet, as demonstrated on the site plan, which applies to indoor living space and is exclusive of garages, covered porches, patios, and breezeways.

All the roofs shall be constructed with shingles with a minimum weight of 210 pounds per square or the equivalent. The roofs shall have a minimum pitch slope of 8 on 12 for the primary structure. Lower pitch roofs are allowed only for covered porches, patios, breezeways, and second floor dormers but with a minimum of 3 on 12. Metal may be used in addition to, or in place of shingles. The principal exterior of the residences will be primarily painted siding, which is consistent with surrounding residences.

## B. Traffic Access / Circulation / Parking /Sidewalks.

The site is extremely walkable to OU Campus which is expected to limit vehicular traffic. Four off-street parking spaces, two covered and two open will be included with the Addition; accessed by a single shared drive off of Elm Avenue. Carport construction shall meet *Chapter 6-403*, *Carports*, *Construction* of the City of Norman Municipal Code.

## C. Development Phasing.

The owner would like to begin construction on homes as soon as possible with a targeted completion date of Fall of 2024.

#### D. Permitted Uses.

Allowed Uses are:

- 1. Detached single family dwelling.
- 2. Short-term rentals.
- 3. Accessory buildings.

## E. Sanitation.

Sanitation will be provided by City of Norman poly carts.

#### F. Drainage.

The SPUD proposes maintaining the current drainage pattern which is generally from the back of lot toward Elm Street. The lot will have a maximum of 65% impervious surface coverage as allowed in R-1 District.

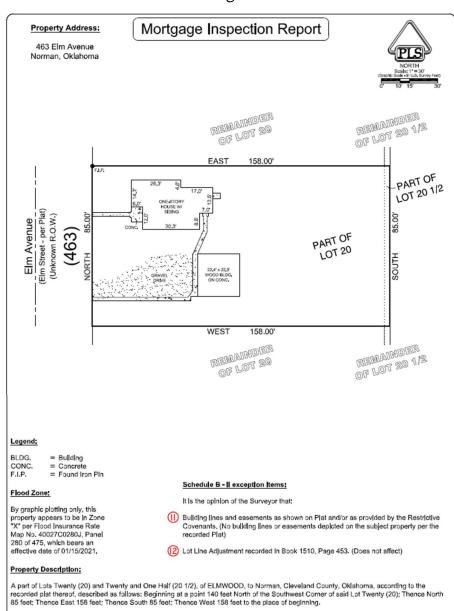
## G. Landscaping.

Provide a six-foot (6') cedar fence along south property line from southeast corner of property, west, as illustrated on the site plan (Exhibit B).

Provide an eight-foot (8') cedar fence along north property line from northeast corner of property, west, as illustrated on the site plan (Exhibit B).

## **Exhibit A**

## **Existing Site Plan**



#### Mortgage Inspection Report:

This Mortgage Inspection Report was prepared for First American Title Insurance Company. It is not a land or boundary survey plat, and it is not to be relied upon for the establishment of fences, buildings or other future improvement lines. The accompanying sketch is a true representation of the conditions that were found at the time of the inspection, and the linear and angular values shown on the sketch, if any, are based on record or dead information and have not been verified unless noted.



## **Exhibit B**

## Proposed Site Plan

## **ELM AVENUE COTTAGES**

## NORMAN, OKLAHOMA



O PROJECT DATA

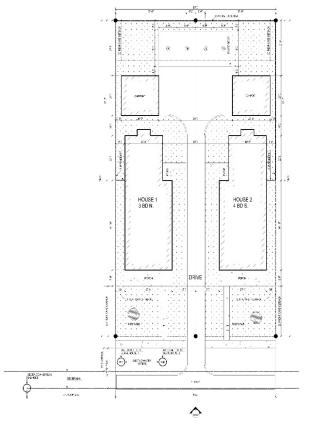


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GENERAL NOTES

I. THE PROJECTS SEEDS AND CONSTRUCTION DOCUMENTS IN THE COMMITTEE, BHILLIAND CONSTRUCTION, SHALLIAND CONSTRUCTION, SHALLI



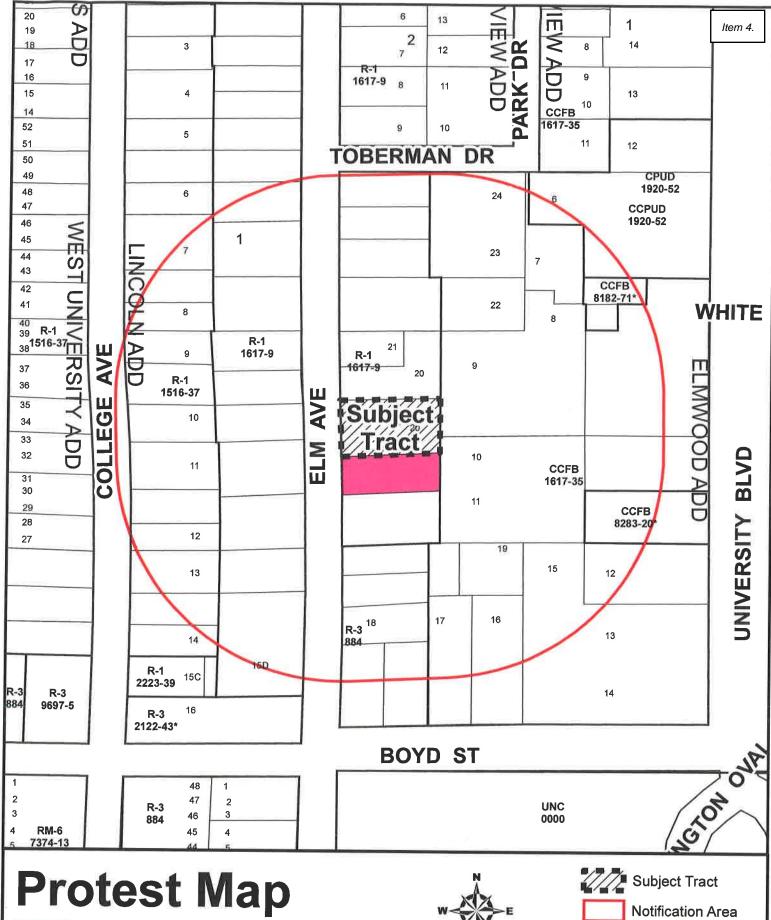




## **Exhibit C**

**Legal Description** 

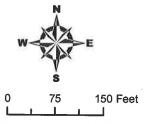
A part of lots Twenty (20) and Twenty-One Half (20 ½). Of ELMWOOD, to Norman Cleveland County, Oklahoma, according to the recorded plat thereof, described as follows: Beginning at a point 140 feet North of the Southwest Corner of said Lot twenty (20): thence North 85 feet; Thence east 158 feet; Thence West 158 feet to the place of beginning.





1.3% Protest Within Notification Area

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



November 8, 2023





Mrs. Mary Jo Stone Bookman (Trustee) 471 ELM LLC (471 and 471 ½ Elm Avenue) PO Box 6445 Norman, Oklahoma 73070

The City of Norman Planning and Community Development Att.: Ms. Anaïs Starr, AICP Norman Planning Commission 225 North Webster Avenue (PO Box 370) Norman ,Oklahoma 73069 (73070)

Norman, October 31, 2023

**Dear City of Norman Planning Commission** 

RE: Request by 463 Elm LLC to rezone from R-1, Single Family Dwelling District to SPUD, Simple Planned Unit Development

On June 14, 2016, the City of Norman, rezoned Elm Avenue, north of Boyd Street from multi-family dwellings to Single Family Dwellings by a petition signed by citizens in this area to give the sense of less density of buildings and to give more of a sense of a residential street with single family homes or houses with surrounding lawns / green yards. Therefore, I object to the granting of the SPUD. My property is adjacent to this location. The downzoning from multi – family to R – 1 zoning in 2016 restricted or placed limitations for owners, who owned property with more than one dwelling on his or her property. For the same reason, I also object to having this lot divided in half into two narrow lots, even if it meets the qualifications. I also object to parking being placed in the back at the end of both houses, unless there are enclosed garage(s.) Placing parking at the back of the property on a lot without an alley or back street entrance is like parking in someone's back yard. This is one of the reasons, from my understanding, why the petition in 2016 brought about the downzoning from multi - family to R – 1 zoning.

Stone Dockni

Thank you for your consideration.

Sincerely

Mrs. Mary Jo Stone Bookman, Trustee

OF THE CITY CLERK

## File Attachments for Item:

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-30: Tom S. & Marye Kate Aldridge Charitable & Educational Trust requests rezoning from CCFBC, Detached Frontage, to CCPUD, Center City Planned Unit Development, for 7,000 sq. ft. of property located at 321 W. Comanche Street.



# CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Tom S. & Marye Kate Aldridge Charitable & Educational Trust

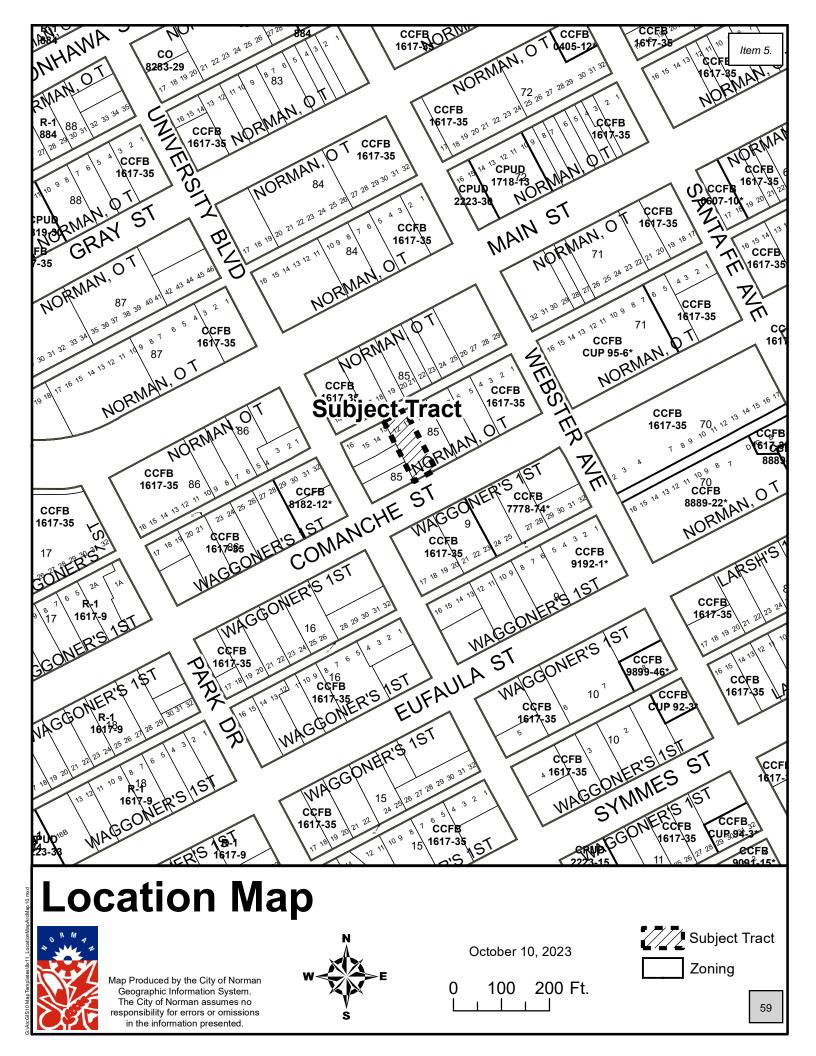
**PRESENTER:** Anaïs Starr, Planner II

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

<u>Postponement of Ordinance No. O-2324-30</u>: Tom S. & Marye Kate Aldridge Charitable & Educational Trust requests rezoning from CCFBC, Detached Frontage, to CCPUD, Center City Planned Unit Development, for 7,000 sq.

ft. of property located at 321 W. Comanche Street.

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-30 to City Council.



Planning Commission Agenda November 9, 2023

ORDINANCE NO. O-2324-30

ITEM NO. 5

## **STAFF REPORT**

#### **GENERAL INFORMATION**

APPLICANT Tom S. & Marye Kate Aldridge Charitable &

**Educational Trust** 

REQUESTED ACTION Rezoning to CCPUD, Center City Planned

Unit Development

EXISTING ZONING Center City Form-Based Code, Detached

Frontage

SURROUNDING ZONING North: CCFBC, Urban Storefront Frontage

East: CCFBC, Detached Frontage South: CCFBC, Detached Frontage West: CCFBC, Detached Frontage

LOCATION 321 W. Comanche Street

SIZE 7,000 sq. ft., more or less

PURPOSE Construction of a Duplex

EXISTING LAND USE Vacant lot

SURROUNDING LAND USE North: Law Office and Commercial

Parking Lot

East: Vacant

South: Single Family Home West: Single Family Home

LAND USE PLAN DESIGNATION Low Density Residential

## **REQUEST SUMMARY/CCFBC EXCEPTIONS:**

This is a request to rezone a parcel located at 321 W. Comanche Street, designated as Center City Form Based Code District, to a Center City Planned Unit Development (CCPUD), as outlined in Appendix B of the Center City Form-Based Code.

Item 5.

The proposal for this site is to construct a two-family dwelling, in the form of a duplex each dwelling allowed a maximum of three bedrooms. The two-story structure will be at or near grade to provide accessibility to first floor which will contain the living room, kitchen, bedroom and bathroom. Two bedrooms and bathrooms will be located on the second floor. Each dwelling unit will have an attached garage on the rear of structure with a sixteen-foot wide driveway providing access off the alleyway. To retain the existing green space and to provide an outdoor living space for residents, it is proposed that the Required Build Line be placed at thirty feet behind the front property line and required Open Space shall be allowed as illustrated on Exhibit B, Site Development Plan. The parcel proposed for development contains a total area of 7,000 square feet. Impervious surface coverage shall be limited to a maximum of 65.5%.

#### **BACKGROUND**:

This is the third application moving forward to Planning Commission and City Council requesting an amendment to the recently adopted Center City Form Based Code (CCFBC). City Staff and the community recently amended the CCFBC in an effort to simplify the processes, even with the recent amendments additional amendments are necessary to allow for the envisioned development under the CCFBC.

#### **CCFBC HISTORY:**

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

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

City Council moved forward with the original project in cooperation with the University of Oklahoma for many reasons. Historically, the current zoning regulations were not adequately addressing the growing, modern demand for infill development in Norman's Center City area; that there was significant community disagreement about market-driven proposals for infill development; that the professional charrette process was the best technique available to articulate community-supported vision; and that building community support for a vision followed by development of land use regulations that allows the achievement of the vision will provide both community and investors' confidence and certainty. The results of the Charrette process became the foundation for the community-supported vision of the Center City area, Center City Form Based Code (CCFBC).

#### **ZONING DISTRICTS INCLUDED IN THIS DOCUMENT:**

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

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

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

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

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

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

Building Form Standards control the use of land in a more indirect way than standard zoning, they describe general uses. And they try to guide land use through building type. For example, if a community wants a pedestrian-friendly main street, its standards would prescribe shopfront or mixed-use buildings.

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

#### PARTICULARS OF THIS CCPUD:

The applicant is requesting this CCPUD in order to build a residential duplex as illustrated on the attached drawings. The applicant is able to comply with most of the CCFBC requirements. However, due to the applicant's desire to construct a duplex, retain the front yard green space, and allow for accessibility, the applicant is requesting the following modifications from the standards of the Center City Form Based Code, as follows:

- 1. Allow for the use of a residential duplex.
- 2. Allow the Required Building Line (RBL) along Comanche Street to at thirty feet (30') behind the front property line.
- 3. Allow Open Space as illustrated on Site Development Plan, including in front of the Required Build Line and Parking Setback Line.
- 4. Allow Finished Floor Elevation at grade.
- 5. Allow impervious coverage at a maximum of 65.5 % with engineered drainage calculations to be provided at the time of building permit.

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#### **OTHER AGENCY COMMENTS:**

**PRE-DEVELOPMENT:** A pre-development meeting was not required for this application.

Item 5.

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

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

**PUBLIC WORKS:** Drainage calculations required at the time of building permit. Installation of a six foot public sidewalk at construction time is required.

**UTILITIES:** Existing service lines must be abandoned at the main.

**CONCLUSION:** Staff forwards this request and Ordinance No. O-2324-30 to Planning Commission for consideration and a recommendation to the City Council.

## 321 W COMANCHE STREET

## CENTER CITY PLANNED UNIT DEVELOPMENT

#### APPLICANT:

Tom S. & Marye Kate Aldridge Charitable and Educational Trust

**APPLICATION FOR:** 

CENTER CITY PLANNED UNIT DEVELOPMENT

SUMITTED: OCTOBER 2, 2023 REVISED NOVEMBER 1, 2023

## PREPARED BY:

Tom S. & Marye Kate Aldridge Charitable and Educational Trust Jake Aldridge – Vice Chairman

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## I. INTRODUCTION

Background and Intent

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- F. Traffic Circulation and Access

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- **B.** Site Development Plan

## I. <u>INTRODUCTION</u>

This Center City Planned Unit Development (the "CCPUD") is being submitted for the property located at 321 W. Comanche Street, as more specifically described on **Exhibit A** (the "**Property**"). The Property contains approximately 0.161 acres. This CCPUD seeks to rezone the Property from the existing Center City Form Based Code, Detached Frontage, to a Center City Planned Unit Development to allow for the construction of two single family attached dwellings in the form of a duplex with three bedrooms in each unit. The CCPUD proposes to retain a deeper front yard that historically has been a green space while reducing the amount of paving on the lot. Additionally, the CCPUD proposes a finished floor elevation at grade to allow for accessibility on the first floor. This CCPUD seeks to relax the allowable use to allow for a duplex, two attached single family dwellings, while meeting most of the remaining development regulations of the Center City Form Based Code for Detached Frontage. The purpose of the CCPUD is to allow for discrete departures from the existing applicable zoning only as specifically set forth herein, the Property otherwise remaining subject to existing zoning regulations, and as thereafter amended, as is consistent with the terms of this CCPUD.

## II. PROPERTY DESCRIPTION/EXISTING CONDITIONS

#### A. Location

The Property is approximately a 7,000 square foot parcel located at 321 W. Comanche Street, which is near the intersection of West Comanche Street and University Boulevard. The specific location is illustrated on the Site Development Plan, attached hereto as **Exhibit B**.

## B. Existing Land Use and Zoning

This property's existing zoning is Center City Form Based Code, with the Detached Frontage Building Form Standard ("BFS"). The existing BFS allows for the construction of a single-family house and one accessory unit. This proposal seeks to develop this property with a duplex and would require the rezoning to a Center City Planned Unit Development (CCPUD) to allow for a duplex (here, two attached single-family dwellings).

#### C. Elevation and Topography

The Property is currently an unimproved vacant lot, and the topography of the Property is generally flat and drains to both the alleyway and Comanche Street.

#### **D.** Utility Services

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

## **E. Fire Protection Services**

Fire protection services will be provided by the City of Norman Fire Department and by the owner of the Property where required by building and fire protection codes in the structures.

#### F. Traffic Circulation and Access

Comanche Street is located along the South boundary of the Property and the public alleyway is located along the North boundary of the property. Currently, the lot is vacant and does not have access off Comanche Street.

## III. DEVELOPMENT PLAN AND DESIGN CONCEPT

#### A. Uses Permitted

This CCPUD will allow uses as follows, as defined by Section 702 of the Center City Form Based Code, and as thereafter amended:

Residential Uses as follows: Household Living and Group Living; Under this CCPUD – Duplex (two attached dwelling units as demonstrated on the attached Site Development Plan)

Commercial Uses as follows: Overnight Lodging and Family Day Care Home; and Civic Uses.

#### **B.** Development Criteria.

**Number of Dwelling Units.** The current BFS, Detached Frontage, allows only one dwelling-unit structures. This CCPUD allows for two attached dwelling unit structure in the form of a duplex, as illustrated on the Site Development Plan.

Siting. The current BFS, Detached Frontage, states, "development" and redevelopment, may construct at the setback of the existing structure or follow an existing setback on an adjacent/neighboring property in the Detached Frontage BFS only. This CCPUD will allow for a 30' Required Build Line ("RBL") to be set at thirty feet (30') behind the front property line fronting Comanche Street and the Parking Setback Line, shall remain at forty-two feet (42') behind the front property line, as illustrated on the Site Development Plan, attached as **Exhibit B**. This will allow for the retention of the front green space that has historically existed on this parcel and limit the amount of concrete for parking and driveways on the site. This space will be used by the residents of the dwelling units as an outdoor space for socializing and interaction with pedestrians, neighbors, family, and friends.

A front porch with a minimum depth of eight feet (8') and a maximum of ten (10'), shall be built to the front RBL as illustrated on the Site Development Plan, **Exhibit B**. Front stairs shall be allowed to encroach over the RBL, if necessary.

Side setbacks shall be a minimum of five feet (5'). The proposed duplex on the Property shall be built to a minimum of 60% of the RBL on the Property. The RBL incorporates an offset area or depth of 24-inches behind the RBL (into the buildable area) allowing for jogs, façade articulation, etc. Therefore, where the façade is placed within that 24-inch zone, it is considered to be "built to" the RBL.

Building Height. The proposed duplex shall be at maximum of two stories in height. The current BFS requires a finish floor elevation no less than three (3) and no more than eight (8) feet. This CCPUD will allow for a ground story finished floor elevation be at grade and no lower than the average fronting public sidewalk elevation and no higher than three feet (3') above the average fronting public sidewalk elevation. This will allow for accessibility to the first floor for residents or visitors to the duplex. The ground story shall have an interior clear height of at least nine (9') feet. The minimum clear height for the second story is nine (9') feet.

**Elements.** The Property shall be built in accordance with the terms of this CCPUD and the exhibits hereto.

#### **Fenestration**

The development will comply with the CCFBC requirements, which state blank lengths of wall exceeding 15 linear feet are prohibited on all Facades and fenestration shall comprise between 25% but nor more than 70% of the front facade. It should be noted, the proposed development is consistent with properties of like build and use located immediately adjacent to the east of the proposed development.

#### **Building Projections**

The proposed duplex shall have a front porch with a minimum depth of eight (8') and with a width of not less than 50% of the Facade width. No part of the building except the roof overhang and the front stairs may encroach beyond the RBL into the Dooryard.

#### **Door Entries**

At least one functioning door shall be provided along the Ground Story Façade.

## C. Traffic Access/ Sidewalks

Vehicular access to the driveways for the Property shall be off the alleyway. Access for pedestrians is planned through use of private sidewalks that intersect the existing sidewalk along W. Comanche Street. The existing public sidewalks will be replaced with a six-foot wide sidewalk, as required by the CCFBC, prior to a Certificate of Occupancy. Site driveway and parking is shown on the Site Development Plan, **Exhibit B**.

#### D. Open Space/Landscaping

The proposed area of the new structure is similar to the buildings and pavement immediately adjacent to the Property. The proposed open space will exceed the required 25% open space as required by the CCFBC. However, the required Open Space shall be located predominantly in front of the structure as opposed to behind the Parking Setback Line, as is indicated on the Site Development Plan, attached as **Exhibit B**.

One tree per 800 square feet shall be provided in the required Open Space, as shown on the Site Development Plan, **Exhibit B**, reviewed and approved by the City Forester prior to installation.

#### E. Drainage

This parcel shall redevelop with a maximum impervious surface coverage of 65.5%, a drainage report will be submitted with the building permit application.

## F. Lighting

The project shall comply with the requirements of the CCFBC under 402. General Provisions, Section N. Lighting & Mechanical, as amended thereafter.

## G. Parking

Each unit will have an attached garage with a minimum sixteen feet (16') wide and twenty foot (20') long driveways off the alleyway for access, as illustrated on the Site Development Plan, **Exhibit B**. Parking is limited to behind the Parking Setback Line, set at forty-two (42') behind the property line. No parking will be allowed in front of the structures.

#### H. Exterior Materials

The exterior materials of the two story two-unit structure on the Property may be wood, fiber cement boards/siding, brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, with composition shingles, and any combination thereof.

## I. Fencing

Fencing shall not be required on the Property. However, any fence installed shall meet the following:

- 1. Front Yard Fences shall be a minimum height of thirty (30) inches and a maximum height of forty (40) inches. Any front yard fence shall be placed within one foot of the Clear Walkway/Dooryard line parallel to the RBL. Any side yard fences shall be placed along Common Lot Lines to a point at least even with the Façade.
- 2. A privacy fence with a maximum height of eight (8') feet may be constructed along a Common Lot Line behind the Façade.

#### J. Sanitation

Polycarts for each unit through the city will provide sanitation.

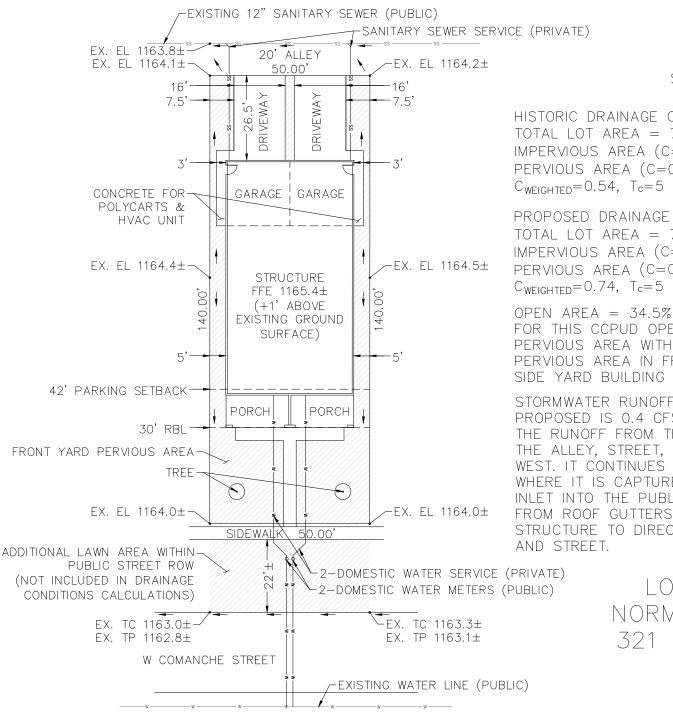
## **EXHIBIT A**

Legal Description of the Property

Lots Eleven (11), Twelve (12) of Block Eighty-five (85) of the Original Town of Norman and T.R. Waggoner's First Addition to Norman, Cleveland County, Oklahoma, according to the plats thereof.

## **EXHIBIT B**

Site Development Plan





HISTORIC DRAINAGE CONDITIONS TOTAL LOT AREA = 7,000 SF (0.1607 ACRES) IMPERVIOUS AREA (C=0.95) = 2,165 SF (30.9%) PERVIOUS AREA (C=0.35) = 4,835 SF (69.1%)  $C_{WEIGHTED}$ =0.54,  $T_c$ =5 MIN,  $Q_{100}$ =0.9 CFS

PROPOSED DRAINAGE CONDITIONS TOTAL LOT AREA = 7,000 SF (0.1607 ACRES) IMPERVIOUS AREA (C=0.95) = 4,585 SF (65.5%) PERVIOUS AREA (C=0.35) = 2,415 SF (34.5%)  $C_{WEIGHTED}$ =0.74,  $T_c$ =5 MIN,  $Q_{100}$ =1.3 CFS

FOR THIS CCPUD OPEN AREA IS DEFINED TO INCLUDE ALL PERVIOUS AREA WITHIN THE LOT BOUNDARY. THIS INCLUDES PERVIOUS AREA IN FRONT OF THE PARKING SETBACK AND SIDE YARD BUILDING SETBACKS.

STORMWATER RUNOFF DISCHARGE INCREASE FROM HISTORIC TO PROPOSED IS 0.4 CFS. PER CITY OF NORMAN GIS CONTOUR DATA THE RUNOFF FROM THE SITE HISTORICALLY FLOWS OVERLAND TO THE ALLEY, STREET, AND ACROSS THE ABUTTING LOTS TO THE WEST. IT CONTINUES FLOWING WESTERLY TO UNIVERSITY BLVD WHERE IT IS CAPTURED BY AN EXISTING STORM SEWER CURB INLET INTO THE PUBLIC STORM SEWER SYSTEM. DOWNSPOUTS FROM ROOF GUTTERS WILL BE LOCATED AT THE CORNERS OF THE STRUCTURE TO DIRECT PROPOSED RUNOFF TOWARD THE ALLEY AND STREFT.

LOT 11-12, BLOCK 85 NORMAN OT - WAGGONERS 321 W. COMANCHE STREET

TOM ALDRIDGE

### File Attachments for Item:

6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-31: Doyle's Electric requests rezoning from CCFBC, Urban General Frontage, to CCPUD, Center City Planned Unit Development, for property located at 122 W. Comanche Street.



# CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Doyle's Electric

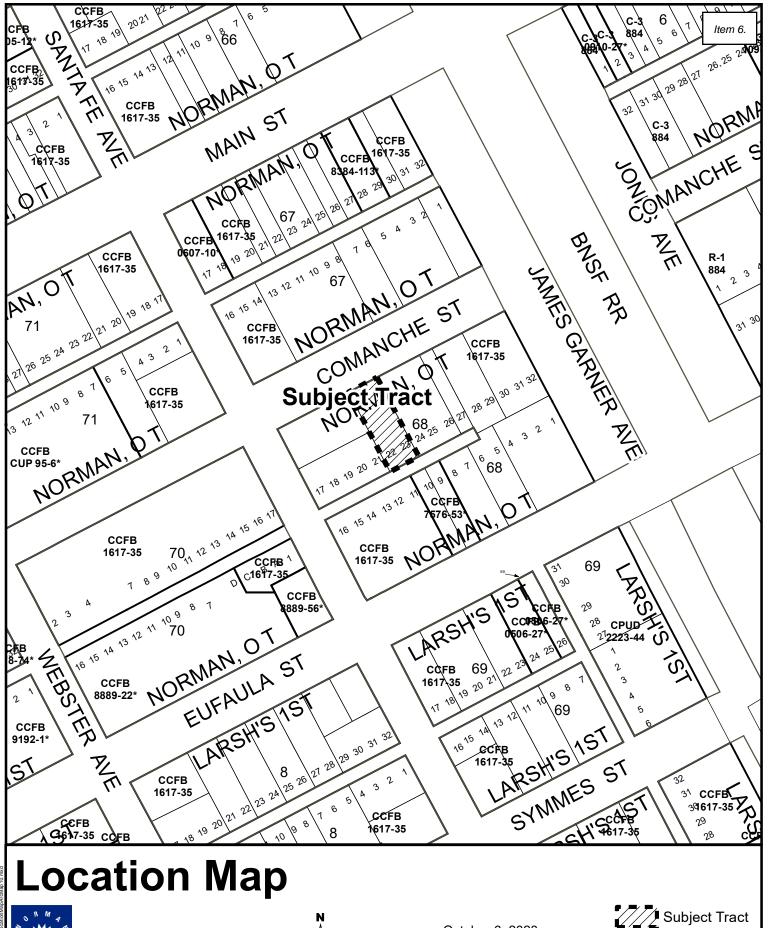
**PRESENTER:** Anaïs Starr, Planner II

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

Postponement of Ordinance No. O-2324-31: Doyle's Electric requests rezoning from CCFBC, Urban General Frontage, to CCPUD, Center City Planned Unit Development, for property located at 122 W. Comanche

Street.

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-31 to City Council.



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, 2023

150 Ft. 0

Zoning

Planning Commission Agenda November 9, 2023

ORDINANCE NO. O-2324-31

ITEM NO. 6

### **STAFF REPORT**

### **GENERAL INFORMATION**

APPLICANT Doyle's Electric

REQUESTED ACTION Rezoning to CCPUD, Center City Planned

Unit Development

EXISTING ZONING CCFBC, Center City Form-Based Code,

Urban General Frontage

SURROUNDING ZONING North: CCFBC, Urban General Frontage

East: CCFBC, Urban General Frontage South: CCFBC, Urban General Frontage West: CCFBC, Urban General Frontage

LOCATION 122 W. Comanche Street

SIZE 7,000 sq. ft., more or less

PURPOSE Rezoning to allow for retention of the non-

conforming structure, parking in front of the build line and development on new

structure.

EXISTING LAND USE Office/Sales and Warehousing

SURROUNDING LAND USE North: OG&E Electrical substation

East: Office/Retail

South: County Parking Lot

West: Bethel Baptist Accessory Parking

Lot

LAND USE PLAN DESIGNATION Commercial

**REQUEST SUMMARY/CCFBC EXCEPTIONS:** This is a request to rezone the area located at 122 W. Comanche Street, designated as Center City Form Based Code District, Urban General Frontage, to a Center City Planned Unit Development (CCPUD), as outlined in Appendix B of the Center City Form-Based Code.

The proposal for this site is to demolish a portion of the existing building that has sever deteriorated over the years, while retaining the rear portion of the cinderblock structure to utilize for service materials associated with the applicants existing business. The area of the lot cleared from the demolition will remain open and can be utilized as a portion of open space for the overall development or can be utilized for temporary parking. If paved for a parking area, the area can still be utilized as open space, possibly seating for staff during breaks, food trucks or private business uses. In addition, the applicant would like the opportunity to utilize the roof-top area of the cinderblock structure as active open space area as well. The cinderblock structure is a single-story and will remain as such in the near future.

The current open area on the east side of the existing building/east side of the lot is where the applicant proposes to construct a new office building. This two-story office building will be brought to the sidewalk, located at the north property line. With the proposed location of the new building it violates the established RBL, Required Build Line, in this District. Therefore, this rezoning is proposing to move the RBL, to the north property line.

### **BACKGROUND:**

This is the "fourth" application moving forward to Planning Commission and City Council requesting an amendment to the recently adopted Center City Form Based Code (CCFBC). City Staff and the community recently amended the CCFBC in an effort to simplify the processes, even with the recent amendments additional amendments are necessary to allow for the envisioned development under the CCFBC.

### **CCFBC HISTORY:**

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

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

City Council moved forward with the original project in cooperation with the University of Oklahoma for many reasons. Historically, the current zoning regulations were not adequately addressing the growing, modern demand for infill development in Norman's Center City area; that there was significant community disagreement about market-driven proposals for infill development; that the professional charrette process was the best technique available to articulate community-supported vision; and that building community support for a vision followed by development of land use regulations that allows the achievement of the vision will provide both community and investors' confidence and certainty. The results of the Charrette process became the foundation for the community-supported vision of the Center City area, Center City Form Based Code (CCFBC).

### ZONING DISTRICTS INCLUDED IN THIS DOCUMENT:

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

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

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

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

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

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

Building Form Standards control the use of land in a more indirect way than standard zoning, they describe general uses. And they try to guide land use through building type. For example, if a community wants a pedestrian-friendly main street, its standards would prescribe shopfront or mixed-use buildings.

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

### **PARTICULARS OF THIS CCPUD:**

The applicant is requesting this CCPUD in order to retain a portion of the existing building on this parcel while constructing a new structure in-line with the other existing structures on the block, as illustrated on the attached drawings. The applicant is able to comply with most of the CCFBC requirements. However, due to the applicant's desire to retain the non-conforming structure, create parking in front of the existing building, to build a new structure at the property line, and allow for a sign on a canopy the applicant is requesting the following modifications to the Center City Form Based Code, as follows:

- 1. Move the Required Building Line (RBL) along Comanche Street from ten feet (10') behind the property line forward to the property line.
- 2. Eliminate Parking Setback Line. The applicant will provide a steel framed gate with wood slat infill across the west side of the Property to secure this open/parking area.
- 3. Allow Open Space to be provided on roof deck of the existing building to remain and in an area in front of the existing building. This will also allow a single-story structure.
- 4. Allow for canopy sign on the front of the building, as shown on submitted elevation drawings.

### **OTHER AGENCY COMMENTS:**

**PRE-DEVELOPMENT:** A pre-development meeting was not required for this applied

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

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

**PUBLIC WORKS:** No comments.

**UTILITIES:** Existing meter must be abandoned at the time of building permit.

**CONCLUSION:** Staff forwards this request and Ordinance No. O-2324-31 to Planning Commission for consideration and a recommendation to the City Council.

## 122 W. Comanche

Norman, Oklahoma

Ridgway Properties, LLC.

A CENTER CITY PLANNED UNIT DEVELOPMENT APPLICATION FOR REZONING

November 3, 2023

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- A. Permissible Uses
- B. Development Criteria
- C. CCPUD Standards

### **EXHIBITS**

- A. Proposed Site Development Plan
- B. Legal Description of the Property

### I. INTRODUCTION

### A. Background and Intent

This Center City Planned Unit Development (the "**CCPUD**") is submitted for the development of the 122 W. Comanche Street property (the "Property"). The Property is located near the intersection of West Comanche and S. Santa Fe Ave. The legal description is attached in **Exhibit B**.

The site has an existing one-story cinder block building located on the west half of the Property, which houses Doyle's Electric. The east half of the Property is paved and is utilized to park the business's vehicles.

It is the intent of the owners of Doyle's Electric, to redevelop the Property in order to accommodate this growing business while meeting the vision for the Center City. The Applicant is Ridgway Properties LLC.

The property is zoned CCFBC, Center City Form Based Code, Urban General Frontage Building Form Standard ("BFS"). The Applicant is requesting a CCPUD in order to develop the Property to be in-line with the existing structures on this block; retain the back portion of the existing non-conforming cinder block building and establish parking in front of the existing building. The applicant is able to conform to most of the other detailed CCFBC provisions. Therefore, the purpose of this CCPUD is to allow for discrete departures from the existing applicable zoning only as specifically set forth herein, the Property otherwise complying with the Urban General BFS and CCFBC provisions, and as thereafter amended, as is consistent with this CCPUD and attached Site Development Plan.

#### II. PROPERTY DESCRIPTIONS/EXISTING CONDITIONS

### A. Location

The Property is located at 122 W. Comanche Street. The Property is on the south side of West Comanche Street, mid-block between James Garner Ave. and S. Santa Fe Ave. The specific location is illustrated on the attached Site Plan, as **Exhibit A**. See **Exhibit B** for legal description.

### B. Existing Land Use and Zoning

The Property is currently zoned CCFBC, Urban General Frontage BFS. The Property currently contains a building that houses an electrical contractor business.

### C. Elevation and Topography

The existing Property currently consists of an existing one-story, cinder block building with the other half of the Property paved. The lot is generally flat.

### D. Drainage

The Property currently drains to the front towards West Comanche Street and towards the alleyway located along the south edge of the Property. The proposed building will have a roof pitched south to the alley that will sheet drain into a gutter and downspout collector, to then be discharged at the alley at grade, which will be sloped away from the building. The open space on the project will be sloped to sheet drain towards West Comanche Street.

### E. Utility Services/ Public Works

The Property is already platted. All required utility systems for the project (including water, sewer, gas, and electric) are in immediate proximity to the Property, and long established.

### F. Fire Protection Services

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

### G. Traffic Circulation and Access

West Comanche Street is located along the front of the Property. Vehicle access is currently available through existing curb cut off Comanche Street.

### III. DEVELOPMENT PLAN AND DESIGN CONCEPT

### A. Permissible Uses

The Applicant proposes that for this Property, this CCPUD allow the following uses, as defined and by Section 702 of the CCFBC, and as thereafter amended

<u>Commerce</u> – Only the following Commerce uses, allowable for all stories, as further defined and regulated by the CCFBC as thereafter amended:

- Office
- Retail Sales/Service

### B. Development Criteria

1. **Siting.** The development shall comply with the RBL and other setbacks shown on the Site Development Plan. To achieve a multimodal, pedestrian friendly environment, the Required Building Line (RBL) for the new structure along West Comanche Street frontage shall be on the property line.

The northern portion of the existing cinder block structure shall be demolished while retaining the southern portion. The Parking Setback Line shall be removed to allow parking in front of the remaining portion of the building, as

shown on the Site Plan.

The new structure on the Property, shall be built at a minimum of 90% and up to 100% of the new requested RBL or north property line on the Property, while the existing structure shall be allowed to remain as shown on the site plan.

The new RBL requested at the north property line incorporates an offset area or depth of 36-inches behind the RBL/north property line, allowing for jogs, façade articulation, etc. Therefore, where the façade is placed within that 36-inch zone, it is considered to be approved.

The Parking Setback Line established with the adoption of the Center City Form Based Code is removed from this Property with this CCPUD.

- 2. Building Height. The new structure on the parcel shall be at least two stories in height at the RBL/north property line but no more than five stories. The back section of the existing structure will remain one-story with an allowance for a roof deck. The ground story finished floor elevation shall be no lower than the average fronting public sidewalk elevation and no higher than 18-inches above the average fronting public sidewalk elevation. The ground story shall have a clear height of at least 9-feet along the RBL/north property line. The minimum clear height for each upper story is 9-feet.
- **3. Elements.** The Property shall be built in accordance with the terms of this CCPUD and the exhibits hereto.

#### **Fenestration**

- Blank lengths of wall exceeding 20 linear feet are prohibited on all Required Build Lines (RBL).
- Ground story fenestration shall comprise between 10% and 70% of the ground story facade and exterior walls provided they are not within 5 feet of the property line.
- Upper story fenestration shall comprise between 10% and 70% of the façade and exterior wall area per story provided they are not within 5 feet of the property line.
- **4. Sanitation.** It is the intent that the existing trash dumpster as shown the Site Development Plan shall be use for sanitation for the property.
- **5. Signage.** All signage shall comply with 402. General Provisions, Section M of the CCFBC, along with the following allowance: one main building sign is permitted within the area between the top story floor line and the roofline with a horizontal band not to exceed 3 feet (3') in height along Comanche Street.

This sign may be attached to the front of the canopy on the front of the building, as shown on submitted elevation drawings. The Property shall feature building address numbers which shall not exceed 18 inches (18") in height or width.

- 6. Traffic access and sidewalks. The existing drive off West Comanche Street will remain with this redevelopment, however, new curb cut will be provided for a clean approach. Access for pedestrians is planned along West Comanche Street where the main entrances are located. The sidewalk along West Comanche Street is existing as illustrated in the attached Site Development Plan. Any damage to existing sidewalks will be replaced prior to a Certificate of Occupancy. On-site and street parking is shown on the Site Development Plan. Bicycle parking racks shall be provided as illustrated on the Site Development Plan, attached as Exhibit A.
- **7. Lighting.** The project shall comply with the requirements of the CCFBC under 402. General Provisions, Section N. Lighting & Mechanical, as amended thereafter.
- **8. Drainage.** Impervious area will remain the same with the redevelopment of this Property. Drainage for the new development will utilize existing drainage systems. This redevelopment project will meet *Part 8*. *Site Development Requirements* found in the CCFBC, and as thereafter amended.
- **9. Open Space.** Open space will be provided on the roof deck of the existing building located on the west half of the parcel, as indicated on the attached Site Development Plan, **Exhibit A**.
- **10.Landscaping.** Refer to attached **Exhibit A**, Site Development Plan. The applicant is requesting the landscaping located on the roof deck be recognized as landscaping elements.
- **11. Parking.** Refer to attached **Exhibit A**, Site Development Plan for the number of on-site parking spaces provided, their location, and size. This CCPUD shall remove the Parking Setback Line along Comanche Street to allow for parking in front of the reconstructed cinder block building.
- **12. Architectural Materials (Exterior).** The Center City is a compact, walkable, mixed-use urban district. Traditional, sustainable, durable materials appropriate to the central Oklahoma climate will be utilized. Innovative, energy-efficient materials appropriate to a pedestrian-scaled urban environment will be used for this development.

The following materials are prohibited:

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

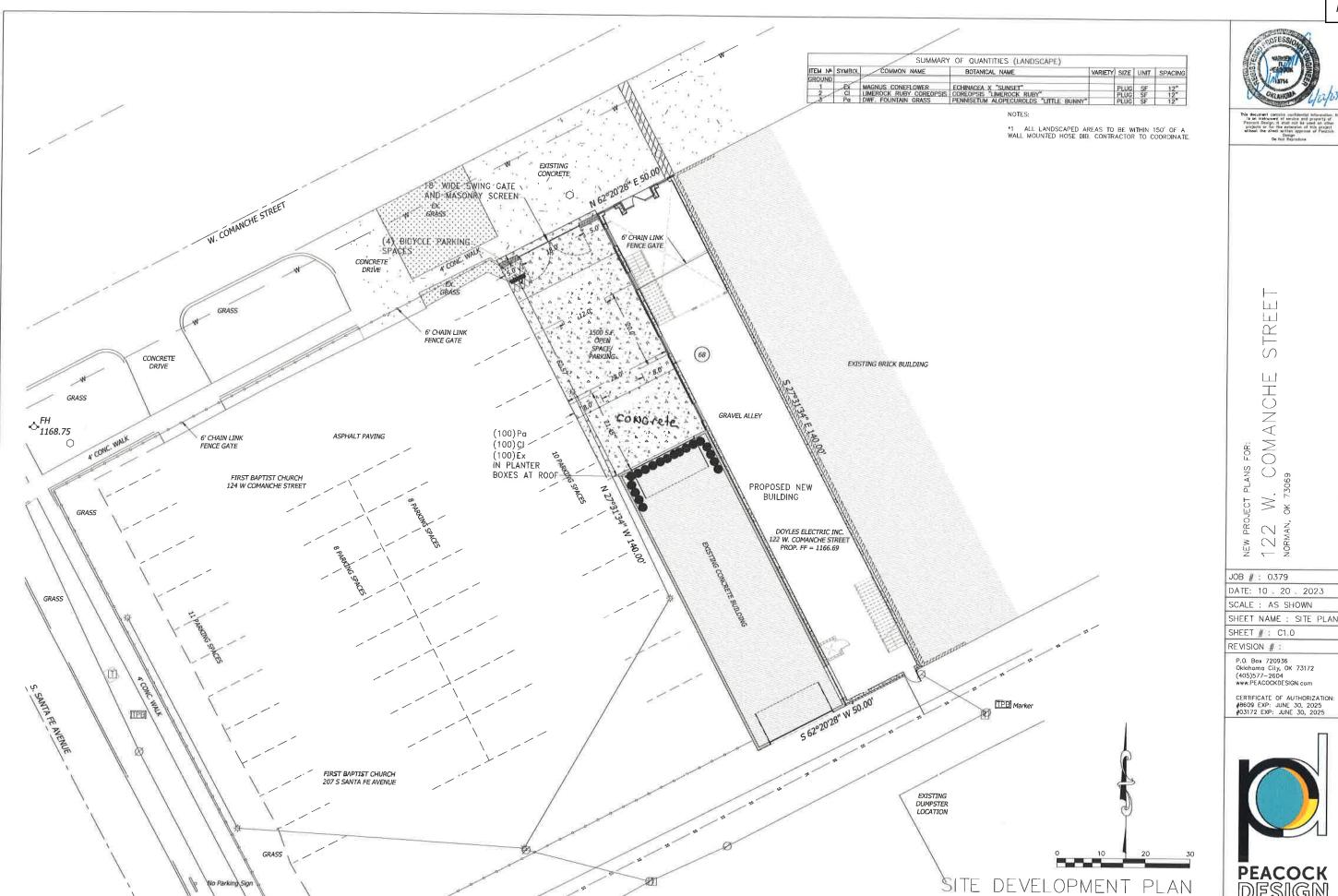
### C. CCPUD Standards

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

For convenience purposes, a summary of the proposed specific CCPUD standards are as follows:

- Removal of the Parking Setback Line on the property. This will allow the business to keep their business vehicles secured in one location on their property, not blocking any available on-street parking. The applicant will provide a steel framed gate with wood slat infill across the west side of the Property, to secure the area for business vehicles and keep a continuous line along West Comanche Street.
- 2. Removal of the existing Required Build Line (RBL) on the property. The new RBL, at the north property line, will allow the proposed development to be brought forward to the street. Connection to the street/pedestrian activity has always been an important design element of the CCFBC. This will also allow for future development on the west side of the property to come forward to the street.
- 3. The building located on the west side of the property will remain a single story; this will accommodate the rooftop open space. If future development occurs on this side of the property, it will be allowed to come to the RBL north property line and can be a one or two-story structure.
- 4. The proposed location of the building(s) and parking/storage for the service vehicles does not allow for additional landscaping as it will block the sidewalk/right-of-way and interfere with storage of the service vehicles. The applicant will landscape the rooftop deck.

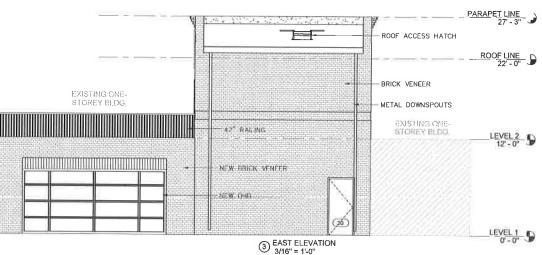
### Exhibit A Site Development Plan

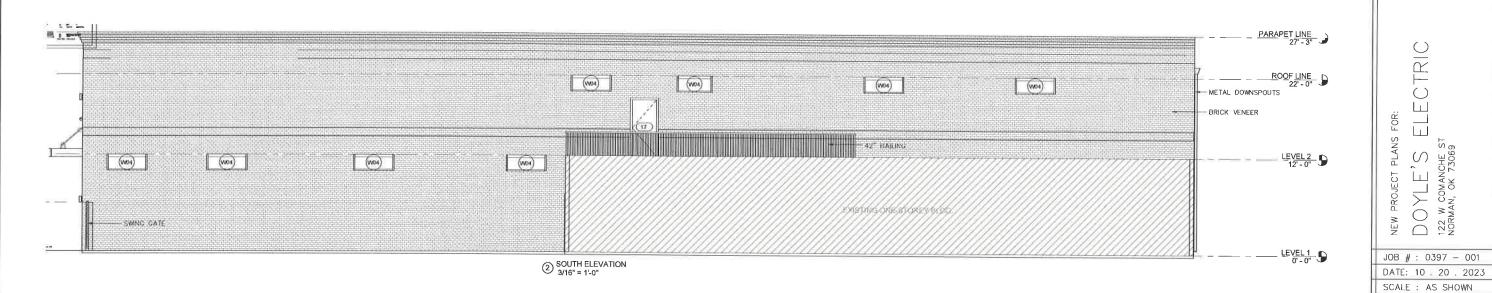


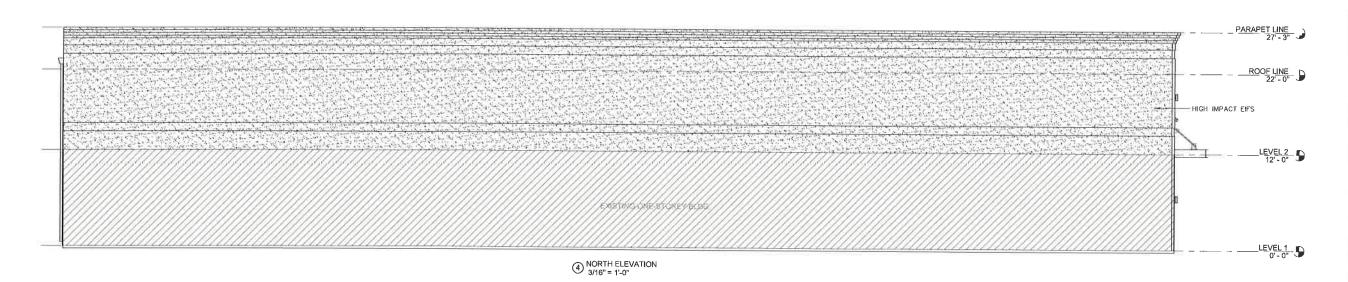
SHEET NAME : SITE PLAN











CTRIC ELE( PROJECT PLANS FOR: DOYLE'S E NEW JOB # : 0397 - 001

REVISION # : X 2426 N Classen Blvd Oklahoma City, OK 73106 (405)577-2604 www.PEACOCKDESIGN.com

SHEET NAME : ELEV SHEET # : A2.1

CERTIFICATE OF AUTHORIZATION: #8609 EXP: JUNE 30, 2025 #03172 EXP: JUNE 30, 2025

PEACOCK DESIGN

### Exhibit B Legal Description

Blk 68, Lot 22-23 of the Norman Original Town

### File Attachments for Item:

7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-63: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Office Designation to High Density Residential Designation for 1.48 acres of property located at 2281 36th Avenue N.W.



# CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Hampton Homes, L.L.C.

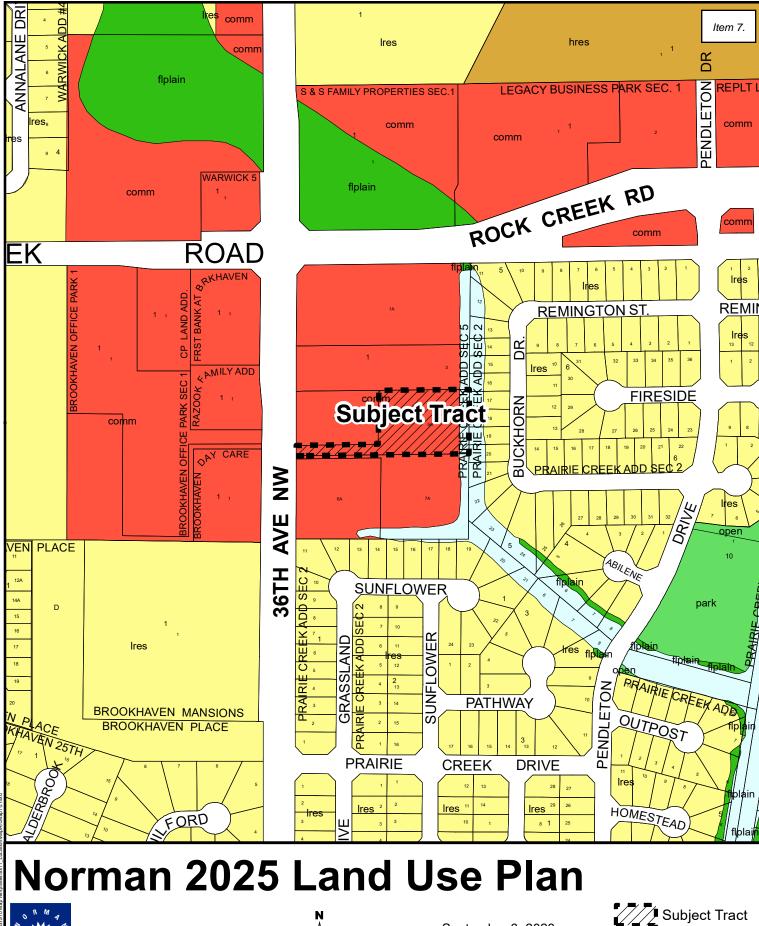
**PRESENTER:** Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

<u>Postponement of Resolution No. R-2324-63</u>: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Office Designation to High Density Residential Designation for

1.48 acres of property located at 2281 36th Avenue N.W.

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of Resolution No. R-2324-63 to City Council.





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



September 6, 2023

300 Ft. 150

94

Planning Commission Agenda November 9, 2023

RESOLUTION NO. R-2324-63

ITEM NO. 7

### **STAFF REPORT**

**ITEM:** Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Office Designation to High Density Residential Designation for 1.48 acres of property located at 2281 36<sup>th</sup> Avenue N.W.

**SUMMARY OF REQUEST:** Hampton Homes, L.L.C. is proposing three multi-family structures consisting of twelve units each with associated parking on approximately 1.5 acres. This development proposal requires rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development. This proposal also requires a NORMAN 2025 Land Use Plan Amendment from Commercial Designation to High Density Residential Designation.

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

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

- 1. Has there been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest?
  - Since the adoption of the NORMAN 2025 Land Use Plan in 2004, this area has seen changes in circumstance regarding development. The property directly west of the subject property was developed as The Health Club, a commercial gym. The property directly north of the subject property was developed as a commercial car wash. Silver Elm Estates, a senior independent living facility, was developed on the west side of 36<sup>th</sup> Ave. N.W. The Falls at Brookhaven is an apartment complex south of W. Rock Creek Rd. The Brookhaven Office Park southwest of the intersection of W. Rock Creek Rd. and 36<sup>th</sup> Ave. N.W. is about half built-out. Brookhaven Sections 40, 41, and 44 have also been mostly built south of W. Rock Creek Rd. There is a new Walmart at the NE corner of W. Rock Creek Rd. and 36<sup>th</sup> Ave. N.W. Legacy Business Park and Legacy Trails Apartments have been developed on the north side of W. Rock Creek Rd.
- 2. Is there a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity?

The proposed use of multi-family units would not cause an adverse land use or traffic impact to the surrounding properties as the proposed use is not more intense than the currently allowed uses. A traffic impact analysis was not required for this project.

Item 7.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Lan Plan from Commercial Designation to High Density Residential Designation as Resolution No. R-2324-63 for consideration by Planning Commission and recommendation to City Council.

### **City of Norman Predevelopment**

September 28, 2023

**Applicant:** Hampton Homes

**Project Location**: 2281 36th Ave NW

Case Number: PD 23-30

**Time:** 5:30 p.m.

**Applicant:** Hampton Homes, LLC.

Applicant Representative: Chris Colijn, Grubbs Consulting, LLC

### Attendees:

Gregory Stover, 2312 Buckhorn Drive, Norman

### City Staff:

Anais Starr, Planner II Amanda Stevens, Dev. Center Coordinator

### **Application Summary:**

Request to rezone from C-1, Local Commercial District to a SPUD (Simplified Planned Unit Development) in order to construct three structures, 12 units in each structure, for a total of 36 units. This rezoning requires a Norman 2025 Amendment and preliminary plat as well.

### Neighbor's Comments/Concerns/Responses:

The neighbor in attendance inquired as to how many units and bedrooms were proposed. The applicant representative, Chris Colijn, with Grubbs Consulting, indicated that the neighbor had the incorrect site plan. He indicated there would be more than 6 units. The neighbor inquired into how much parking would be provided and as to whether there was an expectation that tenants would be using/sharing Norman Regional Health Club parking. Applicant representative indicated parking provided met the City of Norman requirements and he was unaware of intention to use the Health Club parking. Neighbor was very concerned that the parking was inadequate.

Neighbor also wanted to know if there would be screening provided between the apartment and the single family residential neighborhood to the east. He indicated that he lived directly to the east of the proposed apartment. Neighbor also wanted to know if there would be any barrier provided to protect the Brookhaven Creek, which ran along the east side the proposed development. The applicant representative indicated he would get the neighbor answers to these questions and a correct site plan.

### File Attachments for Item:

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-20: Hampton Homes, L.L.C. requests rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, for 1.48 acres of property located at 2281 36th Avenue N.W.



# CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Hampton Homes, L.L.C.

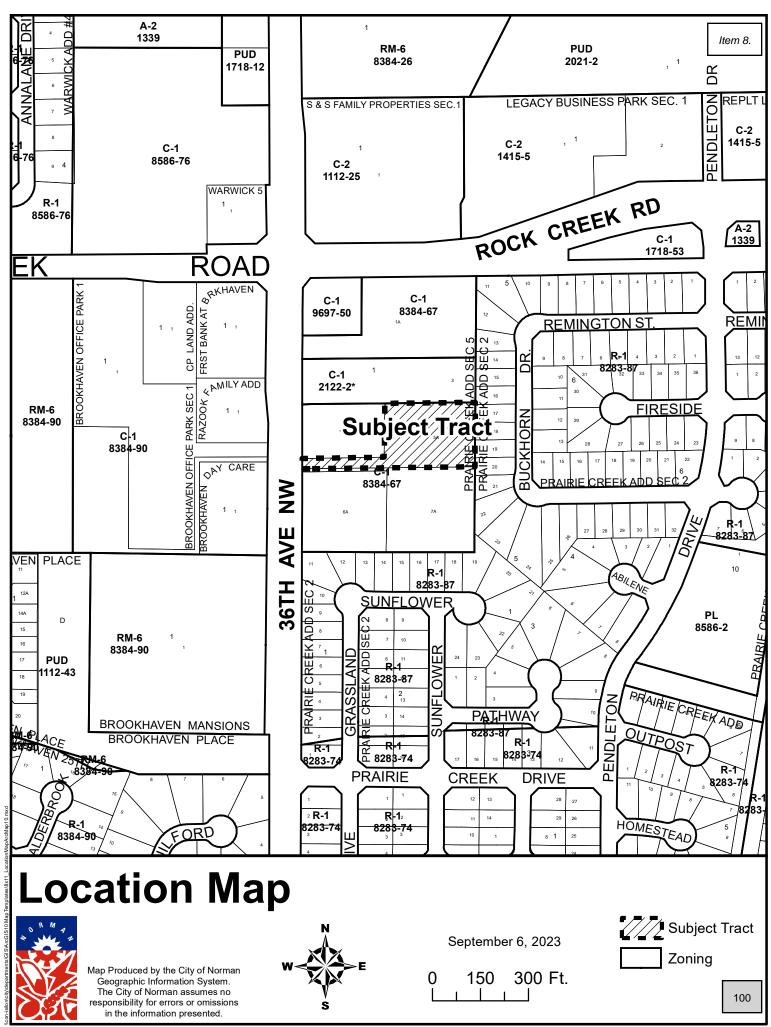
**PRESENTER:** Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

<u>Postponement of Ordinance No. O-2324-20</u>: Hampton Homes, L.L.C. requests rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, for 1.48 acres of property located at 2281 36<sup>th</sup>

Avenue N.W.

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-20 to City Council.



Planning Commission Agenda November 9, 2023

ORDINANCE NO. O-2324-20 ITEM NO. 8

### **STAFF REPORT**

### **GENERAL INFORMATION**

APPLICANT Hampton Homes, L.L.C.

REQUESTED ACTION Rezoning to SPUD, Simple Planned Unit

Development District

EXISTING ZONING C-1, Local Commercial District

SURROUNDING ZONING

North: C-1, Local Commercial District

East: R-1, Single Family Dwelling District
South: C-1, Local Commercial District
West: C-1, Local Commercial District

LOCATION 2281 36th Ave. N.W.

WARD 3

CORE AREA No

AREA/SF 1.48 acres, more or less

PURPOSE Multi-family buildings

EXISTING LAND USE Vacant

SURROUNDING LAND USE North: Car wash

East: Single-family residential

South: Vacant

West: Commercial/Office

LAND USE PLAN DESIGNATION Office Designation

PROPOSED LAND USE DESIGNATION High Density Residential Designation

GROWTH AREA DESIGNATION Current Urban Service Area

**PROJECT OVERVIEW:** The applicant, Hampton Homes, L.L.C., is requesting rezoning to a Simple Planned Unit Development, SPUD, for approximately 1.5 acres on the east side of 36<sup>th</sup> Ave. N.W. south of W. Rock Creek Rd. The subject property is currently zoned C-1, Local

Item 8.

Commercial District. The applicant requests this rezoning to allow for the development three multi-family structures consisting of twelve units each with associated parking.

### **PROCEDURAL REQUIREMENTS:**

GREENBELT COMMISSION MEETING: GBC23-24, September 19, 2023

The Commission forwards this request with no further comments or recommendations.

### PRE-DEVELOPMENT MEETING: PD23-30, September 28, 2023

The neighbor in attendance inquired as to how many units and bedrooms were proposed. The applicant representative, Chris Colijn, with Grubbs Consulting, indicated that the neighbor had the incorrect site plan. He indicated there would be more than 6 units. The neighbor inquired into how much parking would be provided and as to whether there was an expectation that tenants would be using/sharing Norman Regional Health Club parking. Applicant representative indicated parking provided met the City of Norman requirements and he was unaware of intention to use the Health Club parking. Neighbor was very concerned that the parking was inadequate.

Neighbor also wanted to know if there would be screening provided between the apartment and the single-family residential neighborhood to the east. He indicated that he lived directly to the east of the proposed apartment. Neighbor also wanted to know if there would be any barrier provided to protect the Brookhaven Creek, which ran along the east side the proposed development. The applicant representative indicated he would get the neighbor answers to these questions and a correct site plan.

#### **BOARD OF PARKS COMMISSIONERS:**

A meeting with the Board of Parks Commissioners was not required for this application because the property is already platted.

### **ZONING ORDINANCE CITATION:**

SEC 36-510 - SIMPLE PLANNED UNIT DEVELOPMENTS

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

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

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

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

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

Item 8.

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

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

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

**STAFF ANALYSIS:** The particulars of this SPUD include:

**USE:** The SPUD Narrative allows for one use:

 Apartment House (multi-family dwelling) with related amenities and accessory uses such as pool, playground, spray ground, basketball court, volleyball court, horseshoe pit, etc.

**OPEN SPACE/PARKLAND:** The property will be allowed up to 75% impervious area. This leaves 25% of the property as open/green space.

**SITE PLAN/ACCESS:** The development has two access points, one is a shared drive off 36<sup>th</sup> Ave. N.W. and one is an alley on the northeast of the development. The applicant is proposing an alley realignment, which will accompany this request to City Council. There is a pool proposed as an amenity to the residents.

**LANDSCAPING:** Landscaping will be provided in accordance with Section 36-551, Landscaping Requirements for Off-Street Parking Facilities.

**SIGNAGE:** All signage will meet Section 28-507, Medium Density Residential Sign Regulations, of Chapter 28, as amended from time to time.

**LIGHTING:** All lighting will meet Section 36-549, Commercial Outdoor Lighting Standards, of Chapter 36, as amended from time to time. This will require full cut-off fixtures.

**SANITATION/UTILITIES:** The development will have a dumpster for sanitation service. City water and sewer are accessible to this site.

**PARKING:** Parking for the multi-family units will be a minimum of 1.2 spaces per unit.

**EXTERIOR BUILDING MATERIALS:** The SPUD Narrative proposes exterior facades of a minimum of 70% brick, rock, stone, stucco, or other masonry or siding material, exclusive of doors and windows. Elevations are included as Exhibit C.

**PHASING:** The Narrative states the phasing will be determined by market demand.

**EXISTING ZONING:** The existing zoning for the subject property is C-1, Local Commercial District. This district does not allow for residential uses.

### **ALTERNATIVES/ISSUES:**

**IMPACTS**: The proposed use of multi-family units would not cause an adverse land use or traffic impact to the surrounding properties as the proposed use is not more intense than the currently allowed uses. The residential uses to the east are separated from this proposal by a combination of utility/alley easement of approximately sixty-feet.

### **OTHER AGENCY COMMENTS:**

**FIRE DEPARTMENT:** Additional fire hydrants may be required based on existing hydrant location and proposed buildings per IFC 507 and Appendix B,C.

**PUBLIC WORKS/ENGINEERING**: The applicant has submitted a request to close and vacate a 30-foot alley easement. The physical alley paving has deteriorated over the years. The developer is proposing a residential project and as part of the project, parking is needed. In order for the parking to function, the alley will be relocated and parking be located in place of the existing alley. The developer will be responsible for constructing the new alley and connect to the existing alley to the north. The utility companies were not notified since the utility easement is not part of the request for closure.

Any work in the floodplain on the east of the property will be required to go to the Floodplain Permit Committee.

**TRAFFIC ENGINEER:** No comments

**UTILITIES:** Facilities are present to provide services to this site.

<u>CONCLUSION:</u> Staff forwards this request for rezoning from C-1, Local Commercial District, to a SPUD, Simple Planned Unit Development, and Ordinance No. O-2324-20 to the Planning Commission for consideration and recommendation to City Council.

## 2281 36TH AVENUE NW

### NORMAN, OKLAHOMA

### A PROJECT BY HAMPTON HOMES, LLC

Fred Thomas IV Builder- Developer

# SIMPLE PLANNED UNIT DEVELOPMENT APPLICATION FOR REZONING FOR SPUD

8/31/2023 9/12/2023 10/12/2023

### PREPARED BY:

GRUBBS CONSULTING, LLC
MARK GRUBBS
1800 S. SARA ROAD
YUKON, OK.
73099

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Background and Intent

### II. PROPERTY DESCRIPTION/EXISTING SITE CONDITIONS

- A. Location & Legal Description
- B. Existing Land Use and Zoning
- C. Elevation and Topography
- D. Drainage
- E. Utility Services
- F. Fire Protection Services
- G. Traffic Circulation/ Access

### III. DEVELOPMENT PLAN AND DESIGN CONCEPT

- A. Multi-Family Development
- B. Open Space and Green Space
- C. Traffic Access/ Circulation/ Parking/ Sidewalks
- D. Development Phasing
- E. Site Plan
- F. Uses Permitted
- G. Trash Service
- H. Lighting
- I. Signs
- J. Fencing

### **EXHIBITS**

- A. Legal Description
- B. Site Plan
- C. Building Elevations
- D. Typical Floor Plan

#### I. INTRODUCTION

This project is proposed as a Simple Planned Unit Development (SPUD) located at 2281 36<sup>th</sup> Avenue NW, approximately one to two blocks south of Rock Creek Road, lying along the east side of 36<sup>th</sup> Avenue NW. The property consists of 1.48 acres and proposes three multi-family structures consisting of twelve units each with related parking.

### II. PROPERTY DESCRIPTION - EXISTING SITE CONDITIONS

### A. Location and Legal Description

The address of the property is 2281 36th Avenue NW.

The property is part of two lots originally platted as Lots 4 and 5 in Block 1, Prairie Creek Addition Section 5, an addition to the City of Norman, Cleveland County, Oklahoma. A lot line adjustment was approved in 2009 which replatted the subject property as Lot 5A with the more specific metes and bounds description described in Exhibit A, attached hereto.

### **B.** Existing Land Use and Zoning

The property is currently vacant and zoned C1, Local Commercial District.

### C. Elevation and Topography

The site consists of relatively flat terrain. The lot drains from the west to the east. The east approximately thirty feet of the site lies within the 100-year FEMA flood plain.

### D. Drainage

Storm water sheet flows across the site from west to east, towards the existing creek where "in channel" detention will be provided.

### E. Utility Services

Required utility systems for the project (including water, sewer, gas, telephone and electric) are currently located adjacent to the boundaries of the property and are available for connection.

### F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by Owner provided NFRA 13R building sprinkler systems in applicable structures, where required, if required.

### G. Traffic Circulation and Access

Primary vehicular access to the site will be from the existing shared access driveway extending east from 36<sup>th</sup> Avenue NW. The driveway is constructed with a divided median, allowing right- and left-hand turns from the property.

The parking lot drive aisle on the east side of the site will tie into the car wash access drive to the north, providing access through the site from 36<sup>th</sup> Avenue NW to Rock Creek Road. The existing alley easement along the east side of the site will be closed and vacated.

### III. DEVELOPMENT PLAN AND DESIGN CONCEPT

### A. Multi-Family Development

The SPUD consists of one lot that will contain three multi-family structures, containing twelve units in each structure.

### 1. Site Development Regulations:

The purpose for the SPUD is to develop the property as a multifamily use.

- a. Building setback for structures shall be five feet along the west boundary (excluding the flag lot portion of the site), 15 feet along the north and south boundaries and 30 feet along the east boundary.
- b. Lot coverage, to include buildings and paved areas, shall not cover more than 75% of the subject property.
- c. Building height is maximum of 3 stories and fifty feet.
- d. Minimum lot size shall be 64,560 square feet.
- e. Density is limited to 1790 square feet per unit.

### 2. Building Construction and Architecture

Exterior façade shall consist of a minimum of 70% brick, rock, stone, stucco or other masonry or siding material, exclusive of doors and windows (see Exhibit C).

### B. Open space and green space

The property shall be permitted up to 75% impervious area as demonstrated on the Site Plan. There will be approximately 25% open/green space within the property.

# C. Traffic access/circulation/parking and sidewalks

Primary vehicular access to the site will be from the existing shared access driveway extending east from 36<sup>th</sup> Avenue NW. The driveway is constructed with a divided median, allowing right- and left-hand turns from the property.

The parking lot drive aisle on the east side of the site will tie into the car wash access drive to the north, providing access through the site from 36<sup>th</sup> Avenue NW to Rock Creek Road. The existing alley easement along the east side of the site will be released as necessary.

Parking for multi-family units shall be a minimum of 1.2 spaces per unit.

#### D. Development Phasing

The project may be developed in phases. Market demand will be the determining factor of when units are constructed.

#### E. Site Plan

The site plan shows three multi-family buildings with twelve units in each building. Additionally, a swimming pool shall be provided as an amenity for the development. (See Exhibit B)

#### F. Uses Permitted

The allowed uses in the SPUD are:

(a) Apartment House (multi-family dwelling) with related amenities and accessory uses such as playground, spray ground, basketball court, volleyball court, horseshoe pit, etc.

#### G. Trash Service

Trash service will be provided by way of a front load container located within the southeast portion of the subject site, as shown on the Site Plan.

#### H. Lighting

Exterior lighting shall be provided in accordance with Section 36-549 of the City of Norman Municipal Code, as amended from time to time.

### I. Signs

All signage shall be in accordance with Section 28-507 Medium Density Residential Sign Regulations of Chapter 28 of the City of Norman Municipal Code, as amended from time to time.

# J. Fencing

Sight proof screening, consisting of minimum six feet wood stockade, shall be provided along the east boundary.

The following exhibits are hereby attached and incorporated into this SPUD.

Exhibit A

Legal Description of Property

Exhibit B

Site Plan

**Exhibit C** 

**Building Elevations** 

**Exhibit D** 

Typical Floor Plan

#### **EXHIBIT A**

#### LEGAL DESCRIPTION

### 2281 36<sup>TH</sup> AVENUE NW

A tract of land being a part of Lots 4 and 5, Block 1 of the Prairie Creek Addition Section 5 to the City of Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest Corner of said Lot 4;

Thence S 89°28'35" E along the North line of said Lot 4, a distance of 258.00 feet to a POINT OF BEGINNING;

Thence continuing S 89°28'35" E along the North line of said Lot 4, a distance of 282.00 feet to the Northeast Corner of said Lot 4;

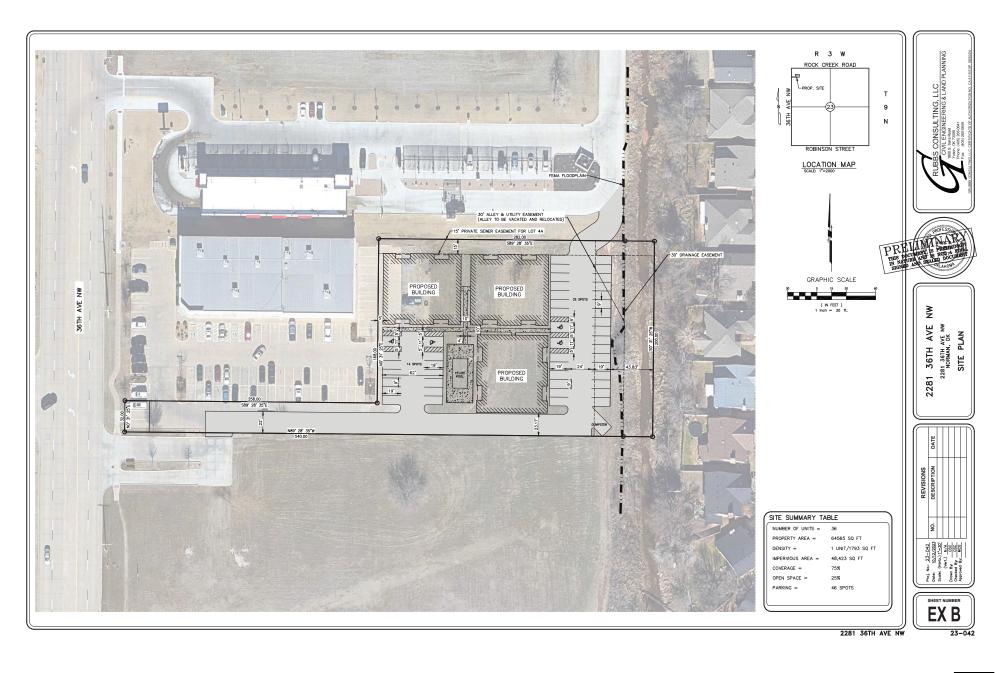
Thence S 00°31'25" W, along the East line of said Block 1, a distance of 200.00 feet to the Southeast Corner of said Lot 5;

Thence N 89°28'35" W, along the South line of said Lot 5, a distance of 540.00 feet to the Southwest Corner of said Lot 5;

Thence N 00°31'25" E, along the West line of said Block 1, a distance of 32.00 feet;

Thence S 89°28'35" E, being parallel to and 32.00 feet North of the South line of said Lot 5, a distance of 258.00 feet;

Thence N 00°31'25" E, being parallel to the West line of said Block 1, a distance of 168.00 feet to the POINT OF BEGINNING, containing 1.48 acres, more or less.





Item 8.

SCALE: AS SHOWN

HOMES

HAMPTON



UNIT #1
TOTAL FRANCE
2158 20, B.
TOTAL VENEER:
2221 59, B.
BALCONN
156 29, B.

UNIT #2
TOTAL FRAME:
2296 sq. ft.
TOTAL VENEER:
2580 sq. ft.
BALCON:
| 156 sq. ft.







Item 8.

SCALE: AS SHOWN

HOMES

HAMPTON



UNIT #1
TOTAL FRANCE
2158 20, B.
TOTAL VENEER:
2221 5q. B.
BALCONY
156 5q. B.

UNIT #2
TOTAL FRAME:
2296 sq. ft.
TOTAL VENEER:
2580 sq. ft.
BALCONT:
|256 sq. ft.



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Item 8.

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

HOME ZO



UNIT #1 TOTAL FRAME: 2|56 sq. fb TOTAL VENEER BALCONY: |56 sq.ft.

UNIT #2 TOTAL FRAME: 2296 sq. ft. BALCONY: 196 sq. ft.



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### File Attachments for Item:

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-25: Campbell Investments, L.L.C. requests closure of a portion of a platted alley in Lots 4 and 5, Block 1, Prairie Creek Addition, located at 2281 36th Avenue N.W.



# CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Hampton Homes, L.L.C.

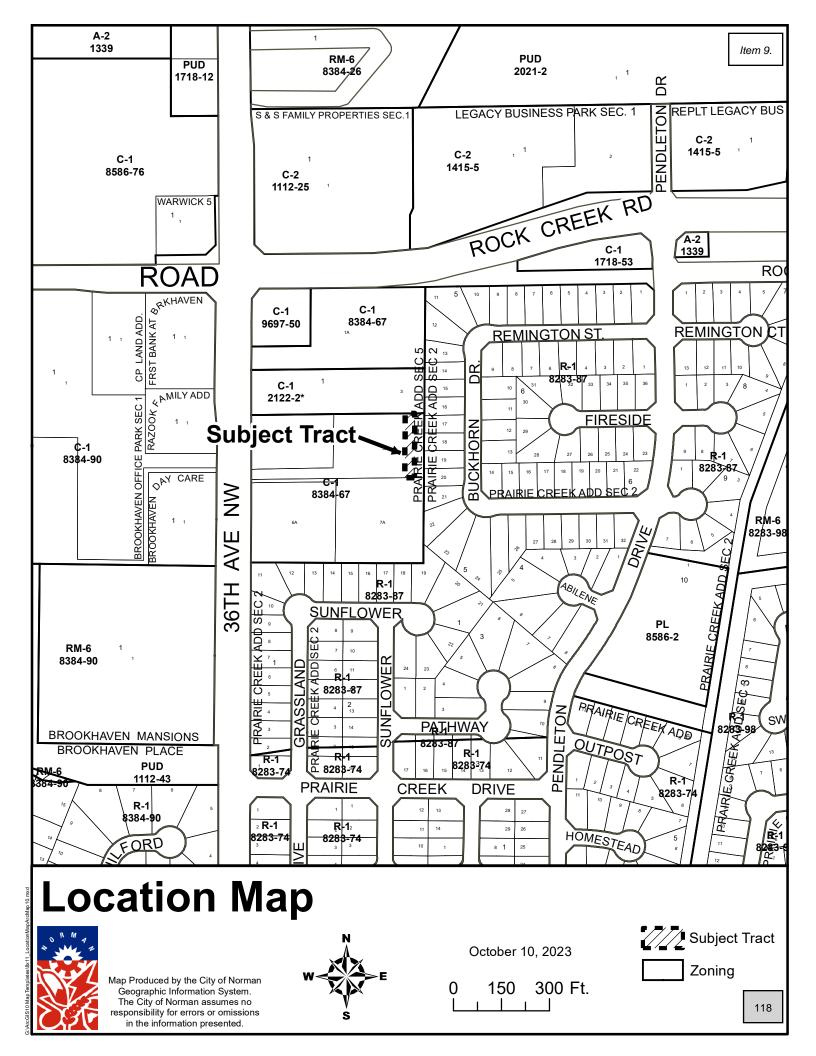
**PRESENTER:** Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

Postponement of Ordinance No. O-2324-25: Campbell Investments, L.L.C. requests closure of a portion of a platted alley in Lots 4 and 5, Block 1,

Prairie Creek Addition, located at 2281 36th Avenue N.W.

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-25 to City Council.



Planning Commission Agenda November 9, 2023

ORDINANCE NO. O-2324-25

ITEM NO. 9

# **STAFF REPORT**

#### **GENERAL INFORMATION:**

APPLICANT: Campbell Investments, L.L.C.

REQUESTED ACTION: Closure of certain 30-foot alley easement within

Lots 4 and 5, Block 1, Prairie Creek Addition,

Section 5.

**BACKGROUND:** This is a request for closing a certain 30-foot alley easement located on the eastern side of Lots 4 and 5, Block 1, Prairie Creek Addition, Section 5. The final plat for Prairie Creek Addition, Section 5 was filed of record with the Cleveland County Clerk on August 24, 1984.

**DISCUSSION:** The applicant has submitted a request to close and vacate a 30-foot alley easement. The physical alley paving has deteriorated over the years. The developer is proposing a residential project and as part of the project, parking is needed. In order for the parking to function, the alley will be relocated and parking be located in place of the existing alley. The developer will be responsible for constructing the new alley and connect to the existing alley to the north. The utility companies were not notified since the utility easement is not part of the request for closure.

**STAFF COMMENTS:** Staff is submitting the request to the Planning Commission for consideration.

**ACTION NEEDED:** Recommend approval or disapproval to City Council of the request to close the 30-foot alley easement located within Lots 4 and 5, Block 1, Prairie Creek Addition, Section 5.

<b>ACTION TAKEN:</b>	





DATE:

September 29, 2023

TO:

Kathryn Walker, City Attorney

Rone Tromble, Administrative Technician IV

Ken Danner, Subdivision Manager Chris Mattingly, Director of Utilities

Jane Hudson, Director of Planning and Community Development

FROM:

Brenda Hall, City Clerk

SUBJECT:

Request to Close a Portion of a Public Alley

I am in receipt of a request to close a portion of a public alley located along the eastern portion of Lots 4 and 5 in Block 1 in the Prairie Creek Addition. The alley is question in question is 30-feet wide and is located thirty feet west of the west boundary of Lots 4 and 5. The public utility easement designation will remain the same. The application fee has been paid.

In accordance with Resolution No. R-8182-66, I am forwarding the request, location map, and radius map with ownership list to be submitted as soon as possible by applicant per the Planning Department. Once the ownership list has been submitted to your office we request that your office send notice to the furnished list of property owners and has the necessary ordinance prepared. If further action is needed from my office, please notify me.

BH:jsm attachments



September 28, 2023

To: Brenda Hall, City Clerk

City of Norman 201 West Gray Norman, OK 73070 (405) 366-5406

From: Mark Grubbs

mark.grubbs@gc-okc.com 405-265-0641 x 109

# TRANSMITTAL LETTER

Via: Hand Deliver

Re: Alley Closing Application for Campbell Investments, LLC on property located at 2281 36th Avenue NW

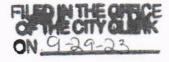
#### Attachments:

- 1 Petition Requesting Alley Closing
- 1 Copy of Legal Description of Alley Area to be Closed
- 1 Copy of Certified Ownership List with map depicting owners names
- 3 Copies of Exhibit 1 Depicting Alley Area to be Closed (Prairie Creek Sec 5)
- 3 Copies of Exhibit 2 Depicting Alley Area to be Closed (Lot Line Adjustment, Campbell Square)
- 1 Check in the amount of \$400 for filing fee

Comments: Please accept the enclosed documents for consideration by the Planning Commission at their November 9, 2023, meeting. Feel free to contact me if you have any questions or if additional information is needed.

Thank you,

What had been seen as the seen



September 28, 2023

Brenda Hall, City Clerk City of Norman 201 West Gray Norman, OK 73070

RE: Request to close a portion of a platted alley in the Prairie Creek Addition, located at 2281 36th Avenue NW

Dear Ms. Hall,

As owner of the property located at 2281 36th Avenue NW, I would like to submit this letter as petition to close that part of the 30 foot alley located along the eastern portion of Lots 4 and 5 in Block 1 in the Prairie Creek Addition. This property is also known as Lot 5A via Lot Line Adjustment No. 1383 approved by the City of Norman on July 20, 2009 and recorded in Record Book 4647 Pages 14-17 in the office of the Cleveland County Clerk.

The alley in question is 30 feet wide and is located thirty feet west of the east boundary of Lots 4 and 5. A multi-family development is planned for the eastern portion of Lots 4 and 5 (aka Lot 5A) and the parking lot drive aisle on the east side of the site will tie into the car wash access drive to the north, providing access through the site from 36th Avenue NW to Rock Creek Road. Due to this unique design of the project, it is necessary to modify the north/south layout of the existing alley and provide a more curvilinear design.

The public utility easement designation will remain. It is only the alley designation that needs to be removed. If closing of alley described on the attached exhibit is approved by the City Council, an application to vacate said portion via District Court will be pursued.

Attached are the documents required to be submitted with this petition:

Legal Description of Portion of Alley Easement to be Closed Certified List of Property Owners within 300 feet (3 copies) Check in the amount of \$400 for filing fee Exhibit depicting that portion of the alley to be closed (3 copies)

Please do not hesitate to contact me if you need additional information or if I can answer any questions.

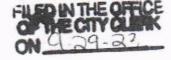
Robert Campbell

Respectfu

Campbell Investments LLC

cc:

Fred Thomas IV Mark Grubbs

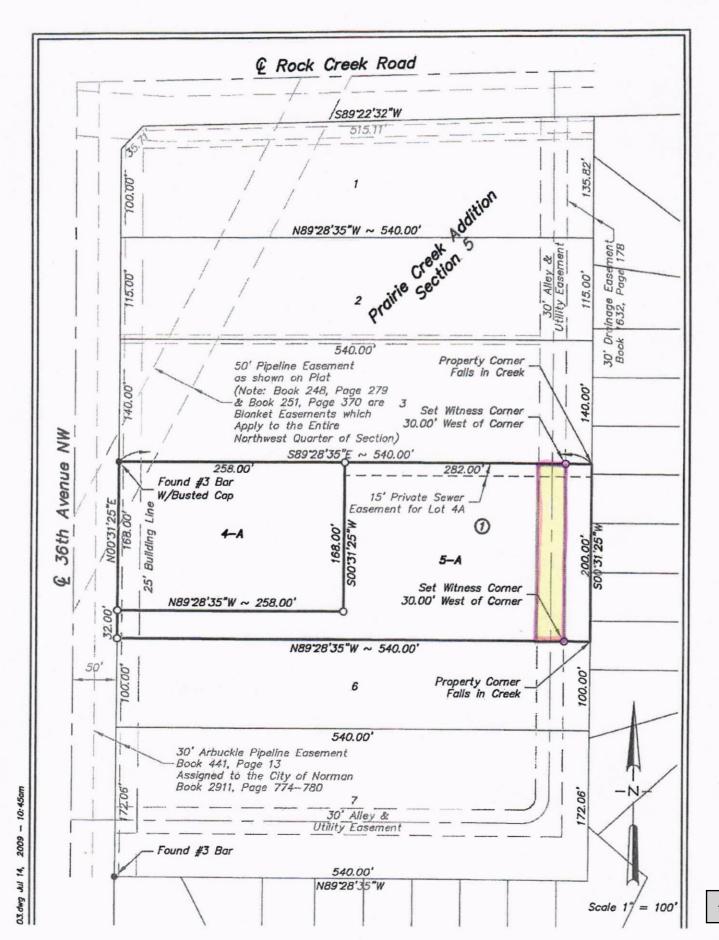


# LEGAL DESCRIPTION

#### ALLEY CLOSING

#### 2281 36TH AVENUE NW

THE WEST THIRTY FEET (30') OF THE EAST SIXTY FEET (60') of a tract of land being a part of Lots 4 and 5, Block 1 of the Prairie Creek Addition Section 5 to the City of Norman, Cleveland County, Oklahoma.



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CHERT EXENTIFICATIONS, Well, AND CHERRARY Limited Particulation

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OWNERS CERTIFICATE AND DEDICATION KNOW ALL MEN BY THESE PRESENTS:

# SECTION PRAIRIE CREEK

THE N.W. 1/4, SECTION 23, T.9N., R.3 W., I.M. NORMAN, CLEVEL AND COUNTY, OKCAHOMA S. BEING A PART

Location Map Sec. 23, 19N, 1/3W

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ADDITION SEC. 3 4 PRARIE CREEK

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ACCEPTANCE OF DEDICATIONS BY CITY COUNCIL

CERTIFICATE OF CITY CLERK

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LEGAL DESCRIPTION

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Note: The unit of measurement shown for all dimensions on the final plot is feet.

SETTLE & SPEAR ENGINCE DIO N.W. 40th Street Oktobana City, Oktobana FRAL PLAT

### File Attachments for Item:

10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-25: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6)(Community Separator) for 35.56 acres of property generally located at the Southeast corner of Indian Hills Road and 12<sup>th</sup> Avenue N.E.



# CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Shaz Investment Group, L.L.C.

**PRESENTER:** Jane Hudson, Director of Planning & Community Development

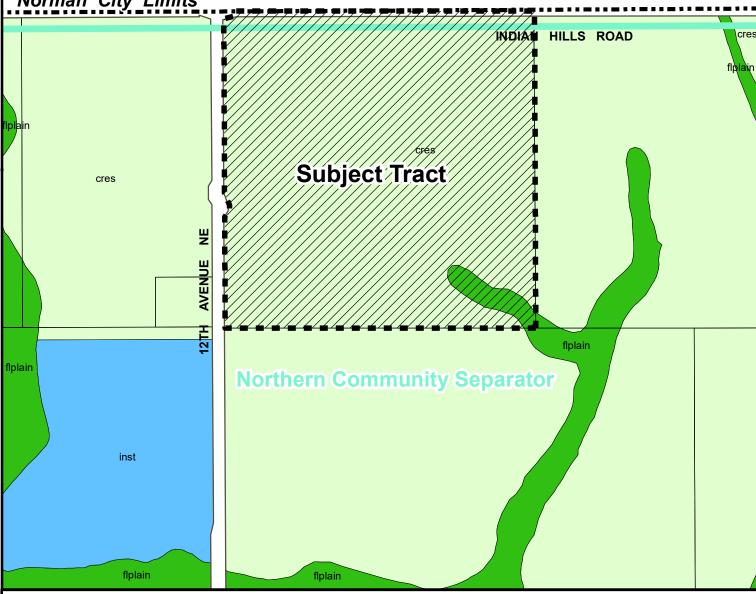
ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

Postponement of Resolution No. R-2324-25: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6)(Community Separator) for 35.56 acres of property generally located at

the Southeast corner of Indian Hills Road and 12th Avenue N.E.

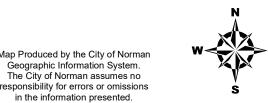
**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of Resolution No. R-2324-25 to City Council.

# Norman City Limits



# Norman 2025 Land Use Plan

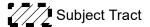






October 3, 2023

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Planning Commission Agenda November 9, 2023

RESOLUTION NO. R-2324-25

ITEM NO. 10

# **STAFF REPORT**

**ITEM:** Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6) (Community Separator) for 35.56 acres of property generally located at the Southeast corner of Indian Hills Road and 12<sup>th</sup> Avenue N.E.

**SUMMARY OF REQUEST:** This property consists of 156.91 acres. Of the 156.91 acres, 121.35 will remain as A-2, Rural Agricultural without any proposal. The remainder of the property is for development that will consist of seven (7) Rural Commercial lots and three (3) open space areas containing detention/WQPZ.

There are two proposed developments for this applicant – one located at the southwest corner and one located at the southeast corner of 12<sup>th</sup> Avenue NE and Indian Hills Road. In both applications, the applicant is requesting the following: **amendment of the NORMAN 2025** Land Use and Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6) (Community Separator).

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

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

# SPECIAL PLANNING AREA 6 (SPA-6) (COMMUNITY SEPARATOR)

#### **EXISTING CONDITIONS**

Special Planning Area 6 is situated between Broadway Avenue and 72nd Avenue NE, extending north of Franklin Road to Indian Hills Road. The area is generally undeveloped or in agricultural use. The land use designations for this area reflect two primary objectives: protect the Little River watershed and tributaries, and create a sense of visual, physical separation between Norman and Moore.

#### **PROPOSED LAND USES**

This area is designated for clustered rural residential development at a gross density of one dwelling unit per 10 acres with a minimum lot size of 2 acres, and open space, if certain conditions are met.

#### REQUIRED DEVELOPMENT CONDITIONS

Item 10.

- 1. Mandatory shifting of density out of the floodplain, in order to protect the integrity Little River watershed and its tributaries. In order to maintain the density allowed by the base zoning, the density that would be allocated to areas located in the floodplain would be shifted to areas on the property that are not located in the floodplain. Smaller lots would be allowed to the extent necessary to accommodate this shifting on the upland portions of the site, although the total permitted density should remain at no more than one (1) unit per ten (10) acres. In addition, clustered development on approximately two (2) acre lots would be allowed at an overall density of not more than one (1) unit per eight (8) acres, with the remainder of the property designated and preserved as common open space, or protected by a conservation easement.
- 2. In order to retain the visually open character of the area, all buildings will be required to be set back a minimum of four hundred (400) feet from the centerline of Indian Hills Road. This setback will be protected by requiring a recorded, no-build easement, in order to retain this visual quality over time.
- 3. To the maximum extent possible, access to development shall be obtained from north/south roads, and not directly from Indian Hills Road, in order to maintain the integrity of the view corridor along Indian Hills Road.

**STAFF ANALYSIS:** The applicant is proposing to develop the north 35.56 acres of this ownership. Special Planning Area 6, Community Separator references development requirements for residential uses, not commercial uses. SPA 6 requires at a minimum, a four hundred (400) foot building setback from the centerline of Indian Hills Road, this requirement will not work with the commercial development as proposed. Another requirement is to restrict access from Indian Hills Road. The applicant's design team proposed four points of access on Indian Hills Road for this proposal. (The other site, across 12th Avenue NE, has two points of access on Indian Hills Road.) The development has no available access points except Indian Hills Road. The additional requirement to shift any density out of the floodplain has been met with this proposal. Due to the first two requirements, the applicant is requesting removal of SPA 6 for this proposal. The remainder of the property is not planned for development at this time.

#### LAND USE AMENDMENT GUIDELINES

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

This general area of Norman has seen minimal development. The area across Indian Hills Road, to the north of this proposal has seen a mix of both office/industrial, commercial/retail and new residential uses/single-family homes.

The area across 12<sup>th</sup> Avenue NE, to the west of this proposal, has seen substantial changes. Although the NORMAN 2025 does not control or designate future use of those properties on the north side of Indian Hills Road, it is important to note that development continues in that area. The development of the following projects brought changes to that area: Belmar Golf Course, Belmar high-end residential homes, Belmar townhomes and Belmar North, typical single-family lot development, all of this development has occurred since 2004.

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

There are two proposed developments for this owner – one located at the southwest corner and one located at the southeast corner of 12<sup>th</sup> Avenue NE and Indian Hills Road.

The TIA submitted for these proposals evaluated both of these sites under the same impact analysis report. The attached exhibit, TEC, Site Location Map, demonstrates the areas planned for development on both the proposed sites. The proposed developments, which include approximately 287,496 square feet of commercial development, are expected to generate approximately 10,640 trips per day, 241 AM peak hour trips, and 977 PM peak hour trips. Being above the threshold for when a traffic impact study is required, (>100 peak hour trips is the threshold), the developer submitted a traffic impact analysis for the developments south of Indian Hills Road and east and west of 12th Avenue NE, documenting the trip generation information for this addition as well as a discussion regarding the proposed driveways relative to existing streets and/or driveways along Indian Hills Road. On behalf of the developer, TEC submitted the traffic impact analysis. No traffic operational issues are anticipated due to the development.

Being well above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc. submitted a traffic impact analysis in September 2023, documenting the trip generation characteristics of the site, as well as the proposed access locations with respect to existing driveways and/or streets on Indian Hills Road. The development will feature six access points, all along Indian Hills Road. All proposed connections to the public roadway will afford full access.

The site proposes six access points located along Indian Hills Road with no direct access to 12th Avenue NE. The locations of the access points of all driveways meet requirements with exception to Driveway #2 does not meet the minimum driveway spacing requirement in the Engineering Design Criteria and may require a variance.

The proposed development is expected to generate approximately 10,640 trips per day, 241 AM peak hour trips, and 977 PM peak hour trips. Future traffic capacities on 12th Avenue NE, and Indian Hills Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

**CONCLUSION:** Staff forwards this amendment of the NORMAN 2025 Land Use and Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6) (Community Separator) for 35.56 acres of property generally located at the Southeast corner of Indian Hills Road and 12<sup>th</sup> Avenue N.E.

# **City of Norman Predevelopment**

April 27, 2023

**Applicant:** Shaz Investments Group, LLC

**Project Location:** SE Corner of Indian Hills Rd and 12<sup>th</sup> Ave NE

Case Number: PD 23-15

<u>Time:</u> 5:30 p.m.

#### **Applicant/Representative**

Sean Rieger, Rieger Law Group, Attorney for applicant Anthony Henley, Crafton Tull, Engineer for applicant

#### **Attendees**

Jeannie Barrett
Greg Wells
Claudia Buckmaster
Donald Mayhew
Cindy Mayhew
Lee Mayhew
Paige Mayhew
Joel Maxwell
Rick Barrett
Kelly Wilson

### City Staff

Lora Hoggatt, Planning Services Manager Beth Muckala, Assistant City Attorney Jack Burdett, Subdivision Development Coordinator Amanda Stevens, Development Center Coordinator

## **Application Summary**

The applicant is requesting a preliminary plat and a rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District. A NORMAN 2025 Land Use Plan Amendment will also be required.

#### Neighbor's Comments/Concerns/Responses

The neighbors asked if this development is being proposed because of the turnpike. They also wondered what would happen if or once the turnpike goes through Indian Hills. The applicant said they anticipate development will occur in this area either way. The applicant also explained they will be required to improve Indian Hills along their frontage. Neighbors asked how this will affect water wells. The applicant explained ODEQ will determine how wells are affected and where/if the applicant can drill one or multiple. The neighbors asked if the southern portion of the tract will become a neighborhood. The applicant explained it will remain A-2 zoning with this proposal. The neighbors asked how this fits into the community separator requirement. The applicant thinks the new comprehensive plan will no longer have a community separator area.

### File Attachments for Item:

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-9: Shaz Investment Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, for 35.56 acres of property generally located at the Southeast corner of Indian Hills Road and 12th Avenue N.E.



# CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Shaz Investment Group, L.L.C.

**PRESENTER:** Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

Postponement of Ordinance No. O-2324-9: Shaz Investment Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, for 35.56 acres of property generally located at the

Southeast corner of Indian Hills Road and 12th Avenue N.E.

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-9 to City Council.

in the information presented.

Planning Commission Agenda November 9, 2023

ORDINANCE NO. O-2324-9

ITEM NO. 11

# **STAFF REPORT**

#### **GENERAL INFORMATION**

APPLICANT Shaz Investment Group, L.L.C.

REQUESTED ACTION Rezoning to CR, Rural Commercial District,

and removal of the Northern Community

Separator Overlay District

EXISTING ZONING A-2, Rural Agricultural District

SURROUNDING ZONING North: Unincorporated Cleveland County

East: A-2, Rural Agricultural District
South: A-2, Rural Agricultural District
West: A-2, Rural Agricultural District

LOCATION Southeast corner of 12<sup>th</sup> Avenue N.E. and

Indian Hills Road

SIZE 35.56 acres, more or less

PURPOSE Commercial shopping center

FXISTING LAND USF Vacant

SURROUNDING LAND USE North: Single-family residential

East: Vacant South: Single-family

> residential/agricultural Single-family residential

CURRENT LAND USE PLAN DESIGNATION Country Residential and Special Planning

West:

Area 6 (SPA-6, Community Separator)

PROPOSED LAND USE PLAN DESIGNATION Commercial

**SYNOPSIS:** The applicant is requesting a rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, and removal of the Northern Community Separator Overlay District for the property located on the southeast corner of 12th Avenue N.E. and Indian Hills Road, to facilitate commercial uses. The property is currently vacant.

#### **PROCEDURAL REQUIREMENTS:**

GREENBELT COMMISSION MEETING: GBC23-17, July 18, 2023

The Greenbelt Commission forwards this item with no comments.

# PRE-DEVELOPMENT MEETING: PD23-15, April 27, 2023

The neighbors asked if this development is being proposed because of the turnpike. They also wondered what would happen if or once the turnpike goes through Indian Hills. The applicant said they anticipate development will occur in this area either way. The applicant also explained they will be required to improve Indian Hills along their frontage. Neighbors asked how this will affect water wells. The applicant explained ODEQ will determine how wells are affected and where/if the applicant can drill one or multiple. The neighbors asked if the southern portion of the tract will become a neighborhood. The applicant explained it will remain A-2 zoning with this proposal. The neighbors asked how this fits into the community separator requirement. The applicant thinks the new comprehensive plan will no longer have a community separator area.

#### **BOARD OF PARKS COMMISSIONERS:**

This application was not required to go to the Board of Parks Commissioners.

**ZONING ORDINANCE CITATION:** SEC 424.3 – CR, RURAL COMMERCIAL DISTRICT

General Description. This commercial district is intended for the conduct of retail trade and to provide personal services to meet the regular needs and convenience of rural residents. It is anticipated that this district will be the predominately used commercial district in rural Norman. It is intended that this zoning district be located at the intersection of improved section line roads.

**EXISTING ZONING:** The subject project is currently zoned A-2 District. The A-2 District allows for single-family residential and compatible uses. It also allows for agricultural uses such as farming, raising crops, and the raising of farm animals. Commercial shopping centers are not an allowable use in A-2. The Northern Community Separator Overlay District requires a 400' setback from the center line of Indian Hills Road.

<u>ANALYSIS:</u> As stated above, the CR zoning district is meant to be the predominant commercial district in rural Norman. CR is also meant to be located at the intersection of improved section line roads; the subject property is located at the southeast corner of Indian Hills Road and 12<sup>th</sup> Avenue N.E.

**SITE PLAN:** The proposed site plan shows four access points off Indian Hills Road. There is one building proposed on each lot with parking along the street frontage. Adequate parking will be supplied for employees and customers. The site plan shows dumpster locations behind the buildings to the south. Proposed detention facilities are shown on the site development plan. Because this application includes a preliminary plat and site development plan, the owner of the property will be required to follow the submitted site plan when obtaining building permits. The site plan shows the buildings to be approximately 100' from the front property line.

**OPEN SPACE:** Open space is not required in CR zoning, however, the applicant proposes to keep most of the southern portions of the lots open.

**USE:** The applicant proposes to use the property as a commercial shopping center. There are a number of other commercial uses allowed by right, including:

Artist material supply, studio, or hobby shop.

- Automobile service station.
- Bank.
- Barber shop, or beauty parlor.
- Child care center.
- Clothing and dry goods store.
- Farm Feed store.
- Firewood sales.
- Florist.
- Grocery or supermarket.
- Hardware store.
- Key shop.
- Medical Marijuana Dispensary, as allowed by state law.
- Office building and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicist, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse. Funeral homes and mortuaries shall not be considered professional services permitted in this district.
- Pharmacy.
- Plant nursery.
- News stand and tobacco store.
- Restaurant.
- Retail spirits store.
- Shoe store or repair shop.
- Tier I Medical Marijuana Processor, as allowed by state law.
- Tier II Medical Marijuana Processor, as allowed by state law.

No individual use shall exceed a Gross Floor Area of 35,000 square feet.

#### **OTHER AGENCY COMMENTS:**

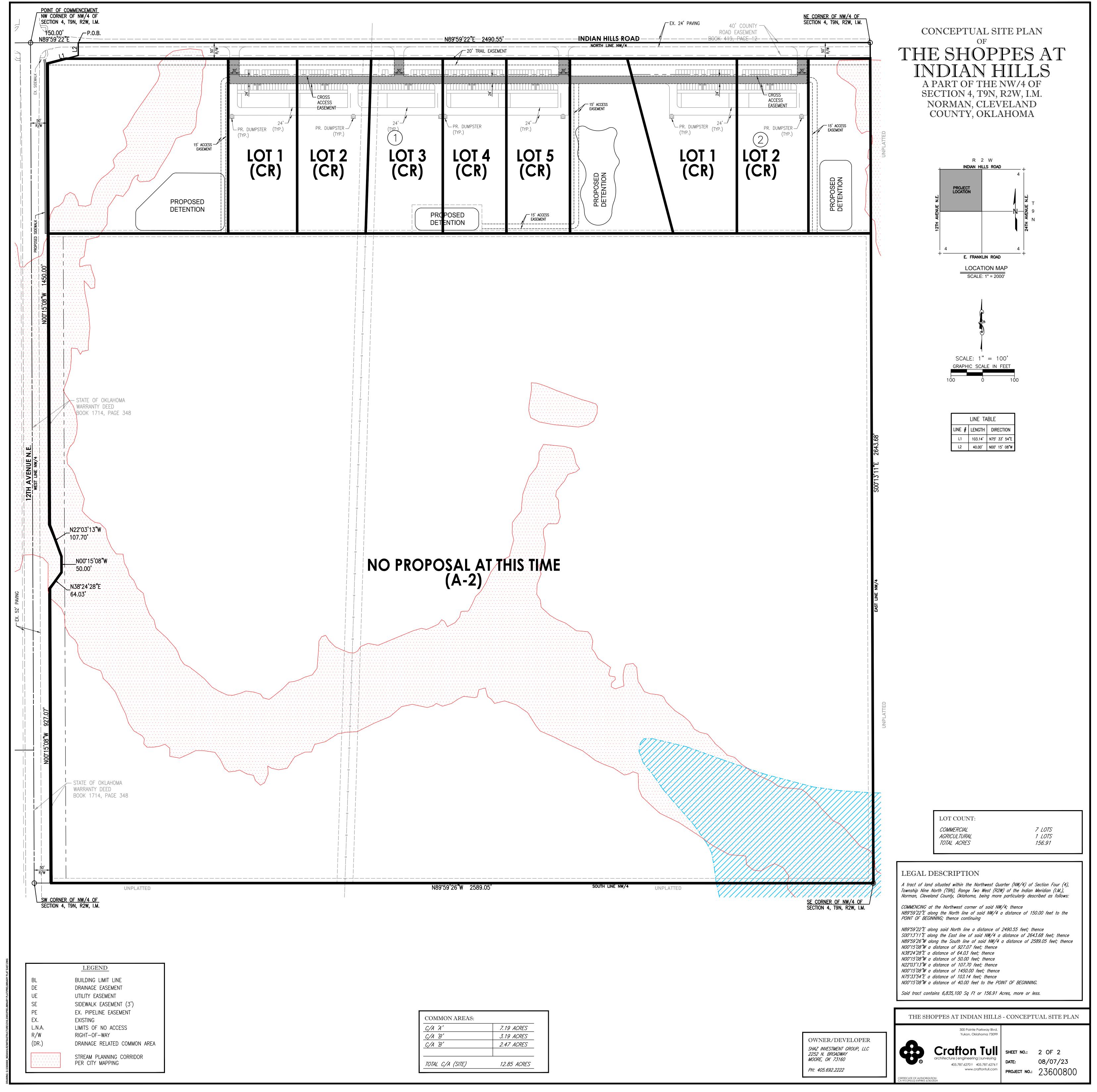
FIRE DEPARTMENT: No comments

**PUBLIC WORKS/ENGINEERING**: Please see the attached staff report regarding the preliminary plat.

**TRAFFIC ENGINEER:** Please see the attached Development Review Form for Transportation Impacts from the City's Traffic Engineer.

**UTILITIES:** Private water that will need to meet DEQ requirements. Private sewer that will need to meet DEQ requirements. Trash service required and dumpster locations to be finalized during final design/layout.

<u>CONCLUSION</u>: Staff forwards this request for rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, and removal of the Northern Community Separator Overlay District and Ordinance No. O-2324-9 to the Planning Commission for consideration and recommendation to City Council.



# **City of Norman Predevelopment**

April 27, 2023

**Applicant:** Shaz Investments Group, LLC

**Project Location:** SE Corner of Indian Hills Rd and 12<sup>th</sup> Ave NE

Case Number: PD 23-15

<u>Time:</u> 5:30 p.m.

#### **Applicant/Representative**

Sean Rieger, Rieger Law Group, Attorney for applicant Anthony Henley, Crafton Tull, Engineer for applicant

### **Attendees**

Jeannie Barrett
Greg Wells
Claudia Buckmaster
Donald Mayhew
Cindy Mayhew
Lee Mayhew
Paige Mayhew
Joel Maxwell
Rick Barrett
Kelly Wilson

### City Staff

Lora Hoggatt, Planning Services Manager Beth Muckala, Assistant City Attorney Jack Burdett, Subdivision Development Coordinator Amanda Stevens, Development Center Coordinator

## **Application Summary**

The applicant is requesting a preliminary plat and a rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District. A NORMAN 2025 Land Use Plan Amendment will also be required.

#### Neighbor's Comments/Concerns/Responses

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### File Attachments for Item:

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-1: Consideration of a Preliminary Plat submitted by Shaz Investment Group, L.L.C. (Crafton Tull) for SHOPPES AT INDIAN HILLS for 156.91 acres of property generally located at the Southeast corner of Indian Hills Road and 12th Avenue N.E.



# CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Shaz Investment Group, L.L.C.

**PRESENTER:** Ken Danner, Subdivision Development Manager

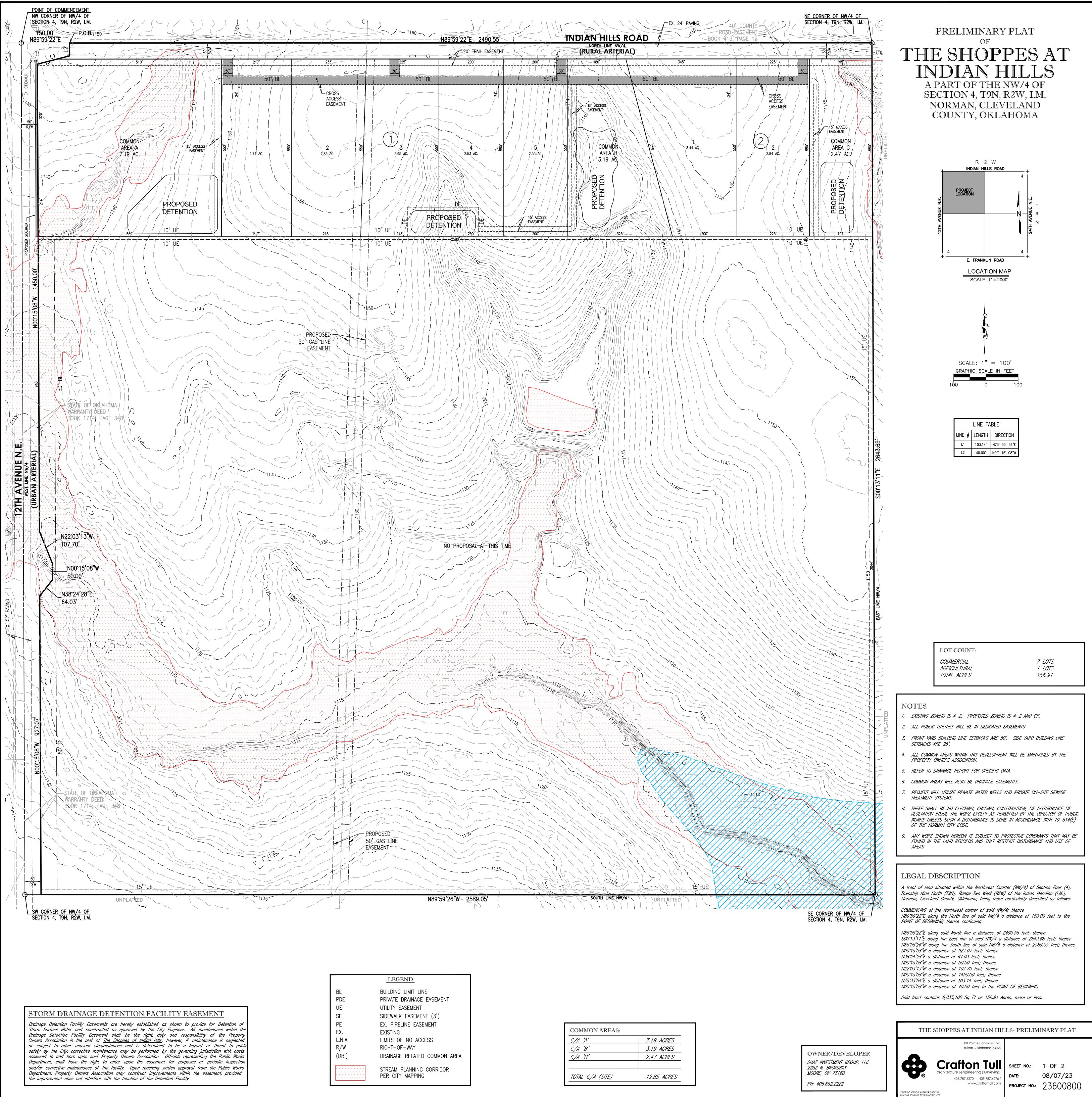
ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

<u>Postponement of PP-2324-1</u>: Consideration of a Preliminary Plat submitted by Shaz Investment Group, L.L.C. (Crafton Tull) for <u>SHOPPES AT INDIAN HILLS</u> for 156.91 acres of property generally located at the Southeast

corner of Indian Hills Road and 12th Avenue N.E.

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of PP-2324-1 to City Council.

Item 12. Norman City Limits HILLS ROAD Subject Tract AVENUE NE A-2 1322 **Location Map** Subject Tract April 6, 2023 Zoning Map Produced by the City of Norman 400 800 Ft. Geographic Information System. The City of Norman assumes no 143 responsibility for errors or omissions in the information presented.



## Planning Commission Agenda November 9, 2023

#### PRELIMINARY PLAT PP-2324-1

ITEM NO. 12

#### **STAFF REPORT**

ITEM: Consideration of a Preliminary Plat for **SHOPPES AT INDIAN HILLS ADDITION**.

**LOCATION:** Located at the southeast corner of the intersection of 12<sup>th</sup> Avenue N.E. and Indian Hills Road.

#### **INFORMATION:**

- 1. Owner. Shaz Investment Group, L.L.C.
- 2. Developer. Shaz Investment Group, L.L.C.
- 3. Engineer. Crafton Tull.

#### **HISTORY:**

- 1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the 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. <u>December 12, 1961.</u> City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
- 4. October 12, 2023. Planning Commission, on a vote of 6-0, postponed until the November 9, 2023, Planning Commission meeting the request to amend the NORMAN Land Use and Transportation Plan, rezoning and preliminary plat for Shoppes at Indian Hills Addition at the request of the applicant.
- 5. November 9, 2023. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan to place a portion of this property in the Commercial Designation and removing it from Country Residential Designation and removing it from Special Planning Area 6 (SPA-6) (Community Separator).

6. November 9, 2023. The applicant has made a request to place a portion of this property in CR, Rural Commercial District and remove it from A-2, Rural Agricultural District.

#### **IMPROVEMENT PROGRAM:**

- 1. <u>Fire Protection.</u> Public water mains are not available for fire hydrants. The Norman Fire Department will provide fire protection.
- 2. <u>Permanent Markers.</u> Permanent markers will be installed prior to filing of the final plat.
- 3. <u>Sanitary Sewers</u>. Private sanitary sewer systems will be utilized. They will be installed in accordance with Oklahoma Department of Environmental Quality standards. The systems will be located outside of the WQPZ.
- 4. <u>Sidewalks</u>. A sidewalk will be constructed adjacent to Indian Hills Road and 12<sup>th</sup> Avenue N.E. Staff may recommend deferral with final platting.
- 5. <u>Storm Sewers</u>. Drainage structures will be installed in accordance with approved plans and City drainage standards. Stormwater will be conveyed to a privately-maintained detention facility for controlled discharge from the property.
- 6. <u>Streets</u>. Indian Hills Road will be constructed as a Principal Urban Arterial. Staff will recommend deferral of the street paving improvements with final platting. Street paving for 12<sup>th</sup> Avenue N.E. is existing.
- 7. <u>Water</u>. There are no City water mains located in the area. The proposed commercial lots will need to be served by private water wells. Their approvals will be through the City of Norman and Oklahoma Department of Environmental Quality.

#### **PUBLIC DEDICATIONS:**

- 1. Easements. All required easements will be dedicated to the City on the final plat.
- 2. <u>Rights-of-Way</u>. Street rights-of-way will be dedicated to the City on the final plat.
- 3. <u>WQPZ</u>. There is Water Quality Protection Zone within Open Area A. Covenants will be required with the final plat.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 156.91 acres. Of the 156.91 acres, 121.35 will remain as A-2, Rural Agricultural without any proposal. The remainder of the property is for development that will consist of seven (7) Rural Commercial lots and three (3) open space areas containing detention/WQPZ. Staff recommends approval subject to the approvals of R-2324-25 and O-2324-9.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for Shoppes at Indian Hills Addition to City Council.

ACTION TAKEN:	
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## **CITY OF NORMAN**

# **Development Review Form Transportation Impacts**

**DATE:** November 6, 2023 **STAFF REVIEW BY:** Awet Frezgi, P.E. City Traffic Engineer

**PROJECT NAME:** Shoppes at Indian Hills **PROJECT TYPE:** Commercial

Owner: Shaz Development Group, Inc.

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

#### **SURROUNDING ENVIRONMENT (Streets, Developments)**

Very low residential development surrounds the proposed site to the northwest and northeast with open space to the southwest and southeast. Some commercial exists on the northeast corner of 12<sup>th</sup> Avenue NE and Indian Hills Road intersection.

#### ALLOWABLE ACCESS:

The site proposes four access points located along Indian Hills Road with no direct access to 12<sup>th</sup> Avenue NE. The locations of the access points Driveway #3-6 does not meet the minimum driveway spacing requirement in the Engineering Design Criteria and may require a variance.

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

Indian Hills Road: 2 lanes (existing). Speed Limit - 50 mph. No sight distance problems. No median 12<sup>th</sup> Avenue NE: 4 lanes (existing). Speed Limit - 50 mph. No sight distance problems. No median

#### ACCESS MANAGEMENT CODE COMPLIANCE:

YES NO

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

#### TRIP GENERATION

Time Period	Total	In	Out
Weekday	6,449	3,225	3,224
A.M. Peak Hour	146	91	55
P.M. Peak Hour	592	284	308

#### TRANSPORTATION IMPACT STUDY REQUIRED?

YES ■ NO □

Being well above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact analysis in September, 2023 (Supplement November 6), documenting the trip generation characteristics of the site as well as the proposed access location with respect to existing driveways and/or streets on the Indian Hills Road. The development will feature four access points all along Indian Hills Road. All proposed connections to the public roadway will afford full access.

RECOMMENDATION: APPROVAL DENIAL	□ N/A □ STIPULATIONS □
ECOMMENDATION, ATTROVAL — DEMIAL	

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

The proposed development is expected to generate approximately 6,449 trips per day, 146 AM peak hour trips, and 592 PM peak hour trips. Future traffic capacities on 12<sup>th</sup> Avenue NE, and Indian Hills Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

#### File Attachments for Item:

13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-26: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6) (Community Separator) for 22.51 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Shaz Investment Group, L.L.C.

**PRESENTER:** Jane Hudson, Director of Planning & Community Development

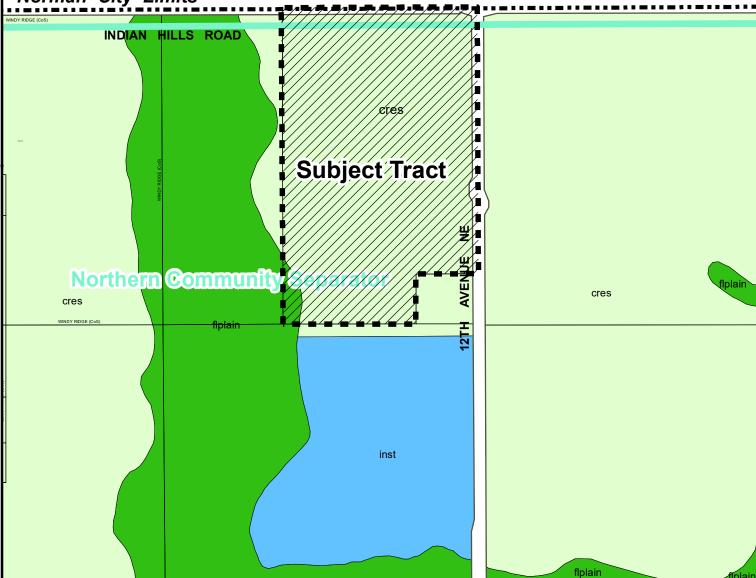
ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

Postponement of Resolution No. R-2324-26: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6) (Community Separator) for 22.51 acres of property generally located at the

Southwest corner of Indian Hills Road and 12th Avenue N.E.

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of Resolution No. R-2324-26 to City Council.

## Norman City Limits



# Norman 2025 Land Use Plan





October 3, 2023

0 400 800 Ft.

Subject Tract

152

Planning Commission Agenda November 9, 2023

RESOLUTION NO. R-2324-26

ITEM NO. 13

#### **STAFF REPORT**

**ITEM:** Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6) (Community Separator) for 22.51 acres of property generally located at the Southwest corner of Indian Hills Road and 12<sup>th</sup> Avenue N.E.

**SUMMARY OF REQUEST:** The applicant is planning to develop the northern boundary of this property. The southern portion will remain undeveloped at this time. This property consists of 93.94 acres. Of the 93.94 acres, 69.57 will remain as A-2, Rural Agricultural without any proposed land use or zoning changes. The remainder of the property is for development that will consist of five (5) Rural Commercial lots and two (2) open space areas containing detention and WQPZ.

There are two proposed developments for this applicant – one located at the southwest corner and one located at the southeast corner of 12<sup>th</sup> Avenue NE and Indian Hills Road. In both applications, the applicant is requesting the following: **amendment of the NORMAN 2025** Land Use and Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6) (Community Separator).

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

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

#### SPECIAL PLANNING AREA 6 (SPA-6) (COMMUNITY SEPARATOR)

#### **EXISTING CONDITIONS**

Special Planning Area 6, Community Separator, is situated between Broadway Avenue and 72nd Avenue NE, extending north of Franklin Road to Indian Hills Road. The area is generally undeveloped or in agricultural use. The intent of the 2004 adoption of the 2025 reflected two primary objectives: protect the Little River watershed and tributaries, and create a sense of visual, physical separation between Norman and Moore.

#### **PROPOSED LAND USES**

This area is designated for clustered rural residential development at a gross density of one dwelling unit per 10 acres with a minimum lot size of 2 acres, and open space, if certain conditions are met.

#### REQUIRED DEVELOPMENT CONDITIONS

- 1. Mandatory shifting of density out of the floodplain, in order to protect the integrity of the Little River watershed and its tributaries. In order to maintain the density allowed by the base zoning, the density that would be allocated to areas located in the floodplain would be shifted to areas on the property that are not located in the floodplain. Smaller lots would be allowed to the extent necessary to accommodate this shifting on the upland portions of the site, although the total permitted density should remain at no more than one (1) unit per ten (10) acres. In addition, clustered development on approximately two (2) acre lots would be allowed at an overall density of not more than one (1) unit per eight (8) acres, with the remainder of the property designated and preserved as common open space, or protected by a conservation easement.
- 2. In order to retain the visually open character of the area, all buildings will be required to be set back a minimum of four hundred (400) feet from the centerline of Indian Hill Road. This setback will be protected by requiring a recorded, no-build easement, in order to retain this visual quality over time.
- 3. To the maximum extent possible, access to development shall be obtained from north/south roads, and not directly from Indian Hills Road, in order to maintain the integrity of the view corridor along Indian Hills Road.

**STAFF ANALYSIS:** The applicant is proposing to develop the north 22.51 acres of this ownership. Special Planning Area 6, Community Separator references development requirements for residential uses, not commercial uses. SPA 6 requires at a minimum, a four hundred (400) foot building setback from the centerline of Indian Hills Road, this requirement will not work with the commercial development as proposed. Another requirement is to restrict access from Indian Hills Road. The applicant's design team proposed two points of access on Indian Hills Road for this proposal. (The other site, across 12<sup>th</sup> Avenue NE, has four points of access on Indian Hills Road.) The development has no available access points except Indian Hills Road. The additional requirement to shift any density out of the floodplain has been met with this proposal. Due to the first two requirements, the applicant is requesting removal of SPA 6 for this proposal. The remainder of the property is not planned for development at this time.

#### LAND USE AMENDMENT GUIDELINES

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

This general area of Norman has seen minimal development. However, the area to the north of this proposal, across Indian Hills, has seen substantial changes. Although the NORMAN 2025 does not control or designate future use of those properties, it is important to note that development continues along the north side of Indian Hills Road. The development of the following projects brought changes to that area: Belmar Golf Course, Belmar high-end residential homes, Belmar townhomes and Belmar North, typical single-family lot development, all of this development has occurred since 2004.

Additional development has occurred at the northeast corner of Indian Hills Road and 12<sup>th</sup> Avenue NE. In this general location the growth has been a mix of both office/industrial, commercial/retail and new residential uses/single-family homes.

Item 13.

## Is there a determination that the proposed change would not result in adverse la or adverse traffic impacts to surrounding properties or the vicinity?

There are two proposed developments for this owner – one located at the southwest corner and one located at the southeast corner of 12<sup>th</sup> Avenue NE and Indian Hills Road.

The TIA submitted for these proposals evaluated both of these sites under the same impact analysis report. The attached exhibit, TEC, Site Location Map, demonstrates the areas planned for development on both the proposed sites. The proposed developments, which include approximately 287,496 square feet of commercial development, are expected to generate approximately 10,640 trips per day, 241 AM peak hour trips, and 977 PM peak hour trips. Being above the threshold for when a traffic impact study is required, (>100 peak hour trips is the threshold), the developer submitted a traffic impact analysis for the developments south of Indian Hills Road and east and west of 12th Avenue NE, documenting the trip generation information for this addition as well as a discussion regarding the proposed driveways relative to existing streets and/or driveways along Indian Hills Road. On behalf of the developer, TEC submitted the traffic impact analysis. No traffic operational issues are anticipated due to the development.

Being well above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc. submitted a traffic impact analysis in September 2023, documenting the trip generation characteristics of the site, as well as the proposed access locations with respect to existing driveways and/or streets on the Indian Hills Road. The development will feature six access points, all along Indian Hills Road. All proposed connections to the public roadway will afford full access.

The site proposes six access points located along Indian Hills Road with no direct access to 12th Avenue NE. The locations of the access points of all driveways meet requirements with exception to Driveway #2 does not meet the minimum driveway spacing requirement in the Engineering Design Criteria and may require a variance.

The proposed development is expected to generate approximately 10,640 trips per day, 241 AM peak hour trips, and 977 PM peak hour trips. Future traffic capacities on 12th Avenue NE, and Indian Hills Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

**CONCLUSION:** Staff forwards this amendment of the NORMAN 2025 Land Use and Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6) (Community Separator) for 22.51 acres of property generally located at the Southwest corner of Indian Hills Road and 12<sup>th</sup> Avenue N.E.

#### **City of Norman Predevelopment**

April 27, 2023

**Applicant:** Shaz Investments Group, LLC

**<u>Project Location:</u>** SW Corner of Indian Hills Rd and 12<sup>th</sup> Ave NE

Case Number: PD 23-16

<u>Time:</u> 6:00 p.m.

#### **Applicant/Representative**

Sean Rieger, Rieger Law Group, Attorney for applicant Anthony Henley, Crafton Tull, Engineer for applicant

#### **Attendees**

Jeannie Barrett
Greg Wells
Claudia Buckmaster
Donald Mayhew
Cindy Mayhew
Lee Mayhew
Paige Mayhew
Joel Maxwell
Rick Barrett
Kelly Wilson

#### City Staff

Lora Hoggatt, Planning Services Manager Beth Muckala, Assistant City Attorney Jack Burdett, Subdivision Development Coordinator Amanda Stevens, Development Center Coordinator

#### Application Summary

The applicant is requesting a preliminary plat and a rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District. A NORMAN 2025 Land Use Plan Amendment will also be required.

#### Neighbor's Comments/Concerns/Responses

The neighbors asked what uses would be allowed. The applicant explained the uses are all listed in the CR zoning. Neighbors asked what benefits this would provide to adjacent land owners. The applicant explained this would provide services for nearby residents. The neighbors asked about endangered species in the area. A neighbor says there are two in the area. The engineer explained there will be studies conducted on this site. Neighbors said they bought in this area to be around open space areas. Neighbors asked about a proposed timeline. The applicant explained once they have received approval for preliminary plat, they have five years to bring forward a final plat. Neighbors asked about traffic impacts and the engineer explained they will need a traffic impact analysis. The neighbors asked about signs and masonry on proposed buildings; the applicant explained they will meet what is required by ordinance.

#### File Attachments for Item:

14. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-10: Shaz Investment Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, for 22.51 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Shaz Investment Group, L.L.C.

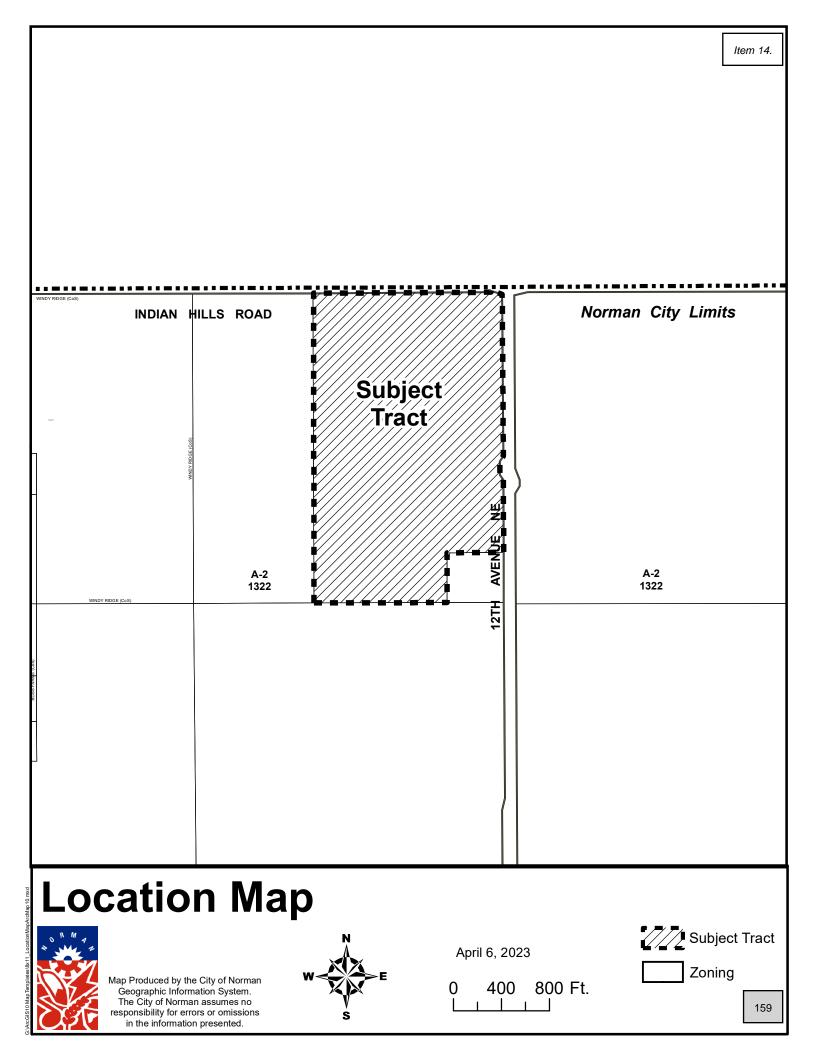
**PRESENTER:** Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

<u>Postponement of Ordinance No. O-2324-10</u>: Shaz Investment Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, for 22.51 acres of property generally located at the

Southwest corner of Indian Hills Road and 12th Avenue N.E.

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-10 to City Council.



Planning Commission Agenda November 9, 2023

ORDINANCE NO. O-2324-10

ITEM NO. 14

#### **STAFF REPORT**

#### **GENERAL INFORMATION**

APPLICANT Shaz Investment Group, L.L.C.

REQUESTED ACTION Rezoning to CR, Rural Commercial District,

and removal of the Northern Community

Separator Overlay District

EXISTING ZONING A-2, Rural Agricultural District

SURROUNDING ZONING North: City of Moore

East: A-2, Rural Agricultural District South: A-2, Rural Agricultural District West: A-2, Rural Agricultural District

LOCATION Southwest corner of 12th Avenue N.E. and

Indian Hills Road

SIZE 22.51 acres, more or less

PURPOSE Commercial shopping center

FXISTING LAND USF Residential

SURROUNDING LAND USE North: Residential

East: Residential South: Residential

West: Residential/Vacant

CURRENT LAND USE PLAN DESIGNATION Country Residential and Special Planning

Area 6 (SPA-6, Community Separator)

PROPOSED LAND USE PLAN DESIGNATION Commercial

<u>SYNOPSIS</u>: The applicant is requesting a rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, and removal of the Northern Community Separator Overlay District for the property located on the southwest corner of 12th Avenue N.E. and Indian Hills Road, to facilitate commercial uses. There are currently three structures on the property, an old residence and barns. The old residence is vacant.

#### PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION MEETING: GBC23-16, July 18, 2023

The Greenbelt Commission forwards this item with no comments.

#### PRE-DEVELOPMENT MEETING: PD23-16, April 27, 2023

The neighbors asked what uses would be allowed. The applicant explained the uses are all listed in the CR zoning. Neighbors asked what benefits this would provide to adjacent land owners. The applicant explained this would provide services for nearby residents. The neighbors asked about endangered species in the area. A neighbor says there are two in the area. The engineer explained there will be studies conducted on this site. Neighbors said they bought in this area to be around open space areas. Neighbors asked about a proposed timeline. The applicant explained once they have received approval for preliminary plat, they have five years to bring forward a final plat. Neighbors asked about traffic impacts and the engineer explained they will need a traffic impact analysis. The neighbors asked about signs and masonry on proposed buildings; the applicant explained they will meet what is required by ordinance.

#### **BOARD OF PARKS COMMISSIONERS:**

This application was not required to go to the Board of Parks Commissioners.

**ZONING ORDINANCE CITATION:** SEC 424.3 – CR, RURAL COMMERCIAL DISTRICT

General Description. This commercial district is intended for the conduct of retail trade and to provide personal services to meet the regular needs and convenience of rural residents. It is anticipated that this district will be the predominately used commercial district in rural Norman. It is intended that this zoning district be located at the intersection of improved section line roads.

**EXISTING ZONING:** The subject project is currently zoned A-2 District. The A-2 District allows for single-family residential and compatible uses. It also allows for agricultural uses such as farming, raising crops, and the raising of farm animals. Commercial shopping centers are not an allowable use in A-2. The Northern Community Separator Overlay District requires a 400' setback from the center line of Indian Hills Road.

<u>ANALYSIS:</u> As stated above, the CR zoning district is meant to be the predominant commercial district in rural Norman. CR is also meant to be located at the intersection of improved section line roads; the subject property is located at the southwest corner of Indian Hills Road and 12<sup>th</sup> Avenue N.E.

**SITE PLAN:** The proposed site plan shows two access points off Indian Hills Road. There is one building proposed on each lot with parking along the street frontage. Adequate parking will be supplied for employees and customers. The site plan shows dumpster locations behind the buildings to the south. Proposed detention facilities are shown on the site development plan. Because this application includes a preliminary plat and site development plan, the owner of the property will be required to follow the submitted site plan when obtaining building permits. The site plan shows the buildings to be approximately 100' from the front property line.

**OPEN SPACE:** Open space is not required in CR zoning, however, the applicant proposes to keep most of the southern portions of the lots open.

Item 14.

**USE:** The applicant proposes to use the property as a commercial shopping center are a number of other commercial uses allowed by right, including:

- Artist material supply, studio, or hobby shop.
- Automobile service station.
- Bank.
- Barber shop, or beauty parlor.
- Child care center.
- Clothing and dry goods store.
- Farm Feed store.
- Firewood sales.
- Florist.
- Grocery or supermarket.
- Hardware store.
- Key shop.
- Medical Marijuana Dispensary, as allowed by state law.
- Office building and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicist, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse. Funeral homes and mortuaries shall not be considered professional services permitted in this district.
- Pharmacy.
- Plant nursery.
- News stand and tobacco store.
- Restaurant.
- Retail spirits store.
- Shoe store or repair shop.
- Tier I Medical Marijuana Processor, as allowed by state law.
- Tier II Medical Marijuana Processor, as allowed by state law.

No individual use shall exceed a Gross Floor Area of 35,000 square feet.

#### **OTHER AGENCY COMMENTS:**

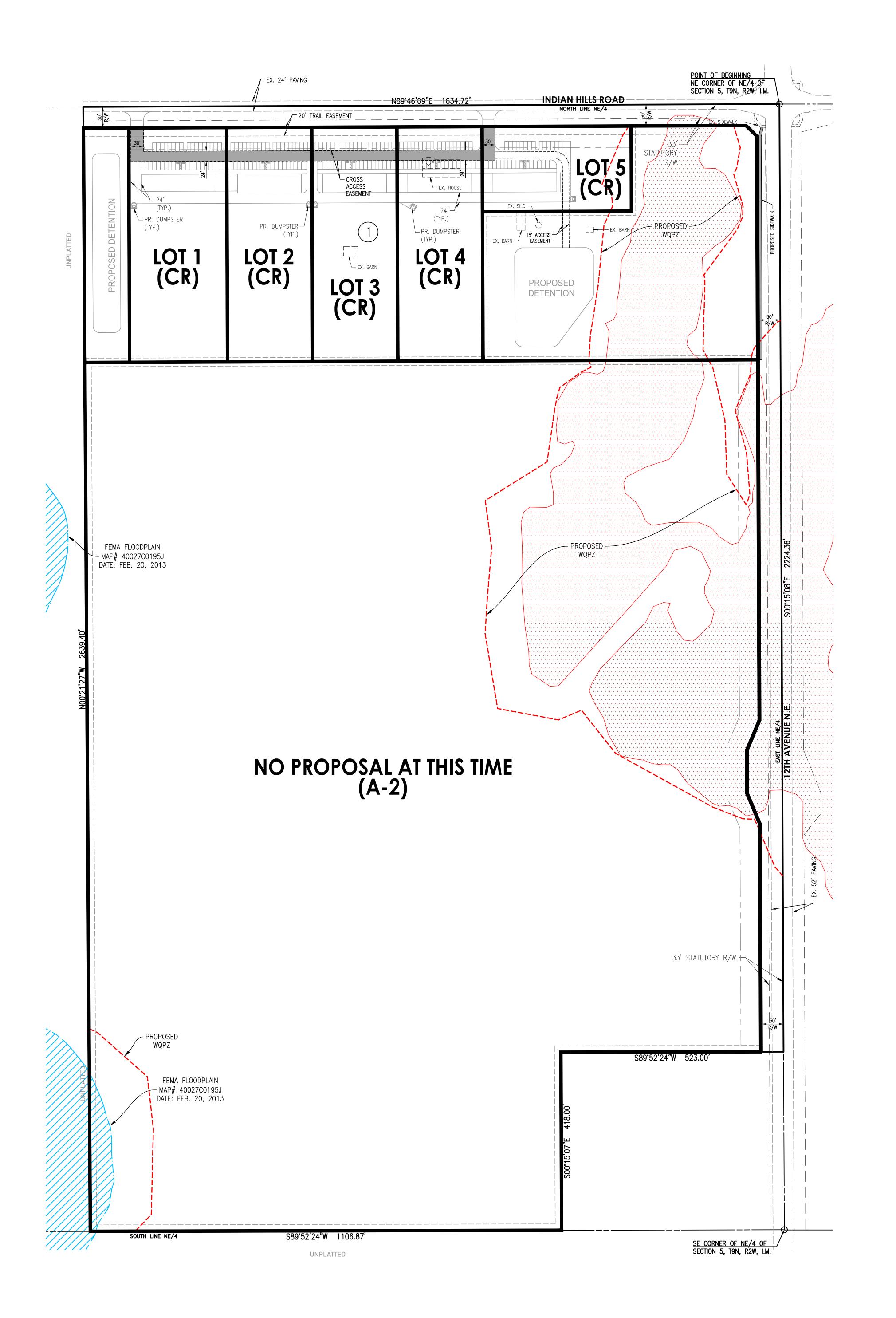
FIRE DEPARTMENT: No comments

**PUBLIC WORKS/ENGINEERING**: Please see the attached staff report regarding the preliminary plat.

**TRAFFIC ENGINEER:** Please see the attached Development Review Form for Transportation Impacts from the City's Traffic Engineer.

**UTILITIES:** Private water that will need to meet DEQ requirements. Private sewer that will need to meet DEQ requirements. Trash service required and dumpster locations to be finalized during final design/layout.

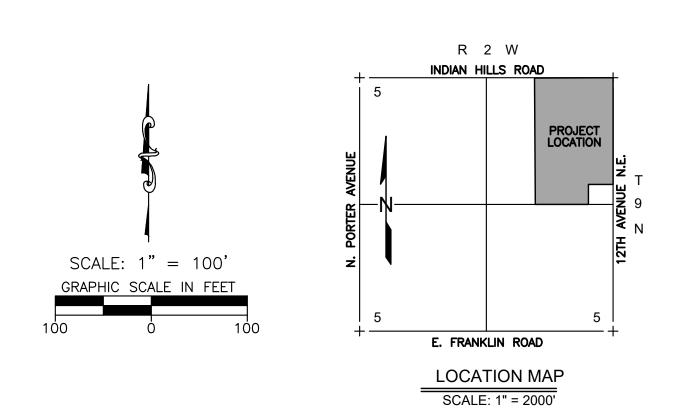
<u>CONCLUSION</u>: Staff forwards this request for rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, and removal of the Northern Community Separator Overlay District and Ordinance No. O-2324-10 to the Planning Commission for consideration and recommendation to City Council.



CONCEPTUAL SITE PLAN

# INDIAN HILLS MARKET

A PART OF THE NE/4 OF SECTION 5, T9N, R2W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOT COUNT: 5 LOTS 1 LOTS 93.94 COMMERCIAL AGRICUL TURAL TOTAL ACRES

COMMON AREAS:	
C/A 'A'	1.33 ACRES
C/A 'B'	6.57 ACRES
TOTAL C/A (SITE)	7.90 ACRES
	<del></del>

	I DODA'S
	LEGEND
BL	BUILDING LIMIT LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
SE	SIDEWALK EASEMENT (3')
PE	EX. PIPELINE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA
	STREAM PLANNING CORRIDOR PER CITY MAPPING

## LEGAL DESCRIPTION

A tract of land situated within the Northeast Quarter (NE/4) of Section Five (5), Township Nine North (T9N), Range Two West (R2W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said NE/4; thence

S00'15'08"E along the Ease line of said NE/4 a distance of 2224.36 feet; thence S89°52'24"W a distance of 523.00 feet; thence S00°15'07"E a distance of 418.00 feet; thence S89°52'24"W along the South line of said NE/4 a distance of 1106.87 feet; thence NOO°21'27"W a distance of 2639.40 feet; thence

N89'46'09"E along the North line of said NE/4 a distance of 1634.72 feet to the

POINT OF BEGINŇING. Said tract contains 4,092,070 Sq Ft or 93.941 Acres, more or less.

> 300 Pointe Parkway Blvd. Yukon, Oklahoma 73099

INDIAN HILLS MARKET - CONCEPTUAL SITE PLAN

OWNER/DEVELOPER SHAZ INVESTMENT GROUP, LLC 2252 N. BROADWAY MOORE, OK 73160 PH: 405.692.2222



Crafton Tull | SHEET NO.: 2 OF 2 405.787.6270 † 405.787.6276 f www.craftontull.com

#### **City of Norman Predevelopment**

April 27, 2023

**Applicant:** Shaz Investments Group, LLC

**Project Location:** SW Corner of Indian Hills Rd and 12th Ave NE

Case Number: PD 23-16

**Time:** 6:00 p.m.

#### **Applicant/Representative**

Sean Rieger, Rieger Law Group, Attorney for applicant Anthony Henley, Crafton Tull, Engineer for applicant

#### **Attendees**

Jeannie Barrett
Greg Wells
Claudia Buckmaster
Donald Mayhew
Cindy Mayhew
Lee Mayhew
Paige Mayhew
Joel Maxwell
Rick Barrett
Kelly Wilson

#### City Staff

Lora Hoggatt, Planning Services Manager Beth Muckala, Assistant City Attorney Jack Burdett, Subdivision Development Coordinator Amanda Stevens, Development Center Coordinator

#### Application Summary

The applicant is requesting a preliminary plat and a rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District. A NORMAN 2025 Land Use Plan Amendment will also be required.

#### Neighbor's Comments/Concerns/Responses

The neighbors asked what uses would be allowed. The applicant explained the uses are all listed in the CR zoning. Neighbors asked what benefits this would provide to adjacent land owners. The applicant explained this would provide services for nearby residents. The neighbors asked about endangered species in the area. A neighbor says there are two in the area. The engineer explained there will be studies conducted on this site. Neighbors said they bought in this area to be around open space areas. Neighbors asked about a proposed timeline. The applicant explained once they have received approval for preliminary plat, they have five years to bring forward a final plat. Neighbors asked about traffic impacts and the engineer explained they will need a traffic impact analysis. The neighbors asked about signs and masonry on proposed buildings; the applicant explained they will meet what is required by ordinance.

#### File Attachments for Item:

15. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-2: Consideration of a Preliminary Plat submitted by Shaz Investment Group, L.L.C. (Crafton Tull) for INDIAN HILLS MARKET for 93.94 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Shaz Investment Group, L.L.C.

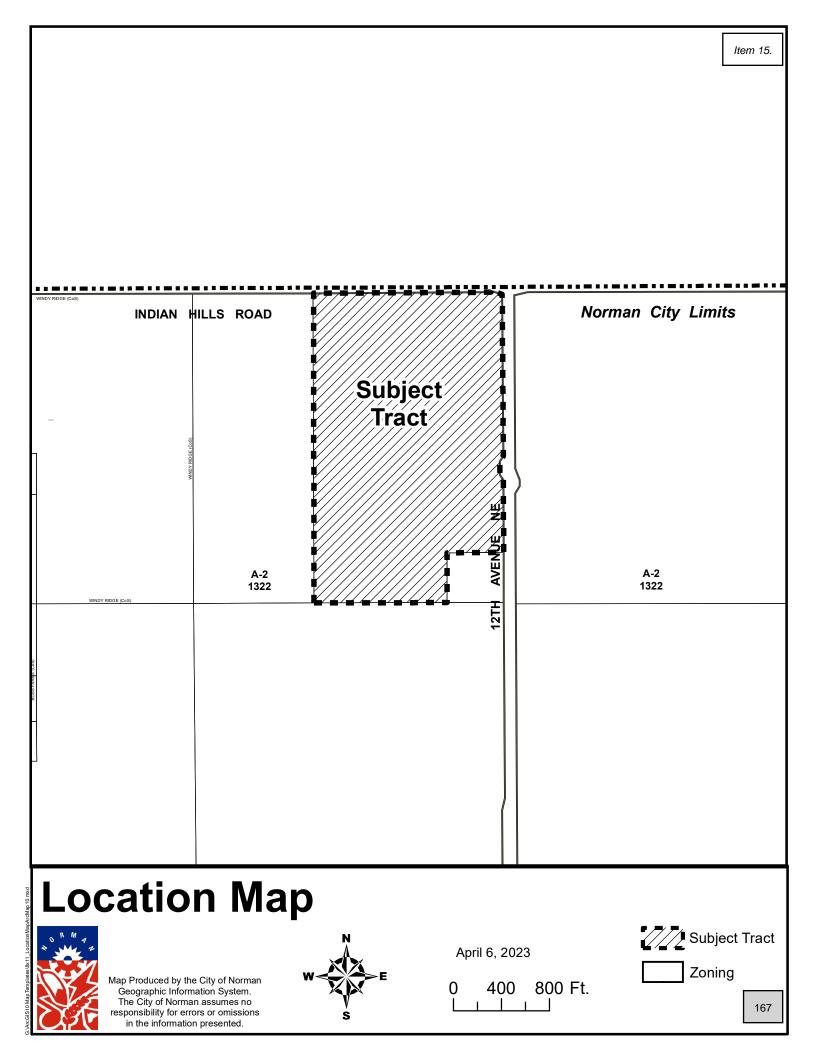
**PRESENTER:** Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

<u>Postponement of PP-2324-2</u>: Consideration of a Preliminary Plat submitted by Shaz Investment Group, L.L.C. (Crafton Tull) for <u>INDIAN HILLS MARKET</u> for 93.94 acres of property generally located at the Southwest

corner of Indian Hills Road and 12th Avenue N.É.

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of PP-2324-2 to City Council.



NE CORNER OF NE/4 OF SECTION 5, TON, RZW, LM INDIAN HILLS ROAD (RURAL ARTERIAL) COMMON AREA B DETENTION \FEMA\FLOODPLAIN - MAP# 40,027C0195J & DATE: FEB. 20, 2013 SOUTH LINE NEXA SE CORNER OF NE/4/OF SECTION 5, T9N, R2W, I.M. UNPLATTED LEGEND BUILDING LIMIT LINE DRAINAGE EASEMENT UTILITY EASEMENT SIDEWALK EASEMENT (3') STORM DRAINAGE DETENTION FACILITY EASEMENT EX. PIPELINE EASEMENT Drainage Detention Facility Easements are hereby established as shown to provide for Detention of Storm Surface Water and constructed as approved by the City Engineer. All maintenance within the Drainage Detention Facility Easement shall be the right, duty and responsibility of the Property Owners Association in the plat of <u>Indian Hills Market</u>; however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the City, corrective maintenance may be performed by the governing jurisdiction with costs COMMON AREAS: **EXISTING** L.N.A. C/A 'A' LIMITS OF NO ACCESS 1.33 ACRES R/W RIGHT-OF-WAY 6.57 ACRES C/A 'B' DRAINAGE RELATED COMMON AREA assessed to and born upon said Property Owners Association. Officials representing the Public Works Department, shall have the right to enter upon the easement for purposes of periodic inspection STREAM PLANNING CORRIDOR and/or corrective maintenance of the facility. Upon receiving written approval from the Public Works Department, Property Owners Association may construct improvements within the easement, provided the improvement does not interfere with the function of the Detention Facility.

PER CITY MAPPING

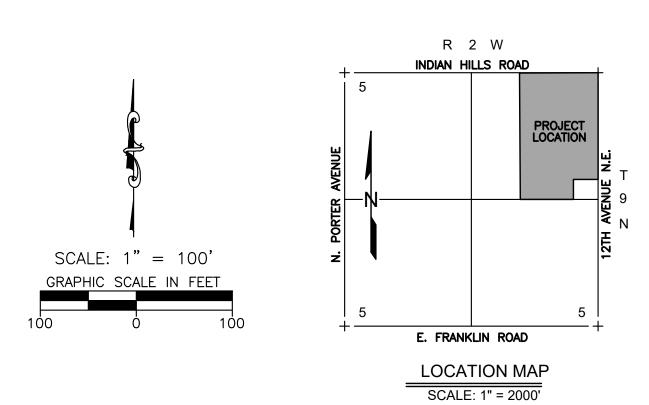
TOTAL C/A (SITE)

7.90 ACRES

PRELIMINARY PLAT

# INDIAN HILLS MARKET

A PART OF THE NE/4 OF SECTION 5, T9N, R2W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOT COUNT: 5 LOTS COMMERCIAL 1 LOTS **AGRICULTURAL** TOTAL ACRES 93.94

## NOTES

- 1. EXISTING ZONING IS A-2. PROPOSED ZONING IS A-2 AND CR.
- 2. ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
- 3. FRONT YARD BUILDING LINE SETBACKS ARE 50'. SIDE YARD BUILDING LINE SETBACKS ARE 25'.
- 4. ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- 6. COMMON AREAS WILL ALSO BE DRAINAGE EASEMENTS.

5. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.

- 7. PROJECT WILL UTILIZE PRIVATE WATER WELLS AND PRIVATE ON-SITE SEWAGE TREATMENT SYSTEMS.
- 8. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION INSIDE THE WOPZ EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH A DISTURBANCE IS DONE IN ACCORDANCE WITH 19-514(E) OF THE NORMAN CITY CODE.
- 9. ANY WQPZ SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF

## LEGAL DESCRIPTION

A tract of land situated within the Northeast Quarter (NE/4) of Section Five (5), Township Nine North (T9N), Range Two West (R2W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said NE/4; thence

S00°15'08"E along the Ease line of said NE/4 a distance of 2224.36 feet; thence S89°52'24"W a distance of 523.00 feet; thence S00°15'07"E a distance of 418.00 feet; thence

S89°52'24"W along the South line of said NE/4 a distance of 1106.87 feet; thence NOO°21'27"W a distance of 2639.40 feet; thence N89°46'09"E along the North line of said NE/4 a distance of 1634.72 feet to the POINT OF BEGINŇING.

Said tract contains 4,092,070 Sq Ft or 93.94 Acres, more or less.

INDIAN HILLS MARKET- PRELIMINARY PLAT 300 Pointe Parkway Blvd.



2252 N. BROADWAY

MOORE, OK 73160

PH: 405.692.2222

Yukon, Oklahoma 73099

Crafton Tull | SHEET NO.: 1 OF 2 405.787.6270 † 405.787.6276 f www.craftontull.com PROJECT NO.: 23600800

### Planning Commission Agenda November 9, 2023

#### PRELIMINARY PLAT PP-2324-2

ITEM NO. 15

#### **STAFF REPORT**

ITEM: Consideration of a Preliminary Plat for **INDIAN HILLS MARKET ADDITION**.

**LOCATION:** Located at the southwest corner of the intersection of 12<sup>th</sup> Avenue N.E. and Indian Hills Road.

#### **INFORMATION:**

- 1. Owner. Shaz Investment Group, L.L.C.
- 2. Developer. Shaz Investment Group, L.L.C.
- 3. Engineer. Crafton Tull.

#### **HISTORY:**

- 1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the 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. <u>December 12, 1961.</u> City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
- 4. October 12, 2023. Planning Commission, on a vote of 6-0, postponed until the November 9, 2023, Planning Commission meeting the request to amend the NORMAN Land Use and Transportation Plan, rezoning and preliminary plat for Indian Hills Market Addition at the request of the applicant.
- 5. November 9, 2023. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan to place a portion of this property in the Commercial Designation and removing it from Country Residential Designation and removing it from Special Planning Area 6 (SPA-6) (Community Separator).

6. November 9, 2023. The applicant has made a request to place a portion of this property in CR, Rural Commercial District and remove it from A-2, Rural Agricultural District.

#### **IMPROVEMENT PROGRAM:**

- 1. <u>Fire Protection.</u> Public water mains are not available for fire hydrants. The Norman Fire Department will provide fire protection.
- 2. <u>Permanent Markers.</u> Permanent markers will be installed prior to filing of the final plat.
- 3. <u>Sanitary Sewers</u>. Private sanitary sewer systems will be utilized. They will be installed in accordance with Oklahoma Department of Environmental Quality standards. The system will be located outside of the WQPZ.
- 4. <u>Sidewalks</u>. A sidewalk will be constructed adjacent to Indian Hills Road and 12<sup>th</sup> Avenue N.E. Staff may recommend deferral with final platting.
- 5. <u>Storm Sewers</u>. Drainage structures will be installed in accordance with approved plans and City drainage standards. Stormwater will be conveyed to a privately-maintained detention facility for controlled discharge from the property.
- 6. <u>Streets</u>. Indian Hills Road will be constructed as a Principal Urban Arterial. Staff will recommend deferral of the street paving improvements with final platting. Street paving for 12<sup>th</sup> Avenue N.E. is existing.
- 7. <u>Water</u>. There are no City water mains located in the area. The proposed commercial lots will need to be served by private water wells. Their approvals will be through the City of Norman and Oklahoma Department of Environmental Quality.

### **PUBLIC DEDICATIONS:**

- 1. Easements. All required easements will be dedicated to the City on the final plat.
- 2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.
- 3. <u>WQPZ</u>. There is Water Quality Protection Zone within Open Area B. Covenants will be required with the final plat.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 93.94 acres. Of the 93.94 acres, 69.57 will remain as A-2, Rural Agricultural without any proposal. The remainder of the property is for development that will consist of five (5) Rural Commercial lots and two (2) open space areas containing detention and WQPZ. Staff recommends approval subject to the approvals of R-2324-26 and O-2324-10.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for Indian Hills Market Addition to City Council.

<b>ACTION TAKEN:</b>	
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### **CITY OF NORMAN**

## **Development Review Form Transportation Impacts**

**DATE:** November 06, 2023 **STAFF REVIEW BY:** Awet Frezgi, P.E. City Traffic Engineer

PROJECT NAME: Indian Hills Market PROJECT TYPE: Commercial

Owner: Shaz Development Group, Inc.

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

#### **SURROUNDING ENVIRONMENT (Streets, Developments)**

Very low residential development surrounds the proposed site to the northwest and northeast with open space to the southwest and southeast. Some commercial exists on the northeast corner of 12<sup>th</sup> Avenue NE and Indian Hills Road intersection.

#### ALLOWABLE ACCESS:

The site proposes two access points located along Indian Hills Road with no direct access to 12<sup>th</sup> Avenue NE. The locations of the access points of all driveways meet requirement with exception to Driveway #2 does not meet the minimum driveway spacing requirement in the Engineering Design Criteria and may require a variance.

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

Indian Hills Road: 2 lanes (existing). Speed Limit - 50 mph. No sight distance problems. No median 12<sup>th</sup> Avenue NE: 4 lanes (existing). Speed Limit - 50 mph. No sight distance problems. No median

#### ACCESS MANAGEMENT CODE COMPLIANCE:

YES NO

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

#### TRIP GENERATION

Time Period	Total	In	Out
Weekday	4,191	2,096	2,095
A.M. Peak Hour	95	59	36
P.M. Peak Hour	385	185	200

#### TRANSPORTATION IMPACT STUDY REQUIRED?

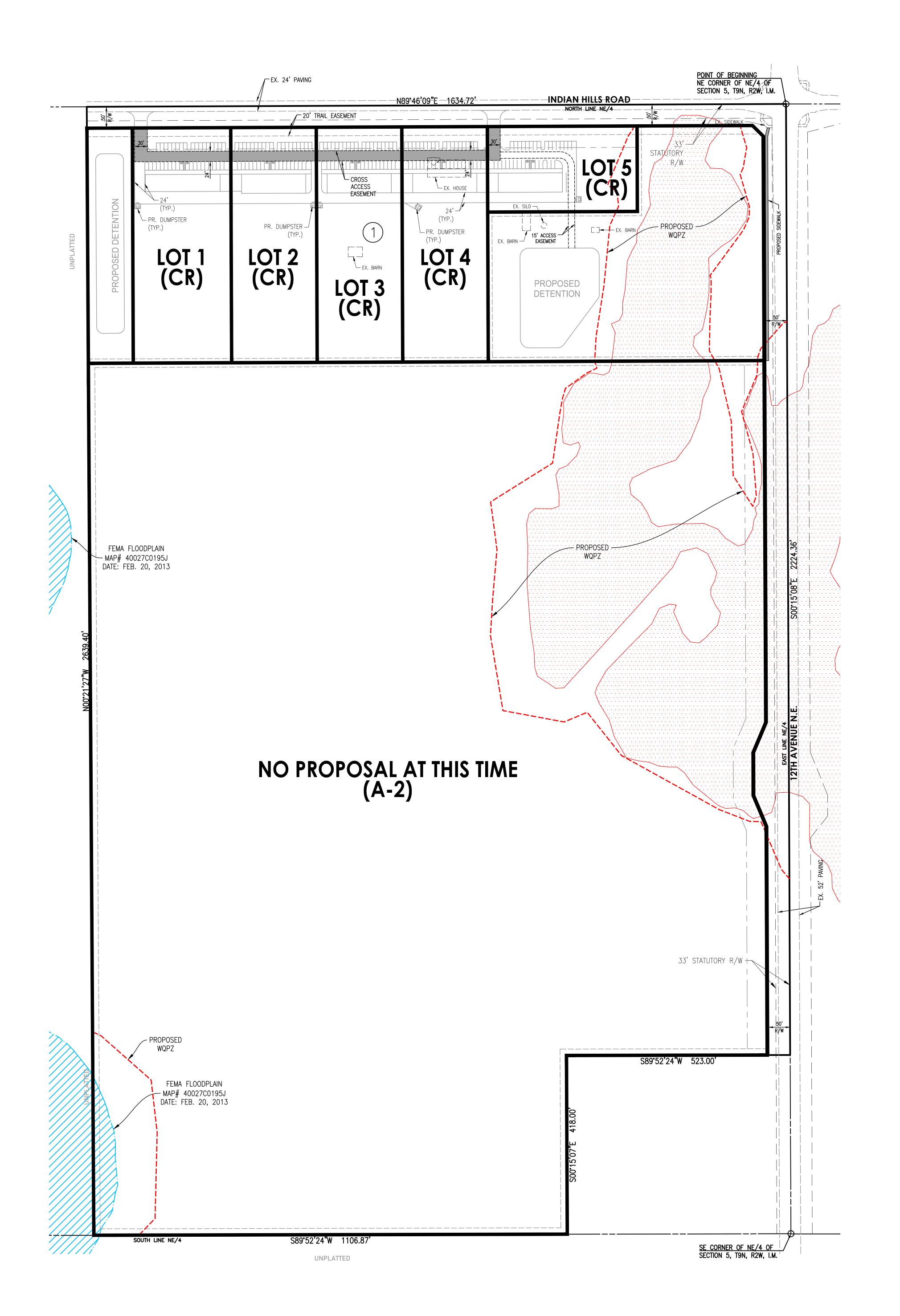
YES ■ NO □

Being well above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact analysis in September, 2023(Supplement November 6, documenting the trip generation characteristics of the site as well as the proposed access location with respect to existing driveways and/or streets on the Indian Hills Road. The development will feature two access points all along Indian Hills Road. All proposed connections to the public roadway will afford full access.

ECOMMENDATION: APPROVAL $lacksquare$ DENIAL $lacksquare$ N/A $lacksquare$ STIPULATIONS $lacksquare$
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Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

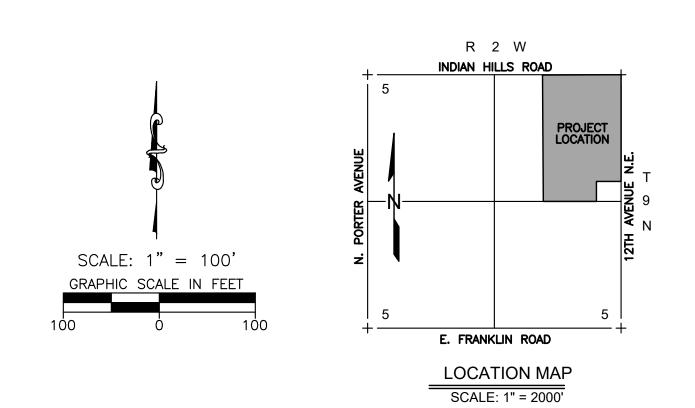
The proposed development is expected to generate approximately 4,191 trips per day, 95 AM peak hour trips, and 385 PM peak hour trips. Future traffic capacities on 12<sup>th</sup> Avenue NE, and Indian Hills Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.



CONCEPTUAL SITE PLAN

# INDIAN HILLS MARKET

A PART OF THE NE/4 OF SECTION 5, T9N, R2W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOT COUNT: 5 LOTS 1 LOTS 93.94 COMMERCIAL AGRICUL TURAL TOTAL ACRES

COMMON AREAS:	
C/A 'A'	1.33 ACRES
C/A 'B'	6.57 ACRES
TOTAL C/A (SITE)	7.90 ACRES
	<del></del>

	LEGEND
BL	BUILDING LIMIT LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
SE	SIDEWALK EASEMENT (3')
PE	EX. PIPELINE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA
	STREAM PLANNING CORRIDOR PER CITY MAPPING

## LEGAL DESCRIPTION

A tract of land situated within the Northeast Quarter (NE/4) of Section Five (5), Township Nine North (T9N), Range Two West (R2W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said NE/4; thence

S00'15'08"E along the Ease line of said NE/4 a distance of 2224.36 feet; thence S89°52'24"W a distance of 523.00 feet; thence S00°15'07"E a distance of 418.00 feet; thence S89°52'24"W along the South line of said NE/4 a distance of 1106.87 feet; thence NOO°21'27"W a distance of 2639.40 feet; thence

N89'46'09"E along the North line of said NE/4 a distance of 1634.72 feet to the

POINT OF BEGINŇING. Said tract contains 4,092,070 Sq Ft or 93.941 Acres, more or less.

> 300 Pointe Parkway Blvd. Yukon, Oklahoma 73099

INDIAN HILLS MARKET - CONCEPTUAL SITE PLAN

OWNER/DEVELOPER SHAZ INVESTMENT GROUP, LLC 2252 N. BROADWAY MOORE, OK 73160 PH: 405.692.2222



Crafton Tull | SHEET NO.: 2 OF 2 405.787.6270 † 405.787.6276 f www.craftontull.com

#### File Attachments for Item:

16. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-64: Alliance Development Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation, and from Future Urban Service Area to Current Urban Service Area, for approximately 10.02 acres of property generally located at the Northwest corner of 36th Avenue N.W. and Franklin Road.



# CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

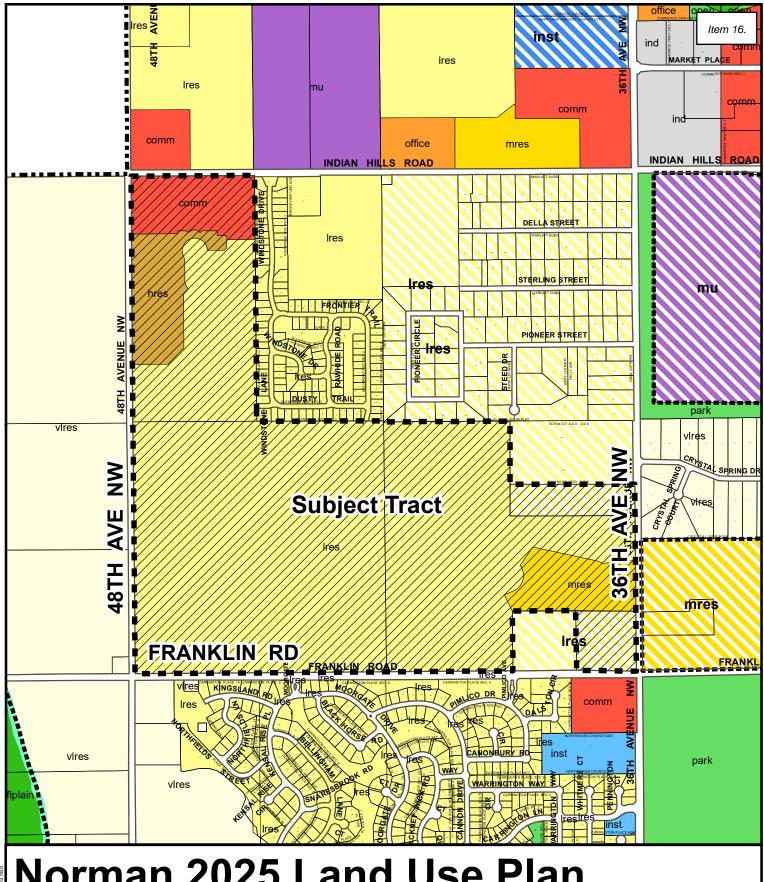
**REQUESTER:** Alliance Development Group, L.L.C.

**PRESENTER:** Melissa Navarro, Planner II

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

<u>Postponement of Resolution No. R-2324-64</u>: Alliance Development Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation, and from Future Urban Service Area to Current Urban Service Area, for approximately 10.02 acres of property generally located at the Northwest corner of 36<sup>th</sup> Avenue N.W. and Franklin Road.

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of Resolution No. R-2324-64 to City Council.



# Norman 2025 Land Use Plan



October 3, 2023

500 1,000 Ft.

Subject Tract

176

Planning Commission Agenda November 10, 2023

RESOLUTION NO. R-2324-64 ITEM NO. 16

#### **STAFF REPORT**

**ITEM:** Alliance Development Group, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation, and from Future Urban Service Area to Current Urban Service Area, for approximately 10.02 acres of property generally located at the Northwest corner of 36<sup>th</sup> Avenue N.W. and Franklin Road. (4800 36<sup>TH</sup> Avenue N.W.)

SUMMARY OF REQUEST: Bridgeview at Carrington Addition (the "Addition") is proposed as a PUD, Planned Unit Development, of roughly 369.74 acres in Ward 3 of the City of Norman, within the section between Franklin Road and Indian Hills Road and 48th Avenue N.W. and 36th Avenue N.W. The applicant is adding two tracts to the project; one tract is 10 acres located at 5200 36th Avenue N.W., and the second is 10 acres at 4800 36th Avenue N.W. Only the corner lot is expected to have commercial uses. The applicant requests to amend the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area for both tracts (20 acres) and from Low-Density Residential Designation to Commercial Designation for the corner tract (10 acres) only.

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

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

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

The general vicinity has developed in the last two decades, mainly with housing. This development has made utilities available. These developments include Glenridge Addition, Carrington Lakes, and Crystal Springs. The subject properties are part of a proposed development that will increase the housing offered with single-family and multifamily options and add mixed-uses to the neighborhood while taking advantage of the existing infrastructure; the area already has access to water, sewer, and storm drainage. The intersection of W. Franklin Road and 36th Avenue N.W. will have commercial uses. The southwest corner of the same intersection also has commercial land use designation.

Item 16.

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

The proposed development will increase the density in the area; it is expected to increase traffic. However, the applicant has worked with the City's Traffic Engineer/staff to address these changes and mitigate the negative traffic-related impacts.

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

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

#### **Growth Area Boundary Changes:**

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

- 1. The area proposed for change is contiguous to the Current Urban Service Area and constitutes a logical and cohesive service area expansion. The area directly south of the proposed development is in the Current Urban Service Area. The Crystal Springs development directly east of the proposed development is also in the Current Urban Service Area. Developments on the north side of W. Indian Hills Rd. are also in the Current Urban Service Area.
- 2. The request for amendment demonstrates that the subject area has been provided, or will be at the time of development, with complete infrastructure systems. At a minimum, these systems will consist of:
  - a. Additional sanitary sewer collection and treatment capacity needed to serve the expanded area. Sewer services for the subject property are adequate for the proposed development.
  - b. Water service with adequate pressure for fire-fighting. Water services for the subject property are adequate for the proposed development.
  - c. Adequate storm drainage to insure that the proposed development will not create downstream drainage problems. The applicant has proposed detention ponds to handle stormwater runoff generated by this development.
  - d. Access to at least one arterial street connecting the subject area to the Current Urban Service Area.
    W. Indian Hills Rd. is designated as a Principal Urban Arterial and connects the property to the Current Urban Service Area. The same is the case for 36<sup>th</sup> Avenue N.W. (Minor Urban Arterial) and W. Franklin Rd. (Minor Urban Arterial).

**CONCLUSION:** Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment form Low Density Residential Designation to Commercial Designation and Future Urban Service Area to Current Urban Services Area as Resolution No. R-2324-64 for consideration by Planning Commission and recommendation to City Council.

#### **City of Norman Predevelopment**

May 25, 2023

**Applicant:** Alliance Development Group 23-20

**Project Location:** East 48th NW and South of Indian Hills, North of Franklin, West of 36th NW

Case Number: PD 23-20

**Time:** 5:30 p.m.

#### **Applicant/Representative**

Gunner Joyce Richard

#### **Attendees**

Bo & Dottie Hager, Neighbors Mike & Ann Tobin, Neighbors Steve & Eileen Young, Neighbors Sam &Mona Bellean, Neighbors Bill Bray, Neighbor

#### **City Staff**

Beth Muckala, Assistant City Attorney Melissa Navarro, Planner II Amanda Stevens, Development Center Coordinator

#### **Application Summary**

Rezoning property from the existing A-2 to PUD

#### Neighbor's Comments/Concerns/Responses

After a discussion with the applicant, the neighbors understood the project and its scope but still had concerns about density, increasing traffic, commercial uses, and lighting. The applicant explained how the development will address these concerns. Traffic is still their primary concern.

#### File Attachments for Item:

17. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-23: Alliance Development Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, and PUD, Planned Unit Development (O-0910-14), to PUD, Planned Unit Development, for approximately 369.74 acres of property generally located at East of 48th Avenue N.W., South of Indian Hills Road, North of Franklin Road, and West of 36th Avenue N.W.



# CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Alliance Development Group, L.L.C.

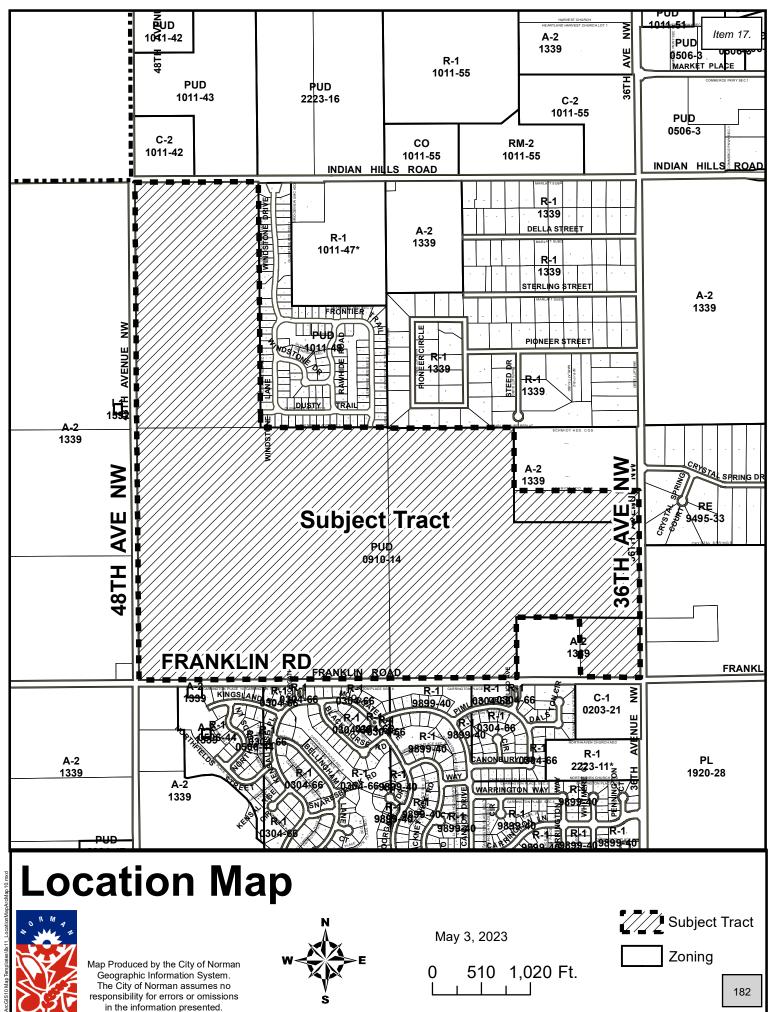
PRESENTER: Melissa Navarro, Planner II

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

<u>Postponement of Ordinance No. O-2324-23</u>: Alliance Development Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, and PUD, Planned Unit Development (O-0910-14), to PUD, Planned Unit Development, for approximately 369.74 acres of property generally located at East of 48<sup>th</sup> Avenue N.W., South of Indian Hills Road, North of Franklin

Road, and West of 36th Avenue N.W.

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-23 to City Council.



Planning Commission Agenda November 9, 2023

ORDINANCE NO. O-2324-23

ITEM NO. 17

#### **STAFF REPORT**

#### **GENERAL INFORMATION**

APPLICANT Alliance Development Group, L.L.C.

REQUESTED ACTION Rezoning to PUD, Planned Unit

Development District

EXISTING ZONING A-2, Rural Agricultural District, and PUD (O-

0910-14)

SURROUNDING ZONING

North: R-1 Single-Family Dwelling District,

A-2 Rural Agricultural District

East: R-1 Single-Family Dwelling District,

RE Residential Estate Dwelling
District, A-2 Rural Agricultural

District

South: R-1 Single-Family Dwelling District,

C-1 Local Commercial District, A-2

Rural Agricultural District
West: A-2 Rural Agricultural District

LOCATION East of 48th Avenue N.W., South of Indian

Hills Road, North of Franklin Road, and West

of 36th Avenue N.W.

WARD 3

CORE AREA No

AREA/SF 369.74 acres, more or less

PURPOSE Amend the PUD to allow for a mix of uses,

including commercial, single-family residential, multi-family residential,

institutional, and recreational areas

EXISTING LAND USE Vacant and single-family residential

SURROUNDING LAND USE North: Residential/Vacant

East: Residential/Vacant South: Residential/Vacant

West: Vacant

LAND USE PLAN DESIGNATION Low Density Residential and Medium

**Density Residential Designation** 

PROPOSED LAND USE DESIGNATION Low Density Residential, Medium Density

Residential, and Commercial Designation

GROWTH AREA DESIGNATION Future Urban Service Area

CURRENT GROWTH AREA DESIGNATION Current Urban Service Area

<u>PROJECT OVERVIEW</u>: Bridgeview at Carrington Addition (the "Addition") is proposed as a Planned Unit Development ("PUD") of roughly 369.74 acres, in Ward 3 of the City of Norman, within the Section between Franklin Road and Indian Hills Road, and 48th Avenue NW and 36th Avenue NW. The Addition will provide a variety of uses, including commercial, single family residential, multifamily residential, institutional, and open space passive recreational areas.

The vast majority of the subject property is currently zoned as the J&J Properties Addition Planned Unit Development, which was approved by the City of Norman in 2010 via Ordinance No. O-0910-14. This proposal adds approximately 20 additional acres (10 for commercial development and 10 for additional single-family lots). The Applicant is requesting to rezone the 20 additional acres from A-2, Rural Agricultural District, to PUD, Planned Unit Development.

#### PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION: GBC23-15, July 18, 2023

The Greenbelt Commission forwards this item with no further comments.

#### PREDEVELOPMENT MEETING: PD 23-20, May 25, 2023

After a discussion with the applicant, the neighbors understood the project and its scope but still had concerns about density, increasing traffic, commercial uses, and lighting. The applicant explained how the development will address these concerns. Traffic is still their primary concern.

# BOARD OF PARKS COMMISSIONERS: September 7, 2023

Parks staff recommended to support the developer's request for a private park decision, provided that a combination of active and passive space is included in the planning of the private park land. Vote was unanimous for private park by a vote of 6-0.

#### **ZONING ORDINANCE CITATION:**

SEC. 36-509 – PLANNED UNIT DEVELOPMENT

1. Statement of Purpose. It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan of record. The "PUD" Planned Unit Development district herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit and which are not now

Item 17.

required by other regulations. By permitting and encouraging the use of such procedur Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City.

Specifically, the purposes of this section are to encourage:

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

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

**STAFF ANALYSIS:** The particulars of this PUD include:

**USE:** The Addition will provide a variety of uses, including:

- Single-Family District; Large Lots (at least 9000 Sq. Ft); 268.74 ac
- Single-Family District; Small Lots (at least 6000 Sq. Ft); 24.57 ac
- Multifamily District; Townhouses; 19.30 ac
- Multifamily District; Assisted Living; 16.42 ac
- Commercial District; 29.14 ac
- School District; 11.49 ac

The single-family district will allow garage apartments on no more than 50 lots within the single-family residential districts. Residential districts will allow limited discreet business activity that refers to businesses that do not require more than two customers' parked cars at any given time but do not include retail activity or sales of merchandise. The Development Plan and Design Concept chapter of the PUD Narrative present details for each district.

**OPEN SPACE/PARKLAND:** Open space totals over approximately 60 acres, or over approximately 17% of the total site area. The open space is distributed as presented in Exhibit C of the PUD Narrative.

SITE PLAN/ACCESS: Primary vehicular access to the site would be provided by way of the section line roads that surround the Addition, specifically that being Indian Hills Road, Franklin Road, 36th Avenue. N.W., and 48th Avenue N.W. The Comprehensive Transportation Plan from 2014 indicates Indian Hills Road to be a Principal Urban Arterial, 48th Avenue N.W. and 36th Avenue N.W. to be Minor Urban Arterials and Franklin Road to be an Urban Collector. A significant feature of this Addition is that the various components of the Addition are intended to be connected by walkable avenues. The different uses of commercial, residential, multifamily, and educational areas shall interconnect so that such uses can actively cross-participate without traveling outside of the PUD area, and thus without traveling into the section line roads that surround it.

The Commercial area will be on the N.W. corner of the intersection of W. Franklin Rd. and 36th Avenue N.W. and the S.E. intersection of 48th Avenue N.W. and W. Indian Hills Road. The multifamily and school areas will be along 48th Avenue N.W. The small Single-Family Dwellings lots will be along W. Franklin Rd. The large Single-Family Dwellings lots will be the rest of the property as presented in the proposed site development plan in the PUD Narrative.

All streets within the district are designed with short distances and thus will inherently calm traffic without the need for calming devises to be superimposed within the streets. The only collector streets in the Addition are planned for the short segments between the surrounding section line roads and the nearest interior streets as provided in separate exhibit.

As proposed, the Addition will have up to six (6) right of way intersections, plus private drive curb cuts, along 48th Avenue NW, between Indian Hills and Franklin Road. The Addition will be allowed to have up to two (2) right of way intersections, plus private drive curb cuts, along Indian Hills Road.

**LANDSCAPING:** Landscaping shall be provided in conformity to Section 36-551 of the City of Norman's Zoning Ordinance, as may be amended from time to time.

**SIGNAGE:** All signage shall be in conformance with the City of Norman's sign codes, as amended from time to time, and comply with applicable C-2 commercial regulations. In addition, projecting signs perpendicular from the building structures are allowed as per section 28-505 of the City of Norman ordinances.

**LIGHTING:** All lighting over any common areas will be shielded from adjacent single-family homes. Decorative street lights will be allowed within the PUD, in the common areas, and along the streets of the PUD.

**SANITATION/UTILITIES**: Sanitation services for the Addition will comply with the City of Norman's sanitation ordinances, rules, and regulations. Final sanitation plans shall be subject to review and approval of City Staff.

**PARKING:** Each district, except for the Single-Family Districts, has different parking requirements:

- Multifamily District; Townhouses: Parking may be accommodated by way of garages within each townhouse
- Multifamily District; Assisted Living: Parking may be accommodated by way of garages within each dwelling where individual dwelling units are constructed, and/or by way of common area parking lots within the district

Item 17.

- Commercial District: parking counts recommended by the City of Norman \( \frac{\text{nem 17}}{\text{relaxed}} \) relaxed to the extent that the developer can present a reasonable plan of shared use for such facilities between users that typically fill them at different times.
- School District: Shared parking will be allowed between the school and the townhouse development to the north, to the extent a reasonable plan of reduced parking count and sharing ratios can be presented by the Developer

**SIDEWALKS:** All sidewalks will be at least four feet (4') wide and provide adequate access to the buildings along with all project amenities. A five-foot wide City sidewalk will be provided generally along the section line roads that abut the Addition, constructed to City of Norman Standards.

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

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

**FENCING:** Fencing will be constructed along the perimeter of the Addition where there are residential lots abutting 48th Avenue NW and Franklin Road, and such fencing at these locations will be maintained by the applicable POA. Fencing may be constructed in other areas of the PUD as well in the discretion of the Developer. Construction material may be a combination of masonry, metal/iron, and wood. Construction of the fence may be phased along with the development of the PUD as the lots are built out. All fencing within the Addition must be approved by the Architectural Review Committee of the POA.

Swimming pools constructed on any lot in this district shall be enclosed by a fence that controls access to the pool. Such fencing may be as per PUD Narrative Exhibit F, or as per approved by the POA Architectural Review Committee provided it complies with building code.

Within the commercial area, any fencing that is visible from 36th Ave NW, Franklin Road, 48th Ave. NW, and/or Indian Hills Road shall be constructed primarily from the same exterior materials of the commercial buildings the fences are associated with, or from ornamental metal, decorative masonry fencing, or natural living plant materials.

**PHASING:** The Addition may be developed in phases to begin as soon as the market demand will support. Market demand will be the determining factor in the number of units constructed on lots, the number of lots developed at any given time, the progression of amenities that will serve the Addition, and all other aspects of sequence and timing in the development of the Addition, as determined by the Developer in Developer's discretion.

Item 17.

**EXISTING ZONING:** The property is currently zoned A-2, Rural Agricultural District and Planned Unit Development. The J & J Properties Addition and PUD was approved by City Council on March 23, 2010 with Ordinance No. O-0910-14.

# **ALTERNATIVES/ISSUES:**

**IMPACTS**: The proposed development meets the purpose of the current Land Use Designation for Future Urban Service Area, meeting the NORMAN 2025 Land Use and Transportation Plan. The surrounding area already has access to water, sewer, and stormwater services, making the subject property suitable for development. The increased density will increase runoff and traffic in the area. However, drainage and traffic have been addressed in the plan.

#### **OTHER AGENCY COMMENTS:**

FIRE DEPARTMENT: No comments

#### PUBLIC WORKS/ENGINEERING:

No comments

#### TRAFFIC ENGINEER:

No comments

#### **UTILITIES:**

No comments

<u>CONCLUSION:</u> Staff forwards this request for rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, and Ordinance No. O-2324-23 to the Planning Commission for consideration and recommendation to City Council.

# BRIDGEVIEW AT CARRINGTON ADDITION

# NORMAN, OKLAHOMA

A PROJECT BY ALLIANCE DEVELOPMENT GROUP, LLC
RICHARD MCKOWN AND LINDA HILDEBRANT

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAT

SUBMITTED: MAY 1, 2023 REVISED: OCTOBER 30, 2023

# **PREPARED BY:**

RIEGER LAW GROUP PLLC 136 Thompson Drive Norman, Oklahoma 73069

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#### I. <u>INTRODUCTION</u>

This Bridgeview at Carrington Addition (the "**Addition**") is proposed as a Planned Unit Development ("**PUD**") of roughly 369.74 acres, in Ward 3 of the City of Norman, within the Section between Franklin Road and Indian Hills Road, and 48<sup>th</sup> Avenue NW and 36<sup>th</sup> Avenue NW. The Addition will provide a variety of uses, including commercial, single family residential, multifamily residential, institutional, and open space passive recreational areas.

The vast majority of the subject property is currently zoned as the J&J Properties Addition Planned Unit Development, which was approved by the City of Norman in 2010 via O-0910-14. This proposal adds approximately 20 additional acres (10 for commercial development and 10 for additional single-family lots). The Applicant is requesting an amendment to the NORMAN 2025 land use designation for the NW corner of 36<sup>th</sup> Avenue NW and Franklin Rd to commercial. The remaining NORMAN 2025 land use designations for the property will remain unchanged. This PUD is presented with an updated Preliminary Plat for the entire development.

This PUD District will allow the necessary greater flexibility in design to create a community with a variety of family unit and building types, a vibrant walkable commercial district that compliments the nearby residential, enhanced open space areas, and creative circulation patterns.

Upon completion, the PUD will provide more appealing residential and pedestrian designs than would otherwise be attainable under conventional practices and regulations of the development guidelines of the City of Norman. Therefore, flexibility in the design and construction of roads and lot sizes which help to provide a more distinct neighborhood concept is critical. This more efficient design of developed areas within the Addition will allow for uniquely large amounts of natural open space, which will enable the protection of more areas of the natural environment.

#### II. PROPERTY DESCRIPTON/GENERAL SITE CONDITIONS

#### A. Location

The Addition is located generally in an area within the Section that lies between Franklin Road to the south, Indian Hills Road to the north, 48<sup>th</sup> Avenue NW to the west, and 36<sup>th</sup> Avenue NW to the east.

#### B. Existing Land Use and Zoning

The majority of the property is currently zoned PUD, with the 20 acres being incorporated into the master planned development being currently zoned A-2 Rural Agricultural District. To the south of the Addition is the Carrington Place Addition.

To the northeast of the Addition is the Marlatt Addition. To the southeast of the Addition is Ruby Grant Park. The Addition lies within the Moore School District.

# C. Elevation and Topography

The site consists of a variety of topographies, although generally of low slope. Generally, the site drains to the east-southeast in varying degrees of slope.

#### D. Drainage

A Drainage Impact Analysis has been prepared to illustrate the detention requirements that are required and the solutions planned. Storm water runoff will be controlled by several detention ponds throughout the development. A prominent feature of this Addition is that there are no plans for any sub-surface storm water piping or management, and thus the storm water facilities will provide a wonderful compliment visually and interactively with the walkable neighborhood. This Addition will strive to manage the storm water through environmentally natural methodologies and in an open manner that allows for such systems to be aesthetically complimentary to the overall development. In addition, there will be dedicated Water Quality Protection Zone areas to provide a riparian buffer along the ponds and streams throughout the development.

# E. Utility Services

Many of the required utility systems for the project (including water, sewer, gas, telephone and electric) are currently located adjacent to, or in near proximity to, the section line boundaries of the Addition.

#### F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by Owner provided building sprinkler systems where required by building codes in individual structures.

#### G. Traffic Circulation and Access

Primary vehicular access to the site would be provided by way of the section line roads that surround the Addition, specifically that being Indian Hills Road, Franklin Road, 36<sup>th</sup> Avenue NW, and 48<sup>th</sup> Avenue NW. The NORMAN 2025 Transportation Plan indicates the section line road of Indian Hills Road, Franklin Road, and 36<sup>th</sup> Avenue NW to be Urban Principal Arterials, and NORMAN 2025 indicates the western section line road of 48<sup>th</sup> Avenue NW to be of an Urban Minor Arterial.

A significant feature of this Addition is that the various components of the Addition are intended to be connected by walkable avenues. The different uses of commercial, residential, multifamily, and educational areas shall interconnect so

that such uses can actively cross-participate without traveling outside of the PUD area, and thus without traveling into the section line roads that surround it.

All streets within the district are designed with short distances and thus will inherently calm traffic without the need for calming devises to be superimposed within the streets. The only collector streets in the Addition are planned for the short segments between the surrounding section line roads and the nearest interior streets as provided in separate exhibit.

As proposed, the Addition will have up to six (6) right of way intersections, plus private drive curb cuts, along 48<sup>th</sup> Avenue NW, between Indian Hills and Franklin Road. The Addition will be allowed to have up to two (2) right of way intersections, plus private drive curb cuts, along Indian Hills Road.

# III. <u>DEVELOPMENT PLAN AND DESIGN CONCEPT</u>

The Addition is comprised of several different sections that provide a variety of uses and characteristics. The Exhibits attached hereto are incorporated herein by reference and further depict the development criteria for each section. Each distinct section of different uses within the Addition is discussed separately below, and a complete list of the allowable uses for each district is attached as EXHIBIT G.

# A. Single-Family District; Large Lots

This area of the PUD is approximately 269.95 acres, as depicted on the Preliminary Site Development Plan attached as EXHIBIT D hereto.

#### 1. Lot Design

The purpose for the PUD is to extend the R-1 zoning provision and to allow for at least the following within this district:

- a. 10 foot front yard building setback line, with a 20 foot front yard setback for garage structures that face the street. This is intended to allow for the capability of living areas of the house to come forward and greet the streetscape ahead of the garage facades.
- b. 5 foot side yard building setback line.
- c. 10 foot rear yard building setback line, or setback to the utility easement along the back of yard if it is larger than the 10 feet.
- d. Lots to be at least 6,000 gross square feet in area with dimensions being generally 60 feet wide and 100 feet deep, but with such dimensions not being a requirement as lot dimensions can be widely varied throughout the Addition.
- e. Open space areas are located throughout the Addition and form an extensive feature of the project, and thus due to extensive common area open space, impervious area coverage ratios of each lot in this district shall be allowed up to 75%.

# 2. Housing Construction

Homes in this district shall be standard construction, single family, detached homes. Houses will be of standard wood frame construction. Houses may be one or two stories, and may have attic storage areas and/or basement areas, with a total dwelling height not to exceed 35 feet at the eave. Each house shall have enclosed garages of two vehicles or more capacity.

All the roofs shall be completed as approved by the Property Owner Association ("POA") Architectural Review Committee. All aspects of all exterior improvements made to any property in the Addition, must be approved by the Architectural Control Committee in writing prior to commencement of construction.

The principal exterior of any residential structure shall be at least fifty percent (50%) masonry and the other fifty percent (50%) balance of the exterior may be of frame, wood, shingles or other material, which must blend visually together with the masonry or as approved by the POA Architectural Review Committee.

One (1) accessory dwelling unit (ADU) may be constructed on each Lot. ADUs may have living accommodations to include a full kitchen. Each Lot will be allowed to have one (1) principal single-family dwelling unit and one (1) ADU in accordance with the terms of this PUD. This shall not preclude owners from also constructing accessory buildings such as, but not limited to: pool houses, barns, or sheds so long as they are not also used as residential dwelling units with full kitchens if an ADU is already present on the Lot. The locations of accessory buildings are subject to modification during final development of each Lot.

Swimming pools constructed on any lot in this district shall be enclosed by a fence that controls access to the pool. Such fencing may be as per the attached Exhibit F, or as per approved by the POA Architectural Review Committee provided it complies with building code.

# 3. Limited Discreet Business Activity Allowed

Within this District, home occupations will be allowed in a slightly greater intensity of use than as found in typical R-1 developments. Such business activity will be limited to types of businesses that do not require more than two customer or client parked cars at any given time. No retail activity or sales of merchandise would be allowed. Employees would be limited to one on-site worker and patronage would have to be by appointment only. Minimal, non-illuminated identification signage of no more than four (4) sf

in area, attached to the surface of the Dwelling, would be allowed to denote the business being carried on within.

#### 4. Clubhouse Lot.

A clubhouse, pool, and/or other related common area Property Owners Association amenities for the use of the property owners are planned within this district, at such time as the Developer determines in Developer's reasonable discretion that the market will support. The Clubhouse and pool facility will be constructed at such time as when at least sixty (60%) of the residential lots within this area of the Addition have been sold and permitted for construction of a dwelling.

#### **B.** Single-Family District; Small Lots

This area of the PUD is approximately 37.26 acres, as depicted on the Preliminary Site Development Plan attached as EXHIBIT D hereto.

# 1. Lot Design

The purpose for the PUD is to extend the R-1 zoning provision and to allow for at least the following within this district:

- a. 10 foot front yard building setback line, with a 20 foot front yard setback for garage structures that face the street. This is intended to allow for the capability of living areas of the house to come forward and greet the streetscape ahead of the garage facades.
- b. 5 foot side yard building setback line.
- c. 10 foot rear yard building setback line, or setback to the utility easement along the back of yard if it is larger than the 10 feet.
- d. Lots to be at least 4,680 gross square feet in area with dimensions being generally 60 feet wide and 78 feet deep, but with such dimensions not being a requirement as lot dimensions can be widely varied throughout the Addition.
- e. Open space areas are located throughout the Addition and form an extensive feature of the project, and thus due to extensive common area open space, impervious area coverage ratios of each lot in this district shall be allowed up to 85%.

#### 2. Housing Construction

Homes in this district shall be standard construction, single family, detached homes. Houses will be of standard wood frame construction. Houses may be one or two stories, and may have attic storage areas and/or basement areas, with a total dwelling height not to exceed 35 feet at the eave. Each house shall have enclosed garages of two vehicles or more capacity.

All the roofs shall be completed as approved by the Property Owner Association ("POA") Architectural Review Committee. All aspects of all exterior improvements made to any property in the Addition, must be approved by the Architectural Control Committee in writing prior to commencement of construction.

The principal exterior of any residential structure shall be at least fifty percent (50%) masonry and the other fifty percent (50%) balance of the exterior may be of frame, wood, shingles or other material, which must blend visually together with the masonry. or the equivalent, or as approved by the POA Architectural Review Committee.

One (1) accessory dwelling unit (ADU) may be constructed on each Lot. ADUs may have living accommodations to include a full kitchen. Each Lot will be allowed to have one (1) principal single-family dwelling unit and one (1) ADU in accordance with the terms of this PUD. This shall not preclude owners from also constructing accessory buildings such as, but not limited to: pool houses, barns, or sheds so long as they are not also used as residential dwelling units with full kitchens if an ADU is already present on the Lot. The locations of accessory buildings are subject to modification during final development of each Lot.

Swimming pools constructed on any lot in this district shall be enclosed by a fence that controls access to the pool. Such fencing may be as per the attached Exhibit F, or as per approved by the POA Architectural Review Committee provided it complies with building code

# 3. Limited Discreet Business Activity Allowed

Within this District, home occupations will be allowed in a slightly greater intensity of use than as found in typical R-1 developments. Such business activity will be limited to types of businesses that do not require more than two customer or client parked cars at any given time. No retail activity or sales of merchandise would be allowed. Employees would be limited to one on-site worker and patronage would have to be by appointment only. Minimal, non-illuminated identification signage of no more than four (4) sf in area, attached to the surface of the Dwelling, would be allowed to denote the business being carried on within.

#### C. Multifamily District

This area of the PUD is approximately 19.36 acres, as depicted on the Preliminary Site Development Plan attached as EXHIBIT D hereto.

#### 1. Lot Design

The purpose for the PUD is to extend the RM-6 zoning provision and to allow for at least the following in this District:

- a. Zero foot front yard building setback line.
- b. Zero foot side yard building setback line.
- c. Zero foot rear yard building setback line, or setback to the utility easement along the back of yard if applicable.
- d. The density of this area of the PUD shall not exceed approximately twenty-four (24) dwelling units per acre.
- e. Open space areas are located throughout the overall PUD Addition and form an extensive feature of the project, and thus due to extensive common area open space, there is no minimum open space ratio and impervious area coverage ratios of each lot in this district shall be allowed up to 90%.
- f. Recreation space for this district is intended to be included in the overall open space within the overall PUD, as it is intended that this district will be easily walkable and connected to the open spaces throughout the Addition.

#### 2. Construction

The maximum building height shall be four (4) stories, exclusive of any subgrade elements as well as any necessary roof top mechanical units, equipment, screening, or parapet walls. The principal exterior of any residential structure shall be at least fifty percent (50%) masonry and the other fifty percent (50%) balance of the exterior may be of frame, wood, shingles or other material, which must blend visually together with the masonry.

#### 3. Parking

Parking may be accommodated by way of garages and/or by way of common area parking lots within the district, and/or by way of parallel parking along the streets within this district. It is intended that common area parking lots may also be utilized as shared parking with the commercial district to the north.

#### **D.** Commercial District

This area of the PUD is approximately 29.17 acres, as depicted on the Preliminary Site Development Plan attached as EXHIBIT D hereto.

The Addition includes a vibrant walkable commercial area along the northern most part of the PUD, which is connected back into the medium and low density residential areas to the south. Additionally, the Addition will feature a 10-acre commercial corner at the SE corner of the development. In essence, the commercial corners at each end of the development shall serve at least in part as the town center

village of the residential community. The commercial areas would feature walkable streetscapes, with minimal or no building setback lines in order to create an intimate pedestrian commercial feel to pedestrians passing by, and coming from, the homes in the Addition.

#### 1. Uses Permitted.

The commercial area of the PUD is intended to allow for the following uses to be permitted:

- a. Any use that is permitted as a matter of right in the C-2, General Commercial District, in the City of Norman.
- b. Mixed-use building in which one or more dwelling units may be located on the upper floor(s) provided that at least part of the first floor use is a permitted use in C-1 districts.
- c. Live/work units, where a single space is used jointly for a permitted non-residential use as well as a residence for the owner or operator of the non-residential use.
- d. Notwithstanding the above, the following uses are prohibited in this Addition:
  - i. Adult oriented businesses
  - ii. Auto-oriented uses
  - iii. Building material storage yards
  - iv. Gas stations
  - v. Junk yards
  - vi. Kennels with outdoor runs
  - vii. Mini-storage facilities
  - viii. Outdoor display of merchandise shall not be permitted overnight
  - ix. Uses where the outdoor storage or display of products is the principal activity, such as new or used automobile sales lots.

#### 2. Parking Count Requirements.

Within the commercial areas of the Addition, parking counts recommended by the City of Norman will be relaxed to the extent that the developer can present a reasonable plan of shared use for such facilities between users that typically fill them at different times. As just one example, office uses within the commercial district that typically use the space during regular business hours only may share parking with the multifamily townhouse development to the south which likely will have minimal parking needs during regular business hours when residents are away at work. Such shared parking areas will only be required to be as large as is necessary for the one larger user, not for both at the same time. The goal is to provide maximum efficiency of paved areas and shared uses wherever possible to reduce the paved footprint in the Addition and maximize the improvements. Developer may regulate use of the shared parking areas by way of restrictive covenants and/or private cross-parking agreements. In addition, parallel or 45-degree angled parking may be allowed on the streets within the commercial districts.

Off-street parking shall be generally located to the side or rear of non-residential buildings. Required parking for non-residential uses may be located in a common parking facility and/or garage, provided such facility is located within 200 feet (including rights-of-way) of the boundary line of the non-residential use.

# 3. Layout, Area and Height Requirements.

#### Setbacks:

- a. Side yard setback may be zero, except when buildings in this area of the Addition abut property zoned for single-family detached dwellings. In that case, side yard setback must be a minimum of five feet (5') for two story buildings, plus an additional five feet (5') for each additional two stories, or portion thereof.
- b. Rear yard setback may be zero, except when buildings in this area of the Addition abut property zoned for single-family detached dwellings. In that case, the rear yard setback must be a minimum of ten feet (10') for two story buildings, plus an additional ten feet (10') for each additional two stories, or portion thereof.
- c. Buildings should generally be constructed at the front property line, but may be set back up to ten feet (10') from the property line to accommodate for architecturally required indentations or for increased public sidewalk or plaza areas. Building step-backs are permitted above the second floor of any building.

There are no height restrictions in the commercial district.

Front facades of buildings shall be oriented toward commercial/main streets within the commercial tract, and must include an unlocked public entrance within this façade.

When buildings are located on corners, the entrance shall be located on the corner with appropriate building articulation, such as a chamfered corner, turret, canopy, or other similar building feature.

Blank unarticulated walls shall not be permitted along any exterior wall facing a street, parking area, or walking area. Such walls shall have

architectural treatments that are the same as the front façade, including consistent style, materials, colors, windows, and details.

Open space areas are located throughout the overall PUD Addition and form an extensive feature of the project, and thus due to extensive common area open space, impervious area coverage ratios of each lot in this district shall be allowed up to 90%.

# 4. Fencing

Within the commercial area, any fencing that is visible from 36<sup>th</sup> Avenue NW, Franklin Road, 48th Avenue NW, and/or Indian Hills Road shall be constructed primarily from the same exterior materials of the commercial buildings the fences are associated with, or from ornamental metal, decorative masonry fencing, or natural living plant materials.

## 5. Loading/Service Areas

Any loading or service areas shall be located at the side or rear of the commercial buildings, and in such a manner that they are not visible from 36<sup>th</sup> Avenue NW, Franklin Road, 48th Avenue NW, and/or Indian Hills Road. Screening walls shall be built from similar material to the exterior of the primary façade of the commercial buildings, and/or living natural plants shall be located around the loading and service areas such that they are screened from any abutting residential lots. Applicant requests an alley waiver for the commercial areas in this Addition.

#### 6. Dumpster and Trash Enclosures

Dumpsters shall be kept within an enclosure that is primarily constructed of similar exterior materials as the primary façade of the commercial building(s) it is associated with. Dumpsters may be shared between multiple property occupants and uses.

# 7. Outdoor storage

Outdoor storage of items in commercial areas of the PUD shall be screened such that they cannot be seen from any adjacent residential lots, or from 36<sup>th</sup> Avenue NW, Franklin Road, 48th Avenue NW, and/or Indian Hills Road. Outdoor storage of any items shall not be allowed in any way that encroaches upon or interferes with fire lanes, drive lanes, or parking spaces.

#### 8. Signage

All signage shall be in conformance with the City of Norman's sign codes, as amended from time to time, and comply with applicable C-2 commercial

regulations. In addition, projecting signs perpendicular from the building structures are allowed as per section 28-505 of the City of Norman ordinances.

#### E. School District

This area of the PUD is approximately 14 acres, as depicted on the Preliminary Site Development Plan attached as EXHIBIT D hereto.

The Addition includes along the west side adjacent to 48<sup>th</sup> Avenue NW, a site intended for a school, which will be within the Moore Public School District. It is the intention of the Developer that the school would have connectivity to the neighborhood by way of walkable streets and open spaces. The provisions of the City of Norman O-1, Office-Institutional District, and the special uses therein of Mixed use buildings, and child care centers, all without limitation, are incorporated herein as they relate to the school site.

Shared parking will be allowed between the school and the townhouse development to the north, to the extent a reasonable plan of reduced parking count and sharing ratios can be presented by the Developer.

#### F. Miscellaneous Development Criteria

#### 1. Site Plan and Final Plat

The preliminary site development plans for the commercial and multifamily areas currently submitted with this PUD will be further refined once final site development plans are submitted with each final plat. Since the intent of the PUD process is to foster innovative and creative design, the use of this zoning district allows flexibility in the design and layout of the development while at the same time protecting existing and future surrounding areas. The applicant may exercise some flexibility in the design of the commercial and multi-family development areas; however, because approximately 5.5% of the PUD has been identified for Commercial Use, 4.7% has been identified for Multi-Family Assisted Living Use, and 5.5% has been identified for Multi-Family Townhouse Use, the developer shall not vary those percentages of use more or less than 1-2%, unless prior approval is obtained by City Council.

#### 2. Amenities

a. Walking trail(s) will be constructed at various locations in and around the common areas of the Addition, with such trails being built from hard surfaces and/or natural surfaces, and/or other suitable materials as appropriate to the location of the trail in the Addition.

- b. Park land will be provided as private park land within the Addition, and so long as such private park land is in excess of the amount that would have been required of public park land, then there will be no public requirement of park land or fee in lieu of.
- c. Open space and green space areas are located throughout the Addition and form an extensive feature of this project. Open space totals over approximately 95 acres and is depicted on EXHIBIT C attached hereto.

# 3. Signage at Entryways

Each entrance to this Addition from the section line roads that surround the Addition may contain an entryway sign(s) designating the Addition. The sign(s) will conform to current City signage requirements. The sign(s) may be lit and landscaped with appropriate vegetation and planter boxes designed so as not to interfere with traffic sight lines. Vegetation may also be located in the traffic-calming device(s) at the entry(s).

#### 4. Fencing

Exterior fencing will be constructed along the perimeter of the Addition where there are residential lots abutting 48<sup>th</sup> Avenue NW and Franklin Road, and such exterior fencing at these locations will be maintained by the applicable POA. Other exterior and/or developer fencing may be constructed in other areas of the PUD as well in the discretion of the Developer. Construction materials of fencing within the addition may be any combination of masonry, metal/iron, and wood. Construction of the exterior fences may be phased along with the development of the PUD as the lots are built out.

All fencing within the Addition must be approved by the Architectural Review Committee of the POA.

#### 5. Traffic access/circulation/parking and sidewalks

The PUD will have a combination of public and private streets to serve all residential lots. The access to the PUD will be from 36<sup>th</sup> Avenue NW from the east of the Addition, Franklin Road to the south of the Addition, Indian Hills Road to the north of the Addition, and 48<sup>th</sup> Avenue NW to the west of the Addition, and internal public streets. Some private gates are planned. All internal streets will have adequate circulation provided for the fire department and City Waste Management Services.

All sidewalks will be at least four feet (4') wide and provide adequate access to the buildings along with all project amenities. A five-foot wide City

sidewalk will be provided generally along the section line roads that abut the Addition, constructed to City of Norman Standards.

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

# 6. 48th Ave. NW Right of Way Development

The 48<sup>th</sup> Avenue NW Right of Way shall be developed in accordance with the plans as shown on Attached Exhibit E.

As shown, the right of way on the east side of 48<sup>th</sup> Avenue NW shall be thirty-three (33) feet in width to the east of the section line. Adjacent to that thirty-three (33) foot right of way is a forty (40) foot wide DCP Pipeline easement which accommodates existing pipelines that extend parallel to the section line and that will remain in place. In order to provide space to allow for utilities to be installed by franchise holders to the east of the 48<sup>th</sup> Avenue NW section line, the Developer is providing an additional seventeen (17) foot wide utility, street, sidewalk, and drainage right of way easement immediately east of the pipeline easement.

The developer proposes to build a three-lane road (two travel lanes with a continuous center turn-lane) along 48<sup>th</sup> Avenue NW, which meets the definition of a minor arterial, in order to mitigate traffic impacts resulting from the number of street intersections that are proposed.

The three existing subgrade oil and gas pipelines shall remain in place within their existing easements. The pipeline easements will be shown as platted Open Space on the Final Plat of the PUD. The only surface and/or subsurface structures to be built by Applicant within the pipeline easements shall be, (1) driveways and/or streets, and (2) underground water and/or sewer lines, and (3) fences, all crossing the pipelines at approximately right angles, so as to continue to afford the right to access the property to and from the section line road, which by right Applicant and its predecessors in title have held since prior to the creation of any of said pipeline easements. Overhead utility lines will span the pipeline easements, at heights required by law, so that no pole supporting such overhead lines need by placed in the pipeline easements.

#### 7. Development Phasing

The Addition may be developed in phases to begin as soon as the market demand will support. Market demand will be the determining factor in the number of units constructed on lots, the number of lots developed at any given time, the progression of amenities that will serve the Addition, and all other aspects of sequence and timing in the development of the Addition, as determined by the Developer in Developer's discretion.

# 8. Lighting

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

#### 9. Sales Trailers

A temporary trailer will be allowed for use by sales representatives within each of the residential districts in the Addition. The trailer will have a parking area for customers per City specifications. The trailer will be removed within approximately twelve months after being on the site.

## 10. Property Owner Association

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

# 11. Open Space

Open space areas are located throughout the Addition. Open space totals approximately 96 acres in the Addition, and is depicted on EXHIBIT C attached hereto.

Addition open space and green space areas consist of planned walkways, trails, playground areas, and landscape/natural areas. The open spaces also include the areas planned for private park land and uses consistent with Park Land District are allowed for in the open space areas.

A mandatory property owners association will be formed in order to own the common open space areas, to privately manage and maintain the common areas of the Addition, and to provide heightened governance of the residents and construction within the Addition.

All lighting over any common area will be generally shielded from adjacent single-family homes.

# 12. Landscaping

Landscaping shall be provided in conformity to Section 36-551 of the City of Norman's Zoning Ordinance, as may be amended from time to time.

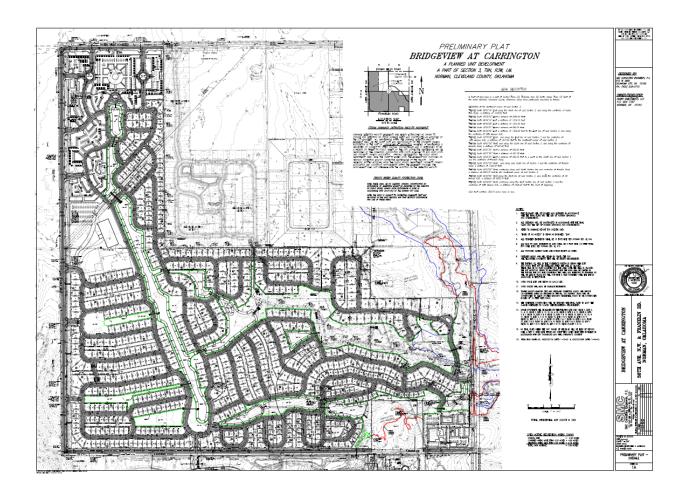
# 13. Sanitation

Sanitation services for the Addition will comply with the City of Norman's sanitation ordinances, rules, and regulations. Final sanitation plans shall be subject to review and approval of City Staff.

# **EXHIBIT A**

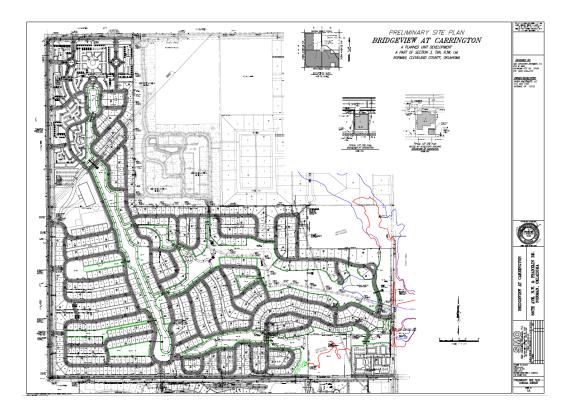
# **Proposed Preliminary Plat**

# Full Sized PDF Documents Provided to City Staff

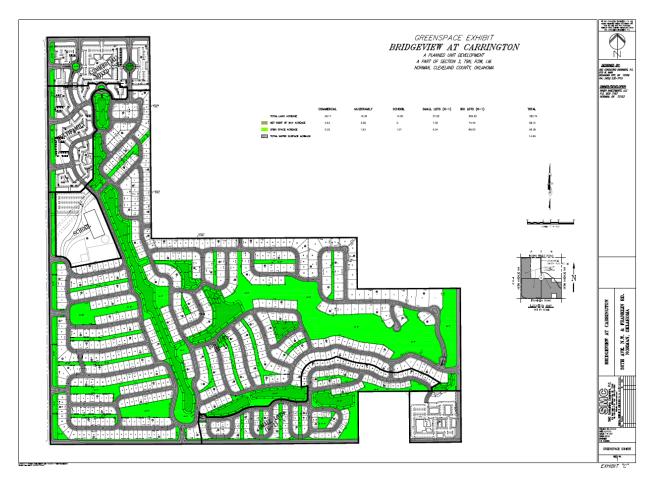


# **EXHIBIT B**Proposed Preliminary Site Development Plan

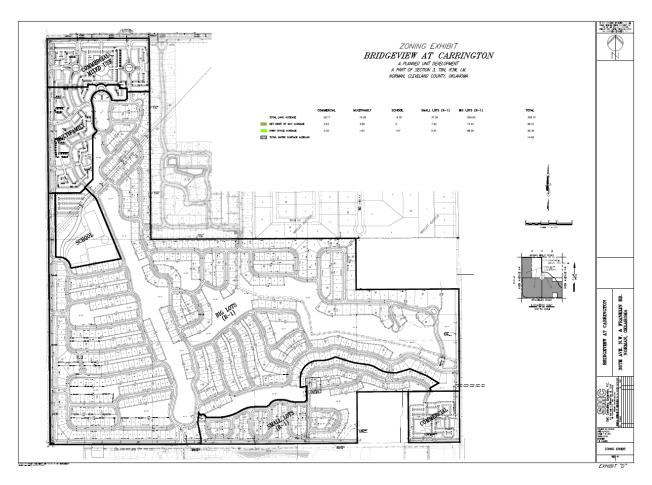
Full Sized PDF Documents Provided to City Staff



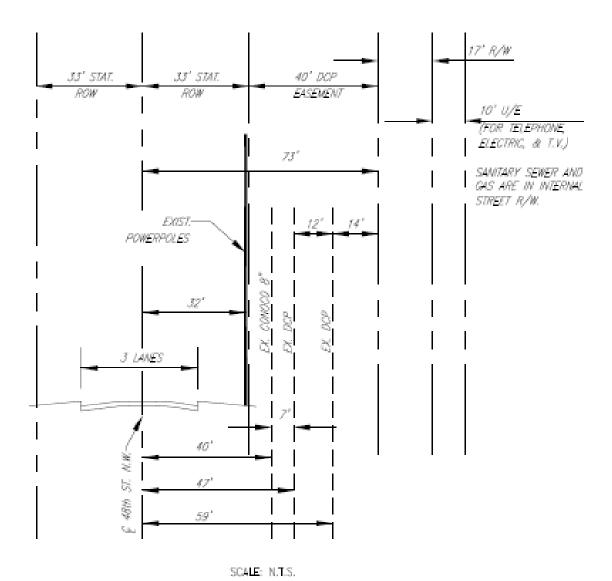
# **EXHIBIT C** Proposed Open Space Areas

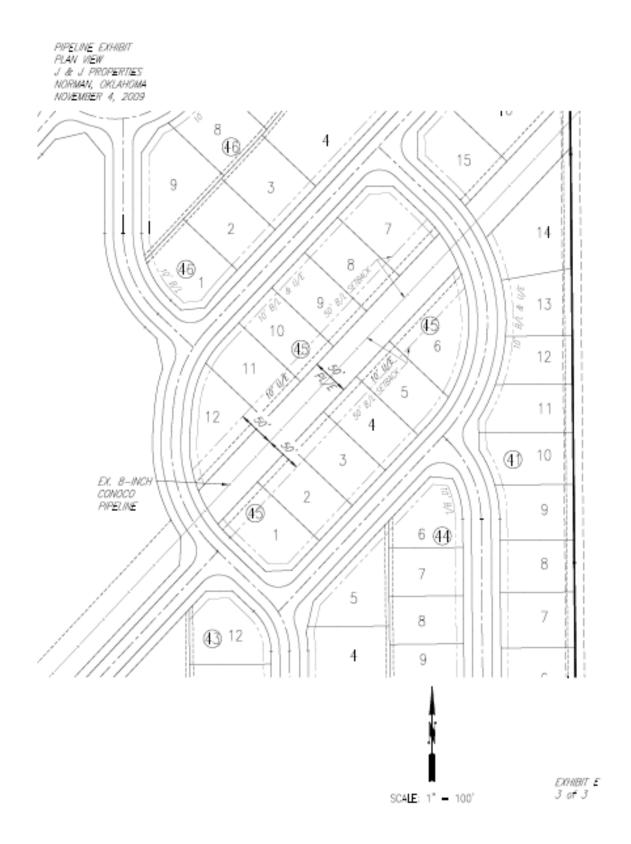


# **EXHIBIT D**Proposed Zoning Districts



**EXHIBIT E**Proposed 48<sup>th</sup> Avenue NW Right of Way Development





FO.C. Non. IK" a 1%," PORERUNNER" Rail Post size varies with Height (See BURELOV PLUS \*\* Per Street D. Varies with Height Standard Heights K° ⊠ x .045 Wall Picket 4.45 Bracket Options Section 1 21" Min. - 3K° TYPICAL Footing depth Post size depends on frace height and wind loads. See ECHELON PLUS™ post sizing chart.
 Panels also synthable for 6° on center post spacing Additional heights available on request. Some heights noted require a third analor fourth rail. 4.) Third rail only available on 4%: PANEL BRACKET -Boulevard design makes stronger rail to post connection by wrapping campletely around bracket INTERNAL RETAINING ROD Variable pitch connection system for ease of installation, high angle bias shiftly and climination of unsightly external fasteners. ιK' REINFORCED POST-Internal rib increases against wind leading as well as other nonimentally applied forces (Daily on 26" shankum youts). INTERIOR GUIDE CHANNEL -Channel forms lower limit Base Materiel of raceway for retaining red and allows for high Zinc Phasphate & Conversion Costing angle bias shility. "Ne Mar" Polyester FORERUNNER\*BAIL Powder finish cost "U"-Channel specially formed high strength architectural shape. ECHELON PLUS MAJ & MON POOL 2/3-RAIL 1555 N. Mingo Tulsa, OK. 74116 SH . 1 of 1 SCALE: DO NOT SCALE

REV:

Date

5/12/09

**EXHIBIT F** Proposed Fencing Around Swimming Pools in Single Family Districts

1-888-333-3422

www.ameristarfence.com

#### **EXHIBIT G**

Allowable Uses

#### **Single-Family District (Large and Small Lots)**

- Single Family dwelling
- Family day care home
- General purpose farm or garden
- Home occupation, including the Limited Discreet Business Activity enumerated in this PUD
- Municipal recreation or water supply
- Model Home, subject to a one-hundred-dollar (\$100.00) annual permit for no more than four (4) years
- Short-term rentals
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot
- One accessory dwelling unit (ADU) may be developed on each lot within the Property provided (a) it is clearly secondary to the larger principal dwelling; and (b) is not a mobile home;
  - o The ADU may be used as a permanent residence and may contain its own attached garage, kitchen, and similar components to allow the occupant to maintain autonomy while allowing for creative housing opportunities, such as, by way of example, aging in place.
  - o The ADU may be contained within a larger shop, barn, or warehouse, as designed by the owner.

#### **Multifamily District**

- Attached single family dwellings or detached zero lot line single family dwellings, provided that such uses comply with the area regulations in NCC 36-515(d);
- Two-family dwelling (duplex), or a single-family dwelling with a garage apartment;
- Apartment buildings, together with clubhouse, leasing office, fitness center, garage buildings, and similar associated uses;
- Townhouse Development;
- Short-term rentals; and
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

#### **Commercial District**

- Gas Station/Convenience
- Art Gallery/Studio.
- Assembly Halls of non-profit corporations.
- Libraries.
- Museums.
- Music Conservatories.
- Office buildings and office uses.

- Trade schools and schools for vocational training.
- Churches.
- Short-term rentals.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Baby shop.
- Bakery/Baked Goods store.
- Bank.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Child Care / Day Care establishment.
- Clothing or apparel store.
- Coffee house or coffee shop.
- Commercial uses/shops/or services.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Establishment.
- Dry goods store.
- Fabric or notion store.
- Florist/Flower Shop.
- Furniture Store.
- Gift Shop.
- Grocery or supermarket.
- Hardware store.
- Hotel.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Locksmith.
- Medical Marijuana Dispensary, as allowed by state law.
- Music, Radio, Electronics, Telephone, or Television Store.
- Outdoor Patio.

- Painting and decorating shop.
- Pet shop/or Small Animal Hospital.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern
  - o may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Smoke, Tobacco, Vape, or Similar Shop.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- T-Shirt Printing or Similar Sales or Services.
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Theater (excluding drive-in theaters), Bowling Alley, Arcade, or Similar Establishments, including those that sell alcoholic beverages in compliance with state law.
- Tier I Medical Marijuana Processor, as allowed by state law.
- Tier II Medical Marijuana Processor, as allowed by state law.
- Toy store.
- High Density Multifamily Uses, which includes apartment buildings and similar associated uses such as, but not limited to, a clubhouse, leasing office, fitness center, and garage buildings, provided that at least the first-floor use is a permitted use in C-1 districts;
- Short-term rentals.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

# **School District**

- Any of the following uses:
  - o Art gallery.
  - Assembly halls.
  - o Laboratories for research and testing, including medical marijuana testing laboratories, as allowed by State law, where all work is housed in buildings.
  - o Libraries.
  - o Museums.
  - Music conservatories.
  - Office buildings and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or

dental surgeon, engineer, geologist or geophysicists, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse; provided, however, that no retail sales nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district.

- Public and private schools and college with students in residence and dormitories associated therewith.
- Trade schools and schools for vocational training.
- o Churches, temples or other places of worship.
- o Fraternal service organization not conducted for profit.
- Recreation uses associated with any of the uses listed under subsection (a) of this section and maintained primarily for the benefit and use of the occupants thereof.
- Shops and stores associated with and incidental to the uses listed subsection (a) of this section maintained for serving only the occupants thereof.
- Buildings and structures and uses customarily incidental to the above uses.
- Short-term rentals.

# File Attachments for Item:

18. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-8: Consideration of a Preliminary Plat submitted by Raven Investments, L.L.C. (SMC Consulting Engineers, P.C.) for BRIDGEVIEW AT CARRINGTON, A Planned Unit Development, for approximately 369.74 acres of property generally located at East of 48th Avenue N.W., South of Indian Hills Road, North of Franklin Road, and West of 36th Avenue N.W.



# CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Alliance Development Group, L.L.C.

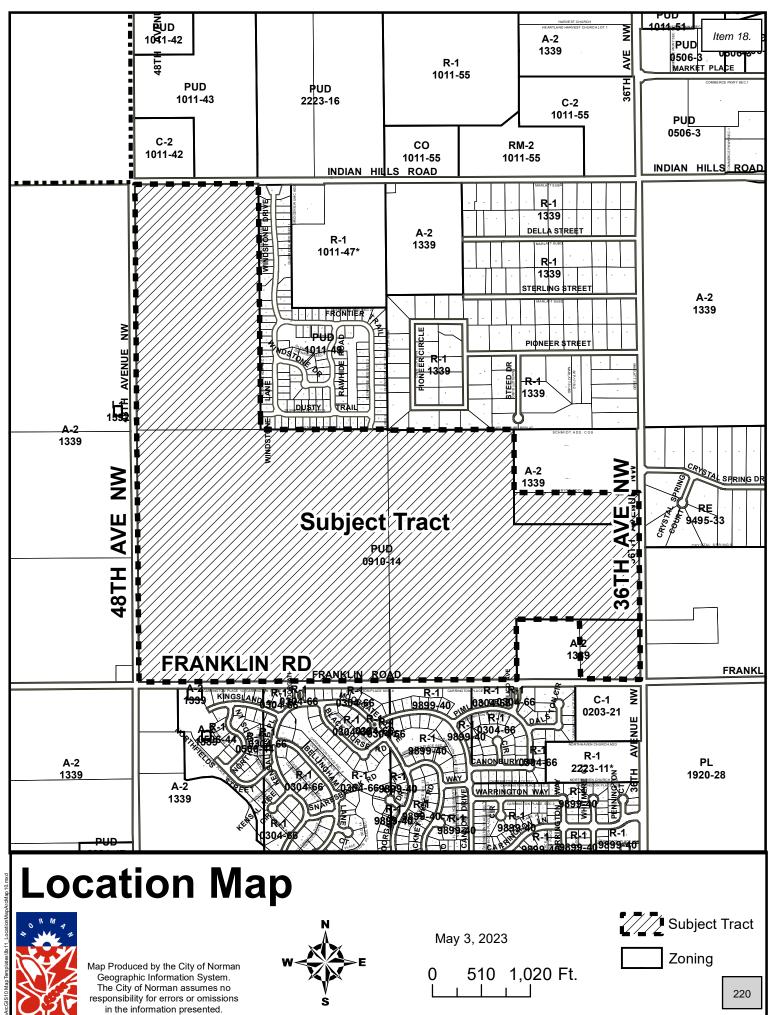
**PRESENTER:** Ken Danner, Subdivision Development Manager

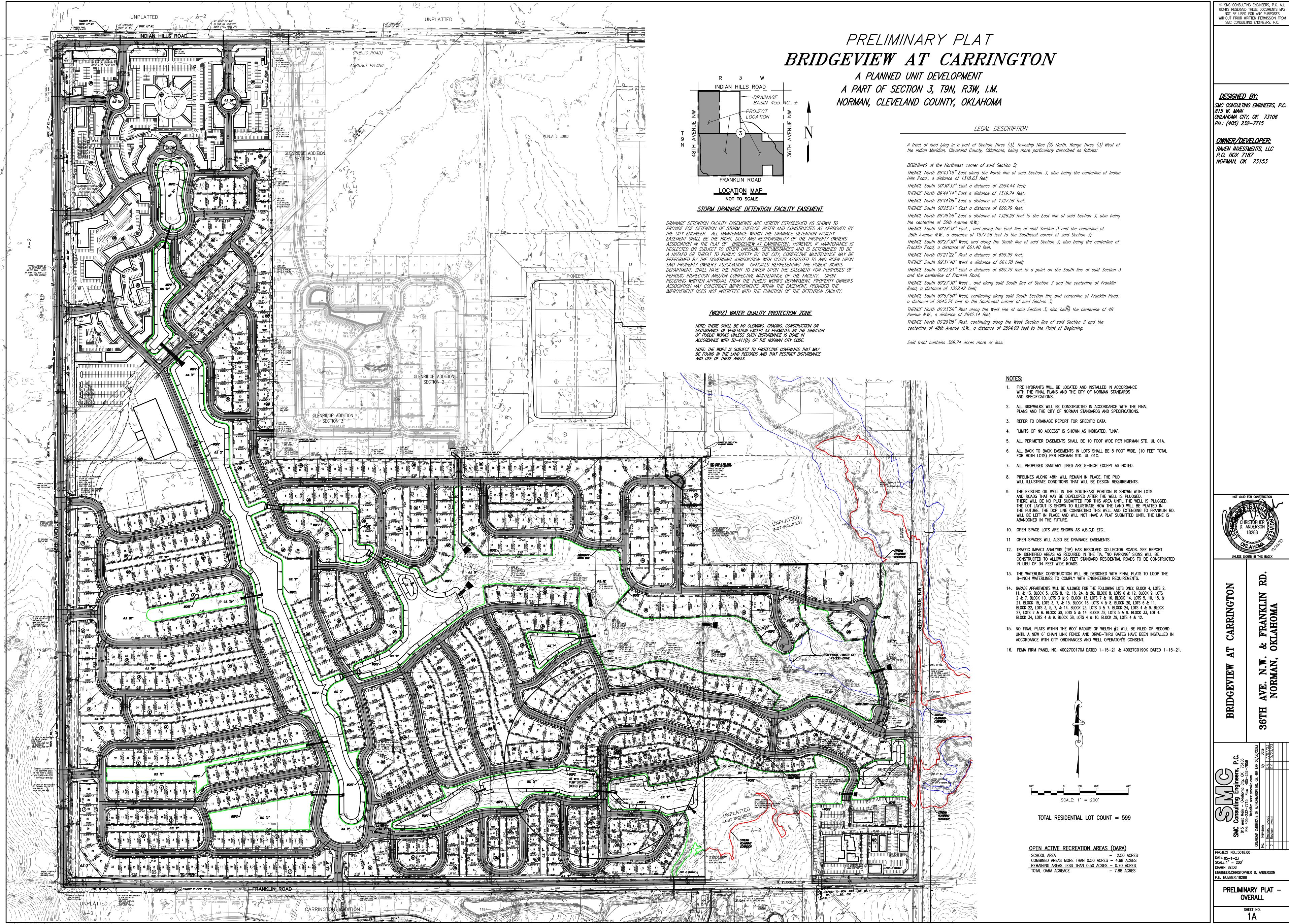
ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

<u>Postponement of PP-2324-8</u>: Consideration of a Preliminary Plat submitted by Raven Investments, L.L.C. (SMC Consulting Engineers, P.C.) for <u>BRIDGEVIEW AT CARRINGTON</u>, A <u>Planned Unit Development</u>, for approximately 369.74 acres of property generally located at East of 48<sup>th</sup> Avenue N.W., South of Indian Hills Road, North of Franklin Road, and West

of 36th Avenue N.W.

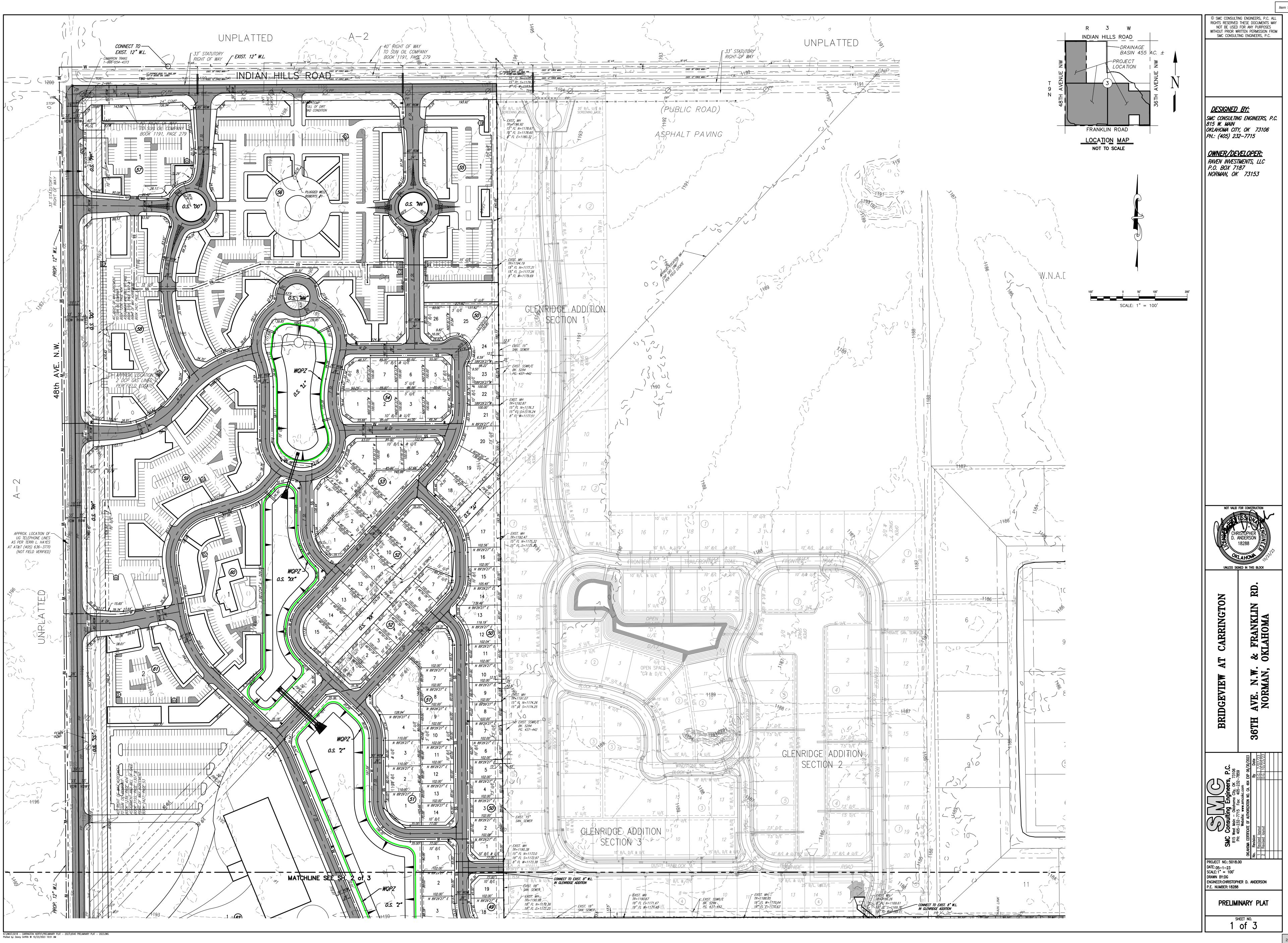
**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of PP-2324-8 to City Council.

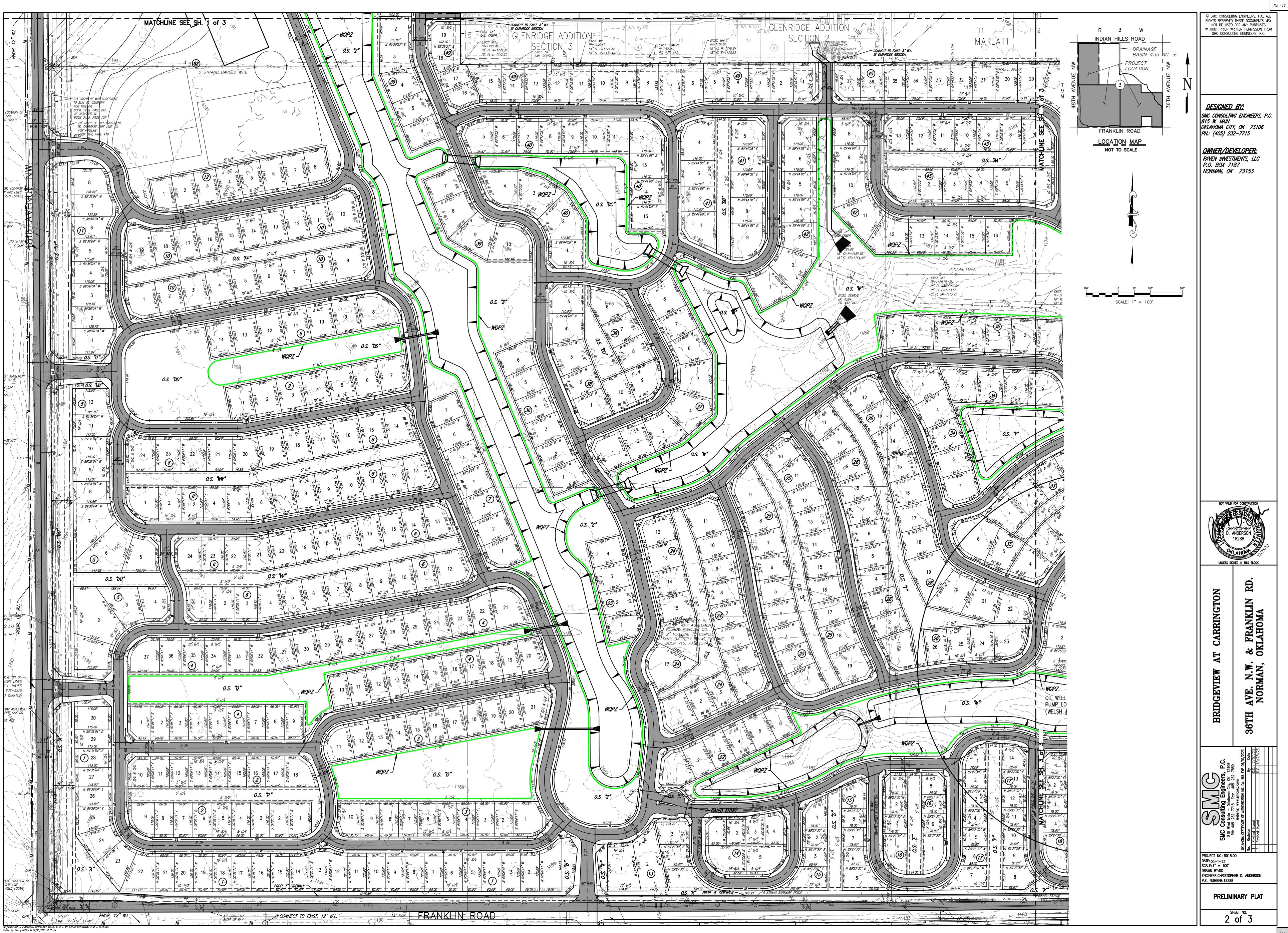


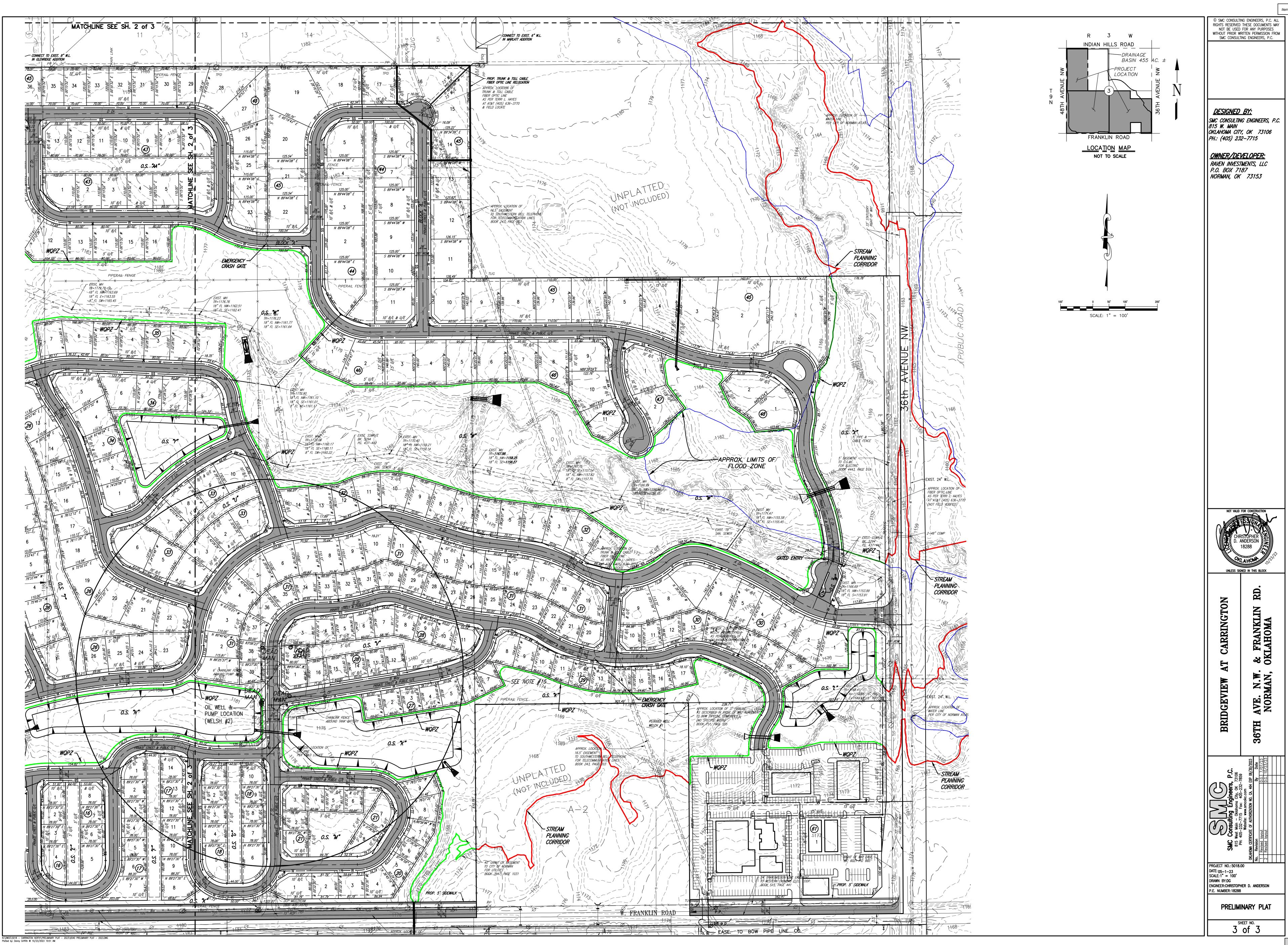


Plotted by: Danny Griffith @ 10/23/2023 10:50 AM

SMC CONSULTING ENGINEERS, P.C.







IL Item 18.

Planning Commission Agenda November 9, 2023

PRELIMINARY PLAT

ITEM NO. 18

PP-2324-8

# **STAFF REPORT**

ITEM: Consideration of a Preliminary Plat for <u>BRIDGEVIEW AT CARRINGTON ADDITION</u>, <u>A PLANNED UNIT DEVELOPMENT</u> (Formerly J&J Properties Addition, a Planned Unit <u>Development</u>).

**LOCATION:** Located at the northwest corner of the intersection of 36<sup>th</sup> Avenue NW and West Franklin Road.

### **INFORMATION:**

- 1. Owner. Raven Investments, LLC
- 2. <u>Developer</u>. Raven Investments, LLC
- 3. <u>Engineer</u>. SMC Consulting Engineers, P.C.

#### **HISTORY:**

- 1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City Limits.
- 2. <u>December 19, 1961</u>. Planning Commission recommended to City Council that this property be placed in the A-2, Rural Agricultural District.
- 3. <u>January 23, 1962</u>. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
- 4. <u>December 3, 2009.</u> The Norman Board of Parks Commissioners, on a vote of 4-3, did not approve the developers proposal for J&J Properties Addition, a Planned Unit Development.
- 5. <u>December 10, 2009.</u> Planning Commission, on a vote of 9-0, postponed the Land Use and Transportation Plan Amendment, rezoning and the preliminary plat for J&J Properties Addition, a Planned Unit Development.
- 6. <u>January 7, 2010.</u> The Norman Board of Parks Commissioners, on a vote of 9-0, recommended private park with the preliminary plat for J&J Properties Addition, a Planned Unit Development.

- 7. <u>January 14, 2010.</u> Planning Commission, on a vote 9-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Service area and from Low Density Residential to High Density Residential (Tract 2), Commercial Designations (Tract 1) and Medium Density Residential (Tract 4).
- 8. <u>January 14, 2010</u>. Planning Commission, on a vote of 9-0, recommended to City Council that this property be placed in the Planned Unit Development and removed from A-2 zoning classification.
- 9. <u>January 14, 2010</u>. Planning Commission, on a vote of 9-0 recommended to City Council that the preliminary plat for J & J Properties Addition, a Planned Unit Development, be approved with a variance in the number of street connections located on 48<sup>th</sup> Avenue NW and waiver of alley requirements for the commercial properties.
- 10. <u>February 22, 2010</u>. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing this property in the Current Service Area and from Low Density Residential to High Density Residential (Tract 2), Commercial Designations (Tract 1) and Medium Density Residential Designations (Tract 4).
- 11. <u>February 22, 2010</u>. City Council adopted Ordinance No. O-0910-14 placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District.
- 12. <u>February 22, 2010</u>. City Council approved the preliminary plat for J&J Properties Addition, a Planned Unit Development.
- 13. <u>February 22, 2015</u>. Approval of the preliminary plat for J&J Properties Addition, a Planned Unit Development became null and void.
- 14. <u>September 7, 2023</u>. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended fee in lieu of park land dedication.
- 15. October 12, 2023. Planning Commission, on a vote of 6-0, postponed until the November 9, 2023, Planning Commission meeting the request to amend the NORMAN Land Use and Transportation Plan, rezoning and preliminary plat for Bridgeview at Carrington Addition, a Planned Unit Development at the request of the applicant.
- 16. November 9, 2023. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation.
- 17. November 9, 2023. The applicant has made a request to rezone a portion of this property from A-2, Rural Agricultural District to PUD, Planned Unit Development and amend Ordinance No. O-0910-14.

#### **IMPROVEMENT PROGRAM:**

- 1. <u>Fencing.</u> Fencing/screening will be required adjacent to the arterial streets where single family residential lots side or backup to these designated arterial streets.
- 2. <u>Fire Protection</u>. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department. Additional fire hydrants may be required for the larger commercial tracts.
- 3. <u>Permanent Markers</u>. Permanent markers will be installed prior to filing of the final plat.
- 4. <u>Sanitary Sewers</u>. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. Their connections will be the Northwest sanitary sewer interceptor.
- 5. <u>Sidewalks</u>. Sidewalks will be constructed adjacent to 36<sup>th</sup> Avenue NW, Franklin Road, 48<sup>th</sup> Avenue NW and Indian Hills Road. Sidewalks will be constructed adjacent to all interior streets.
- 6. <u>Drainage</u>. Several privately maintained detention facilities will be constructed for the conveyance of storm water. A property owners association will be established for the maintenance of the detention facilities. This property contains "blue lines." These channels or ponds are regulated and controlled by the U.S. Army Corps of Engineers. The owners will be responsible to obtain any permits as needed from the U.S. Army Corps of Engineers before disturbing these areas. Also, there are WQPZ (Water Quality Protection Zone) areas that will be dedicated to create riparian buffers to protect water quality. Depending on phasing of the development, the owners may need to create the needed downstream improvements within the property so stormwater runoff will not negatively impact adjacent property owners.
- 7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Thirty-sixth Avenue N.W. is classified as a Minor Urban Arterial Street and will be built half-width of an arterial street standard. Thirty-sixth Avenue N.W. is part of a 36<sup>th</sup> Avenue N.W. City Bond Project. Indian Hills Road is classified as a Principal Arterial Street. Franklin Road is classified as an Urban Collector with special considerations as a three lane roadway with 5-foot bike lanes. Forty-eighth Avenue N.W. is classified as a minor arterial street. The right-of-way width requirement is 100-feet with three lane roadway with bike lanes and a 8-foot width sidewalk. As final plats are submitted adjacent to 48<sup>th</sup> Avenue N.W., the three (3) paved lanes will be required to be built by this developer despite the involvement of the property owners west of 48<sup>th</sup> Avenue. Interior streets will be constructed to City paving standards. There are two areas of proposed private streets. These streets will be built to City paving standards but maintained by a Property Owners Association. Access for these areas will be controlled by gates for a gated community.

- 8. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. The twelve-inch (12") water mains will be installed adjacent to Franklin Road, 48th Avenue NW and Indian Hills Road. Interior water lines will be installed and looped, where possible, to provide domestic water and fire protection. Depending on the phasing, twelve-inch (12") water mains may need to be utilized within the development.
- 9. <u>WQPZ</u>. The proposed open spaces contain WQPZ (Water Quality Protection Zone). With final platting, these areas will be controlled by easements and covenants.
- 10. <u>Flood Plain</u>. There is flood plain within the property. There is no flood plain located within the residential properties. The Flood Plain Permit Committee approved Flood Plain Permit No. 681 for the proposed street crossing the flood plain west of 36<sup>th</sup> Avenue N.W

#### **PUBLIC DEDICATIONS:**

- 1. Easements. All required easements will be dedicated to the City on the final plat.
- 2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat. Three (3) petroleum pipelines located within their private easements outside the thirty-three foot (33') statutory right-of-way on the east side of 48<sup>th</sup> Avenue N.W. made it impossible for the owners to dedicate seventeen feet (17') of additional right-of-way contiguous to the thirty-three foot statutory right-of-way without relocating the pipelines. Although not contiguous, the owners will dedicate seventeen feet (17') of public right-of-way east of the pipelines. This right-of-way will be outside of the proposed platted lots and under the City's control. This will provide the City with a total of fifty feet (50') as required by City standards and regulations. The Property Owners Association will be responsible for mowing the rights-of-way.
- **SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary site development plans, and preliminary plat are included in the Agenda Book.
- STAFF COMMENTS AND RECOMMENDATION: The owners are proposing residential, commercial, apartments and school property. The school property is designated for Moore Public Schools. The location of the school site contains a petroleum pipeline. The pipeline will be contained within a 50-foot (50') pipeline easement. Outside of the easement will be a 25-foot (25') no build on each side of the pipeline easement for a total of 100-foot no build for structures. Staff can support the the preliminary plat for Bridgeview at Carrington Addition, a Planned Unit Development.
- **ACTION NEEDED**: Recommend approval or disapproval of the preliminary plat for Bridgeview at Carrington Addition, a Planned Unit Development to City Council subject to the approvals of R-2324-64 and O-2324-23.

ACTION TAKEN: \_\_\_\_\_



# **CITY OF NORMAN**

# **Development Review Form Transportation Impacts**

DATE: August 01, 2023 STAFF REVIEW BY: Awet Frezgi, P.E. City Traffic Engineer

**PROJECT NAME:** Brigeview at Carrington **PROJECT TYPE:** PUD

Owner: Raven Investments, LLC

Developer's Engineer: SMC Consulting Engineers, P.C.

Developer's Traffic Engineer: Traffic Engineering Consultants, Inc. (TEC)

#### **SURROUNDING ENVIRONMENT (Streets, Developments)**

The areas surrounding this site are generally high and low residential with Farming area to the west. Franklin Road and Indian Hills Road are the main east/west roadways, and 36th Avenue NW and 48th Avenue NW are the main north/south roadways.

#### **ALLOWABLE ACCESS:**

The site proposes 16 access points. The access points are located along Franklin Road, Indian Hills Road, 36th Avenue NW, and 48th Avenue NW. The locations of this access point 12 meets the applicable requirements in the Engineering Design Criteria, but 4 (driveway number 1. 2, 3, and 13) would require variance on driveway spacing requirement. On corner clearance requirement 3out of 4 (driveway number 4, 13, and 14) near corner driveways don't meet requirement and would require a variance.

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

<u>Franklin Road</u>: 2 lanes (existing and future). Speed Limit—50 mph. Some sight distance problems. No median. <u>Indian Hills Road</u>: 2 lanes (existing and future). Speed Limit—50 mph. Some sight distance problems. No median. <u>36<sup>th</sup> Avenue N.W.</u>: 2 lanes (existing and future). Speed Limit—50 mph. Some sight distance problems. No median. <u>48<sup>th</sup> Avenue N.W.</u>: 2 lanes (existing and future). Speed Limit—50 mph. Some sight distance problems. No median.

#### ACCESS MANAGEMENT CODE COMPLIANCE:

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

YES

Time Period	Total	In	Out
Weekday	16,796	7,464	9,332
A.M. Peak Hour	1219	547	672
P.M. Peak Hour	1599	844	754

#### TRANSPORTATION IMPACT STUDY REQUIRED?

YES	NO	

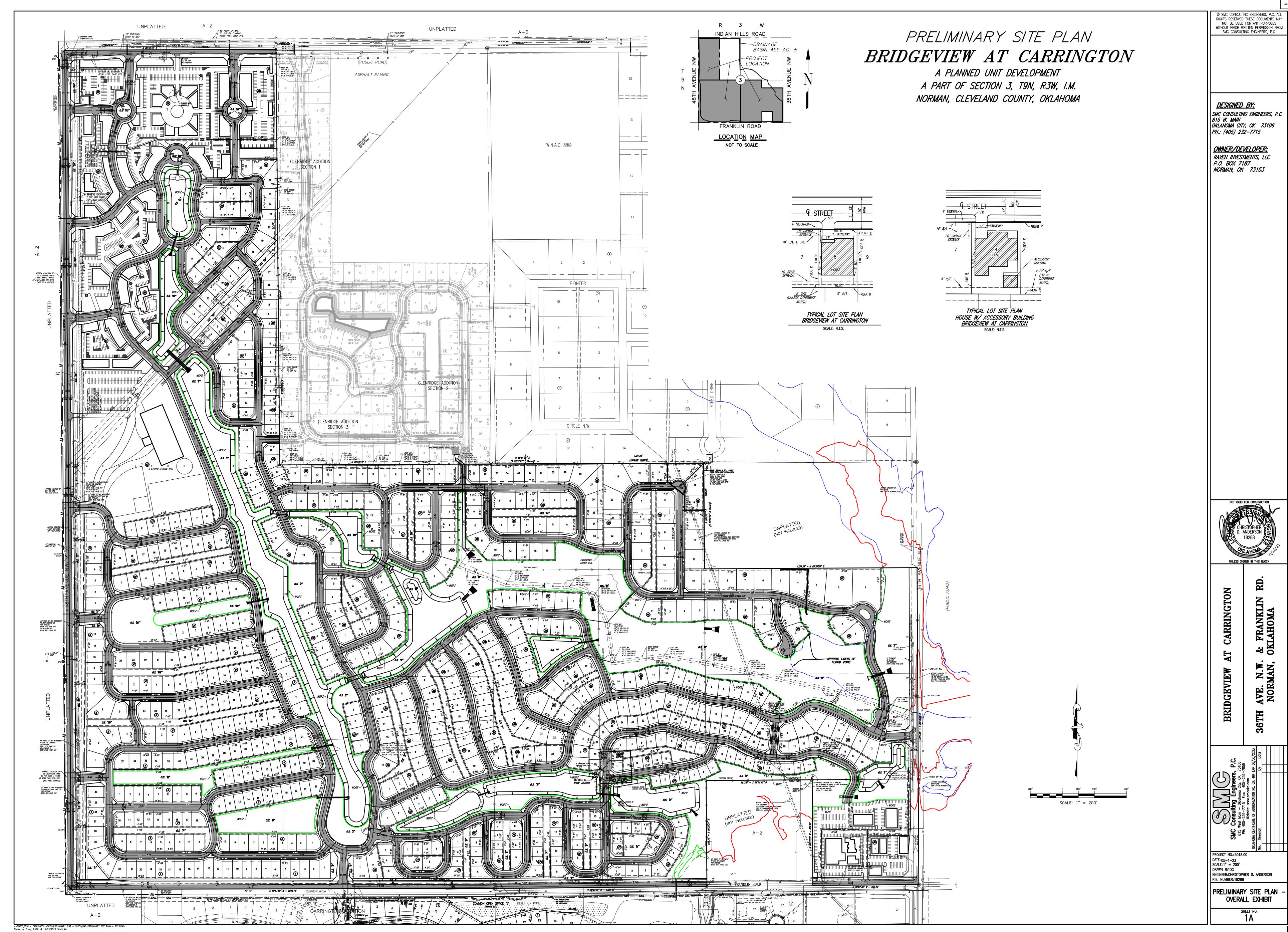
NO

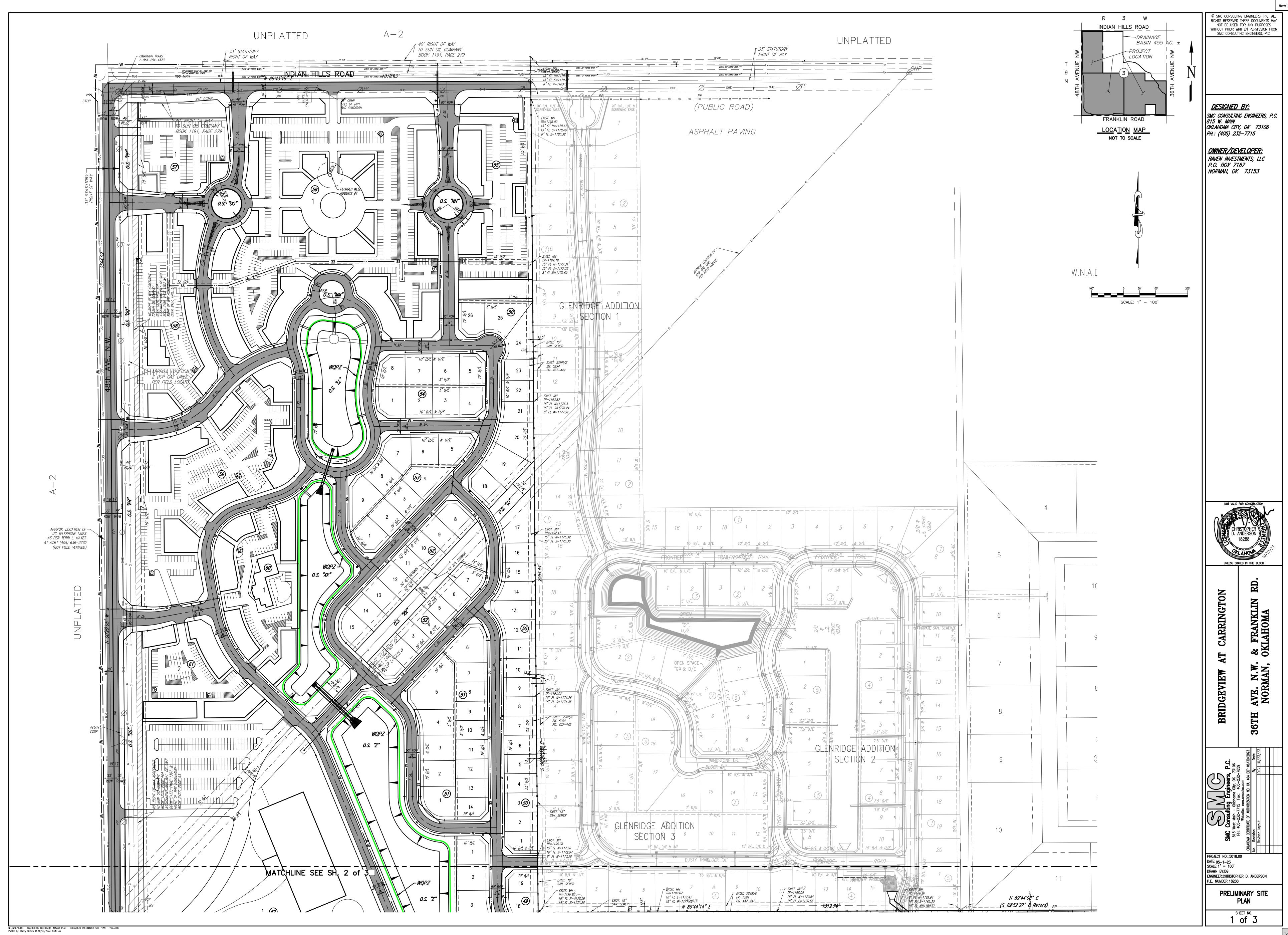
The proposed development will access Indian Hills Road with Drive #1, Drive #2, and Drive #3. On 48th Avenue NW the access driveways are Drive #4 to Drive #10. The access driveway on Franklin Road NW is via Moorgate Drive, and Drive #11 to Drive #13. The driveway access from 36th Avenue NW is by Drive #14 and Drive #15. All driveways are currently identified in the traffic impact analysis. Capacity exceeds current demand in this area. As such, off-site improvements are anticipated. Thus, the developer will be required to pay \$101,891.88 in traffic impact fees toward future signalization of the 36th Avenue NW/Franklin Road, 36th Avenue NW/Indian Hills Road, 48th Avenue NW/Indian Hills Road, and 48th Avenue NW/Franklin Road intersections. This fee is required to be paid with the filing of the Final Plat.

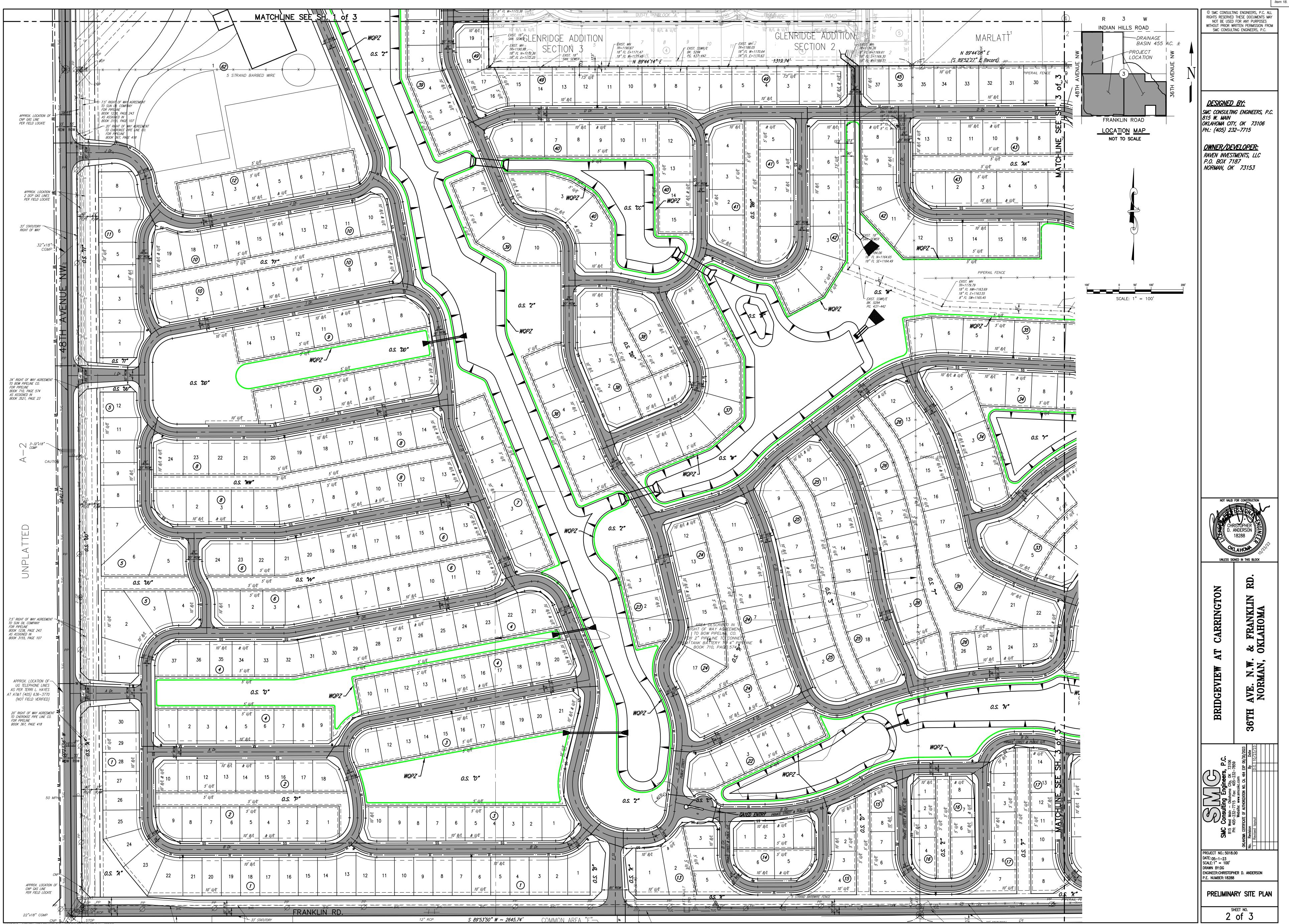
RECOMMENDATION: APPROVAL $lacksquare$ DENIAL $\Box$ N/A $\Box$ STIPULATIONS $\Box$
--

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

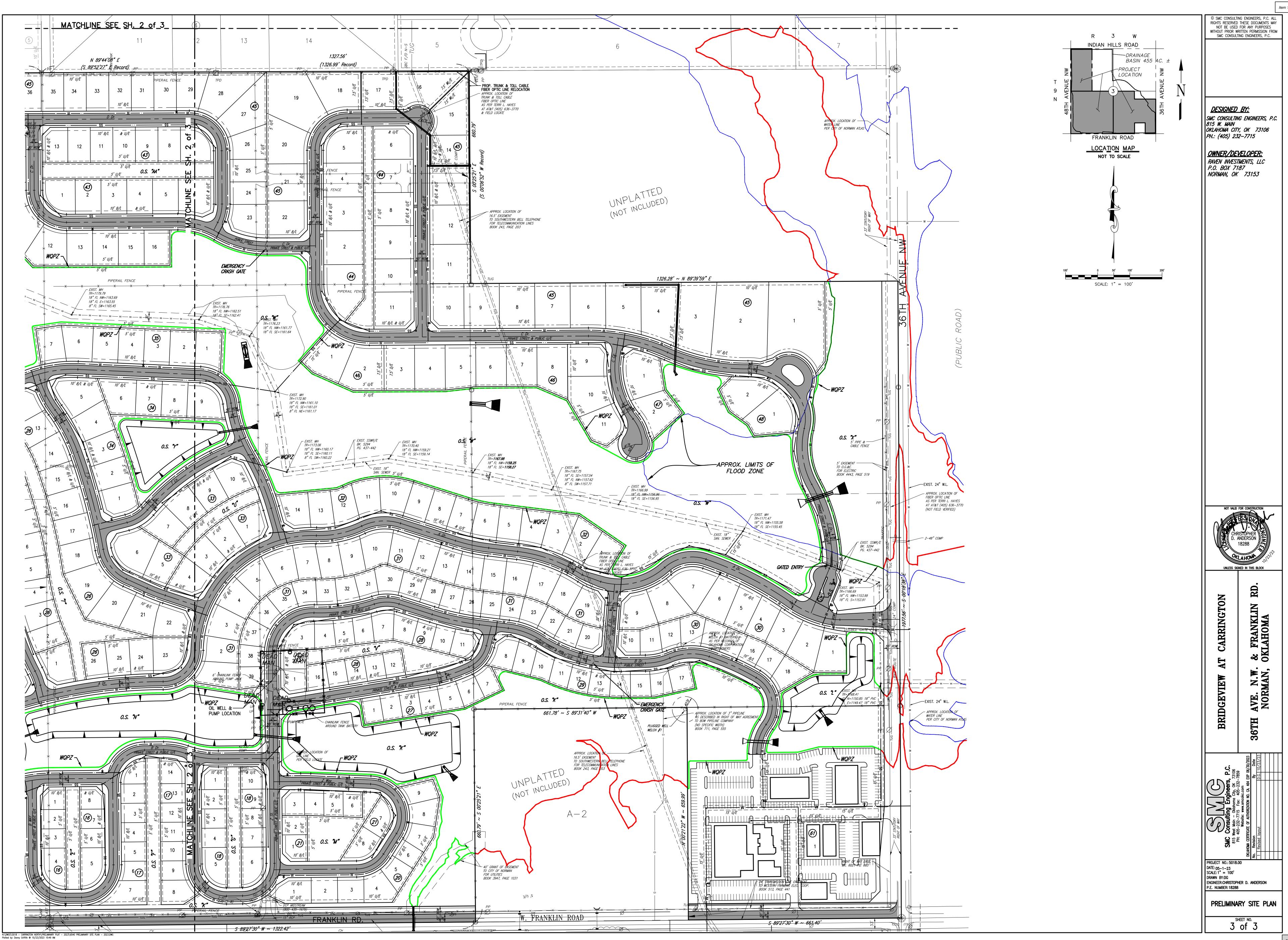
The proposed development is expected to generate approximately 16,796 trips per day, 1,219 AM peak hour trips, and 1,599 PM peak hour trips. Traffic capacities on Franklin Road, Indian Hills Road, 36th Avenue N.W., and 48th Avenue NW exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. Regardless, \$101,891.88 in traffic impact fees will need to be collected with the filing of the Final Plat for future traffic signals on 36th Avenue NW/Franklin Road, 36th Avenue NW/Indian Hills Road, 48th Avenue NW/Indian Hills Road, and 48th Avenue NW/Franklin Road.







Plotted by: Danny Griffith @ 10/23/2023 10:49 AM



### File Attachments for Item:

19. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-26: Kappa Alpha Theta requests rezoning from R-2, Two-Family Dwelling District (845 Chautauqua), R-2, Two-Family Dwelling District with Special Use for Off-Street Parking (823 Chautauqua), and RM-2, Low Density Apartment District with Special Use for Off-Street Parking (748 College), to SPUD, Simple Planned Unit Development, for 1.20 acres of property located at the Northeast corner of Chautauqua Avenue and Parsons Street (823 & 845 Chautauqua, and 748 College).



# CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Kappa Alpha Theta

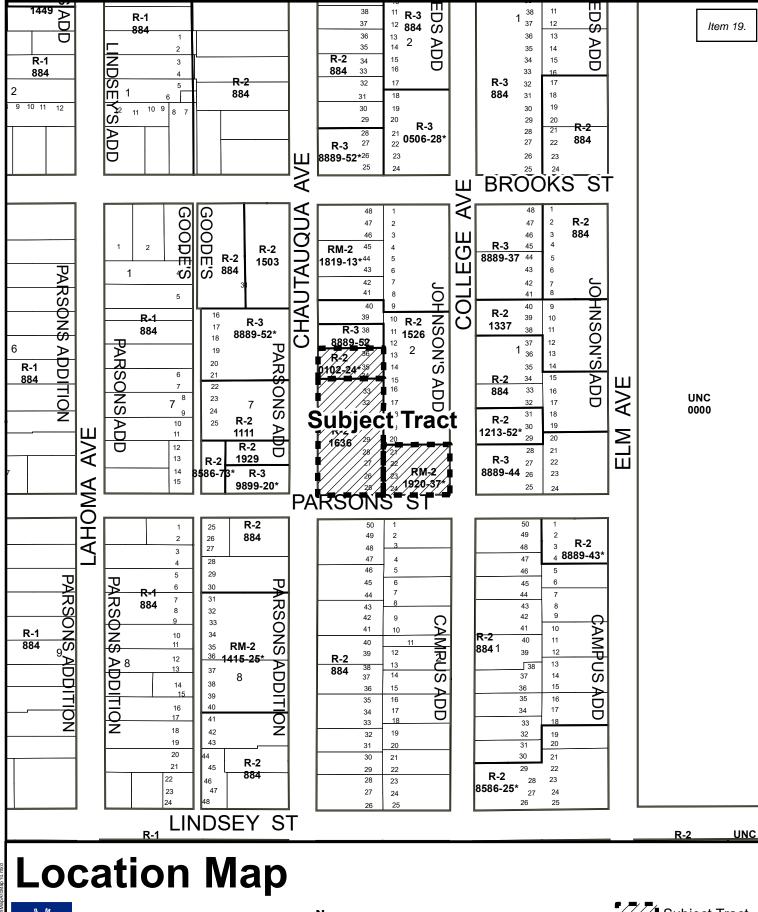
PRESENTER: Melissa Navarro, Planner II

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

Postponement of Ordinance No. O-2324-26: Kappa Alpha Theta requests rezoning from R-2, Two-Family Dwelling District (845 Chautauqua), R-2, Two-Family Dwelling District with Special Use for Off-Street Parking (823 Chautauqua), and RM-2, Low Density Apartment District with Special Use for Off-Street Parking (748 College), to SPUD, Simple Planned Unit Development, for 1.20 acres of property located at the Northeast corner of Chautauqua Avenue and Parsons Street (823 & 845 Chautauqua, and 748

College).

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-26 to City Council.



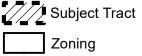


Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



October 10, 2023

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Planning Commission Agenda November 9, 2023

ORDINANCE NO. O-2324-26

ITEM NO. 19

# **STAFF REPORT**

# **GENERAL INFORMATION**

APPLICANT Kappa Alpha Theta

REQUESTED ACTION Rezoning to SPUD, Simple Planned Unit

Development District

EXISTING ZONING R-2, Two-Family Dwelling District (845)

Chautauqua Ave); R-2 with Special Use for Off-Street Parking (823 Chautauqua Ave); and RM-2, Low Density Apartment District with Special Use for Off-Street Parking (748)

College Ave)

SURROUNDING ZONING

North: R-3, Multi-Family Dwelling District

East: R-2, Two Family Dwelling District,

and R-3, Multi-Family Dwelling

District

South: R-2, Two Family Dwelling District West: R-2, Two Family Dwelling District,

and R-3, Multi-Family Dwelling

District

LOCATION 845 and 823 Chautauqua and 748 College

WARD 4

CORE AREA Yes

AREA/SF 1.20 acres, more or less

PURPOSE Allow for the expansion of an existing

sorority house and installation of a parking

lot

EXISTING LAND USE Residential

SURROUNDING LAND USE North: Off street parking

East: Residential and off-street parking

South: Residential

West: Residential and off-street parking

LAND USE PLAN DESIGNATION

High Density Residential

GROWTH AREA DESIGNATION

Current Urban Service Area

**PROJECT OVERVIEW:** The subject property is a 1.20-acre student housing development currently divided into three parcels zoned R-2, Two-Family Dwelling District (845 Chautauqua Ave), R-2 with Special Use for Off-Street Parking (823 Chautauqua Ave), and RM-2, Low-Density Apartment District with Special Use for Off-Street Parking (748 College Ave). The applicant requests to rezone to SPUD, Simple Planned Unit Development, to fit an addition to the existing building and redesign the off-street parking areas. The proposed site plan includes an access drive on Chautauqua Avenue, adding a two-way access drive along College Avenue, and two drives on Parsons Street.

# PROCEDURAL REQUIREMENTS: GREENBELT COMISSION: N/A

### PREDEVELOPMENT MEETING: PD23-36, October 26, 2023

An attendee said they do not think this is the highest and best use of the property given its location in core Norman. There were concerns regarding the number of parking spots provided. The applicant explained they will have 92-94 residents and are providing 98 spots. This will also provide parking for staff.

### **ZONING ORDINANCE CITATION:**

SEC 36-510 – SIMPLE PLANNED UNIT DEVELOPMENTS

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

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

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

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

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

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

Item 19.

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

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

# **STAFF ANALYSIS:** The particulars of this SPUD include:

**USE:** The proposed permitted uses are:

- Fraternity or sorority house.
- Single-family dwelling.
- Two-family dwelling (duplex).
- Single-family dwelling and a garage apartment.
- Family day care home.
- General purpose farm or garden.
- Home occupation.
- Municipal recreation or water supply.
- Off-street parking lot to be used as open space for vehicular parking, provided that such parking lot is on or adjacent to the land on which the principal use is located.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

### **OPEN SPACE/PARKLAND:**

The portions of the property planned for open space are depicted in the Open Space Plan presented as Exhibit B in the SPUD Narrative. The Open Space Plan attributes approximately 0.36 acres, or 30%, of the property as open space.

# SITE PLAN/ACCESS:

The Site Plan presented as Exhibit A in the SPUD Narrative. Existing access to the site will be from one drive off Chautauqua Avenue, one off College Avenue, and two off Parsons Street. The following changes shall be made to access and circulation throughout the site:

- The western existing access along Parsons Street shall continue to be one-way exit only. The eastern access point will be two-way.
- An additional two-way access drive shall be provided along College Avenue for access to the proposed parking lot.
- All improvements to the site shall be in accordance with City of Norman requirements except as otherwise specified.

The applicant is proposing an addition to the existing house on the north side and a new plaza for residents on the west side of the house. A new parking lot will be installed to the east of the house. Existing parking adjacent to the east side of the house will be removed to allow for better circulation through the property.

**LANDSCAPING:** Landscaping shall be provided in accordance with Exhibit C of the SPUD Narrative, Conceptual Landscape Plan, subject to changes allowed by Chapter 36-510(k).

**SIGNAGE:** All signs shall comply with the requirements outlined in the City of Norman Sign Code per the Medium Density Residential Sign Standards, as amended from time to time, except as specified herein:

Item 19.

- One (1) sign shall be allowed on the masonry fence in front of the existing bullalong Chautauqua Avenue. Said sign shall have no minimum height requirements.
- A total of two (2) signs per street frontage shall be permitted.

**LIGHTING:** All exterior lighting shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time, except that ornamental lanterns shall be allowed on top of the proposed masonry wall along Chautauqua Avenue. Existing outdoor lighting present at the time of adoption of this SPUD shall not be required to meet requirements specified in the City of Norman's Commercial Outdoor Lighting Standards.

**SANITATION/UTILITIES:** Trash dumpsters will be located as depicted on the Site Plan or in locations as modified or approved by the City of Norman.

**PARKING:** Parking shall be developed in general compliance with the parking layout shown on Exhibit A Site Plan, subject to changes allowed by Chapter 36-510(k). The Property shall comply with Norman's applicable parking ordinances, as amended from time to time, except as specified herein:

- Parallel parking spaces shall be permitted with dimensions of 9' by 23'.
- The Property shall not be required to have any additional parking over and beyond what is shown on the Site Plan.

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

**EXISTING ZONING:** The property is currently zoned R-2, Two-Family Dwelling District (845 Chautauqua Ave), R-2 with Special Use for Off-Street Parking (823 Chautauqua Ave), and RM-2, Low Density Apartment District with Special Use for Off-Street Parking (748 College Ave). The existing use of sorority house is considered a legal, nonconforming use. In order to expand the footprint of the house, the applicant is required to bring the zoning into conformance with current codes. The applicant opted to do a SPUD to tailor the zoning to their needs.

# **ALTERNATIVES/ISSUES:**

**IMPACTS**: The subject property is located one block west of the University of Oklahoma, surrounded by fraternities and sororities. The proposed uses for the SPUD, Simple Planned Unit Development, are similar to the surrounding properties. City Staff does not anticipate negative traffic impacts.

# **OTHER AGENCY COMMENTS:**

**FIRE DEPARTMENT:** East side access should be a min 20' as it will be two-way circulation.

**PUBLIC WORKS/ENGINEERING**: A lot line adjustment to combine the three properties into one will be required after approval of the proposed zoning.

**TRAFFIC ENGINEER:** No comments

**UTILITIES:** No comments

Item 19.

Staff forwards this request for rezoning from R-2, Two-Family Dwelling [ **CONCLUSION:** R-2, with Special Use for Off-Street Parking, and RM-2, Low Density Apartment District, with Special Use for Off-Street Parking, to SPUD, Simple Planned Unit Development, as Ordinance No. O-2324-26 to the Planning Commission for consideration and recommendation to City Council.

# 845 CHAUTAUQUA AVENUE

A Simple Planned Unit Development Norman, OK

Applicant: Kappa Alpha Theta

# Prepared by:

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

And

Rieger Law Group, PLLC 136 Thompson Drive Norman, Oklahoma 73069

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#### 1. PROPERTY DESCRIPTION

The Kappa Alpha Theta parcel is a 1.20-acre student housing development located at 845 Chautauqua Avenue. The property is located in the Johnson's Addition, approximately 400 feet west of the University of Oklahoma's campus. The property is surrounded by single-family homes, fraternal organizations, and the University of Oklahoma Accessibility and Disability Resource Center.

The property currently is the 3-story Kappa Alpha Theta Sorority House with parking lots directly to the north and east of the building. The property is not within the 100-year floodplain.

**Legal Description:** ALL OF LOTS TWENTY-ONE (21) TO THIRTY-SIX (36), INCLUSIVE, IN BLOCK TWO (2), OF JOHNSON'S ADDITION, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

**Existing Zoning:** Current zoning is R-2, Two-Family Dwelling District, with special permit for Off-Street Parking, and RM-2, Low-Density Apartment District, with special permit for Off-Street Parking.

**Comprehensive Plan:** The property is currently designated as High Density Residential in the NORMAN 2025 Land Use Plan. An amendment to the Land Use Plan is not necessary as part of this request.

#### 2. DEVELOPMENT CONCEPT

Founded in 1870, Kappa Alpha Theta (Theta) is the first Greek-letter Fraternity for women, and its founders were among the first women to be admitted as full college students. The Alpha Omicron Chapter of Kappa Alpha Theta was installed at the University of Oklahoma in 1909, and has notable alumni including Mary McDougal Axelson, Ronnie Claire Edwards, and Lucia Loomis Ferguson. Theta continues to be a leading women's organization, providing growth opportunities for young women that promote academic excellence and the widest influence for good. As part of Theta's mission, the sorority strives to provide and maintain safe, competitive, and desirable housing to enhance the sisterhood of its members; foster affinity of alumnae; and support the health, heritage and future of its college chapters.

Theta's existing housing near the University of Oklahoma is located at 845 Chautauqua Avenue. The 3-story building includes bedrooms, a kitchen, laundry facilities, offices, study rooms, and living space. Parking also exists to the north and east of the building. In 2020, Theta purchased the lot directly to the east which is currently vacant. Theta proposes to combine all lots into a singular parcel to facilitate a cohesive development through this SPUD application.

Theta proposes an addition to and remodel of the existing building. The addition is proposed to the north, including a new multi-purpose room, ADA-accessible suite, storage, an additional kitchen, and additional bathrooms. The addition is planned to remove existing parking to the north. Theta proposes a parking lot in the vacant lot to the east to make up for this loss of parking.

A site plan depicting the site layout and design features is provided as Exhibit "A": Site Plan. This SPUD shall be developed in accordance with the City of Norman Zoning Ordinance and the use and development regulations of the R-3, Multi-Family Dwelling District, except as otherwise specified herein to accommodate for the unique conditions of the site.

See Exhibit "A": Site Plan

11/3/2023

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### 3. DEVELOPMENT STANDARDS

**3.A.** Development Standards Matrix: The subject property shall be developed in accordance with the below use and development regulations to accommodate for unique site conditions. These regulations are intended to closely follow those found in the R-3, Multi-Family Dwelling District:

Net Land Area:	1.20 acres / 52,272 sq. ft.	
Permitted Uses (See Exhibit "D" for complete list):	<ul> <li>Retaining the property's existing allowable uses, including the following:         <ul> <li>Fraternity or sorority house;</li> <li>Off-street parking lot to be used as open space for vehicular parking, provided that such parking lot is on or adjacent to the land on which the principal use is located;</li> <li>Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.</li> </ul> </li> </ul>	
Minimum Width:	There shall be no minimum lot width.	
Minimum Building Setbacks:	Setback requirements shall be the following for the lot line(s) adjacent to:  Chautauqua Avenue: 30 feet (Per the platted build line);  College Avenue: 30 feet (Per the platted build line);  Parsons Street: 15 feet; All other lot lines: 10 feet.	
Maximum Height:	No building shall exceed 50 feet in height.	
Building Coverage:	Main and accessory buildings shall not cover more than 50% of the lot area.	
Impervious Coverage:	Total impervious area for the entire development area, including all buildings and permanently paved areas, shall not cover more than 75% of the lot.	
Landscaping Requirements:	Landscaping shall be provided in accordance with Exhibit "C": Landscape Plan.	

- **3.B.** Parking and Loading Requirements: Parking shall be developed in general compliance with the parking layout shown on Exhibit "A": Site Plan, subject to changes allowed by Chapter 36-510(k). The Property shall comply with Norman's applicable parking ordinances, as amended from time to time, except as specified herein:
  - Parallel parking spaces shall be permitted with dimensions of 9' by 23'.
  - The Property shall not be required to have any additional parking over and beyond what is shown on the Site Plan.

See Exhibit "A": Site Plan

- **3.C. Sanitation:** Trash dumpsters will be located as depicted on the Site Plan or in locations as modified or approved by the City of Norman.
- **3.D. Exterior Building Materials:** Exterior building materials shall be in conformance with the requirements outlined in the City of Norman Zoning Ordinance, Chapter 36-547 (Exterior Appearance), as amended from time to time.
- **3.E.** Signage: All signs shall comply with the requirements outlined in the City of Norman Sign Code per the Medium Density Residential Sign Standards, as amended from time to time, except as specified herein:
  - One (1) sign shall be allowed on the masonry fence in front of the existing build line along Chautauqua Avenue. Said sign shall have no minimum height requirements.
  - A total of two (2) signs per street frontage shall be permitted.
- **3.F.** Landscaping/Tree Preservation: Landscaping shall be provided in accordance with Exhibit "C": Landscape Plan, subject to changes allowed by Chapter 36-510(k).

See Exhibit "C": Landscape Plan

- **3.G. Lighting:** All exterior lighting shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time, except that ornamental lanterns shall be allowed on top of the proposed masonry wall along Chautauqua Avenue. Existing outdoor lighting present at the time of adoption of this SPUD shall not be required to meet requirements specified in the City of Norman's Commercial Outdoor Lighting Standards.
- **3.H. Open Space:** The portions of the property planned for open space are depicted in the Open Space Plan. The Open Space Plan attributes approximately 30% of the property as open space.

See Exhibit "B": Open Space Plan

**3.I. Fencing and Screening:** All fencing and screening shall comply with the requirements outlined in the City of Norman's Zoning Ordinance, Chapter 36-552 (Fencing, Walls, and Screening), as amended from time to time, subject to changes allowed by Chapter 36-510(k). The Applicant will install a low-level brick, masonry, or similar wall, not to exceed four feet (4') in height along the southeast corner of the new parking lot.

845 Chautauqua Avenue 11/3/2023

## 4. ACCESS, DRAINAGE, UTILITIES AND FIRE PROTECTION

- **4.A. Vehicular Access and Circulation:** As indicated in the Site Plan (Exhibit "A"), existing access to the site will continue to be provided off Chautauqua Avenue and Parsons Street. Additional access will be provided along Parsons Street and College Avenue. The following changes shall be made to access and circulation throughout the site:
  - The southern access drive along Chautauqua Avenue shall be removed to accommodate the new building addition.
  - Existing access along Parsons Street shall continue to be one-way exit only. Existing parking to the east of the building will be removed and parallel parking spaces will be provided.
  - The existing curb cut along Parsons Street previously serving the residence at 748 College Avenue shall be improved to provide two-way access to the proposed parking lot.
  - An additional two-way access drive shall be provided along College Avenue for access to the proposed parking lot.

All improvements to the site shall be in accordance with City of Norman requirements except as otherwise specified.

See Exhibit "A": Site Plan

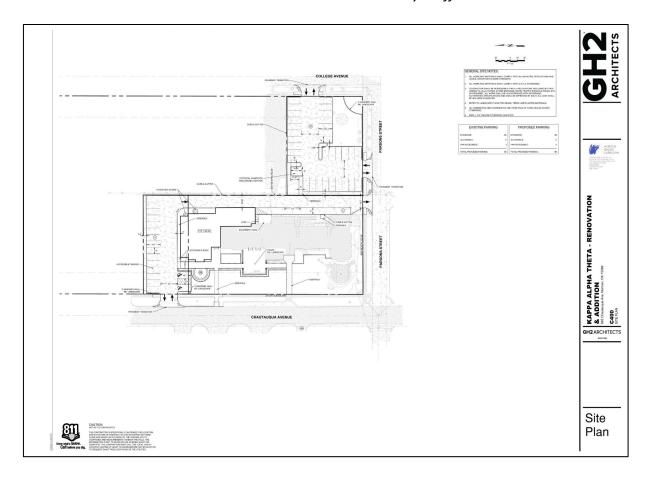
**4.B. Fire Protection Services:** Fire protection services will be provided by the City of Norman Fire Department and by the applicant as such are required by applicable City of Norman's codes, ordinances, and regulations.

845 Chautauqua Avenue 11/3/2023

Project #2340320

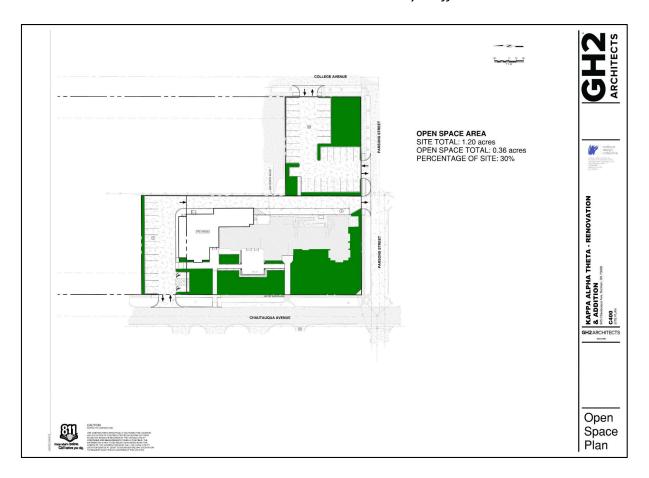
# EXHIBIT A – SITE PLAN

# Full Size Plan Submitted to City Staff



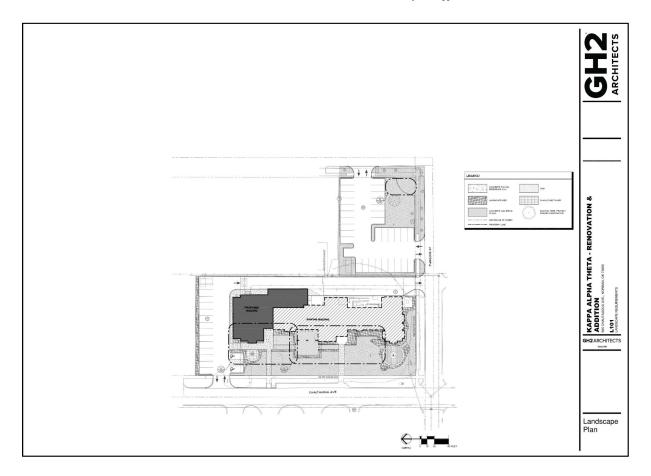
# **EXHIBIT B – OPEN SPACE PLAN**

Full Size Plan Submitted to City Staff



# EXHIBIT C – LANDSCAPE PLAN

Full Size Plan Submitted to City Staff



# **EXHIBIT D – Permitted Uses**

- Fraternity or sorority house.
- Single-family dwelling.
- Two-family dwelling (duplex).
- Single-family dwelling and a garage apartment.
- Family day care home.
- General purpose farm or garden.
- Home occupation.
- Municipal recreation or water supply.
- Off-street parking lot to be used as open space for vehicular parking, provided that such parking lot is on or adjacent to the land on which the principal use is located.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

845 Chautauqua Avenue 11/3/2023

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# City of Norman Predevelopment

October 26, 2023

**Applicant:** Kappa Alpha Theta

**<u>Project Location</u>**: 845 Chautauqua Ave.

Case Number: PD 23-36

**Time:** 5:30 p.m.

# **Applicant Representative:**

Colton Wayman, Wallace Design Gunner Joyce, Rieger Law Group Sean Rieger, Rieger Law Group Libby Smith, Rieger Law Group Nick Hudacko, GH2 Architects Christina Harris, GH2 Architects Shannon Marshal, GH2 Architects Alex Rice, Cooper Project Advisors

### **Attendees:**

Lee Hall Brent Swift Erica Bird Sorority Members

# **City Staff:**

Lora Hoggatt, Planning Services Manager Heather Poole, Assistant City Attorney

### **Application Summary:**

A request to rezone from R-2, Two-Family Dwelling District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development to allow for expansion of a sorority house and installation of new parking.

### Neighbor's Comments/Concerns/Responses:

An attendee said they do not think this is the highest and best use of the property given its location in core Norman. There were concerns regarding the number of parking spots provided. The applicant explained they will have 92-94 residents and are providing 98 spots. This will also provide parking for staff.

### File Attachments for Item:

20. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-9: Consideration of a Preliminary Plat submitted by Shaz Development Group, L.L.C. (SMC Consulting Engineers, P.C.) for WHISPERING TRAILS ADDITION for 39.94 acres of property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

The applicant has requested postponement to the December 14, 2023 Planning Commission Meeting



### CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Shaz Investment Group, L.L.C.

**PRESENTER:** Ken Danner, Subdivision Development Manager

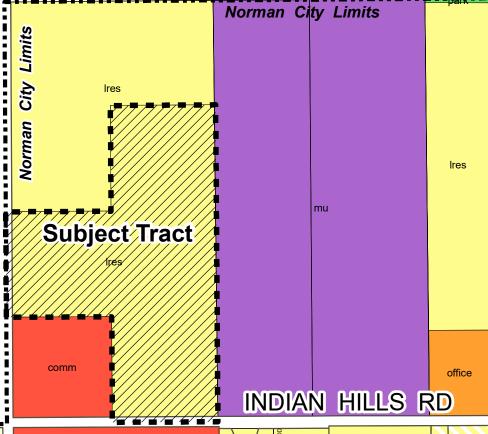
ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

<u>Postponement of PP-2324-9</u>: Consideration of a Preliminary Plat submitted by Shaz Development Group, L.L.C. (SMC Consulting Engineers, P.C.) for <u>WHISPERING TRAILS ADDITION</u> for 39.94 acres of property generally located near the Northeast corner of Indian Hills Road and 48<sup>th</sup> Avenue

N.W.

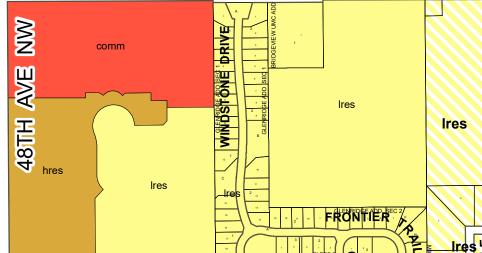
The applicant has requested postponement to the December 14, 2023 Planning Commission Meeting

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of PP-2324-9, the Preliminary Plat for <u>WHISPERING TRAILS ADDITION</u>, to City Council.



Norman City Limits

vlres



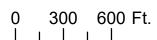
# Norman 2025 Land Use Plan



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



October 10, 2023





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Date: October 30, 2023

To: Chairperson and Members

Norman Planning Commission

From: Lora Hoggatt, Planning Services Manager

Subject: Planning Commission, November 9, 2023

Regarding Agenda Items 20-22, Shaz Investment Group, L.L.C.,

Resolution R-2324-75, Ordinance O-2324-27, and Preliminary Plat PP-

2324-9

NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation and High Density Residential Designation; Rezoning from PUD, Planned Unit Development (O-0910-14), to RM-6, Medium Density Apartment District, and C-2, General Commercial District, and Preliminary Plat for

Whispering Trails Addition

The applicant, Shaz Investment Group, L.L.C., is requesting a postponement to the December 14, 2023, Planning Commission meeting to allow additional review of the proposal.

cc: Jane Hudson, Planning Director

### **Rone Tromble**

From:

Jane Hudson

Sent:

Monday, October 30, 2023 5:29 PM

To:

'Gunner Joyce'; Ken Danner; Rone Tromble

Cc:

Lora Hoggatt; Chris Anderson (chrisa@smcokc.com)

Subject:

**RE: Whispering Trails** 

Thanks, Gunner.

From: Gunner Joyce <gjoyce@riegerlawgroup.com>

Sent: Monday, October 30, 2023 5:26 PM

To: Jane Hudson <Jane.Hudson@NormanOK.gov>; Ken Danner <Ken.Danner@NormanOK.gov>

Cc: Lora Hoggatt <Lora.Hoggatt@NormanOK.gov>; Chris Anderson (chrisa@smcokc.com) <chrisa@smcokc.com>

Subject: EXTERNAL EMAIL: RE: Whispering Trails

Ken/Jane

The applicant requests postponement of the Whispering Trails development to the December Planning Commission meeting.

Sincerely,

Gunner

#### File Attachments for Item:

21. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-27: Shaz Investment Group, L.L.C. requests rezoning from PUD, Planned Unit Development (O-1011-43), to C-2, General Commercial District (25.12 acres) and RM-6, Medium Density Apartment District (14.82 acres), for property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

The applicant has requested postponement to the December 14, 2023 Planning Commission Meeting



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Shaz Investment Group, L.L.C.

PRESENTER: Melissa Navarro, Planner II

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

<u>Postponement of Ordinance No. O-2324-27</u>: Shaz Investment Group, L.L.C. requests rezoning from PUD, Planned Unit Development (O-1011-43), to C-2, General Commercial District (25.12 acres) and RM-6, Medium Density Apartment District (14.82 acres), for property generally located near

the Northeast corner of Indian Hills Road and 48th Avenue N.W.

The applicant has requested postponement to the December 14, 2023
Planning Commission Meeting

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2324-27 to City Council.

responsibility for errors or omissions in the information presented.



260





Date: October 30, 2023

To: Chairperson and Members

Norman Planning Commission

From: Lora Hoggatt, Planning Services Manager

Subject: Planning Commission, November 9, 2023

Regarding Agenda Items 20-22, Shaz Investment Group, L.L.C.,

Resolution R-2324-75, Ordinance O-2324-27, and Preliminary Plat PP-

2324-9

NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation and High Density Residential Designation; Rezoning from PUD, Planned Development (O-0910-14), to RM-6, Medium Density Apartment District, and C-2, General Commercial District, and Preliminary Plat for

Whispering Trails Addition

The applicant, Shaz Investment Group, L.L.C., is requesting a postponement to the December 14, 2023, Planning Commission meeting to allow additional review of the proposal.

CC: Jane Hudson, Planning Director

### **Rone Tromble**

From:

Jane Hudson

Sent:

Monday, October 30, 2023 5:29 PM

To:

'Gunner Joyce'; Ken Danner; Rone Tromble

Cc:

Lora Hoggatt; Chris Anderson (chrisa@smcokc.com)

Subject:

**RE: Whispering Trails** 

Thanks, Gunner.

From: Gunner Joyce <gjoyce@riegerlawgroup.com>

Sent: Monday, October 30, 2023 5:26 PM

To: Jane Hudson <Jane.Hudson@NormanOK.gov>; Ken Danner <Ken.Danner@NormanOK.gov>

Cc: Lora Hoggatt <Lora.Hoggatt@NormanOK.gov>; Chris Anderson (chrisa@smcokc.com) <chrisa@smcokc.com>

Subject: EXTERNAL EMAIL: RE: Whispering Trails

Ken/Jane

The applicant requests postponement of the Whispering Trails development to the December Planning Commission meeting.

Sincerely,

Gunner

### File Attachments for Item:

22. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-9: Consideration of a Preliminary Plat submitted by Shaz Development Group, L.L.C. (SMC Consulting Engineers, P.C.) for WHISPERING TRAILS ADDITION for 39.94 acres of property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

The applicant has requested postponement to the December 14, 2023 Planning Commission Meeting



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 11/9/2023

**REQUESTER:** Shaz Investment Group, L.L.C.

**PRESENTER:** Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or

<u>Postponement of PP-2324-9</u>: Consideration of a Preliminary Plat submitted by Shaz Development Group, L.L.C. (SMC Consulting Engineers, P.C.) for <u>WHISPERING TRAILS ADDITION</u> for 39.94 acres of property generally located near the Northeast corner of Indian Hills Road and 48<sup>th</sup> Avenue

N.W.

The applicant has requested postponement to the December 14, 2023 Planning Commission Meeting

**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of PP-2324-9, the Preliminary Plat for <u>WHISPERING TRAILS ADDITION</u>, to City Council.

The City of Norman assumes no responsibility for errors or omissions in the information presented.



265





Date: October 30, 2023

To: Chairperson and Members

Norman Planning Commission

From: Lora Hoggatt, Planning Services Manager

Subject: Planning Commission, November 9, 2023

> Regarding Agenda Items 20-22, Shaz Investment Group, L.L.C., Resolution R-2324-75, Ordinance O-2324-27, and Preliminary Plat PP-

2324-9

NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation and High Density Residential Designation; Rezoning from PUD, Planned Development (O-0910-14), to RM-6, Medium Density Apartment District, and C-2, General Commercial District, and Preliminary Plat for

Whispering Trails Addition

The applicant, Shaz Investment Group, L.L.C., is requesting a postponement to the December 14, 2023, Planning Commission meeting to allow additional review of the proposal.

CC: Jane Hudson, Planning Director

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From:

Jane Hudson

Sent:

Monday, October 30, 2023 5:29 PM

To:

'Gunner Joyce'; Ken Danner; Rone Tromble

Cc:

Lora Hoggatt; Chris Anderson (chrisa@smcokc.com)

Subject:

**RE: Whispering Trails** 

Thanks, Gunner.

From: Gunner Joyce <gjoyce@riegerlawgroup.com>

Sent: Monday, October 30, 2023 5:26 PM

To: Jane Hudson <Jane.Hudson@NormanOK.gov>; Ken Danner <Ken.Danner@NormanOK.gov>

Cc: Lora Hoggatt <Lora.Hoggatt@NormanOK.gov>; Chris Anderson (chrisa@smcokc.com) <chrisa@smcokc.com>

Subject: EXTERNAL EMAIL: RE: Whispering Trails

Ken/Jane

The applicant requests postponement of the Whispering Trails development to the December Planning Commission meeting.

Sincerely,

Gunner