

CITY OF NORMAN, OK CITY COUNCIL REGULAR MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Tuesday, September 10, 2024 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 call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

CITY COUNCIL, NORMAN UTILITIES AUTHORITY, NORMAN MUNICIPAL AUTHORITY, AND NORMAN TAX INCREMENT FINANCE AUTHORITY

You are required to sign up in advance of the meeting on the City's webpage, by calling the City Clerk's Office (405-366-5406), or at the Council Chambers prior to the start of the meeting with your name, ward, and item you wish to speak to including whether you are a proponent or opponent. When the time comes for public comments, the Clerk will call your name and you can make your way to the podium. Comments may be limited on items of higher interest, if so, the Mayor will announce that at the beginning of the meeting. Participants may speak one time only up to 3 minutes per person per item. There will be no yielding of time to another person. Sign up does not guarantee you will get to speak if the allotted time for that item has already been exhausted. If there is time remaining after those registered to speak have spoken, persons not previously signed up may have the opportunity to speak. Comments received must be limited to the motion on the floor only.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2324-4: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE WEEK OF SEPTEMBER 17 THROUGH 23, 2024 AS CONSTITUTION WEEK IN THE CITY OF NORMAN.

COUNCIL ANNOUNCEMENTS

CONSENT DOCKET

This item is placed on the agenda so that the City Council, by unanimous consent, can designate those routine agenda items that they wish to be approved or acknowledged by one motion. If any item proposed does not meet with approval of all Councilmembers, that item will be heard in regular order. Staff recommends that Item 2 through Item 10 be placed on the consent docket.

APPROVAL OF MINUTES

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

CITY COUNCIL FINANCE COMMITTEE MEETING MINUTES OF AUGUST 15, 2024.
CITY COUNCIL STUDY SESSION MEETING MINUTES OF OCTOBER 3, 2023.

Authorization for Purchase

3. CONSIDERATION OF AUTHORIZATION, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR THE PURCHASE OF LIFT STATION D REPLACEMENT PUMP FROM HAYNES EQUIPMENT COMPANY IN THE AMOUNT OF \$88,445, SOLE SOURCE AUTHORIZATION, AND BUDGET TRANSFER AS OUTLINED IN THE STAFF REPORT.
4. CONSIDERATION OF AUTHORIZATION, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR THE PURCHASE OF REPLACEMENT CAGES AND KENNEL RUNS FROM THE MIDMARK CORPORATION IN THE AMOUNT OF \$79,591.39 FOR THE ANIMAL WELFARE CENTER.

Donation

5. CONSIDERATION OF ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A DONATION IN THE AMOUNT OF \$5,000 FROM LANDERS CHEVROLET OF NORMAN TO BE USED BY THE NORMAN INVESTIGATIONS CENTER TOWARD THE COST OF UPGRADING EXISTING OUTSIDE-FACING WINDOWS AND DOORS FOR INCREASED SAFETY AND SECURITY; AND BUDGET APPROPRIATION AS OUTLINED IN THE STAFF REPORT.

Easement

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2425-5 UTILITY AND DRAINAGE EASEMENT SERVING PINE CREEK ADDITION, BLOCK 2 LOTS FIVE THROUGH 22

Contracts

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT TWO TO CONTRACT K-1920-116: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN AND COWAN GROUP ENGINEERING, INCREASING THE CONTRACT AMOUNT BY \$6,200 FOR A REVISED CONTRACT AMOUNT OF \$609,215 TO PROVIDE ADDITIONAL DESIGN SERVICES FOR THE JAMES GARNER-ACRES STREET TO DUFFY STREET 2019 BOND PROJECT.

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FINAL ACCEPTANCE AND PAYMENT OF CONTRACT K-2021-115: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA AND CROSSLAND CONSTRUCTION COMPANY, INC., FOR THE NORMAN FORWARD SENIOR WELLNESS PROJECT.
9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF THE FINAL ACCEPTANCE OF CONTRACT K-2122-81: BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND CROSSLAND CONSTRUCTION COMPANY, INC., FOR GRIFFIN PARK PHASE VI OF THE GRIFFIN PARK REMODEL PROJECT OF FINAL ACCEPTANCE AND PAYMENT.
10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2425-49: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE CENTER FOR CHILDREN AND FAMILIES, INC. IN THE AMOUNT OF \$150,000 FOR USE IN THE BOYS & GIRLS CLUB OF NORMAN.

NON-CONSENT ITEMS

Second Reading Ordinance

11. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-14: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION, OPEN SPACE DESIGNATION, HIGH DENSITY RESIDENTIAL DESIGNATION, AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)
12. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-3 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT; RM-6, MEDIUM-DENSITY APARTMENT DISTRICT WITH PERMISSIVE USE FOR A GOLF COURSE; PL, PARK LAND DISTRICT; AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND PLACE THE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

- [13.](#) CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-3 PRELIMINARY PLAT FOR THE BOB MOORE FARMS NORTH ADDITION, A PLANNED UNIT DEVELOPMENT, (GENERALLY LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF WEST MAIN STREET ON THE EAST SIDE OF 36TH AVENUE SW).

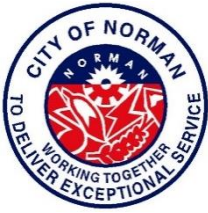
MISCELLANEOUS COMMENTS

This is an opportunity for citizens to address City Council. Due to Open Meeting Act regulations, Council is not able to participate in discussion during miscellaneous comments. Remarks should be directed to the Council as a whole and limited to three minutes or less.

ADJOURNMENT

File Attachments for Item:

1. CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2324-4: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE WEEK OF SEPTEMBER 17 THROUGH 23, 2024 AS CONSTITUTION WEEK IN THE CITY OF NORMAN.



CITY OF NORMAN, OK STAFF REPORT

Item 2

MEETING DATE: 09/10/2023

REQUESTER: Brenda Hall, City Clerk

PRESENTER: Brenda Hall, City Clerk

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2324-4: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE WEEK OF SEPTEMBER 17 THROUGH 23, 2024 AS CONSTITUTION WEEK IN THE CITY OF NORMAN.

P-2425-4

A PROCLAMATION OF THE MAYOR OF THE CITY OF
NORMAN, OKLAHOMA, PROCLAIMING THE WEEK
OF SEPTEMBER 17 THROUGH 23, 2024 AS
CONSTITUTION WEEK IN THE CITY OF NORMAN.

- § 1. WHEREAS, September 17, 2024, marks the two hundred thirty-fifth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and
- § 2. WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary and to the patriotic celebrations which shall commemorate the occasion; and
- § 3. WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week; and
- § 4. WHEREAS, Black Beaver Chapter National Society of the Daughters of the American Revolution is a nonprofit, nonpolitical volunteer women's service organization dedicated to promoting patriotism, preserving American history, and securing America's future through better education.

NOW, THEREFORE, I, MAYOR OF THE CITY OF NORMAN, OKLAHOMA:

- § 5. Do hereby proclaim the week of September 17 through 23, 2024, as Constitution Week and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties remembering that lost rights may never be regained.

PASSED AND APROVED this _____ day of September, 2024.

Mayor

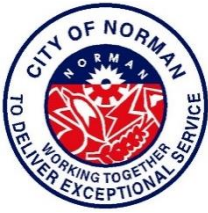
ATTEST:

City Clerk

File Attachments for Item:

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

CITY COUNCIL FINANCE COMMITTEE MEETING MINUTES OF AUGUST 15, 2024. CITY COUNCIL STUDY SESSION MEETING MINUTES OF OCTOBER 3, 2023.



CITY OF NORMAN, OK STAFF REPORT

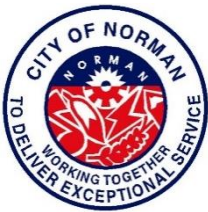
MEETING DATE: 09/10/2024

REQUESTER: Brenda Hall, City Clerk

PRESENTER: Brenda Hall, City Clerk

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

CITY COUNCIL FINANCE COMMITTEE MEETING MINUTES OF AUGUST 15, 2024. CITY COUNCIL STUDY SESSION MEETING MINUTES OF OCTOBER 3, 2023.



CITY OF NORMAN, OK
CITY COUNCIL FINANCE COMMITTEE MEETING
Municipal Building, Executive Conference Room, 201 West Gray, Norman,
OK 73069
Thursday, August 15, 2024 at 4:00 PM

MINUTES

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.

CALL TO ORDER

PRESENT

Mayor Larry Heikkila

ABSENT

Councilmember Ward 6 Joshua Hinkle

Councilmember Ward 3 Bree Montoya

OTHERS

Councilmember Ward 4 Helen Grant

Councilmember Ward 5 Michael Nash

Councilmember Ward 8 Scott Dixon

Anthony Francisco, Director of Finance

Jacob Huckabaa, Budget Technician

Kim Coffman, Budget Manager

Dannielle Risenhoover, Admin. Tech IV

Shaakira Calnick, Internal Auditor

Rick Knighton, Interim City Attorney

Mayor Heikkila called the meeting to order at approximately 4:00 PM.

AGENDA ITEMS

1. DISCUSSION REGARDING MONTHLY REVENUE AND EXPENDITURE REPORTS.

Anthony Francisco gave the report. Francisco stated that sales tax is down 1.32% for the month of August, leading to revenue being 2.74% below the fiscal year target. "It will be a growing concern if we continue on this trend," Francisco said. Use tax is up by approximately 11% for

the fiscal year. The cut in grocery sales tax will occur in November, “which means the first impact (on government) will be felt in January,” Francisco said. The grocery sales tax cut should affect state government only – not city government. “What they (State of Oklahoma) did was they rolled back the state rate on groceries, but they did not exempt groceries,” Francisco said. “The retailer is supposed to continue to charge the 4.625% on groceries and remit that to the cities. As I talked about in a previous Finance Committee meeting, I’m comfortable this will happen with the big retailers. My concern is with the smaller retailers who don’t have a sophisticated enough point of sale, cash registering system to separate out what the grocery sales taxes are and remit them at a different rate for city than they do for state.” No other major revenue news was reported.

Francisco clarified that the University North Park (UNP) Tax Increment Finance (TIF) Fund is for the original 2006 TIF Project Plan that was amended in 2019. “There is this misnomer out there that the University North Park TIF ended in 2019 and that is false,” Francisco said. “The University North Park TIF Fund is alive and well. There is an Oversight Committee that meets monthly, or as needed, related to projects that are ongoing or proposed in University North Park and they have authority to make recommendations to Council, related to the various projects and incentives that are included in that Project Plan from 2019.”

About three months ago, the developer of the UNP Lifestyle Center area requested approximately \$3 million of incentive funds for infrastructural improvements to the UNP area. His request was denied; however, he recently renewed his request but for approximately \$5 million. The developer states that this is what is being spent on on-site infrastructure improvements to support Brockhaus Jewelry, PF Chang’s, and the Main Event. The question before the Oversight Committee and ultimately, the City Manager is now: ‘Does construction of the Main Event justify the release of incentive funds?’ Francisco confirmed that the incentive funds are available. Under the 2019 Project Plan there was a requirement that the City set aside UNP TIF funds in a custodial account. In this fund there are \$3.8 million in the Traffic and Roadway Improvement Account; the Town Center Incentive Account has approximately \$5.4 million; and the Economic Development Incentive Account has approximately \$1.1 million. These funds are waiting to be designated for an approved project.

Items for the record:

Monthly Financial Reports

2. INTERNAL AUDIT PROGRAMS UPDATE.

Shaakira Calnick gave the report. Calnick is seeking approval of the internal audit policies and procedures and is working with the City Clerk’s office to get the internal audit, internal charter, and the resolution on the City Council’s Study Session agenda.

The risk assessments for City departments are still being completed. The assessments not completed are for the following departments: Parks and Recreation, Utilities, Planning, Municipal Court, City Clerk, and City Manager. Calnick anticipates that the assessments will be completed and the Triennial Audit Plan draft will be available in September 2024. Calnick states that from the information gathered so far, there is a theme in all departments that they are “lean staffed”. “This reoccurring theme led me to review the overtime of the City. The available budget is now negative. We are negative over \$3 million in the overtime budget; so, I’m seeking approval to review overtime to a more detailed perspective only to ascertain how many positions we could hire with that \$3 million that is used in overtime expense,” Calnick said.

Development of the internal audit webpage is in progress. It will provide public access to the Triennial Audit Plan, the Annual Reports, the Internal Audit Charter, Audit Reports and a link to government auditing standards.

ADJOURNMENT

Mayor Heikkila adjourned the meeting at approximately 4:30 PM.

ATTEST:

City Clerk

Mayor



CITY OF NORMAN, OK CITY COUNCIL STUDY SESSION

Municipal Building, Executive Conference Room, 201 West Gray, Norman,
OK 73069

Tuesday, October 03, 2023 at 5:30 PM

MINUTES

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in Study Session in the Executive Conference Room of the Norman Municipal Building, on the 3rd day of October, 2023, at 5:30 p.m., and notice of the agenda of the meeting was posted at the Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

CALL TO ORDER

Mayor Heikkila called the Meeting to Order at 5:30 p.m.

PRESENT

Mayor Larry Heikkila
Councilmember Ward 1 Austin Ball
Councilmember Ward 2 Lauren Schueler
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Michael Nash
Councilmember Ward 6 Elizabeth Foreman
Councilmember Ward 7 Stephen Holman
Councilmember Ward 8 Matthew Peacock

ABSENT

Councilmember Ward 3 Bree Montoya

AGENDA ITEMS

1. DISCUSSION REGARDING IMPROVEMENTS TO THE MAX WESTHEIMER AIRPORT AND ITS IMPACT ON WESTWOOD GOLF COURSE.

Ms. Kathryn Walker, City Attorney, said that Staff is working with the University of Oklahoma on several projects. The Jenkins Avenue Widening Project has property needs from the University of Oklahoma. The University of Oklahoma has an airport runway expansion project and they are undergoing a master planning process. These two projects have converged and will potentially impact Westwood Golf Course.

The Jenkins Project is part of the 2019 Transportation Bond, which included widening of Jenkins Avenue, eliminating traffic lights at Imhoff and Constitution and combining those into a roundabout that will be located next to the new softball stadium. During the property acquisition process for a federally funded project, appraisals of all of the

property that is required will be completed. This will be a starting point as negotiations begin with property owners. Several easements have come forward with the Jenkins project recently and there have been a number of claims settled where the Council authorized eminent domain. One last piece of University of Oklahoma property is needed and the appraised value has exceeded the project budget. The appraised value of this property is approximately \$4.1 million. Right of Way, Utility Easements, Temporary Construction Easements and Driveway Easements will be needed, which we do not typically pay for on these projects. Under the Constitution, the University of Oklahoma cannot donate property but they can show how the University would get value from it in ways other than money. In previous projects, this method has been utilized, but not with a project worth this much. It becomes more challenging to show how value is being exchanged when dealing with this amount of money.

The University of Oklahoma is looking at a runway extension for Max Westheimer Airport. Their plan would require extending their runway protection zone, which includes how the property is used. The University of Oklahoma anticipates utilizing federal funding with the assistance of Congressman Cole's office to acquire this funding. The type of airport this could lead to is exciting for the University and would certainly benefit Norman.

The FAA says that runway protection zones are to protect people and property on the ground. This is best achieved through airport owner control through fee simple ownership, sufficient interest through easements, deed restrictions, etc. The Land Use Control Authority, which we do not have here, it is a separate entity than the City, eminent domain and then permitting authority. The FAA wants to reduce, mitigate or eliminate any incompatible land uses by utilizing charts that show each possible land use. Golf Courses generally show light impact for the runway protection zone with certain protections in place. There is an impact but not as much as a lot of other land uses. This will show value to the University of Oklahoma and that's how this gets brought into the Jenkins project.

The drawing provided shows that the further out from the runway, the protection zone lessens and the closer you get to the runway the more protection they want. Westwood Golf Course would have approximately four fairways that would be impacted. We need to find a way to protect the Golf Course and find a way to be compatible with what the airport is going to require.

The initial proposal presented to Council on August 29, 2023, from the University of Oklahoma was for the City to deed the property to the University of Oklahoma and the University of Oklahoma would lease it back to the City for 50 years for one dollar a year so long as it remains a golf course and does not interfere with operation or development of the airport in the University of Oklahoma's discretion. Council did not feel comfortable with this language so the City proposed an aviation easement instead, it grants the right of flight in the air space above, the generation of noise and other impacts such as planes flying over and restricts the height of structures, including trees and other objects on properties. It also prohibits on the ground light hazards. The issue then becomes a matter of trees in the runway protection zone for the City. We don't have any structures in the runway protection zone of concern.

Item 1, continued

The University of Oklahoma has agreed that if the City will grant a perpetual aviation easement this would be a value of \$2,000,000. However, we are trying to reach four point one million dollars in value. If the FAA requires the title for the runway extension then the City of Norman would convey the property to the University of Oklahoma and the University of Oklahoma would lease it back to the City for 50 years for one dollar per year with an optional 50-year renewal. The language stating that the University of Oklahoma would have sole discretion whether any use would interfere with the airport would be removed. The City will construct the Jenkins Project by the Fall of 2026, barring some unknown issue or terrible weather and this would be valued at \$350,000 in the agreement. The roundabout design is something that the University is very much in favor of and that is valued at \$1,000,000. The remainder payment would be made to OU for acquisition of the property for approximately \$827,000 and within budget. If OU agrees then they would convey the land by October 15, 2023, which means that Council would have to approve the MOU by next Tuesday.

Ms. Walker indicated that it would come back to Council but it would be regarding the impact to the value of the land. Kathryn spoke with an FAA representative who is based out of Fort Worth and according to the FAA guidelines, the aviation easement should be sufficient but the FAA does prefer ownership. The FAA will provide more information regarding this before Council has to make a decision.

Ms. Walker said that OU has to submit their airport runway plan to the FAA and justify the need for the runway expansion. It will then go through several approvals in FAA to determine if they believe it is justified. If OU then gets the federal funding of approximately \$30 million they would begin the project. It sounds like it is several years away at the earliest. We hope that the aviation easement will be enough so we can file covenant so that this land can never be developed for anything other than park land.

Councilmember Schueler indicated that she is uneasy about voting on this because we will not know what the FAA is going to require before we vote on this issue.

City Attorney Walker suggested to Staff take the language out of the MOU that is the City's fall back plan for the lease. Then would have to come back for the lease agreement. We do not have that written out and negotiated yet.

City Attorney Walker indicated Council needs to be mindful of the deadlines for the Jenkins Project. Staff will work expeditiously as possible and keep everyone updated.

Items submitted for the record

1. PowerPoint entitled, "Possible Airport Improvements and Impacts," dated October 3, 2023

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2. DISCUSSION REGARDING CITY COUNCIL MEETING PROCEDURES FOR COUNCIL HANDBOOK.

Mayor Heikkila asked to discuss Miscellaneous Comments as it has degraded down to a yelling competition or an opportunity to take political stances rather than give us information about what needs to be done in their neighborhoods, etc. He said it is not working and by law Miscellaneous Discussion is not required. He said it is on the Agenda so the public can speak directly to Council, but there are many other opportunities such as email, phone calls, other meetings, etc. for this to happen. He suggested taking a year off from Miscellaneous Comments.

Councilmember Holman stated he would be hesitant to get rid of it completely. Some cities do this at the beginning of their meetings or at some other point in the meeting. He felt most of the people who speak have legitimate concerns and he would not want to get rid of this section due to a few people that take advantage. He indicated he is willing to think about this, but was not to the point of removing it altogether.

Councilmember Grant mentioned that at the last meeting that there were those that were breaking the rules. She wanted to know if there was a way to enforce something where an individual would get so many chances and then they would be banned from speaking? She said she would not want to give up this comment portion due to bad actors misusing this time. She has learned some things from the genuine people coming forward.

Mayor Heikkila said he could do that even though he detests gaveling. It is worth it in this case because it has gotten so out of hand. It is not business like, it is not orderly and it is spreading misinformation.

Councilmember Peacock stated that admittedly this has gotten out of hand, it has become personal even at times and that is uncalled for. However, it is the public's vehicle to air their grievances in a public forum. It is how the public has access to Council, not just through email, which is something that Council can choose to answer or ignore. He said in a public setting, Council is accountable to a certain degree.

Councilmember Schueler stated that having a forum for the public to come in person and speak is part of the public record. She said Council does not have offices at City Hall or office hours so it becomes challenging to have face time with constituents and these comments are a way for the constituents to have that time where they feel like they are being heard. It is agreed that it has gotten out of hand but I cannot imagine a world where we do not have this opportunity for our residents. Unfortunately, using the gavel is part of the Mayor or Chairman's job and we need to utilize this more often.

Mayor Heikkila stated that he has seen overuse of the gavel in an effort to silence people who are not saying what the Council wants to hear and this causes him to see this action as extremely rude, but realizes it is something he will have to do and get over his negative feelings about it.

City Attorney Walker stated Council may be able to limit the comments to just the topics on the agenda for that meeting, some cities do that.

Several Councilmembers stated that they want the comments to be able to be about things other than what is on the agenda because sometimes issues may not make it on the agenda but need to be addressed or heard by Council. However, they all agreed that personal attacks or addressing Council members individually should not be allowed.

Councilmember Holman stated that during his time on Council, all four Mayors have made adjustments to the public comment section of the meetings. It seems that the more Council tries to control this, the worse it has become and more heated from the public's viewpoint. When Council had their comment section at the end of the meeting, we could at least end the meeting on current events happening.

Councilmember Nash stated that since limiting the time for public comment was instituted, it has not improved anything except for keeping the total time taken for the meetings.

City Clerk, Brenda Hall stated that the online signup started back during COVID and when Council had Zoom meetings this allowed for residents to sign up more easily. The residents are now used to this method even though they may sign up for every item and then pass on most of the items when the time comes to speak.

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ADJOURNMENT

The meeting was adjourned at 6:28 p.m.

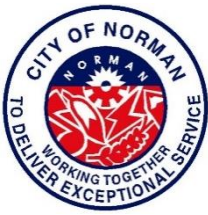
ATTEST:

City Clerk

Mayor

File Attachments for Item:

3. CONSIDERATION OF AUTHORIZATION, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR THE PURCHASE OF LIFT STATION D REPLACEMENT PUMP FROM HAYNES EQUIPMENT COMPANY IN THE AMOUNT OF \$88,445, SOLE SOURCE AUTHORIZATION, AND BUDGET TRANSFER AS OUTLINED IN THE STAFF REPORT.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/10/2024

REQUESTER: Scott Aynes, Utilities Line Maintenance Manager

PRESENTER: Scott Aynes, Utilities Line Maintenance Manager

ITEM TITLE: CONSIDERATION OF AUTHORIZATION, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR THE PURCHASE OF LIFT STATION D REPLACEMENT PUMP FROM HAYNES EQUIPMENT COMPANY IN THE AMOUNT OF \$88,445, SOLE SOURCE AUTHORIZATION, AND BUDGET TRANSFER AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

The Utilities Department for the City of Norman operates and maintains the wastewater collection system and Wastewater Reclamation Facility (WRF). The collection system is comprised of gravity and pressure mains, lift stations, and other appurtenances to convey wastewater flows to the WRF. Lift Station D is the largest station within the collection system, is located within the Little River sewershed and pumps wastewater against gravity into the Canadian River sewershed. Additionally, Lift Station D was designed as the headworks for the potential future north wastewater reclamation facility to meet future treatment demands and has flow equalization basins to store peak flows during wet weather events.

Lift Station D has three pumps that convey the flows through the 16 and 20-inch force main to a gravity sewer interceptor located along 12th Avenue NE and north of Robinson Avenue. Two pumps are sized at 2.52 million gallons per day (MGD) to provide pumping during normal flows and one pump is sized at 6.05 MGD to provide additional capacity during peak wet weather flows. All pumps have variable frequency drives allowing adjustment of the pump speed and resulting pump capacity.

DISCUSSION:

One of the pumps sized for 2.52 MGD failed on August 26, 2024. This pump was installed in or around 2012 and therefore has been in operation for approximately 12 years. Staff evaluated repair and rehabilitation of the pump but it was determined that full replacement of the pump was warranted due to the age and condition of the existing pump.

For ease of operation and maintenance and to reduce on-hand materials, staff work to standardize pump types and manufacturers. The proposed replacement pump is a Wilo brand

pump which matches the existing pump to be replaced and the other two pumps still in operation. Haynes Equipment Company is sole representative and distributor for Wilo USA for all counties in the State of Oklahoma as documented in the attached letter.

To fund the purchase, a budget transfer in the amount \$90,000 from Sewer Emergency Replacement, Construction (Account 32199974-46101; Project WW0248) into Sewer Emergency Replacement, Materials (Account 32199974-46301; Project WW0248) is proposed. Purchase of the pump would then be out of the Sewer Emergency Replacement Materials account.

RECOMMENDATION 1:

Staff recommends purchase of Lift Station D replacement pump in the amount of \$88,445 from Haynes Equipment Company.

RECOMMENDATION 2:

Staff recommends approval of the sole source authorization.

Date: April 15, 2024

WILO USA LLC – W66 N1253 Forward Way, Cedarburg, WI 53012

4/15/2024

To whom it may concern,

Haynes Equipment Company, located in Oklahoma City, OK, is the sole representative & distributor for the Wilo USA water management channel for all counties in the state of Oklahoma.

If you have any other questions or concerns, please do not hesitate to reach out.

Best Regards,

Tim Kowaleski
Midwest Regional Sales Manager
Water Management

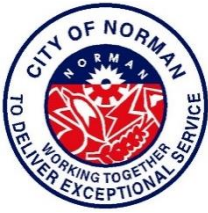
T +1 262-204-6720

M +1 262-777-9142

Tim.Kowaleski@wilo.com

File Attachments for Item:

4. CONSIDERATION OF AUTHORIZATION, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR THE PURCHASE OF REPLACEMENT CAGES AND KENNEL RUNS FROM THE MIDMARK CORPORATION IN THE AMOUNT OF \$79,591.39 FOR THE ANIMAL WELFARE CENTER.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/10/2024

REQUESTER: Kellee Robertson, Animal Welfare Center Manager

PRESENTER: Kevin Foster, Chief of Police

ITEM TITLE: CONSIDERATION OF AUTHORIZATION, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR THE PURCHASE OF REPLACEMENT CAGES AND KENNEL RUNS FROM THE MIDMARK CORPORATION IN THE AMOUNT OF \$79,591.39 FOR THE ANIMAL WELFARE CENTER.

BACKGROUND:

In the City of Norman FYE25 budget, \$120,000 in funds were approved by City Council to replace the kennel system at the Animal Welfare Center. This includes the replacement of cages and kennel runs and the flooring underneath.

Kennels in the animal shelter are subject to constant use and can experience significant wear and tear over time. The kennels that currently house dogs are seven years old and, due to age and constant use, are deteriorated to the point that they need to be replaced. The Animal Welfare Center plans to replace the kennels in one of the nine dog rooms each year to spread out the cost of replacing them over time. This Authorization to Purchase, if approved, is the first phase of the replacements.

DISCUSSION:

The condition of our animal shelter reflects the values and commitment of our community. A well-maintained and up-to-date facility demonstrates our dedication to animal welfare and will positively impact public perception. By regularly replacing worn-out kennels, we show our commitment to providing the best practical conditions for the animals in our care. Animals in our shelter rely on the kennels as their temporary homes, so we must provide them with comfortable and secure living spaces.

The planned program will allow for one of the nine dog rooms to be replaced each year. The kennels are critical to ensure the safety of our guests and staff alike. Kennels are subject to consistent abuse and exposure through daily use, damage by aggressive animals, and exposure to feces and urine, necessitating daily cleaning and sanitation.

This program is critical to maintaining an exceptional live release rate and safety of our staff. Failing to establish an ongoing program for their upkeep will result in a significant one-time cost once the kennels are beyond repair.

In FYE21, City Council approved (R-2021-94) the replacement of the glass doors in dog adoption rooms with wire doors to improve ventilation in the individual kennels. The Midmark Corporation was the chosen vendor for this service and is therefore familiar with our facility and needs. In addition, they are a factory-direct manufacturer and is the sole source for custom Shor-Line products in the United States. They provided a quote for this first phase of replacement kennels at a cost of \$79,591.39 which includes the cost of equipment, supplies, and professional installation.

Funding for this purchase, if approved, is available in the Animal Control Plant & Operating Equipment account (10660270-45199).

RECOMMENDATION:

Staff recommends approval of Authorization to purchase replacement cages and kennel runs from the Midmark Corporation in the amount of \$79,591.39 for the Animal Welfare Center.



Midmark Quotation

Customer Pricing

Item 4.

Quote Valid for 90 Days
Date Quoted: 7/25/2024

Project Information:

Project Name: City of Norman Animal Welfare

Project #: A240076 **Phase:** 01 **Rev:** 2

Agreement: Animal Health 2024 Pricing

Quote Breakdown (Reference Number: A240076 Phase: 01 Rev: 2)		Ext. Customer
Total Product Charges		\$56,201.92
Total Recommended Install Charges		\$23,389.47
Total Price:		Customer: \$79,591.39



Equipment Breakdown

List/Customer Pricing

Item 4.

Quote Valid for 90 Days
Date Quoted: 7/25/2024

Project Information:

Project Name: City of Norman Animal Welfare
Project #: A240076 **Phase:** 01 **Rev:** 2
Agreement: Animal Health 2024 Pricing

Part Number	QTY	Description	List Each	Ext. List	Customer Each	Ext. Customer
Containment						
A240076-2	1	Containment				\$56,201.92
						Total Containment: \$56,201.92
Recommended Install Charges						
CHRG-SVCINS	1	Animal Health Project Management & Containment Installation				\$23,389.47
						Total Install Charges: \$23,389.47
			Total Midmark: \$91,268.00		Total Midmark: \$79,591.39	



Midmark Quotation

Customer Pricing

Item 4.

Quote Valid for 90 Days
Date Quoted: 7/25/2024

Project Information:

Project Name: City of Norman Animal Welfare

Project #: A240076 Phase: 01 Rev: 2

Agreement: Animal Health 2024 Pricing

Room Breakdown	Customer Each	Ext. Customer
KENNELS	\$7,283.25	\$56,201.92
Recommended Install Charges	-	\$23,389.47
Total Price:		Customer: \$79,591.39



Midmark Quotation
Customer Pricing

Item 4.

Quote Valid for 90 Days
Date Quoted:7/25/2024

Project Information:
Project Name: City of Norman Animal Welfare
Project #: A240076 Phase: 01 Rev: 2
Agreement: Animal Health 2024 Pricing

Category Breakdown	Ext. Customer
Cages	\$2,637.20
Kennel Runs	\$53,564.72
Recommended Install Charges	\$23,389.47
Total Price:	Customer: \$79,591.39



Midmark Quotation

Customer Pricing

Item 4.

Quote Valid for 90 Days
Date Quoted:7/25/2024

Project Information:
Project Name: City of Norman Animal Welfare
Project #: A240076 **Phase:** 01 **Rev:** 2
Agreement: Animal Health 2024 Pricing

Part Number	QTY	Description	Customer Each	Ext. Customer
KENNELS				
041-0017-16	20	Kennel Gear Surface mount	\$33.37	\$667.40
041-0017-97	20	2 Quart Double Bowl Feeder	\$98.49	\$1,969.80
300.1913.01	20	LAZY SUSAN,TK GATE MOUNT, SS	\$205.12	\$4,102.40
603435.F.NS.D.H.21	4	FLR,STL,40.688X30.00,UPPER-DD,WITH DRAIN,PVC,JADE GREEN #7327	\$512.79	\$2,051.16
644772.N3A.1E.M.11	6	PNL,GLV,41X72,FISO,NSLP,PVC,JADE GREEN #7327	\$771.63	\$4,629.78
673472.VS1.H.11	8	VERTICAL SLIDE,34.688X72.000,JADE GREEN #7327	\$1,010.93	\$8,087.44
693439.DD.TBS.2.11	4	TOP PNL,STL,34.000.X39.000,DOUBLE DECKER,TABS	\$459.88	\$1,839.52
713672.1A.AA3.11	12	GATE,SS,SGL,36X72,GRL,WSF,LSRH,SWIVEL FEEDER IN DOOR	\$1,022.33	\$12,267.96
723672.2A.AA3.11	4	GATE,SS,36X72,DD,GRILL,RSLH,SWIVEL FEEDER IN DOOR	\$1,538.37	\$6,153.48
734126.TW.11	10	PNL,SS,41X26,TOP,GRILL,2 PIECE SIDE PANEL	\$663.37	\$6,633.70
834146.B.H.11	10	SIDE PANEL,SS,41X46,BTM,46ISO,COMPOSITE,JADE GREEN #7327	\$551.86	\$5,518.60
931.7200.01	2	KING POST,1X1X72LG,STD,SS	\$72.44	\$144.88
977.3400.03	4	BRACKET,HALF T-COVER,34.5LG,SS	\$29.30	\$117.20
977.3408.01	4	T-COVER,HALF,34.5X8,SS	\$122.09	\$488.36
977.3412.02	8	T-COVER WELD,FULL 34.50X12,SS	\$191.28	\$1,530.24
			Total KENNELS: \$56,201.92	
Recommended Install Charges				
CHRG-SVCINS	1	Animal Health Project Management & Containment Installation		\$23,389.47
			Total Install Charges: \$23,389.47	
			Total Midmark: \$79,591.39	



Midmark Quotation

Terms & Conditions

Item 4.

Project Information:

Project Name: City of Norman Animal Welfare
Project #: A240076 **Phase:** 01 **Rev:** 2
Agreement: Animal Health 2024 Pricing

Midmark Rep Information:

Project Rep: Conner Crisp
Email: ccrisp@midmark.com

Designer Information:

Designer: Stephanie Moore
Email: smoore@midmark.com
Phone: 1-800-MIDMARK

Midmark Order Policy

- Signed drawings and verified field measurements (if applicable) are required before an order can be placed. For questions regarding these details, refer to your Midmark Representative.
- Approved payment terms are required before an order can be placed.
- Installation may be included in your quote. If installation is included, a Statement of Work will accompany the quote (exclusions apply). If installation is not included, please request a quote.
- A Midmark Representative may be able to provide you with an estimate on freight and taxes upon request.

Order Changes

- All changes should happen before the receipt of the order.
- Order changes made after receipt of an order may incur a change fee and a shipping date change. This fee will cover materials, labor, and handling costs.
- All changes must be submitted in writing. Upon review and approval of changes, the order will be moved to the next ship date.

Delayed/Rescheduled Ship Dates

- Requests to reschedule orders that have not been built will be move to the next available ship date.
- Request to reschedule or delay shipment of orders that have been built will incur storage and handling fees until shipped.

Order Cancellation

- Cancellation 48 hours from the time of order placement is subject to penalty. An assessment will be made at the time of cancellation to determine the amount of penalty, including material, labor, and handling costs.
- Cancellation must be received in writing. Non-standard color and custom configuration orders may not be canceled without penalty.

Return of Merchandise

- Made-to-order products (including but not limited to: Cabinetry, Containment, Workstations) or non-standard colors are non-returnable.

Shipping & Receiving Policy

- Orders shipped via common LTL or full truckload carrier.
- Please specify your preferred delivery date. The preferred delivery date is not guaranteed based on Midmark lead time and the carrier's availability.
- Please specify if the delivery site is NOT able to accept delivery on a full-size 53' truck and trailer, if there are steps at the delivery site, or if your location requires special delivery accommodations.
- Optional delivery services available for additional charges may include lift gate, customer-assisted inside delivery, white glove delivery, and guaranteed delivery. Contact your Midmark Representative for a quote on optional delivery services.
- Delivery should be arranged with a project coordinator from each Midmark location.
- Customer pick-up orders are subject to a handling fee. The customer is responsible for the product upon pick-up.
- Report any damaged goods or short shipments to the freight carrier and contact Midmark Corporation immediately. If concealed damage is found, it must be reported within 5 days of delivery or the time allowed based on the National Motor Freight Classification's standard, whichever is less.

Lead Times

- Contact your Midmark Sales Representative as current lead times are dynamic due to the global supply chain disruption.

No Damages For Delay

- Although Midmark will attempt to meet shipment and delivery schedules, Midmark will not be liable to the Purchaser for any damages resulting from late shipment or delivery, including but not limited to direct, indirect, economic, incidental, or consequential damage, including without limitation lost profits or income, loss of use, downtime, cover, and employee or independent contractor wages, payments, and benefits.

Midmark Corporation
511 Osage Ave.
Kansas City, KS 66105
913.281.1500
shor-line.com

January 30, 2024

To whom it may concern:

This letter is to provide notification that Midmark is the sole source manufacturer of Shor-Line products in the United States, including the T-Kennel Run System with T-Core Perfect Panels™, wedge system and Sound Dampening Core™.

Midmark is a factory-direct manufacturer and is the sole source in the veterinary education, animal control and animal humane organizations for custom Shor-Line products in the United States.

If you require further information, please let me know. Thank you for inquiring about our animal care solutions.

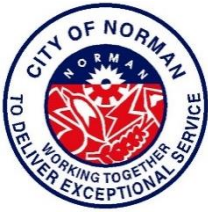
Designing better care.®



Jose Valdez
Associate Marketing Manager, Animal Health
Midmark Corporation

File Attachments for Item:

5. CONSIDERATION OF ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A DONATION IN THE AMOUNT OF \$5,000 FROM LANDERS CHEVROLET OF NORMAN TO BE USED BY THE NORMAN INVESTIGATIONS CENTER TOWARD THE COST OF UPGRADING EXISTING OUTSIDE-FACING WINDOWS AND DOORS FOR INCREASED SAFETY AND SECURITY; AND BUDGET APPROPRIATION AS OUTLINED IN THE STAFF REPORT.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/10/2024

REQUESTER: Kevin Foster, Chief of Police

PRESENTER: Kevin Foster, Chief of Police

ITEM TITLE: CONSIDERATION OF ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A DONATION IN THE AMOUNT OF \$5,000 FROM LANDERS CHEVROLET OF NORMAN TO BE USED BY THE NORMAN INVESTIGATIONS CENTER TOWARD THE COST OF UPGRADING EXISTING OUTSIDE-FACING WINDOWS AND DOORS FOR INCREASED SAFETY AND SECURITY; AND BUDGET APPROPRIATION AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

Landers Chevrolet of Norman recently presented the Norman Police Department with a \$5,000 donation as part of their First Responder Appreciation program. In accordance with City Code, Section 12-111, any donation in excess of \$250 must be accepted by the City Council. This item is being brought forward for that purpose.

DISCUSSION:

The donation was given to be used at the Department's discretion and came with no stipulations or requests for a specific purpose. We will use the donation toward the cost of upgrading existing outside-facing windows and doors with shatter-resistant film and impact-protective sealant to strengthen those entry points.

While vendor quotes are still being sought, one received has indicated this project has an estimated cost of \$6600.

RECOMMENDATION:

It is recommended the City of Norman accept the donation of \$5,000 into the Police Donations account (106-363376) and appropriate it to the Criminal Investigations-Other Business Services account (10660321-44199).

Keep outside dangers securely outside with 3M™ Scotchshield™ Safety & Security Window Film Ultra Series.

- ▶ Co-extruded micro-layered film composite with high grades tear resistance and high energy absorption for enhanced protection of people, property and possessions
- ▶ Mitigates hazards from shattered glass due to natural disasters
- ▶ Meets and exceeds many industry performance standards for glass fragment retention
- ▶ Helps protect people from flying glass shards, one of the most common causes of blast related injuries and fatalities
- ▶ Can be combined with 3M™ Impact Protection Attachment Systems for additional safety and security
- ▶ Helps extend the life of furnishings by significantly reducing harmful UV rays, the largest cause of fading
- ▶ Comprehensive warranty from 3M

Ultra 800

Blast Mitigation	★★★★★
Break and Entry	★★★★★
Safety Glazing	★★★★★
Seismic	★★★★★

Best ★★★★★

Better ★★★★

Good ★★★

Fair ★★

Not Recommended ★

In comparison to other 3M™ Safety & Security Window Films



Superior protection and clarity.



Bomb Blast and Explosion Protection

- ▶ Help protect people from flying glass shards, one of the most common causes of blast related injuries and fatalities

Completed Testing

- ▶ ASTM F1642
- ▶ GSA TS01-2003



Safety Glazing

- ▶ Upgrade your glass to meet safety glazing codes*
- ▶ Help protect your occupants from broken glass hazards

Completed Testing

- ▶ ANSI Z97.1
- ▶ 16 CFR CPSC 1201
- ▶ EN 12600

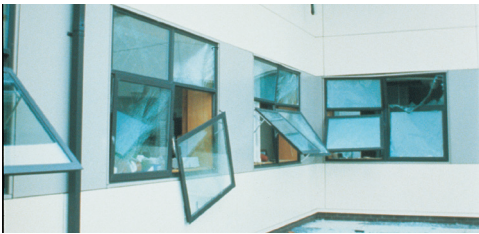


Break and Entry

- ▶ Provides precious time by helping to deter unwanted individuals from entering your building or home
- ▶ Help protect occupants and assets

Completed Testing

- ▶ Independent lab evaluations, contact 3M for details



Seismic and Spontaneous Glass Breakage

- ▶ Help keep glass fragments from falling from your windows, helping to protect people and potentially reducing injuries on your property

Completed Testing

- ▶ ASTM E 1886

Film Properties (nominal) — not for specification purposes

Film Type	Film Thickness	Construction	Graves Tear Resistance	Tensile Strength	Break Strength	Elongation at Break	Peel Strength	Abrasion Resistance
Ultra 800	8 mil (0.20mm)	Micro-layered	1,075 lbs%	31,500 psi (217 MPa)	253 lbs/in (1,123 N / 25mm)	135%	> 6 lbs/in (27 N / 25mm)	<5%

3M products are tested to multiple industry standards. Glazing systems vary. Contact 3M for more information.

*Building codes vary, please consult with 3M and your local code official.

Warranty, Limited Remedy and Disclaimer: Many factors beyond 3M's control and uniquely within user's knowledge and control can affect the use and performance of a 3M product in a particular application. User is solely responsible for evaluating the 3M product and determining whether it is fit for a particular purpose and suitable for user's method of application. Unless an additional warranty is specifically stated on the applicable 3M product packaging or product literature, 3M warrants that each 3M product meets the applicable 3M product specification at the time 3M ships the product. **3M MAKES NO OTHER WARRANTIES OR CONDITIONS, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OR CONDITION OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR ANY IMPLIED WARRANTY OR CONDITION ARISING OUT OF A COURSE OF DEALING, CUSTOM OR USAGE OF TRADE.** If the 3M product does not conform to this warranty, then the sole and exclusive remedy is, at 3M's option, replacement of the 3M product or refund of the purchase price. **Limitation of Liability:** Except where prohibited by law, 3M will not be liable for any loss or damage arising from the 3M product, whether direct, indirect, special, incidental or consequential, regardless of the legal theory asserted, including warranty, contract, negligence or strict liability.



Commercial Solutions Division
3M Center, Building 220-12E-04
St. Paul, MN 55144 USA
3M.com/WindowFilm

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98-0150-0783-8

File Attachments for Item:

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2425-5 UTILITY AND DRAINAGE EASEMENT SERVING PINE CREEK ADDITION, BLOCK 2 LOTS FIVE THROUGH 22



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/10/2024

REQUESTER: Jack Burdett, Subdivision Development Coordinator

PRESENTER: Scott Sturtz, Interim Public Works Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2425-5 UTILITY AND DRAINAGE EASEMENT SERVING PINE CREEK ADDITION, BLOCK 2 LOTS FIVE THROUGH 22

BACKGROUND:

This property is located north of Tecumseh Road and one-half mile east of Porter Avenue. The final plat for Pine Creek Addition was approved by City Council on July 17, 2023 in which the existing utility and drainage easement is 15 feet wide running north-south in the rear of lots 5 through 22 adjacent to Red Canyon Ranch Section 5 and in which the street frontage is Yellowstone Drive.

There is a large elevation difference between Pine Creek Addition and Red Canyon Ranch to the east, which required a 12-foot tall retaining wall with a significant spread footing for support, using a portion of the platted easement area.

DISCUSSION:

An additional 5-foot easement adjacent to the existing 15-foot easement to accommodate in ground utilities is proposed. The existing utility & drainage easement will continue to serve the platted properties in this addition. City Staff have reviewed the easements as to form.

RECOMMENDATION:

Based upon the above information, it is the recommendation of staff that Easement No. E-2425-5 be approved and filed of record with the Cleveland County Clerk.

GRANT OF EASEMENT
E-2425-5

KNOW ALL MEN BY THESE PRESENTS:

THAT, IH Development, LLC in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and for and upon other good and valuable considerations, do hereby grant, bargain, sell, and convey unto the City of Norman, a municipal corporation, a public utility easement and right-of-way over, across, and under the following described real estate and premises situated in the City of Norman, Cleveland County, Oklahoma, to wit:

See Attachment "A"

with the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining, and operating a public utility(ies) and/or roadway(s) as indicated below:

Utilities & Drainage

To have and to hold the same unto the said City, its successors, and assigns forever.

SIGNED and delivered this 23 day of July, 2024.

BY: [Signature]

BY: JAREE STAMBECK
MANAGER

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF OKLAHOMA, COUNTY OF CLEVELAND, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 23 day 23rd of July, 2024, personally appeared JAREE STAMBECK, to me known to be the identical person(s) who executed the foregoing grant of easement and acknowledged to me that they executed the same as THEIR free and voluntary act and deed for the uses and purposes therein set forth.

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

[Signature]
Notary Public



My Commission Expires: 5/11/27

Approved as to form and legality this 1 day of August, 2024.

[Signature]
City Attorney

Approved and accepted by the Council of the City of Norman, this ____ day of _____, 202__.

Mayor

ATTEST:

City Clerk

SEAL:

E-2425-5

ATTACHMENT "A"

**LEGAL DESCRIPTION
PINE CREEK ADDITION
5' UTILITY & DRAINAGE EASEMENT
NORMAN, CLEVELAND COUNTY, OKLAHOMA**

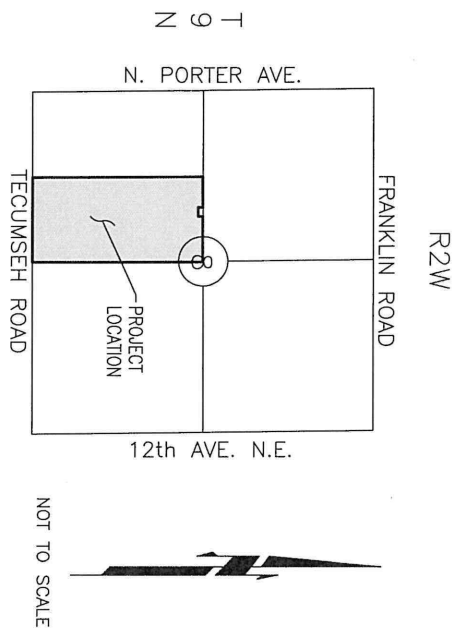
Being a 5' utility & drainage easement lying in the Southeast Quarter (S.E. $\frac{1}{4}$) of Section Eight (8), Township Nine North (T9N), Range Two West (R2W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Southeast corner of the filed final plat of PINE CREEK ADDITION (as filed in Book 26 of Plats, Page 22); **THENCE** North $00^{\circ}10'43''$ West along the East property line of said final plat a distance of 90.03 feet; **THENCE** South $89^{\circ}49'17''$ West a distance of 15.00 feet to the **POINT OF BEGINNING**;

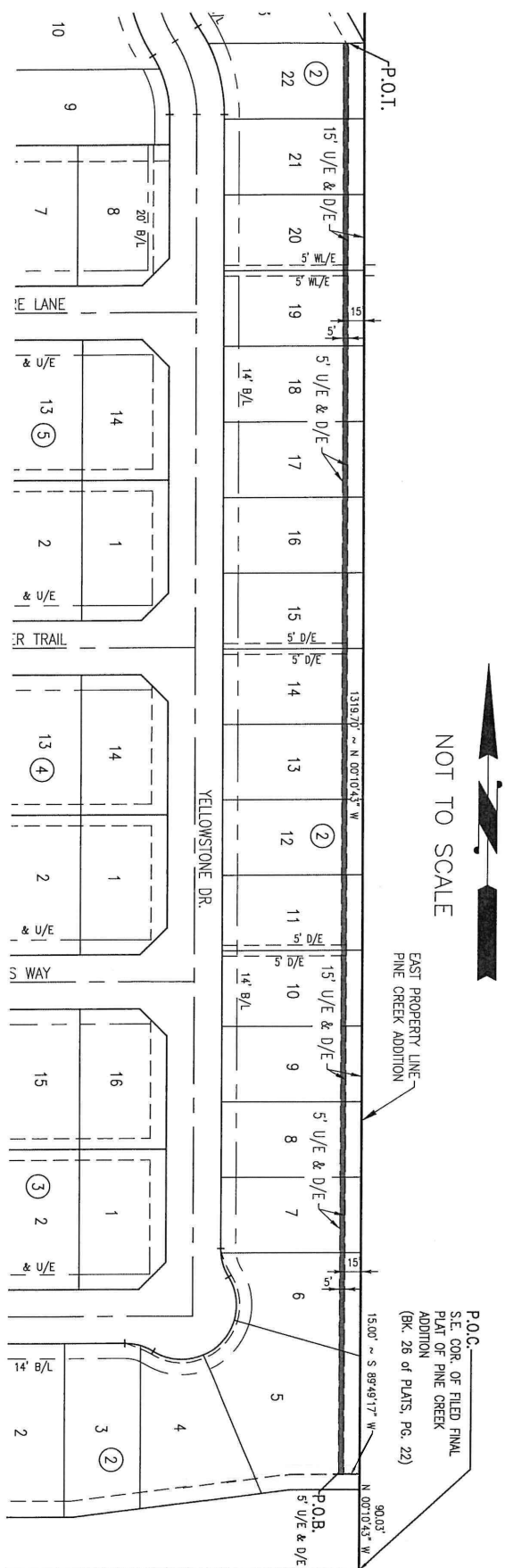
Said easement being a 5.00 feet wide utility and drainage easement, being 5.00 feet left of and parallel to the following described line:

THENCE North $00^{\circ}10'43''$ West along the West line of a 15.00 feet wide utility and drainage easement, as filed on said final plat, a distance of 1324.70 feet to the **POINT OF TERMINATION**, said point being a point on the common lot line of Lots 22 & 23 of Block 2 as shown on said final plat.

Sides of said easement being lengthened or foreshortened so as to terminate at their intersection with easement or parcel lines.



ATTACHMENT "A"
LEGAL DESCRIPTION
PINE CREEK ADDITION
5' UTILITY & DRAINAGE EASEMENT
NORMAN, CLEVELAND COUNTY, OKLAHOMA



City Council Agenda

September 10, 2024

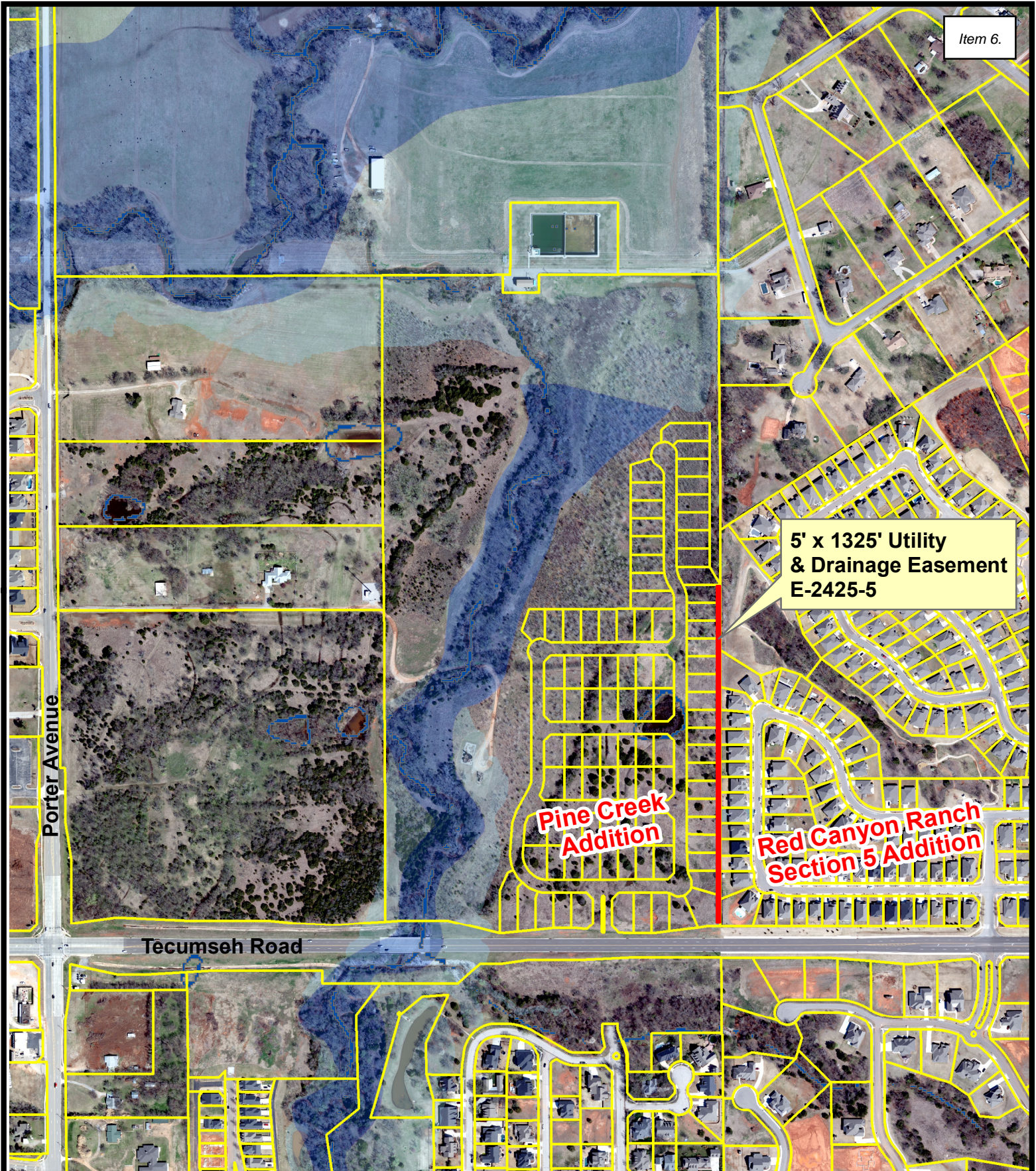
ITEM: CONSIDERATION OF ACCEPTANCE OF THE FOLLOWING DONATED EASEMENT:

<u>EASEMENT NO.</u>	<u>GRANTOR</u>	<u>EASEMENT</u>	<u>ADDITION</u>
E-2425-5	IH DEVELOPMENT, LLC	UTILITY & DRAINAGE	SERVING THE PINE CREEK ADDITION BLOCK 2, Lots 5 THROUGH 22

INFORMATION: The property owners have submitted an easement for utility and drainage in connection with lots 5 through 22, block 2 of Pine Creek Addition. The City Attorney and Public Works Staff have examined the easements and found it to be in order and proper as to form. Based upon the fact the easement has been donated to the City of Norman for an additional five foot public utility easement in the rear of the said lots to accommodate utilities and drainage dedicated for public utilities that are in place serving this addition; Staff recommends acceptance of these easements. Copies of easement and location maps are included in the Agenda Book.

ACTION NEEDED: Motion to accept or reject the Easement No. E-2425-5, and if accepted, direct the filing of the easement with the Cleveland County Clerk.

ACTION TAKEN: _____



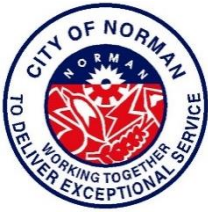
Utility and Drainage Easement Pine Creek Addition E-2425-5



1 inch = 500

File Attachments for Item:

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT TWO TO CONTRACT K-1920-116: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN AND COWAN GROUP ENGINEERING, INCREASING THE CONTRACT AMOUNT BY \$6,200 FOR A REVISED CONTRACT AMOUNT OF \$609,215 TO PROVIDE ADDITIONAL DESIGN SERVICES FOR THE JAMES GARNER-ACRES STREET TO DUFFY STREET 2019 BOND PROJECT.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/10/2024

REQUESTER: Paul D'Andrea, Capital Projects Engineer

PRESENTER: Scott Sturtz, Interim Public Works Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT TWO TO CONTRACT K-1920-116: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN AND COWAN GROUP ENGINEERING, INCREASING THE CONTRACT AMOUNT BY \$6,200 FOR A REVISED CONTRACT AMOUNT OF \$609,215 TO PROVIDE ADDITIONAL DESIGN SERVICES FOR THE JAMES GARNER-ACRES STREET TO DUFFY STREET 2019 BOND PROJECT.

BACKGROUND:

On April 2, 2019, the citizens of Norman voted in favor of a \$72 million transportation bond issue, which includes nineteen (19) projects. With the anticipated \$67 million in federal transportation grant funds being leveraged for these projects, approximately \$139 million is budgeted for the nineteen (19) projects.

On August 19, 2019, City staff advertised Request for Proposal RFP 1920-16 to solicit Consulting Engineering Services for the fourteen (14) bond projects still requiring design. This RFP was written to select a group of consultants to complete the design on the remaining 2019 Transportation Bond Projects that will be completed over the next ten (10) years. Twenty-two (22) proposals were received by the 4:00 pm deadline on September 12, 2019. The selection committee consisting of three (3) City staff (Scott Sturtz- City Engineer, Tim Miles-Capital Projects Engineer and Paul D'Andrea- Capital Projects Engineer) and two (2) citizens (Luis Malave- ODOT Purcell Resident Engineer and Brent Everett- OU Assistant Director of Architectural & Engineering Services) "shortlisted" nine (9) consultant teams for interviews held on October 2, 2019. Five (5) consultant teams were selected after interviews to complete the design on the first set of projects:

Cabbiness Engineering, Norman
Cowan Group, Oklahoma City
Freese and Nichols, Oklahoma City
MacArthur Associated Consultants, Oklahoma City
Olsson Associates, Oklahoma City

These consultants were assigned the various projects by City staff based on capacity, performance on their current projects and capabilities of their firm to complete a specific project. An additional selection process for professional services may be needed in the future if these five firms are not able to complete the program to the City's expectations.

On April 25, 2020 the City Council approved Contract K-1920-116, with Cowan Group Engineering, in the amount of \$526,600 for design of the James Garner-Acres Street to Duffy Street 2019 Bond Project.

On May 14, 2024 the City Council approved Amendment 1 to Contract K-1920-116, with Cowan Group Engineering in the amount of \$76,415, as compensation for changes in design scope and time required for plan revisions.

DISCUSSION:

Due to rising construction costs, the James Garner Phase 3 2019 Bond Project 90% estimate showed the project being higher than the original engineer's estimate from 2019. In looking for ways to cut cost without modifying the original intent of the project, city staff and the design consultant, Cowan Group Engineering, identified that the landscaping irrigation for this project was a significant and disproportionate cost to the project. Simultaneously, through discussions with the Parks Maintenance Department, we were informed that the type of system designed, is no longer preferred by Parks Maintenance due to the difficulty and cost associated with repairing and maintaining this type of irrigation system. Therefore, the design team in conjunction with the City Parks Maintenance Staff, have identified several changes that can be made to the irrigation system to reduce construction cost for the project and make maintenance of the system easier and more cost effective once it is in operation.

First, the two-wire irrigation system originally designed, would be replaced with either a conventional system or individual battery-operated timers. The controls for these types of systems are significantly cheaper, and are preferred by maintenance staff due to their relative ease of finding faults in the system, and lower cost for replacement parts.

Secondly, the irrigation system would be limited to only planting beds that require much more water for maintenance of shrubs and decorative plants. Sections of the system that only serve tree plantings and lawns, required to be maintained by adjacent property owners, would be eliminated. In these areas, water bags and hand watering would be used for the first year to water trees until they are established.

By making these changes we believe the project cost could be reduced by as much as approximately \$100,000. It will require additional design time to make changes to the plans. Therefore, Cowan Group Engineering, has requested a contract amendment in the amount of \$6,200 to make the design changes to the irrigation system.

Funds to cover this amendment are available in the project Design Account (50594019-46201; Project BP0419)

RECOMMENDATION:

Staff recommends approval of Amendment 2 to Contract K-1920-116 between the City of Norman, OK and Cowan Group Engineering, in the amount of \$6,200, to provide additional design services utilizing funds from the James Garner-Acres Street to Duffy Street 2019 Bond Project (Account 50594019-46201; Project BP0419).

AMENDMENT NO. 2 SCOPE OF SERVICES

The following general scope of services for Amendment No. 2 shall be made part of the Agreement for Professional Services (AGREEMENT) between the City of Norman (OWNER) and Cowan Group Engineering (CGE)(CONSULTANT) for the James Garner Avenue Widening Bond Project from Acres to Duffy Street approved the 25th day of February 2020.

DESCRIPTION OF PROJECT

The scope of work was to improve the existing 2-lane James Garner Avenue from Acres Street to Duffy Street. The preferred typical section is a two-lane roadway with reverse angle parking with enclosed storm sewer and combined curb and gutter. Exceptions are in the residential area, from Linn Street to Duffy Street, where the existing right-of-way and existing configuration restricts the improvements to a continuous 2-lane roadway with 12-feet wide lanes and combined curb and gutter. The improvements also include two (2) new signalized intersections at Main Street and Gray Street. The BNSF Railway parallels this street along the east side, this project will include the coordination with BNSF personnel. A 5-foot sidewalk is to be constructed on the west side. The project will include a drainage analysis to evaluate options for an improved storm drain system including evaluation of green infrastructure or Low Impact Development (LID) applications, if feasible. A traffic study will be performed to evaluate intersection options and to optimize the roadway capacity. The traffic study will also include coordination with BNSF Railway and providing the necessary required controls. The scope of work will include topographic survey, existing property boundary research, geotechnical analysis, utility coordination, roadway design, drainage design, traffic analysis, traffic signal and ADA Compliance.

ADDITIONAL SERVICES

Following the Pre-Final Milestone Submittal, the City of Norman and CGE evaluated cost saving measures to the landscape and irrigation design for the corridor. The irrigation redesign will include the development of multiple non-wire systems, instead of a large wired system, in order to minimize future maintenance issues and potential damage along a congested utility corridor. The redesign will require the development of Pre-Final and Final Plans and a coordination meeting with the Parks Department - **\$6,200**

COMPENSATION

The CONSULTANT agrees to perform the SERVICES identified in the original AGREEMENT **Attachment A – Scope of Services, Amendment No. 1**, and subject **Amendment No. 2**, in accordance with the limitations and conditions set forth in the AGREEMENT to pay a lump sum amount of \$ 609,215 unless changed or modified by a mutually executed contract amendment between the OWNER and the CONSULTANT.

The OWNER shall pay the CONSULTANT for completion of the SERVICES of each task total as identified in subject **Amendment No. 2**, in accordance with the amounts stated below:

Task	Description	Original Agreement	Amendment No. 1	Amendment No. 2	Total
1	Preliminary Engineering Report	63,800	-	-	63,800
2	Preliminary (30%) Plans	90,800	-	-	90,800
3	60% Plans	105,800	-	-	105,800
4	Final (90%) Plans	125,900	-	-	125,900
5	Plans, Specifications, and Estimate (PS&E) Submittal	42,600	74,465	6,200	123,265
6	Public Meetings & Stakeholder Involvement	24,800	-	-	24,800
7	Bidding / Construction Support / Record Drawings	31,500	-	-	31,500
8	Survey	29,600	1,950	-	31,550
9	Geotechnical Investigations	11,800	-	-	11,800
	Total	\$526,600	\$76,415	\$6,200	\$609,215

City of Norman
Contract K-1920-116

The Services provided for in this Amendment No. 2 are for the sole use and benefit of OWNER and CONSULTANT. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the OWNER and CONSULTANT.

IN WITNESS WHEREOF, OWNER and Cowan Group Engineering have executed this Agreement.

DATED this ____ day of _____, 2024.

The City of Norman
(OWNER)

Signature _____

Name _____

Title _____

Date _____

Attest:

City Clerk

Cowan Group Engineering
(CONSULTANT)

Signature _____

Name Jeff Cowan

Title CEO

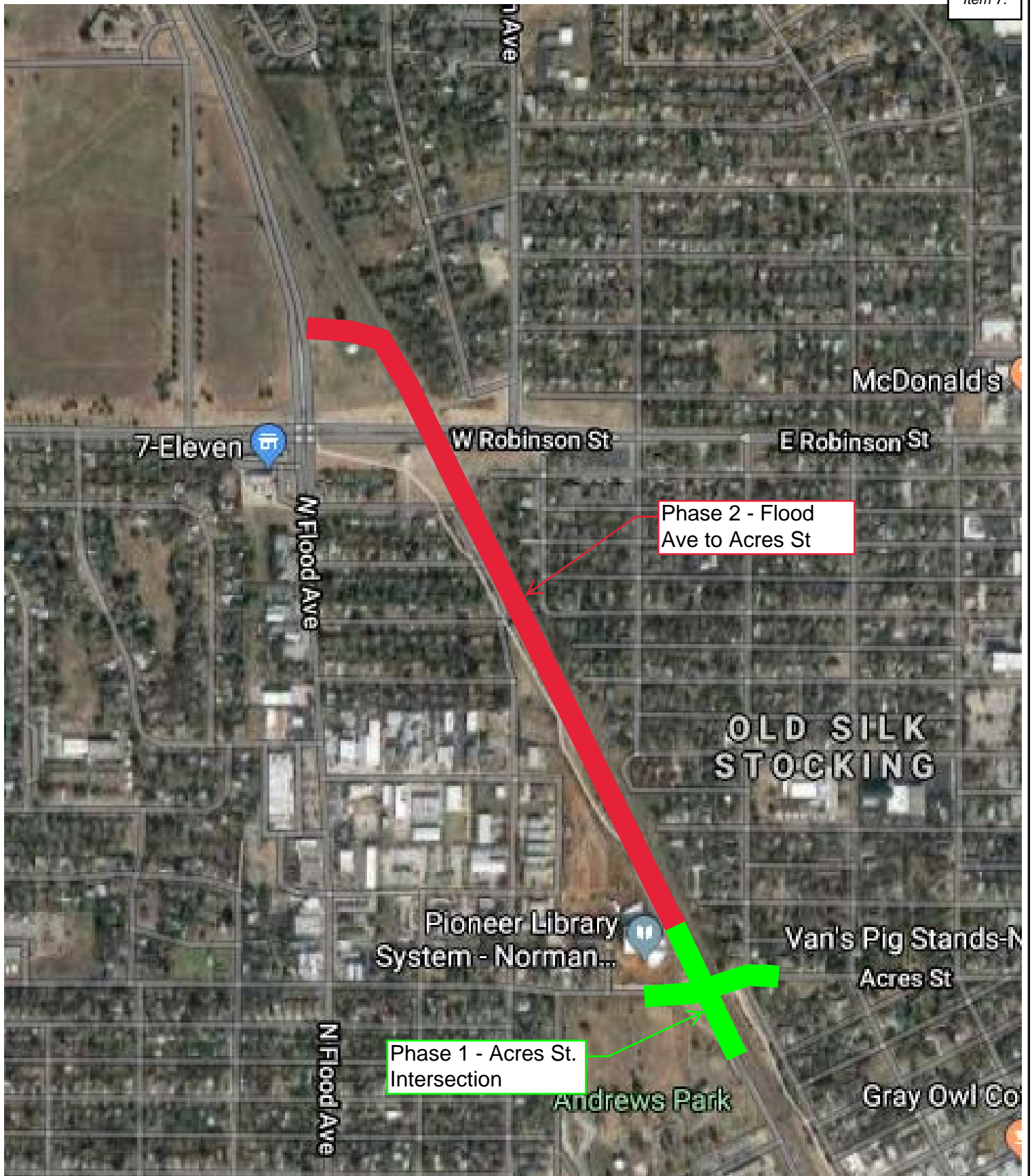
Date 8/13/2024

Attest:

Secretary

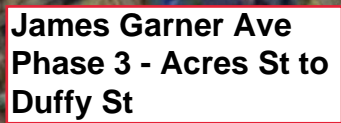
Approved as to form and legality this ____ day of _____, 2024.

City Attorney



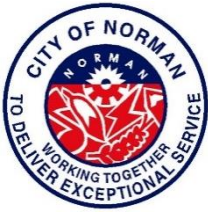
James Garner Avenue Widening Project Location Map





File Attachments for Item:

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FINAL ACCEPTANCE AND PAYMENT OF CONTRACT K-2021-115: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA AND CROSSLAND CONSTRUCTION COMPANY, INC., FOR THE NORMAN FORWARD SENIOR WELLNESS PROJECT.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/10/2024

REQUESTER: Jason Olsen, Director of Parks and Recreation

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FINAL ACCEPTANCE AND PAYMENT OF CONTRACT K-2021-115: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA AND CROSSLAND CONSTRUCTION COMPANY, INC., FOR THE NORMAN FORWARD SENIOR WELLNESS PROJECT.

BACKGROUND:

In October 2015, Norman citizens passed the NORMAN FORWARD initiative, funding various quality-of-life projects through a ½% sales tax increase over 15 years. The NORMAN FORWARD Initiative included authorization for a project to construct a new Senior Citizen's Recreation Center. Supplemental funding for the project was also allocated by the City Council from the City's Congressional Coronavirus Aid, Recovery and Economic Security Act reimbursements (Resolution R-2021-69). After ongoing community input, the scope of the project was expanded into a Senior Wellness Center.

The Senior Wellness Center (Adult Wellness and Education Center, or "AWE Center") is located on City-owned land on the southeast corner of Norman Regional Health System's (NRHS) Porter Campus, off North Findlay Avenue. The AWE Center includes an indoor heated saltwater pool with lap swimming, water walking, and hydrotherapy seating; an indoor walking track and training space; a fitness-classroom area; lounge and game rooms; both wet and dry craft areas; small prep and demonstration kitchen; and multipurpose rooms that can be used for eating, events, classes, theatrical plays, games, and much more. The AWE Center opened to the public on November 13, 2023.

DISCUSSION:

On April 13, 2021, the City Council approved Contract K-2021-115 with Crossland Construction to provide construction management at-risk (CMaR) services for the Senior Wellness project. The initial contract amount of \$26,320 was approved to provide pre-construction services, which included plan review, design assistance, bidding services, and value engineering.

On December 14, 2021, the City Council approved Amendment One to Contract K-2021-115 for a Guaranteed Maximum Price (GMP) of \$2,022,408 for steel fabrication and erection. The first

GMP included construction contingency, general conditions for the entire project, and indirect costs, including bonding, insurance, and CMAA fees (profit), making a then-cumulative total for Contract K-2021-115 of \$2,048,728.

On February 22, 2022, City Council approved Amendment Two to Contract K-2021-115 for \$2,758,144 with Crossland Construction for site demolition, foundation, pools, utilities, and portions of the upward construction, making the then-cumulative total for Contract K-2021-115 of \$4,806,872.

On March 22, 2022, City Council approved Amendment Three to Contract K-2021-115 for \$1,295,200 with Crossland Construction to fabricate and install the HVAC system for the Senior Wellness Center, making a then-cumulative total for Contract K-2021-115 of \$6,102,072.

On May 24, 2022, the City Council approved Amendment Four to Contract K-2021-115 for \$5,056,449 with Crossland Construction for Masonry, Miscellaneous Steel, Roofing, Millwork, Metal Panels, Windows and Glazing, Doors, Sheetrock Flooring, Signage, Plumbing, Site Utilities, Electrical, and moving AT&T utility lines for the Senior Wellness Center, making a then-cumulative total for Contract K-2021-115 of \$11,158,521.

On June 28, 2022, the City Council approved Amendment Five to Contract K-2021-115 for \$423,737 with Crossland Construction for waterproofing; Exterior Finish and Insulation Systems; flooring and wall tile specialties; and partitions for the Senior Wellness Center, making the then-cumulative total for Contract K-2021-115 \$11,582,258.

On December 12, 2022, the City Council approved Amendment Six to Contract K-2021-115 for \$1,197,276.74 with Crossland Construction for architectural stone masonry, painting and wallcoverings, signage, a fire alarm system, asphalt paving, fencing, and the outdoor pickleball court for the Senior Wellness Center, making the then-cumulative total for Contract K-2021-115 \$12,779,534.74.

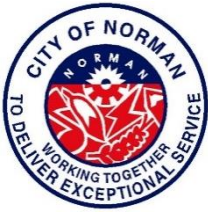
Construction began in the winter of 2021 and was substantially completed in October 2023, with the facility opening to the public in November of 2023. All items have been completed, and the project is ready for final acceptance. The final amount of the construction contract totaled \$12,747,055.77, a savings of \$6,161.97. The final payment application submitted by the contractor on May 14, 2024, is in the amount of \$649,450.77. Adequate funds are available for this contract in the Norman Forward Senior Wellness Project; Construction (account 51793365-46101; project NFP111).

RECOMMENDATION:

It is recommended that the City Council accept the NORMAN FORWARD Senior Wellness Project and approve payment in the amount of \$649,450.77 to Crossland Construction.

File Attachments for Item:

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF THE FINAL ACCEPTANCE OF CONTRACT K-2122-81: BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND CROSSLAND CONSTRUCTION COMPANY, INC., FOR GRIFFIN PARK PHASE VI OF THE GRIFFIN PARK REMODEL PROJECT OF FINAL ACCEPTANCE AND PAYMENT.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/10/2024

REQUESTER: Wade Thompson, Parks Manager

PRESENTER: Jason Olsen, Parks and Recreation Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF THE FINAL ACCEPTANCE OF CONTRACT K-2122-81: BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND CROSSLAND CONSTRUCTION COMPANY, INC., FOR GRIFFIN PARK PHASE VI OF THE GRIFFIN PARK REMODEL PROJECT OF FINAL ACCEPTANCE AND PAYMENT.

BACKGROUND:

In October 2015, Norman citizens passed the Norman Forward Initiative, which will fund various projects through a ½ % sales tax increase over 15 years. The Norman Forward Initiative includes an upgrade of the Griffin Park Soccer Complex. Eventually, all of the Griffin Park sports fields will be converted to soccer and will consist of 22 youth fields.

DISCUSSION:

On December 14, 2021, the City Council approved Contract K-2122-81 with Crossland Construction to provide construction management at-risk (CMaR) service for the Griffin Park Remodel Project. The initial contract amount of \$14,450 was approved to provide pre-construction services, which, to date, have included plan review, scheduling, and bidding services.

On February 8, 2022, NMA/City Council approved Amendment / Guaranteed Maximum Price (GMP) #1, which included earthwork, demolition, site concrete, painting, fencing, and landscaping; estimating and construction contingencies; general conditions for the entire project; and indirect costs, which included bonding, insurance, and CMaR fees. The total for GMP #1 was \$1,370,970, including pre-construction services for \$14,450. NMA/City Council approved the final payment on January 10, 2023, in the amount of \$61,399.28 for a total of \$1,227,984.96. The remaining contingency funds \$142,985.04 were returned to the Norman Forward Griffin project balance.

On July 26, 2022, NMA/City Council Approved Amendment / Guaranteed Maximum Price (GMP) #2, which included demolition, concrete, masonry, structural steel, door assemblies supply, flooring and wall tile, painting, signage, plumbing, HVAC, electrical, earthwork, site concrete,

asphalt, fencing, irrigation, sprigging, sod & mulch, site furnishings, site utilities, and storm sewer systems. The total for the work bid was \$6,576,243 (making the then-cumulative total for Contract K-2122-81 equaling \$7,947,213).

On January 24, 2023, NMA/City Council Approved Amendment/Guaranteed Maximum Price (GMP) #3 included a drive connecting the southeast parking lot to the High Meadows Dr. intersection. This intersection and entrance movement was identified as part of the traffic study specifically for the Griffin Park Remodel in 2017, and it outlined this section of road to be added to increase the flow of traffic entering and exiting Griffin Park. The Total for GMP #3 was \$568,189 (making the then-cumulative total for contract K-2122-81 equaling \$8,515,402).

On August 22, 2023, NMA/City Council Approved Amendment/Guaranteed Maximum Price (GMP) #4 included a road connecting the Griffin Community Dog Park and Griffin Disc Golf Course to the High Meadows Dr. Intersection and removing the entrance into Griffin Park north of High Meadows Dr. It will also connect to the previously approved East Park Road GMP #3. The additional park road connecting the north and south sides of Griffin Park was also identified as part of the traffic study specifically for the Griffin Park Remodel in 2017, and it outlined this section of road to be added to increase the flow of traffic entering and exiting Griffin Park. The total for GMP #4 was \$347,481 (making the Cumulative total for contract K-2122-81 equaling \$8,862,883)

On September 28, 2023, the project reached substantial completion. Crossland Construction has completed all work under Contract K-2122-18 AMD #2, #3, and #4.

Eighteen pay applications were submitted and approved throughout the project, totaling \$8,862,833 to the contractor and \$7,419,248.78 in owner-direct payment invoices for services and materials. The Final payment Application submitted by the contractor on May 14, 2024, is in the amount of \$185,485.77. Adequate funds are available for this contract in the Griffin Park Remodel project, Construction (account 51796639-46101; NFB001).

RECOMMENDATION:

It is recommended that the City Council/The Norman Municipal Authority accept the NORMAN FORWARD of the Griffin Park Phase 6 – Park Remodel Project as final and approve payment in the amount of \$185,485.77 to Crossland Construction. Funding is available in the Norman Forward Griffin Park Phase VI of the Griffin Park Remodel Project, Construction (account 51796639-46101; project NFB001).

File Attachments for Item:

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2425-49: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE CENTER FOR CHILDREN AND FAMILIES, INC. IN THE AMOUNT OF \$150,000 FOR USE IN THE BOYS & GIRLS CLUB OF NORMAN.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/10/2024

REQUESTER: AshLynn Wilkerson, Assistant City Attorney

PRESENTER: Rick Knighton, Interim City Attorney

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2425-49: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE CENTER FOR CHILDREN AND FAMILIES, INC. IN THE AMOUNT OF \$150,000 FOR USE IN THE BOYS & GIRLS CLUB OF NORMAN.

BACKGROUND:

During the budgeting process for fiscal year 2024-2025 (FYE 2025), a number of requests from non-profit agencies for General Fund budget allocations were specifically reviewed, discussed, and approved by Council. Pursuant to those discussions, funding agreements were prepared and submitted to the various agencies for their execution. One of those agencies is the Center for Children and Families, Inc.

DISCUSSION:

The FYE 2025 agreement which comes before Council at this time is the same basic form agreement for all agencies. The signed agreement provides that the Center for Children and Families, Inc. will use City funds of \$150,000 to assist with the operation of the Boys & Girls Club of Norman.

The agreement includes a reporting procedure by the agency to the Council of expenditures of the funds in an amount not to exceed \$150,000. The agreement also provides for cancellation by either party with thirty (30) days written notice and specifically provides for cancellation and return of any unexpended funds should the agency fail to use the funds for the purpose for which they are intended or should the agency be dissolved or cease to exist any time during the contract period.

The agreement also includes an automatic renewal provision [section D(5)], which provides that the agreement automatically renews annually provided that the Agency requests the same amount of funding each year and City Council appropriates sufficient funding in the budget.

RECOMMENDATION:

Staff recommends that the funding agreement submitted herewith be approved. Funds in the amount of \$150,000 should be disbursed from City Council-Contributions and Organizations (10110101-44741).

FUND DISBURSEMENT AGREEMENT

This agreement is made and entered into on the _____ day of September, 2024, by and between the City of Norman, Oklahoma, a municipal corporation, (“City”) and The Center for Children and Families, Inc., (“Organization”), witnesseth:

- A. WHEREAS, the Organization desires to provide services to the citizens of the City, specifically for low-income youth, through the Boys & Girls Club of Norman.
- B. THAT IN CONSIDERATION for the performance by the Organization of the covenants and agreements as specified herein, the City covenants and agrees:
 - 1. To disperse to the Organization the sum of \$150,000 to be used in the Boys & Girls Club of Norman. Said funds shall be used for this purpose and for no other purpose.
 - 2. It is the intent of the City that the amount of funds dispersed be used as provided in the request attached hereto marked Exhibit “A” and made a part hereof.
- C. THAT IN CONSIDERATION for the performance of the covenants and agreements of the City as stated herein, the Organization covenants and agrees:
 - 1. To expend funds granted by the City for the purpose as listed above in Section B.
 - 2. To allow a representative of the City to hold an ex-officio position on the Organization’s Board of Directors, if requested by the City.
 - 3. To provide a written annual report on the activities of the Organization to the City, said report to be sent to the attention of the Norman City Clerk. Said report shall also include documentation that the funds provided herein were spent solely for the purposes listed above in Section B, which are to benefit the citizens of the City.
- D. It is further understood and agreed by both parties:
 - 1. In the event the Organization is dissolved all such funds not yet expended for the purposes provided herein shall immediately revert back to the City and the Organization shall immediately deliver such unexpended funds to the City.
 - 2. The Organization agrees to keep accurate records of all receipts and collections of its income in a manner approved by the City. The Organization shall make such records available for inspection by the City at any time upon demand and shall submit such records to whomever the City may designate hereafter for the purpose of auditing such records.
 - 3. In the event the Organization should mishandle the expenditure of funds as provided herein, such action will be considered a breach of this Agreement, and any unexpended funds as provided by this Agreement, from the date of notice by

the City, shall immediately revert back to the City and the Organization shall immediately deliver such unexpended funds to the City.

4. This Agreement may be canceled by either party upon the giving of thirty (30) days written notice of cancellation to the other. Upon cancellation, any unexpended funds as provided by this Agreement, from the date of notice of cancellation, shall immediately revert back to the City, and the Organization shall immediately deliver such unexpended funds to the City.
 5. This Agreement shall automatically renew annually upon City Council approval of the annual budget subject to, and contingent upon, the appropriation of funds sufficient to fund the amount in this Agreement. In any event the Organization requests a different amount of funding or proposes a different purpose for expenditure of the funds, a new agreement would be required.
- E. It is further understood and agreed by both parties that the Organization and any employee of the Organization is a separate entity from the City, the Organization and its employees are responsible for its actions, and that the Organization agrees to indemnify and save harmless the City from all fines, suits, proceedings, claims, demands, action, loss, and expense from liability of any kind whatsoever (including but not limited to attorney fees for costs incurred in litigation) and from any person whomsoever asserting the same arising or growing out of or in any way connected with the Organization's management, operation and services.
- F. Upon approval and execution, this Contract K-2425-49 shall entirely supplant and replace any previously executed Fund Disbursement Agreement(s) between the Parties, which shall then be considered null and void by the Parties.
- G. There are no other terms, either express or implied, than those expressly stated herein.
- H. In witness hereof, the parties hereto have executed this Agreement on the day first above written.

[The remainder of this page left intentionally blank.]

CENTER FOR CHILDREN & FAMILIES, INC.

Executive Director

ATTEST:

Secretary

THE CITY OF NORMAN

Approved as to form and legality by the office of the City Attorney this _____ day of September, 2024.

Office of the City Attorney

Approved by the Norman City Council this _____ day of September, 2024.

Mayor

ATTEST:

City Clerk

EXHIBIT A

Empowering Youth

For more than twenty years, the City of Norman has provided substantial financial support to Center for Children and Families, Inc. (CCFI) for free or very low cost after school services for low-income youth residing in Norman. For 16 years, Neighborhood Centers services were provided on school sites in the Wilson/Longfellow and Kennedy/Irving neighborhoods. In July 2015 Boys & Girls Club of Norman (BGCN) was implemented to expand the number of youth served, increase hours of service to 20 hours over 5 days per week, and benefit from the program curricula, training, quality standards and other support provided by Boys & Girls Club of America.

In 1999, Neighborhood Centers was developed as a community collaboration to respond to high needs neighborhoods representing a significant percentage of the overall poverty and juvenile crime in the City of Norman. In subsequent years, a review of crime data from the Norman Police Department suggested that the implementation of Neighborhood Centers correlated with a significant and sustained decrease in juvenile arrests.

Boys & Girls Club of Norman's target population continues to be children and youth who reside in neighborhoods with high poverty and crime rates, many of whom have experienced relationship trauma such as domestic violence, child abuse or neglect. As a program of CCFI, BGCN is able to benefit from the expertise of CCFI professional staff and its 50 years of experience addressing the needs of families struggling with trauma. Most of the enrolled members come from Adams, Jefferson, Kennedy, and Wilson Elementary Schools, Irving, Alcott, Whittier, and Longfellow Middle Schools with a few from Norman High and Norman North High Schools. Norman Public Schools transports students from six of these school sites and Club members are able to walk from Longfellow Middle School nearby schools. A Club site operates on location for students at Irving Middle School.

Melissa Klink serves as the CEO of CCFI overseeing multiple programs in the agency, including Boys & Girls Club of Norman. Her history in non-profit mental healthcare, helps drive the advocacy and trauma-informed work of the Club. The Boys & Girls Club is led by Executive Director Whitney Dunn, with her Social Services Director Lee Brandon. Whitney has extensive experience leading afterschool youth programming. Lee is a Licensed Clinical Social Worker with several years of experience leading after school programs and working as a therapist with low income families who have experienced significant trauma. Lee's background has facilitated the further development of a trauma-informed approach to after school services. The trauma informed approach includes increased structure, lower youth to adult ratios and creative and individually tailored interventions to help youth resolve conflicts and learn to manage strong feelings without aggressive behavior.

The overall goals of BGCN prevention services are 1) safety and a sense of belonging 2) avoidance of crime, delinquency and other high-risk behaviors, 3) academic success, 4) healthy lifestyles and 5) character and leadership skills. As members arrive from school, the Regional Food Bank of Oklahoma supported Kids Cafe provides a healthy dinner. Following dinner, members have kid choice time to spend on the playground, the outdoor basketball court or the gym. In addition, members have access to an extensive library of books, a newly renovated art room, a brand new STEM lab, and many enrichment activities. Each day, Club members participate in Power Hour with staff and volunteer support to complete homework, engage in STEM projects and other interactive academic enrichment activities. Other programming is offered using curricula provided through Boys & Girls Club of America such as Smart Moves, to promote self-awareness, healthy habits, decision

making and goal setting and Career Launch, to promote job-readiness and career preparation for teens. Before members leave for home each day they receive a healthy snack.

In 2023 Boys & Girls Club of Norman served a total of 170 club members, which included 115 members at our main location and 55 members at our Irving Middle School location. As many youth are still recovering from learning loss and mental health challenges due to the pandemic, supports like the Boys & Girls Club of Norman are more important than ever. Over 1/3 of our Club members have an IEP or 504 learning plan and we are able to adapt academic success programming to help them succeed in and out of the classroom. Approximately 25% of our Club members also access counseling services at our organization to help them heal from complex trauma.

Here are some of our recent outcomes that demonstrate supports at BGCN:

- 90% of members reported the club provides a safe and positive environment.
- 70% of BGCN members report they are building healthy supportive relationships with adults
- 85% of members feel a sense of belonging at the Club
- 100% of members participate in Academic Success programming
- 100% of members participate in Character & Leadership programming

CCFI is grateful for the many public and private partners who make financial and in-kind investments in Boys & Girls Club of Norman. These partnerships and their impact on children, youth and their families would not be possible without the steadfast commitment of the City of Norman. Partner organizations we work with include:

- **United Way of Norman:** United Way of Norman provides funding for BGCN and works to support the quality of youth development and out-of-school time services throughout the community.
- **Norman Public Schools:** Norman Public Schools allows BGCN members to utilize school buses, vans, and other resources at no cost to the program. Bus transportation is provided from four elementary schools and two middle schools daily throughout the school year.
- **University of Oklahoma:** BGCN serves as a practicum, internship, and volunteer site for many OU students. Approximately 100 OU students associated with a wide range of campus groups - including service organizations, fraternities and sororities - have volunteered with or worked to support the program.
- **Community Afterschool Program:** Staff and volunteers from CASP provide individualized tutoring to Club members to help them improve academic confidence and performance.

Financial Information

Page 4 of this report is the FY 2024 and Estimated FY 2025 revenues and expenses for Boys & Girls Club of Norman. The FY 2024 Budget includes one-time expenses including grant funding conferences. The FY 2025 Preliminary Budget reflects reductions in shared support staff and other expenses that are based on relative program size across the agency. The 2022 audited financial statements and 990s tax returns are attached.

Fees for Service: Boys & Girls Club of Norman charges its members twenty dollars per school year and twenty dollars for summer camp with fee reductions and waivers available based on need. Membership fees represent approximately 1% of the program budget.

Actions to Generate Income: In addition to the City of Norman funding, operating costs for the Club are funded from Elementary and Secondary School Emergency Relief (ESSER) funds for after school programs, United Way of Norman, foundation and corporate grants and small state contracts. Planning is underway to replace the pandemic related ESSER funding, scheduled to end July 31, 2024.

In addition to making personal financial contributions to the agency, the CCFI Board of Directors continues to seek supplementary funding sources to reduce the impact of a down philanthropic climate. The Sustainable Funding Committee works closely with the Development and Communication Team to oversee the resource development process and find ways to diversify revenue for CCFI. All Board members participate in our annual end of year campaign by identifying and soliciting individual and corporate prospects.

Fiscal Year 2025 Request

For FY 2024, the City of Norman generously provided \$120,000 to support the Boys & Girls Club of Norman Partnership. **CCFI respectfully requests that the City of Norman increase its investment by 25% to \$150,000 for FY 2025.**

This continued investment in BGCN will support the staffing levels required for the high need population served. A minimum 12:1 student to staff ratio is required to provide the high-quality, structured programming and additional support for students struggling with emotional and behavioral problems.

In addition, we are serving more members than ever before, with almost half of our Club members being teens. It is crucial that we invest in our teens as they are rapidly approaching adulthood in our community.

We sincerely appreciate the ongoing support of the City of Norman and its dedication to improving the lives of children in our community.

Respectfully,



Melissa Klink, Chief Executive Officer
Center for Children and Families, Inc.

Revenue	FY 24	Est FY 2025
United Way	48,788	47,000
Donor Contributions	34,577	140
Foundations	80,000	63,000
City Fees & Grants	120,000	150,000
State & Federal Fees and Grants	309,206	290,776
Program Fees	4,500	4,500
Total Revenue	597,071	555,416
Expense		
Salary & Wages	385,801	367,569
Benefits	95,797	96,444
<i>Total Salary & Benefits</i>	<i>481,599</i>	<i>464,014</i>
Operating Expenses		
Professional Fees	7,165	4,850
Supplies	15,916	16,683
Telephone Expense	5,152	4,096
Postage and Shipping	591	570
Occupancy	33,947	29,394
Outside Printing & Artwork	2,761	2,663
Transportation	2,675	700
Conferences, Conventions & Meetings	9,752	1,193
Subscriptions and Licensure	12,680	11,089
Specific Assistance to Individ.	2,498	398
Rental, Maintenance of Equipment allocated	824	471
Insurance allocated	13,971	13,880
Equipment Acquisition allocated	1,542	994
Miscellaneous Expenses allocated	5,997	4,422
<i>Total Operating Expense</i>	<i>115,473</i>	<i>91,403</i>
Total Expenses	597,072	555,416

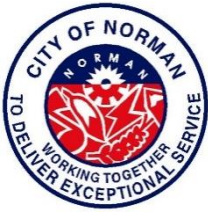
Note:

FY 24 includes one-time expenses including grant funded conferences.

FY 25 reflects reductions in shared support staff and other expenses that are based on relative program size across the agency.

File Attachments for Item:

11. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-14: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION, OPEN SPACE DESIGNATION, HIGH DENSITY RESIDENTIAL DESIGNATION, AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/10/2024

REQUESTER: Bob Moore Farms North, LLC

PRESENTER: Jane Hudson, Planning and Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-14: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION, OPEN SPACE DESIGNATION, HIGH DENSITY RESIDENTIAL DESIGNATION, AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

BACKGROUND: Portions of the subject property are currently designated Commercial, High Density Residential, Low Density Residential, and Open Space. The applicable Zoning Districts on these properties is primarily PUD, Planned Unit Development, with additional parcels zoned C-2, General Commercial District, RM-6, Medium-Density Apartment District with Permissive Use for a Golf Course, and PL, Park Land District. The applicant is proposing to rezone all related parcels to PUD, Planned Unit Development, with intent to develop mixed-use commercial and multi-family residential uses on the property. The new proposal requires an amendment to the NORMAN 2025 Land Use & Transportation Plan from a composition of Commercial, High Density Residential, Low Density Residential, and Open Space Designations to the Mixed Use Designation. The subject property is approximately 55.56 acres owned by Bob Moore Farms North, LLC and is currently undeveloped. This Land Use change application is accompanied by a preliminary plat request and a rezoning request.

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?***

This area has seen little change in development in recent years. There has been one commercial structure built; overall, the commercial development in this area was completed prior to the adoption of the NORMAN 2025 Plan. The commercial area included in the subject property has remained undeveloped. The property is bounded to the north, trending south along the eastern border, by regional commercial uses. To the south, Willowbend Road which separates the property from existing single-family homes. The northernmost area of the property abuts 36th Avenue SW, which separates from existing single-family homes. Proposed development on this property includes 25,000 square feet of retail space on the northern most side abutting existing commercial, and 642 apartment homes buffering existing residential to the south.

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, while more intense than the existing undeveloped traffic patterns, are less intense than the allowable impacts of the current zoning and land use designations. Two new access points to the property are proposed along 36th Avenue SW. It is anticipated that circulation along newly platted interior roads and along Willowbend Road will be primarily local traffic. The City Traffic Engineer has determined there are no negative traffic impacts anticipated with this project.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Commercial, High Density Residential, Low Density Residential, and Open Space Designations to Mixed Use Designation for the subject property as Resolution R-2425-14 for consideration by City Council.

PLANNING COMMISSION RESULTS: At their meeting of August 8, 2024, Planning Commission recommended adoption of Ordinance O-2425-14 by a vote of 5-2.

R-2425-14

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION, OPEN SPACE DESIGNATION, HIGH DENSITY RESIDENTIAL DESIGNATION, AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

- § 1. WHEREAS, the Council of the City of Norman recognizes citizens' concerns about the future development of Norman; and
- § 2. WHEREAS, the City Council at its meeting of November 16, 2004, reviewed and adopted the NORMAN 2025 Land Use and Transportation Plan, with an effective date of December 16, 2004; and
- § 3. WHEREAS, Bob Moore Farms North LLC has requested that the following described property be moved from the Commercial Designation, Open Space Designation, High Density Residential Designation, and Low Density Residential Designation and placed in the Mixed Use Designation for the hereinafter described property, to wit:

A tract of land lying in Section Thirty-five (35), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 35;

THENCE South 00°30'04" East, along the west line of said Section 35, a distance of 830.86 feet;

THENCE North 89°29'56" East, perpendicular to said west line, a distance of 50.00 feet to the east right-of-way line for 36th Avenue S.W., also being the POINT OF BEGINNING;

THENCE Easterly, along the southerly and easterly line of the Final Plat of STRAWBERRY LAKE SECTION 1, recorded in Book 16 of Plats, Page 23, Cleveland County Clerk's Office, the following Three (3) courses:

1. South 45°35'33" East a distance of 537.56 feet;
2. North 44°24'27" East a distance of 506.00 feet;
3. Northerly, along a non-tangent curve to the right having a radius of 95.00 feet (said curve subtended by a chord which bears North 08°10'19" West a

distance of 115.49 feet) for an arc length of 124.13 feet to the Southwest corner of the Final Plat of STRAWBERRY LAKES SECTION 5, recorded in Book 16 of Plats, Page 179, Cleveland County Clerk's Office;

THENCE Easterly, along the southerly line of said STRAWBERRY LAKES SECTION 5, the following Five (5) courses:

1. Easterly, along a non-tangent curve to the right, having a radius of 1,025.00 feet (said curve subtended by a chord which bears North 88°11'54" East a distance of 91.24 feet) for an arc length of 91.27 feet;
2. Easterly, along a curve to the left, having a radius of 770.74 feet (said curve being subtended by a chord which bears North 86°20'33" East a distance of 118.46 feet) for an arc length of 118.57 feet;
3. Easterly, along a curve to the right, having a radius of 1,816.33 feet (said curve being subtended by a chord which bears North 86°05'47" East a distance of 263.60 feet) for an arc length of 263.83 feet;
4. Easterly, along a curve to the right, having a radius of 400.00 feet (said curve subtended by a chord which bears South 81°03'35" East a distance of 120.77 feet) for an arc length of 121.23 feet;
5. South 72°22'38" East a distance of 47.63 feet to a point on the westerly right-of-way line of Norman Center Court as shown on the Final Plat of STRAWBERRY LAKE SECTION 2, recorded in Book 16 of Plats, Page 67, Cleveland County Clerks Office;

THENCE Southerly, along the westerly right-of-way limits of Norman Center Court as shown on the Final Plat of said STRAWBERRY LAKE SECTION 2, on a non-tangent curve to the right, having a radius of 388.13 feet (said curve subtended by a chord which bears South 20°19'48" West a distance of 36.67 feet) for an arc length of 36.68 feet to the Northeast corner of the Final Plat of STRAWBERRY LAKE SECTION 6, recorded in Book 17 of Plats, Page 22, Cleveland County Clerk's Office;

THENCE Westerly, along the north line of said Final Plat of STRAWBERRY LAKE SECTION 6, the following Four (4) courses:

1. Northwesterly, along a non-tangent curve to the left, having a radius of 30.00 feet (said curve subtended by a chord which bears North 51°29'41" West a distance of 21.39 feet) for an arc length of 21.88 feet;
2. North 72°22'38" West, a distance of 42.27 feet;
3. Westerly, along a non-tangent curve to the left, having a radius of 371.66 feet (said curve subtended by a chord which bears North 81°22'25" West a distance of 116.24 feet) for an arc length of 116.72 feet;
4. Westerly, along a non-tangent curve to the left, having a radius of 1,792.33 feet (said curve subtended by a chord which bears South 87°35'03" West a distance of 127.48 feet) for an arc length of 127.51 feet to the Northwest corner of said STRAWBERRY LAKE SECTION 6; THENCE South 19°50'43" West, along the west line of said STRAWBERRY LAKE SECTION 6, a distance of 437.23 feet to the Northwest corner of Lot 2, STRAWBERRY LAKE SECTION 6;

THENCE North $89^{\circ}28'08''$ East, along the north line of said Lot 2, a distance of 391.55 feet to the Northeast corner of Lot 2, also being a point on the westerly right-of-way limits of Norman Center Court as shown on the Final Plat of said STRAWBERRY LAKE SECTION 2;

THENCE Southeasterly, along the right-of-way limits said Norman Center Court, the following Eight (8) courses:

1. Southeasterly, along a non-tangent curve to the left, having a radius of 387.26 feet (said curve subtended by a chord which bears South $22^{\circ}43'33''$ East a distance of 50.21 feet) for an arc length of 50.25 feet;
2. Southerly, along a curve to the right, having a radius of 290.36 feet (said curve being subtended by a chord which bears South $17^{\circ}22'38''$ East a distance of 91.50 feet) for an arc length of 91.89 feet;
3. Southeasterly, along a non-tangent curve to the left, having a radius of 88.00 feet (said curve subtended by a chord which bears South $25^{\circ}59'24''$ East a distance of 53.45 feet) for an arc length of 54.30 feet;
4. South $13^{\circ}15'30''$ West, a distance of 31.29 feet;
5. North $89^{\circ}28'08''$ East a distance of 133.97 feet;
6. North $35^{\circ}03'16''$ West a distance of 21.91 feet;
7. Northerly, along a non-tangent curve to the left, having a radius of 88.00 feet (said curve subtended by a chord which bears North $00^{\circ}31'55''$ East a distance of 143.13 feet) for an arc length of 167.15 feet;
8. Northwesterly, along a non-tangent curve to the right, having a radius of 248.94 feet (said curve subtended by a chord which bears North $31^{\circ}43'46''$ West a distance of 187.73 feet) for an arc length of 192.49 feet;

THENCE Easterly, along a non-tangent curve to the right having a radius of 1,010.41 feet (said curve subtended by a chord which bears South $82^{\circ}30'28''$ East a distance of 322.90 feet) for an arc length of 324.29 feet;

THENCE South $18^{\circ}00'09''$ West, a distance of 291.80 feet;

THENCE North $89^{\circ}28'08''$ East a distance of 15.80 feet;

THENCE South $27^{\circ}14'56''$ East a distance of 294.39 feet;

THENCE South $83^{\circ}43'01''$ East a distance of 73.17 feet to a point on the west line of PARKWAY PLAZA ADDITION, recorded in Book 17 of Plats, Page 57, Cleveland County Clerk's Office;

THENCE South $27^{\circ}14'56''$ East, along the west line of said PARKWAY PLAZA ADDITION a distance of 337.21 feet;

THENCE South $62^{\circ}45'04''$ West a distance of 51.82 feet;

THENCE South $00^{\circ}18'11''$ East a distance of 101.69 feet to a point the west line of said PARKWAY PLAZA ADDITION;

THENCE Southeasterly, along the west line of said PARKWAY PLAZA ADDITION, the following Nine (9) courses:

1. South $00^{\circ}18'11''$ East a distance of 150.52 feet;
2. South $25^{\circ}24'32''$ East a distance of 475.59 feet;
3. South $40^{\circ}53'25''$ East a distance of 63.30 feet;
4. North $89^{\circ}02'02''$ East a distance of 173.37 feet;

5. South 27°14'56" East a distance of 38.21 feet;
6. South 34°02'05" West a distance of 108.89 feet;
7. South 41°07'36" East a distance of 443.87 feet;
8. South 27°11'49" East a distance of 305.85 feet;
9. South 00°18'14" East a distance of 546.23 feet to a point on the 1/16th Section line;

THENCE South 89°15'14" West, along said 1/16th Section line, a distance of 262.44 feet;

THENCE North 00°18'14" West a distance of 662.45 feet;

THENCE North 29°35'07" West a distance of 8.43 feet;

THENCE North 68°56'17" West a distance of 497.22 feet;

THENCE North 00°15'28" West a distance of 147.75 feet to a point on the south line of the Final Plat of WILLOWBEND ADDITION SECTION 5, recorded in Book 20 of Plats, Page 105, Cleveland County Clerk's Office;

THENCE South 89°44'32" West, along said south line, a distance of 27.79 feet to a point on the east line of the Final Plat of WILLOWBEND SECTION 3, recorded in Book 17 of Plats, Page 26, Cleveland County Clerk's Office;

THENCE Northerly, along said east line, being a non-tangent curve to the left, having a radius of 530.00 feet (said curve subtended by a chord which bears North 19°44'51" West a distance of 353.68 feet) for an arc length of 360.59 feet;

THENCE Northwesterly, continuing along said west line, being on a non-tangent curve to the left having a radius of 2,030.00 feet (said curve subtended by a chord which bears North 39°46'22" West a distance of 37.86 feet) for an arc length of 37.86 feet to the north line of said WILLOWBEND ADDITION SECTION 3;

THENCE South 49°41'35" West, along said north line a distance of 60.00 feet;

THENCE Northwesterly, along a non-tangent curve to the left, having a radius of 1,970.00 feet (said curve subtended by a chord which bears North 51°37'55" West a distance of 773.68 feet) for an arc length of 778.74 feet to a point on the east line of the Final Plat of WILLOWBEND ADDITION, recorded in Book 16 of Plats, Page 186, Cleveland County Clerk's Office;

THENCE North 13°09'13" East, along said east line a distance of 61.75 feet;

THENCE Westerly, along the north line (Lot 1, Block 5 was Vacated per DECREE OF VACATION, recorded in Book 3903, Page 1491, Cleveland County Clerk's Office) of said WILLOWBEND ADDITION the following Three (3) courses:

1. Northwesterly, along a non-tangent curve to the left, having a radius of 2,030.00 feet (said curve subtended by a chord which bears North 76°09'30" West a distance of 898.34 feet) for an arc length of 905.84 feet;
2. South 89°28'08" West, a distance of 298.79 feet;
3. North 45°30'58" West a distance of 35.35 feet to a point 50.00 feet east of the West line of said Section 35; THENCE North 00°30'04" West, parallel with and 50.00 feet east of said west line, a distance of 1,022.37 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 2,420,255 square feet or 55.5614 acres, more or less.

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

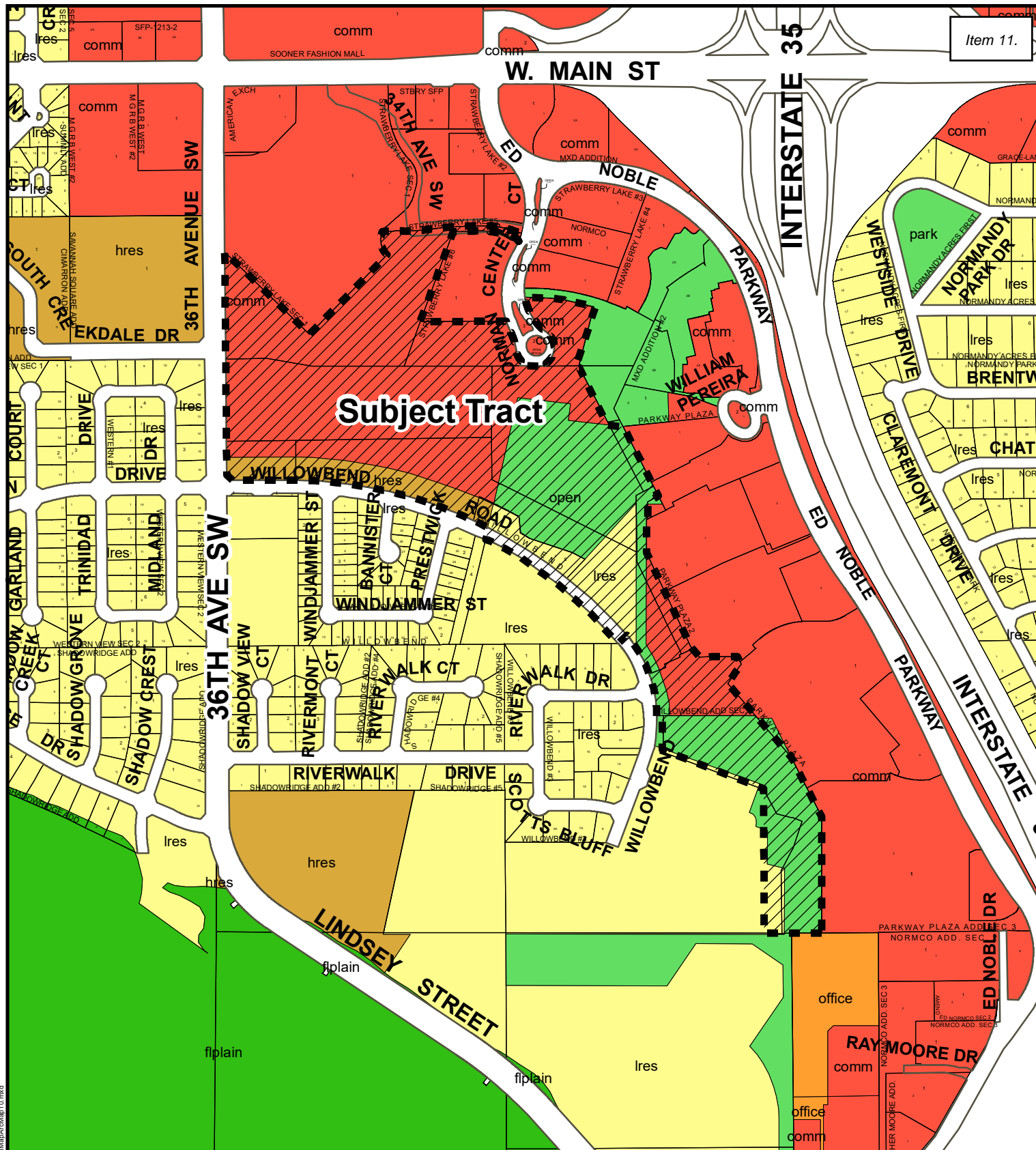
- § 4. That the Council of the City of Norman recognizes the need to control the future growth of the City of Norman; and, that after due consideration has determined that the requested amendment to the NORMAN 2025 Land Use and Transportation Plan should be adopted, and does hereby approve the requested designation.

PASSED AND ADOPTED this _____ day of _____, 2024.

(Mayor)

ATTEST:

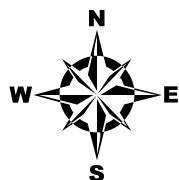
(City Clerk)



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.



August 5, 2024

0 300 600 Ft.



Subject Tract

Applicant: Bob Moore Farms North, LLC

Project Location: Generally located south of W. Main St., West of Ed Noble Pkwy., North of W. Lindsey St., and East of 36th Ave. S.W.

Case Number: PD24-07

Time: 5:30PM

Applicant/Representative:

Sean Rieger
Gunner Joyce
Libby Smith

Attendees:

Latty Sousa
Holly Van Auken
Leslie Long
Don Wheeler
Wendy Swatek
David Floyd
Will Pence
Gina Pence
Jenny Watson
Wanda Beller
Donna Skinner Reed
Elizabeth Stowe
Glenda Lemeceh
Don Troutt
Claire Curry
Patrick Schrank
Nikita Patel
Stan Koop
Christa Simmons
Weston White
Robert Castleberry
Cheryl Stamper
Adonis Nafeh
Tammy Nafeh
Loretta Anderson
Mona Waters
Denise Taylor
Troy Williams
Teresa Williams
Rusty Loeffler

Michele Loeffler
Sondra Clow
Peter Vail
Mary Roberts
Steve Petty
Dona Petty
Leita Eaves
Nick Nance
Sogoal Nance
Michael Swatek
Charles McBee
Janice McBee
D. Coitao
Ashton Byrum
Gina Byrum
Celia Elweir
Erica Bird
Don Brokhase
Paul Swenson
Sharon Boscarelli
Rhonda Schultz
Roger Schultz
Robbie Lomberson
Teresa Burlchart
Auton Masloveskii
Madeline Merriott
Barbara Vance
Carline Dulworth
Fred Bearenati
Mary Roberts

City Staff

Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager
Destiny Andrews, Planner II
Whitney Kline, Planning Admin
Beth Muckala, City Attorney

Application Summary:

A request for rezoning multiple parcels from C-2, PUD, and Park Land to PUD, Planned Unit Development, to facilitate a mixed-use residential development.

Neighbor's Comments/Concerns/Responses

The applicant representative explained the rezoning process and detailed the proposed site plan to attendees. Proposed PUD will include primarily residential buildings, with limited commercial along the north side and detention/green space to the south. An attendee inquired about building height. Applicant representative provided that multi-family homes abutting existing neighborhoods will be approximately 2-3 story "big house" apartment buildings, with taller residential buildings on the interior of the development. Commercial buildings are intended to be shorter. An attendee requested the anticipated number of homes and why that number was chosen. Applicant representative stated between 650 to 700 homes, based on market analysis. Multiple questions of traffic impact, specifically on Willowbend Road. Applicant representative responded that a Traffic Impact Analysis (TIA) would be completed as part of the project. A question on timing was posed. Applicant representative expects two phases, separated by the new road proposed connecting Norman Center Court to Willowbend Road, over the course of years prior to completion. An attendee requested additional information on the detention pond area. Applicant representative responded it will have higher service levels and will have amenities. A question on rents was posed. Applicant representative stated it is unknown at this time. Questions on the impact of the project on property values and the school system were asked. Applicant representative responded that these are unknown and outside of their purview. Concern for the impact on City services were expressed. Applicant representative provided that impact fees and anticipated sales tax revenue from new residents provides for Fire, Police, and Infrastructure improvements. An attendee asked if quiet would be guaranteed. Applicant representative responded that noise control is covered under the City's Noise Ordinance.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/08/2024

REQUESTER: Bob Moore Farms North, LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-14:
A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION, OPEN SPACE DESIGNATION, HIGH DENSITY RESIDENTIAL DESIGNATION, AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

BACKGROUND: Portions of the subject property are currently designated Commercial, High Density Residential, Low Density Residential, and Open Space. The applicable Zoning Districts on these properties is primarily PUD, Planned Unit Development, with additional parcels zoned C-2, General Commercial District, RM-6, Medium-Density Apartment District with Permissive Use for a Golf Course, and PL, Park Land District. The applicant is proposing to rezone all related parcels to PUD, Planned Unit Development, with intent to develop mixed-use commercial and multi-family residential uses on the property. The new proposal requires an amendment to the NORMAN 2025 Land Use & Transportation Plan from a composition of Commercial, High Density Residential, Low Density Residential, and Open Space Designations to the Mixed Use Designation. The subject property is approximately 55.56 acres owned by Bob Moore Farms North, LLC and is currently undeveloped. This Land Use change application is accompanied by a preliminary plat request and a rezoning request.

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?***

This area has seen little change in development in recent years. There has been one commercial structure built; overall, the commercial development in this area was completed prior to the adoption of the NORMAN 2025 Plan. The commercial area included in the subject property has remained undeveloped. The property is bounded to the north, trending south along the eastern border, by regional commercial uses. To the south, Willowbend Road which separates the property from existing single-family homes. The northernmost area of the property abuts 36th Avenue SW, which separates from existing single-family homes. Proposed development on this property includes 25,000 square feet of retail space on the northern most side abutting existing commercial, and 642 apartment homes buffering existing residential to the south.

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, while more intense than the existing undeveloped traffic patterns, are less intense than the allowable impacts of the current zoning and land use designations. Three new access points to the property are proposed along 36th Avenue SW. It is anticipated that circulation along newly platted interior roads and along Willowbend Road will be primarily local traffic. The City Traffic Engineer has determined there are no negative traffic impacts anticipated with this project.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Commercial, High Density Residential, Low Density Residential, and Open Space Designations to Mixed Use Designation for the subject property as Resolution R-2425-14 for consideration by Planning Commission and recommendation to City Council.



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, August 08, 2024 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, on the 8th day of August, 2024, at 5:30 p.m., and notice of the agenda of the meeting were posted at the Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

Chair Commissioner Bird called the meeting to order at 5:32 p.m.

ROLL CALL

PRESENT

Commissioner Brewer
Commissioner McDaniel
Commissioner McKown
Commissioner Jablonski
Commissioner Bird
Commissioner Griffith
Commissioner Parker

ABSENT

Commissioner McClure
Commissioner Kindel

STAFF PRESENT

Jane Hudson, Planning & Community Development Director
Lora Hoggatt, Planning Services Manager
Whitney Kline, Admin Tech III
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Bryce Holland, Multimedia Specialist

GUESTS PRESENT

Dennis Hooper, 3305 Windjammer St., Norman, OK
Boris Apauasov, 412 Prestwick St., Norman, OK
Paul Owen, 3204 Riverwalk Dr., Norman, OK
Don Brakhage, 3201 Scotts Bluff, Norman, OK
Taber Halford, 515 Miller Ave., Norman, OK
Richard McKown, 4409 Cannon Dr., Norman, OK
Weston White, 708 Scotts Bluff, Norman, OK
Gunner Joyce, 136 Thompson Dr., Norman, OK
BJ Hawkins, 6000 S Western Ave. Ste 300, Oklahoma City, OK

NON-CONSENT ITEMS**Bob Moore Farms North PUD, NORMAN 2025 & Preliminary Plat**

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-14: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION, OPEN SPACE DESIGNATION, HIGH DENSITY RESIDENTIAL DESIGNATION, AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. 2025 Land Use Map
3. Pre-Development Summary
4. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-3: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT; RM-6, MEDIUM-DENSITY APARTMENT DISTRICT WITH PERMISSIVE USE FOR A GOLF COURSE; PL, PARK LAND DISTRICT; AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND PLACE THE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. PUD Narrative
4. Site Plan
5. Preliminary Plat
6. Open Space Exhibit
7. Concept Landplan
8. Park Board Report
9. Pre-Development Summary
5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-3: CONSIDERATION OF A PRELIMINARY

PLAT SUBMITTED BY BOB MOORE FARMS NORTH, LLC FOR BOB MOORE FARMS NORTH, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 55.56 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF WEST MAIN STREET ON THE EAST SIDE OF 36TH AVENUE SOUTHWEST.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Site Plan
5. Review Form
6. Traffic Analysis
7. Protest Map/Letters

Staff Presentation

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

Commissioner Jablonski questioned the existing PUD and related residential density. Lora Hoggatt explained that it was R-1 density. Further, he questioned the overlap of the existing PUD with the proposed PUD.

Mr. Jablonski expressed concern regarding a perceived open space discrepancy – the preliminary site plan shows 26% open space, but the PUD document states a minimum of 10%.

Applicant Presentation

Gunner Joyce of Rieger Sadler Joyce LLC, representing the applicant, presented on the proposed PUD.

Commissioner Jablonski restated his concern regarding open space. Mr. Joyce stated that the applicants “locked into” what the site plan displays (26%) and that the PUD document will be updated for cohesion.

Mr. Jablonski inquired about the traffic on Willowbend Road. BJ Hawkins, Traffic Engineering Consultants, Inc., responded that the foreseen traffic impact will be approximately 400 vehicles a day along Willowbend Road.

Commissioner Bird asked whether Aandahl Avenue will be a public or private street. Mr. Joyce responded that it will be a private drive with on-street parking to accommodate additional vehicles, and provide the ability to close the drive for festivals or events.

Public Comments

Dennis Hooper, 3305 Windjammer St., Norman, OK (Protest)
 Boris Apauasov, 412 Prestwick St., Norman, OK (Protest)
 Paul Owen, 3204 Riverwalk Dr., Norman, OK (Protest)
 Don Brakhage, 3201 Scotts Bluff, Norman, OK (Protest)
 Taber Halford, 515 Miller Ave., Norman, OK (Protest)
 Richard McKown, 4409 Cannon Dr., Norman, OK (Support)
 Weston White, 708 Scotts Bluff, Norman, OK (Protest)

Commission Discussion

Commissioner Jablonski acknowledged the housing need and expressed interest in increased density. Mr. Jablonski held that the project would be difficult to approve due to his concerns regarding increased traffic. Further, Mr. Jablonski inquired to whether the neighborhood could be kept quiet while still increasing housing.

Commissioner Brewer stated that the connection between Norman Center Drive and Willowbend Road is necessary to spacing out potential traffic impacts. Mr. Brewer continued that Willowbend Road already acts as a collector street versus a neighborhood street, meaning that residents are not currently the only road users.

Commissioner McKown stated that it can be difficult to envision, but the need for housing is very important. Ms. McKown also appreciated the step-down from 6-stories on the lot interior to 3-stories abutting the residential neighborhood, and including a large amount of open space.

Commissioner Griffith stated that quality, high-density housing is needed but privacy impacts should be mitigated, and proposed installing a traffic light.

Commissioner Bird questioned parking along Willowbend Road. Ms. Bird also appreciated the applicant addressing the need for housing, improving stormwater, and the onsite as well as offsite amenities, including proximity to the library. Ms. Bird ended noting the connection street onto Willowbend is the reason she will have to vote not to approve.

Motion by Commissioner McKown to recommend approval of Resolution R-2425-14, Ordinance O-2425-3, and PP-2425-3; **Second** by Commissioner Griffith.

The motion passed with a vote of 5-2 with Commissioner Bird and Commissioner Jablonski voting against.

File Attachments for Item:

12. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-3 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT; RM-6, MEDIUM-DENSITY APARTMENT DISTRICT WITH PERMISSIVE USE FOR A GOLF COURSE; PL, PARK LAND DISTRICT; AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND PLACE THE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

O-2425-3

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT; RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, WITH PERMISSIVE USE FOR GOLF COURSE; PL, PARK LAND DISTRICT; AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

- § 1. WHEREAS, Bob Moore Farms North LLC, the owners of the hereinafter described property, have made application to have the subject property removed from the C-2, General Commercial District; RM-6, Medium-Density Apartment District, with Permissive Use for Golf Course; PL, Park Land District; and PUD, Planned Unit Development District and placed in the PUD, Planned Unit Development District; and
- § 2. WHEREAS, said application has been referred to the Planning Commission of said City and said body has, after conducting a public hearing on August 8, 2024 as required by law, considered the same and recommended that the same should be granted and an ordinance adopted to effect and accomplish such rezoning; and
- § 3. WHEREAS, the City Council of the City of Norman, Oklahoma, has thereafter considered said application and has determined that said application should be granted and an ordinance adopted to effect and accomplish such rezoning.

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

- § 4. That Section 36-201 of the Code of the City of Norman, Oklahoma, is hereby amended so as to remove the following described property from the C-2, General Commercial District; RM-6, Medium-Density Apartment District, with Permissive Use for Golf Course; PL, Park Land District; and PUD, Planned Unit Development District and place the same in the PUD, Planned Unit Development District, to wit:

A tract of land lying in Section Thirty-five (35), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being more particularly described as follows: COMMENCING at the Northwest corner of said Section 35;

THENCE South $00^{\circ}30'04''$ East, along the west line of said Section 35, a distance of 830.86 feet;

THENCE North $89^{\circ}29'56''$ East, perpendicular to said west line, a distance of 50.00 feet to the east right-of-way line for 36th Avenue S.W., also being the POINT OF BEGINNING;

THENCE Easterly, along the southerly and easterly line of the Final Plat of STRAWBERRY LAKE SECTION 1, recorded in Book 16 of Plats, Page 23, Cleveland County Clerk's Office, the following Three (3) courses:

1. South $45^{\circ}35'33''$ East a distance of 537.56 feet;
2. North $44^{\circ}24'27''$ East a distance of 506.00 feet;
3. Northerly, along a non-tangent curve to the right having a radius of 95.00 feet (said curve subtended by a chord which bears North $08^{\circ}10'19''$ West a distance of 115.49 feet) for an arc length of 124.13 feet to the Southwest corner of the Final Plat of STRAWBERRY LAKES SECTION 5, recorded in Book 16 of Plats, Page 179, Cleveland County Clerk's Office;

THENCE Easterly, along the southerly line of said STRAWBERRY LAKES SECTION 5, the following Five (5) courses:

1. Easterly, along a non-tangent curve to the right, having a radius of 1,025.00 feet (said curve subtended by a chord which bears North $88^{\circ}11'54''$ East a distance of 91.24 feet) for an arc length of 91.27 feet;
2. Easterly, along a curve to the left, having a radius of 770.74 feet (said curve being subtended by a chord which bears North $86^{\circ}20'33''$ East a distance of 118.46 feet) for an arc length of 118.57 feet;
3. Easterly, along a curve to the right, having a radius of 1,816.33 feet (said curve being subtended by a chord which bears North $86^{\circ}05'47''$ East a distance of 263.60 feet) for an arc length of 263.83 feet;
4. Easterly, along a curve to the right, having a radius of 400.00 feet (said curve subtended by a chord which bears South $81^{\circ}03'35''$ East a distance of 120.77 feet) for an arc length of 121.23 feet;
5. South $72^{\circ}22'38''$ East a distance of 47.63 feet to a point on the westerly right-of-way line of Norman Center Court as shown on the Final Plat of STRAWBERRY LAKE SECTION 2, recorded in Book 16 of Plats, Page 67, Cleveland County Clerk's Office;

THENCE Southerly, along the westerly right-of-way limits of Norman Center Court as shown on the Final Plat of said STRAWBERRY LAKE SECTION 2, on a non-tangent curve to the right, having a radius of 388.13 feet (said curve subtended by a chord which bears South $20^{\circ}19'48''$ West a distance of 36.67 feet) for an arc length of 36.68 feet to the Northeast corner

of the Final Plat of STRAWBERRY LAKE SECTION 6, recorded in Book 17 of Plats, Page 22, Cleveland County Clerk's Office;

THENCE Westerly, along the north line of said Final Plat of STRAWBERRY LAKE SECTION 6, the following Four (4) courses:

1. Northwesterly, along a non-tangent curve to the left, having a radius of 30.00 feet (said curve subtended by a chord which bears North $51^{\circ}29'41''$ West a distance of 21.39 feet) for an arc length of 21.88 feet;
2. North $72^{\circ}22'38''$ West, a distance of 42.27 feet;
3. Westerly, along a non-tangent curve to the left, having a radius of 371.66 feet (said curve subtended by a chord which bears North $81^{\circ}22'25''$ West a distance of 116.24 feet) for an arc length of 116.72 feet;
4. Westerly, along a non-tangent curve to the left, having a radius of 1,792.33 feet (said curve subtended by a chord which bears South $87^{\circ}35'03''$ West a distance of 127.48 feet) for an arc length of 127.51 feet to the Northwest corner of said STRAWBERRY LAKE SECTION 6;

THENCE South $19^{\circ}50'43''$ West, along the west line of said STRAWBERRY LAKE SECTION 6, a distance of 437.23 feet to the Northwest corner of Lot 2, STRAWBERRY LAKE SECTION 6;

THENCE North $89^{\circ}28'08''$ East, along the north line of said Lot 2, a distance of 391.55 feet to the Northeast corner of Lot 2, also being a point on the westerly right-of-way limits of Norman Center Court as shown on the Final Plat of said STRAWBERRY LAKE SECTION 2;

THENCE Southeasterly, along the right-of-way limits said Norman Center Court, the following Eight (8) courses:

1. Southeasterly, along a non-tangent curve to the left, having a radius of 387.26 feet (said curve subtended by a chord which bears South $22^{\circ}43'33''$ East a distance of 50.21 feet) for an arc length of 50.25 feet;
2. Southerly, along a curve to the right, having a radius of 290.36 feet (said curve being subtended by a chord which bears South $17^{\circ}22'38''$ East a distance of 91.50 feet) for an arc length of 91.89 feet;
3. Southeasterly, along a non-tangent curve to the left, having a radius of 88.00 feet (said curve subtended by a chord which bears South $25^{\circ}59'24''$ East a distance of 53.45 feet) for an arc length of 54.30 feet;
4. South $13^{\circ}15'30''$ West, a distance of 31.29 feet;
5. North $89^{\circ}28'08''$ East a distance of 133.97 feet;
6. North $35^{\circ}03'16''$ West a distance of 21.91 feet;
7. Northerly, along a non-tangent curve to the left, having a radius of 88.00 feet (said curve subtended by a chord which bears North $00^{\circ}31'55''$ East a distance of 143.13 feet) for an arc length of 167.15 feet;
8. Northwesterly, along a non-tangent curve to the right, having a radius of 248.94 feet (said curve subtended by a chord which bears North $31^{\circ}43'46''$ West a distance of 187.73 feet) for an arc length of 192.49 feet;

THENCE Easterly, along a non-tangent curve to the right having a radius of 1,010.41 feet (said curve subtended by a chord which bears South 82°30'28" East a distance of 322.90 feet) for an arc length of 324.29 feet;
 THENCE South 18°00'09" West, a distance of 291.80 feet;
 THENCE North 89°28'08" East a distance of 15.80 feet; THENCE South 27°14'56" East a distance of 294.39 feet;
 THENCE South 83°43'01" East a distance of 73.17 feet to a point on the west line of PARKWAY PLAZA ADDITION, recorded in Book 17 of Plats, Page 57, Cleveland County Clerk's Office;
 THENCE South 27°14'56" East, along the west line of said PARKWAY PLAZA ADDITION a distance of 337.21 feet; THENCE South 62°45'04" West a distance of 51.82 feet;
 THENCE South 00°18'11" East a distance of 101.69 feet to a point the west line of said PARKWAY PLAZA ADDITION;
 THENCE Southeasterly, along the west line of said PARKWAY PLAZA ADDITION, the following Nine (9) courses:

1. South 00°18'11" East a distance of 150.52 feet;
2. South 25°24'32" East a distance of 475.59 feet;
3. South 40°53'25" East a distance of 63.30 feet;
4. North 89°02'02" East a distance of 173.37 feet;
5. South 27°14'56" East a distance of 38.21 feet;
6. South 34°02'05" West a distance of 108.89 feet;
7. South 41°07'36" East a distance of 443.87 feet;
8. South 27°11'49" East a distance of 305.85 feet;
9. South 00°18'14" East a distance of 546.23 feet to a point on the 1/16th Section line;

THENCE South 89°15'14" West, along said 1/16th Section line, a distance of 262.44 feet;
 THENCE North 00°18'14" West a distance of 662.45 feet;
 THENCE North 29°35'07" West a distance of 8.43 feet;
 THENCE North 68°56'17" West a distance of 497.22 feet;
 THENCE North 00°15'28" West a distance of 147.75 feet to a point on the south line of the Final Plat of WILLOWBEND ADDITION SECTION 5, recorded in Book 20 of Plats, Page 105, Cleveland County Clerk's Office;
 THENCE South 89°44'32" West, along said south line, a distance of 27.79 feet to a point on the east line of the Final Plat of WILLOWBEND SECTION 3, recorded in Book 17 of Plats, Page 26, Cleveland County Clerk's Office;
 THENCE Northerly, along said east line, being a non-tangent curve to the left, having a radius of 530.00 feet (said curve subtended by a chord which bears North 19°44'51" West a distance of 353.68 feet) for an arc length of 360.59 feet;
 THENCE Northwesterly, continuing along said west line, being on a non-tangent curve to the left having a radius of 2,030.00 feet (said curve

subtended by a chord which bears North 39°46'22" West a distance of 37.86 feet) for an arc length of 37.86 feet to the north line of said WILLOWBEND ADDITION SECTION 3;

THENCE South 49°41'35" West, along said north line a distance of 60.00 feet;

THENCE Northwesterly, along a non-tangent curve to the left, having a radius of 1,970.00 feet (said curve subtended by a chord which bears North 51°37'55" West a distance of 773.68 feet) for an arc length of 778.74 feet to a point on the east line of the Final Plat of WILLOWBEND ADDITION, recorded in Book 16 of Plats, Page 186, Cleveland County Clerk's Office;

THENCE North 13°09'13" East, along said east line a distance of 61.75 feet;

THENCE Westerly, along the north line (Lot 1, Block 5 was Vacated per DECREE OF VACATION, recorded in Book 3903, Page 1491, Cleveland County Clerk's Office) of said WILLOWBEND ADDITION the following Three (3) courses:

1. Northwesterly, along a non-tangent curve to the left, having a radius of 2,030.00 feet (said curve subtended by a chord which bears North 76°09'30" West a distance of 898.34 feet) for an arc length of 905.84 feet;

2. South 89°28'08" West, a distance of 298.79 feet;

3. North 45°30'58" West a distance of 35.35 feet to a point 50.00 feet east of the West line of said Section 35;

THENCE North 00°30'04" West, parallel with and 50.00 feet east of said west line, a distance of 1,022.37 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 2,420,255 square feet or 55.5614 acres, more or less.

§ 5. Further, pursuant to the provisions of Section 36-509 of the Code of the City of Norman, as amended, the following condition is hereby attached to the zoning of the tract:

- a. The site shall be developed in accordance with the PUD Narrative, Site Development Plan, and supporting documentation, which are made a part hereof.

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

ADOPTED this _____ day of _____,

_____, 2024.

NOT ADOPTED this _____ day of _____,

_____, 2024.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/10/2024

REQUESTER: Bob Moore Farms North, LLC

PRESENTER: Jane Hudson, Planning & Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-3 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT; RM-6, MEDIUM-DENSITY APARTMENT DISTRICT WITH PERMISSIVE USE FOR A GOLF COURSE; PL, PARK LAND DISTRICT; AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND PLACE THE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

APPLICANT/REPRESENTATIVE Bob Moore Farms North, LLC/Rieger Law Group

WARD 3

CORE AREA No

BACKGROUND: The applicant requests rezoning from C-2, General Commercial District, RM-6, Medium-Density Apartment District with Permissive Use for a Golf Course, PL, Park Land District, and PUD, Planned Unit Development, Ordinance O-9798-9, to a new PUD District for approximately 55.56 acres. The property is currently vacant. The new PUD would allow for commercial uses on the northern portion and multi-family residential with the allowance for ground floors to contain office uses, commercial shops and services, retail, and other mixed-use offerings within the larger multi-family/residential structures throughout the southern portion of the site. This rezoning application is accompanied by a preliminary plat request and a NORMAN 2025 Land Use Plan amendment.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC24-15, July 16, 2024

The Greenbelt Commission voted to forward this application to Planning Commission with no additional comments.

PRE-DEVELOPMENT: PD24-07, June 27, 2024

The applicant representative explained the rezoning process and detailed the proposed site plan to attendees. Proposed PUD will include primarily residential buildings, with limited commercial along the north side and detention/green space to the south. An attendee inquired about building height. Applicant representative provided that multi-family homes abutting existing neighborhoods will be approximately 2-3 story "big house" apartment buildings, with taller residential buildings on the interior of the development. Commercial buildings are intended to be shorter. An attendee requested the anticipated number of homes and why that number was chosen. Applicant representative stated between 650 to 700 homes, based on market analysis. Multiple questions of traffic impact, specifically on Willowbend Road. Applicant representative responded that a Traffic Impact Analysis (TIA) would be completed as part of the project. A question on timing was posed. Applicant representative expects two phases, separated by the new road proposed connecting Norman Center Court to Willowbend Road, over the course of years prior to completion. An attendee requested additional information on the detention pond area. Applicant representative responded it will have higher service levels and will have amenities. A question on rents was posed. Applicant representative stated it is unknown at this time. Questions on the impact of the project on property values and the school system were asked. Applicant representative responded that these are unknown and outside of their purview. Concern for the impact on City services were expressed. Applicant representative provided that impact fees and anticipated sales tax revenue from new residents provides for Fire, Police, and Infrastructure improvements. An attendee asked if quiet would be guaranteed. Applicant representative responded that noise control is covered under the City's Noise Ordinance.

BOARD OF PARKS COMMISSIONERS: August 6, 2024

Parks staff recommended to support the developer's request for a fee-in-lieu of park land decision. Please see the attached report. The decision was unanimous for fee-in-lieu of park land by a vote of 5-0.

ZONING ORDINANCE CITATION:

SECTION 36-509, PUD, PLANNED UNIT DEVELOPMENT

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

regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City.

Specifically, the purposes of this section are to encourage:

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

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

STAFF ANALYSIS:

USE: The allowable uses for this PUD are included in the PUD Narrative as Exhibit C, Allowable Uses. The uses are divided into Development Areas; Area 1 is Mixed Use and Area 2 is Residential. The Development Areas are shown on page 2 of Exhibit D, the Preliminary Plat, and on Exhibit F, the Depiction of Development Areas.

SITE PLAN/ACCESS: The proposed Site Development Plan shows two new access points off 36th Ave. SW, one of which is a new private street, Aandahl Ave. Aandahl Ave. provides access to both the commercial and the residential areas of development. Norman Center Court also provides interior access to the development from the north. Two access points are proposed off Willowbend Road. The commercial development area is north of Aandahl Ave. and the residential development area is between Aandahl Ave. and Willowbend Road. Detention will be provided along the eastern edge of the development, shown as Common Areas A and B. The sidewalk note on the Site Development Plan states, "sidewalks shall be installed adjacent to 36th Avenue SW, Willowbend Road, Norman Center Court, and Aandahl Avenue at the time of construction."

PARKING: The PUD Narrative states there will be no minimum parking requirements for any use and end users are encouraged to reduce parking to the extent feasible and to utilize shared parking options, which can be finalized at final building permit stage. Parking spaces may be 18' by 9' or 19' by 8' 1/2".

LANDSCAPING: As applicable, landscaping will be installed and maintained according to Section 36-551, Landscaping Requirements for Off-Street Parking Facilities, as amended from time to time. The PUD Narrative states landscaping shall be installed and maintained as applicable to underlying uses of each individual lot, however the landscaping ordinance is applicable when new parking is installed. A landscape plan was not submitted with the application but will be required at Final Plat.

SIGNAGE: Signage allowances for the development are outlined in III. C. 4. Signage. Signage will comply with the applicable commercial or residential signage regulations in Chapter 28.

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

SANITATION: Dumpsters will be utilized for sanitation services in locations shown on the attached Site Development Plan. All locations will be reviewed and approved by City Staff.

EXTERIOR MATERIALS: The exterior of the buildings constructed within the development may be constructed of brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, and any combination thereof. The applicant may further restrict the exterior materials and aesthetics of the buildings to be developed within the Property through the use of private design guidelines and restrictive covenants.

HEIGHT: There is no height limit for Development Area 1 (commercial). Any multi-family building fully or partially situated within the Height Limit Area, shown on the Preliminary Site Development Plan in Development Area 2, has a height limit of three stories. All other buildings in Development Area 2 have a height limit of six stories.

OPEN SPACE: The open space for the development is shown on Exhibit E, Preliminary Open Space Plan. This shows a total of 14.56 acres, or 26%, impervious surface. The PUD Narrative also states the Preliminary Open Space Plan contemplated approximately 26% of the Property to be open space.

PHASING: The applicant anticipates multiple phases of development. It is expected that the initial phase of development will include Development Area 1 and the portion of Development Area 2 located west of Norman Center Court.

EXISTING ZONING: The property is currently zoned C-2, General Commercial District, RM-6, Medium-Density Apartment District with Permissive Use for a Golf Course, PL, Park Land District, and PUD, Planned Unit Development, Ordinance O-9798-9. The existing PUD portion allows for single-family residential and associated open space.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed use, while more intense than the existing undeveloped traffic patterns, are less intense than the allowable impacts of the current zoning and land use designations. Two new access points to the property are proposed along 36th Avenue SW. It is anticipated that circulation along newly platted interior roads and along Willowbend Road will be primarily local traffic. The City Traffic Engineer has determined there are no negative traffic impacts anticipated with this project.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants and fire/building codes will be considered at the building permit stage.

PUBLIC WORKS/ENGINEERING: Please see the attached report from Engineering regarding the Preliminary Plat.

TRAFFIC ENGINEER: Please see the attached report from the City Transportation Engineer.

UTILITIES: City Utilities are available in this area with extensions to be completed in accordance with City requirements. Dumpster locations may require revisions but this will be addressed as development occurs to ensure compliance with City requirements.

CONCLUSION: Staff forwards this request for rezoning to a new PUD, Planned Unit Development, for approximately 55.56 acres, and Ordinance O-2425-3 for consideration by City Council.

PLANNING COMMISSION RESULTS: At their meeting of August 8, 2024, Planning Commission recommended adoption of Ordinance O-2425-3 by a vote of 5-2.

BOB MOORE FARMS NORTH

A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA

APPLICANT:
BOB MOORE FARMS NORTH LLC

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT

Submitted: July 1, 2024
Revised: August 19, 2024

PREPARED BY:

RIEGER SADLER JOYCE
136 Thompson Drive
Norman, Oklahoma 73069

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I. INTRODUCTION

Bob Moore Farms North LLC (the “**Applicant**”) intends to rezone the real property that is more particularly described on **Exhibit A** (the “**Property**”) to a Planned Unit Development (“**PUD**”) in order to develop a master planned community on the Property, with allowances for mixed-use commercial uses along the northern end and various residential opportunities throughout the remainder of the site, as more particularly enumerated in this PUD Narrative. The Applicant has also submitted a corresponding Preliminary Plat for the Property in order to facilitate the subdivision of the Property. The Property contains approximately 55.56 acres. A preliminary conceptual site plan of the proposed development has been attached hereto as **Exhibit B**.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located South of West Main Street, West of Ed Noble Parkway, North of West Lindsey Street, and East of 36th Avenue SW, as is more particularly shown on the attached exhibits.

B. Existing Land Use and Zoning

The Property currently contains multiple zoning designations, including an existing PUD, pursuant to O-9798-09, a small portion of RM-6, Medium Density Apartment, and C-2, General Commercial. Additionally, the Property contains NORMAN 2025 designations of Commercial, Open Space, High Density Residential, and Low Density Residential. The Property is surrounded by commercial properties to the North and East. Single-family neighborhoods are located south of Willowbend Drive and West of 36th Ave SW. The Property is currently undeveloped.

C. Elevation and Topography

Generally, the Property slopes Southeast towards the existing detention areas. The Property contains little to no vegetation or heavily wooded areas.

D. Drainage

The Property will utilize stormwater and drainage management systems that will meet or exceed the City’s applicable ordinances and regulations. A preliminary drainage report has been provided to City Staff as part of the Preliminary Plat application.

E. Utility Services

All necessary utilities for this development are currently located within the necessary proximity to serve the Property, or they will be extended as necessary to facilitate the planned development as future development phases commence.

F. Fire Protection Services

Fire protection services will be provided by the City of Norman Fire Department and by individual property owners as may be required by applicable City codes, ordinances, and regulations, as may be amended from time to time.

G. Traffic Circulation and Access

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan and Preliminary Plat. A Traffic Impact Analysis report has been provided to City Staff as part of the Preliminary Plat application.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

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

A. Uses Permitted:

The Property will be developed as a mixed-use master planned community, with allowances for mixed-use commercial uses along the northern end and various residential opportunities with allowed commercial throughout the remainder of the Property. For purposes of area regulations and allowable uses, the Property shall be divided into two (2) Development Areas. Development Area 1 is planned as the Mixed-Use Area. Development Area 2 is planned as the Residential Area with allowance for commercial uses on the ground floors. A complete list of the allowable uses for the Property is attached as **Exhibit C**.

B. Area Regulations:

1. Development Area 1 – Mixed Use

Public Street/ROW Setback: There shall be a minimum ten-foot (10') building setback from any property line fronting a platted public street or platted public right-of-way.

Setback from Adjoining Properties: There shall be a minimum ten-foot (10') building setback from any portion of the Property that abuts a tract outside of the boundaries of the Property and a minimum twenty-foot (20') building setback for any commercial building abutting a property line to a lot within which a residential dwelling is or may be located.

Setback off of Utility Easements: If a utility easement or other public easement is not located fully within the building setbacks enumerated above on any lot within the Property, all buildings and vertical habitable structures shall be setback a minimum of one (1') foot from said easement located on the lot except where this would conflict with the City of Norman Engineering Design Criteria (EDC). The EDC shall control where there is a conflict. Paving shall be allowed over drainage and utility easements.

No Other Required Setbacks: Except for the setbacks enumerated above, there shall be no minimum building setbacks from any other property lines or interior streets, subject to applicable sight line and sight triangle requirements, as amended from time to time, adopted building code requirements shall still be met. Notwithstanding the foregoing, no building fixture or structure shall be permitted to encroach upon any public easement or right-of-way without obtaining necessary City approvals.

Impervious Area/Building Coverage: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than eighty percent (80%) of Development Area 1.

2. **Development Area 2 – Residential**

Building Setbacks: For Development Area 2, the minimum building setback shall be ten (10') feet from any property line abutting a tract outside of the boundaries of the Property and a minimum ten (10') foot building setback from any property line abutting a platted public street, right-of-way, or utility easement boundary.

Building Coverage: Main and accessory buildings shall not cover more than sixty-five percent (65%) of any individual lot within Development Area 2.

Impervious Area: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than seventy-five percent (75%) of an individual lot within Development Area 2.

Development Area Density: Development Area 2 is anticipated to contain approximately 642 multi-family dwelling units.

C. **Additional Development Criteria:**

1. Height

There shall be no height restriction for Development Area 1. Any multi-family building that is fully or partially situated within the Height Limit Area located in Development Area 2, as shown on the Preliminary Site Development Plan, shall not exceed a maximum height of three (3) stories. All other buildings in Development Area 2 shall be allowed to reach a maximum height of six (6) stories, exclusive of any subgrade elements as well as any necessary roof top mechanical units, equipment, screening, or parapet walls.

2. Exterior Materials

The exterior of the buildings constructed within the Property may be constructed of brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof. The Applicant may further restrict the exterior materials and aesthetics of the buildings to be developed within the Property through the use of private design guidelines and restrictive covenants.

3. Sanitation

Sanitation services for the Property will comply with the City of Norman's sanitation ordinances, rules, and regulations, as may be amended from time to time. Final sanitation plans shall be subject to review and approval of City Staff at time of Final Plats.

4. Signage

Signage for all lots with an office or commercial use shall comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time. Signage for all lots with a multi-family residential use shall comply with the City of Norman's medium density residential sign standards, as amended from time to time. In addition to the signage allowances contained herein, the Property shall be allowed to feature the following signs:

a. Development Entrance Signs – Up to four signs within the Property advertising the Property and any tenants located therein. Each Development Entrance Sign may be a maximum of 250 square feet per side, each sign having no more than two (2) sides.

b. Directional Signs – Up to eight Directional Signs within the Property indicating directions to the different offices, shops, locations, services, or entrances contained within the Property. The Directional Signs are intended to contain directions to multiple locations or destinations on

each sign, such as directions to the main entrance, specific offices or services, and parking locations. Each Directional Sign may be a maximum of 100 square feet per side.

c. Illumination – All of the signage discussed herein may be illuminated in accordance with the maximum extent allowable under the City of Norman's applicable commercial signage restrictions, including Section 28-406, as amended from time to time.

d. Sight Triangle Protection – All signage within the Property shall be placed in appropriate locations and shall not block nor interfere with applicable traffic sight triangles.

e. Easements – Signs may not be placed in any easements without first obtaining consent to such encroachment from the applicable utility providers and the City of Norman.

f. The Applicant may further restrict signage within the Property through the use of private design guidelines and restrictive covenants.

g. Height – None of the additional development signs specifically enumerated above shall exceed fifteen (15) feet in height.

5. Traffic access and circulation

Access to the Property shall be permitted in the manner and locations depicted on the attached Preliminary Site Development Plan Exhibits and Preliminary Plat.

6. Open Space

The areas initially planned as open space are depicted on the attached Preliminary Open Space Plan. The Preliminary Open Space Plan contemplates approximately 26% of the Property as open space; however, the total amount of open space actually developed within the Property may be less than the amount shown on the Preliminary Open Space Plan, pursuant to final design development and the changes allowed by Section 36-509 of the City of Norman's PUD Ordinance, as may be amended from time to time.

7. Parking

Parking for the Property may be developed in general compliance with the parking layout shown on the Preliminary Site Development Plan, and subject to the limitations of the administrative variances permitted by City of Norman regulations, law or ordinances applicable to PUDs, as amended from time to time. Further, the Property shall comply with Norman's applicable parking ordinances Section 36-548 and Section 36-550, as amended from time to time, provided that all parking spaces within the Property may be eighteen feet (18') by nine feet (9') or eight and one-half

feet (8'½") by nineteen feet (19'). There shall be no minimum parking requirements for any use within the Property and actual end users are encouraged to reduce parking to the extent feasible and to utilize shared parking options, which can be finalized at final building permit stages.

8. Landscaping

Landscaping shall be installed and maintained in order to meet or exceed the City of Norman's applicable landscaping requirements applicable to the parking lot development within the Property, as amended from time to time.

9. Sidewalks

Sidewalks will be constructed within the Property in accordance with the City of Norman's applicable standards and specifications, as may be amended from time to time.

10. Lighting

The commercial and multi-family uses on the Property shall comply with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time.

11. Initial Phasing and Development Plan

It is anticipated that the development of the Property will occur in multiple phases. It is expected that the initial phase of development will include Development Area 1 and the portion of Development Area 2 located West of Norman Center Court, with the anticipated second phase of development including the remaining portion of Development Area 2. A Preliminary Phasing Plan is attached showing a conceptual sequencing of development. Notwithstanding the foregoing, the actual timing, sequence, commencement, completion, and number of future phases will be determined by market demand and absorption rates, and many other market factors outside the control of the Applicant.

EXHIBIT A

Legal Description of the Property

A tract of land lying in Section Thirty-five (35), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 35;

THENCE South 00°30'04" East, along the west line of said Section 35, a distance of 830.86 feet;

THENCE North 89°29'56" East, perpendicular to said west line, a distance of 50.00 feet to the east right-of-way line for 36th Avenue S.W., also being the POINT OF BEGINNING;

THENCE Easterly, along the southerly and easterly line of the Final Plat of STRAWBERRY LAKE SECTION 1, recorded in Book 16 of Plats, Page 23, Cleveland County Clerk's Office, the following Three (3) courses:

1. South 45°35'33" East a distance of 537.56 feet;
2. North 44°24'27" East a distance of 506.00 feet;
3. Northerly, along a non-tangent curve to the right having a radius of 95.00 feet (said curve subtended by a chord which bears North 08°10'19" West a distance of 115.49 feet) for an arc length of 124.13 feet to the Southwest corner of the Final Plat of STRAWBERRY LAKES SECTION 5, recorded in Book 16 of Plats, Page 179, Cleveland County Clerk's Office;

THENCE Easterly, along the southerly line of said STRAWBERRY LAKES SECTION 5, the following Five (5) courses:

1. Easterly, along a non-tangent curve to the right, having a radius of 1,025.00 feet (said curve subtended by a chord which bears North 88°11'54" East a distance of 91.24 feet) for an arc length of 91.27 feet;
2. Easterly, along a curve to the left, having a radius of 770.74 feet (said curve being subtended by a chord which bears North 86°20'33" East a distance of 118.46 feet) for an arc length of 118.57 feet;
3. Easterly, along a curve to the right, having a radius of 1,816.33 feet (said curve being subtended by a chord which bears North 86°05'47" East a distance of 263.60 feet) for an arc length of 263.83 feet;

4. Easterly, along a curve to the right, having a radius of 400.00 feet (said curve subtended by a chord which bears South 81°03'35" East a distance of 120.77 feet) for an arc length of 121.23 feet;
5. South 72°22'38" East a distance of 47.63 feet to a point on the westerly right-of-way line of Norman Center Court as shown on the Final Plat of STRAWBERRY LAKE SECTION 2, recorded in Book 16 of Plats, Page 67, Cleveland County Clerks Office;

THENCE Southerly, along the westerly right-of-way limits of Norman Center Court as shown on the Final Plat of said STRAWBERRY LAKE SECTION 2, on a non-tangent curve to the right, having a radius of 388.13 feet (said curve subtended by a chord which bears South 20°19'48" West a distance of 36.67 feet) for an arc length of 36.68 feet to the Northeast corner of the Final Plat of STRAWBERRY LAKE SECTION 6, recorded in Book 17 of Plats, Page 22, Cleveland County Clerk's Office;

THENCE Westerly, along the north line of said Final Plat of STRAWBERRY LAKE SECTION 6, the following Four (4) courses:

1. Northwesterly, along a non-tangent curve to the left, having a radius of 30.00 feet (said curve subtended by a chord which bears North 51°29'41" West a distance of 21.39 feet) for an arc length of 21.88 feet;
2. North 72°22'38" West, a distance of 42.27 feet;
3. Westerly, along a non-tangent curve to the left, having a radius of 371.66 feet (said curve subtended by a chord which bears North 81°22'25" West a distance of 116.24 feet) for an arc length of 116.72 feet;
4. Westerly, along a non-tangent curve to the left, having a radius of 1,792.33 feet (said curve subtended by a chord which bears South 87°35'03" West a distance of 127.48 feet) for an arc length of 127.51 feet to the Northwest corner of said STRAWBERRY LAKE SECTION 6;

THENCE South 19°50'43" West, along the west line of said STRAWBERRY LAKE SECTION 6, a distance of 437.23 feet to the Northwest corner of Lot 2, STRAWBERRY LAKE SECTION 6;

THENCE North 89°28'08" East, along the north line of said Lot 2, a distance of 391.55 feet to the Northeast corner of Lot 2, also being a point on the westerly right-of-way limits of Norman Center Court as shown on the Final Plat of said STRAWBERRY LAKE SECTION 2;

THENCE Southeasterly, along the right-of-way limits said Norman Center Court, the following Eight (8) courses:

1. Southeasterly, along a non-tangent curve to the left, having a radius of 387.26 feet (said curve subtended by a chord which bears South 22°43'33" East a distance of 50.21 feet) for an arc length of 50.25 feet;
2. Southerly, along a curve to the right, having a radius of 290.36 feet (said curve being subtended by a chord which bears South 17°22'38" East a distance of 91.50 feet) for an arc length of 91.89 feet;
3. Southeasterly, along a non-tangent curve to the left, having a radius of 88.00 feet (said curve subtended by a chord which bears South 25°59'24" East a distance of 53.45 feet) for an arc length of 54.30 feet;
4. South 13°15'30" West, a distance of 31.29 feet;
5. North 89°28'08" East a distance of 133.97 feet;
6. North 35°03'16" West a distance of 21.91 feet;
7. Northerly, along a non-tangent curve to the left, having a radius of 88.00 feet (said curve subtended by a chord which bears North 00°31'55" East a distance of 143.13 feet) for an arc length of 167.15 feet;
8. Northwesterly, along a non-tangent curve to the right, having a radius of 248.94 feet (said curve subtended by a chord which bears North 31°43'46" West a distance of 187.73 feet) for an arc length of 192.49 feet;

THENCE Easterly, along a non-tangent curve to the right having a radius of 1,010.41 feet (said curve subtended by a chord which bears South 82°30'28" East a distance of 322.90 feet) for an arc length of 324.29 feet;

THENCE South 18°00'09" West, a distance of 291.80 feet;

THENCE North 89°28'08" East a distance of 15.80 feet;

THENCE South 27°14'56" East a distance of 294.39 feet;

THENCE South 83°43'01" East a distance of 73.17 feet to a point on the west line of PARKWAY PLAZA ADDITION, recorded in Book 17 of Plats, Page 57, Cleveland County Clerk's Office;

THENCE South 27°14'56" East, along the west line of said PARKWAY PLAZA ADDITION a distance of 337.21 feet;

THENCE South 62°45'04" West a distance of 51.82 feet;

THENCE South 00°18'11" East a distance of 101.69 feet to a point the west line of said PARKWAY PLAZA ADDITION;

THENCE Southeasterly, along the west line of said PARKWAY PLAZA ADDITION, the following Nine (9) courses:

1. South 00°18'11" East a distance of 150.52 feet;
2. South 25°24'32" East a distance of 475.59 feet;
3. South 40°53'25" East a distance of 63.30 feet;
4. North 89°02'02" East a distance of 173.37 feet;
5. South 27°14'56" East a distance of 38.21 feet;
6. South 34°02'05" West a distance of 108.89 feet;
7. South 41°07'36" East a distance of 443.87 feet;
8. South 27°11'49" East a distance of 305.85 feet;
9. South 00°18'14" East a distance of 546.23 feet to a point on the 1/16th Section line;

THENCE South 89°15'14" West, along said 1/16th Section line, a distance of 262.44 feet;

THENCE North 00°18'14" West a distance of 662.45 feet;

THENCE North 29°35'07" West a distance of 8.43 feet;

THENCE North 68°56'17" West a distance of 497.22 feet;

THENCE North 00°15'28" West a distance of 147.75 feet to a point on the south line of the Final Plat of WILLOWBEND ADDITION SECTION 5, recorded in Book 20 of Plats, Page 105, Cleveland County Clerk's Office;

THENCE South 89°44'32" West, along said south line, a distance of 27.79 feet to a point on the east line of the Final Plat of WILLOWBEND SECTION 3, recorded in Book 17 of Plats, Page 26, Cleveland County Clerk's Office;

THENCE Northerly, along said east line, being a non-tangent curve to the left, having a radius of 530.00 feet (said curve subtended by a chord which bears North 19°44'51" West a distance of 353.68 feet) for an arc length of 360.59 feet;

THENCE Northwesterly, continuing along said west line, being on a non-tangent curve to the left having a radius of 2,030.00 feet (said curve subtended by a chord which bears North 39°46'22" West a distance of 37.86 feet) for an arc length of 37.86 feet to the north line of said WILLOWBEND ADDITION SECTION 3;

THENCE South 49°41'35" West, along said north line a distance of 60.00 feet;

THENCE Northwesterly, along a non-tangent curve to the left, having a radius of 1,970.00 feet (said curve subtended by a chord which bears North 51°37'55" West a distance of 773.68 feet) for an arc length of 778.74 feet to a point on the east line of the Final Plat of WILLOWBEND ADDITION, recorded in Book 16 of Plats, Page 186, Cleveland County Clerk's Office;

THENCE North 13°09'13" East, along said east line a distance of 61.75 feet;

THENCE Westerly, along the north line (Lot 1, Block 5 was Vacated per DECREE OF VACATION, recorded in Book 3903, Page 1491, Cleveland County Clerk's Office) of said WILLOWBEND ADDITION the following Three (3) courses:

1. Northwesterly, along a non-tangent curve to the left, having a radius of 2,030.00 feet (said curve subtended by a chord which bears North 76°09'30" West a distance of 898.34 feet) for an arc length of 905.84 feet;
2. South 89°28'08" West, a distance of 298.79 feet;
3. North 45°30'58" West a distance of 35.35 feet to a point 50.00 feet east of the West line of said Section 35;

THENCE North 00°30'04" West, parallel with and 50.00 feet east of said west line, a distance of 1,022.37 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 2,420,255 square feet or 55.5614 acres, more or less.

The basis of bearing used for this legal description was South 00°30'04" East, along the west line of said Section 35 as established using GPS observations and the Oklahoma State Plane Coordinate System (South Zone).

The bearing of South 00°30'04" East as shown on the west line of the Northwest Quarter (NW/4) of Section Thirty-five (35), Township Nine (9) North, Range Three (3) West of the Indian Meridian, I.M., as established using the Oklahoma State Plane Coordinate System South Zone NAD83 (NSRS 2011), was used as the basis of bearing for this survey.

EXHIBIT B
Preliminary Site Development Plan
Full Size Documents Submitted to City Staff

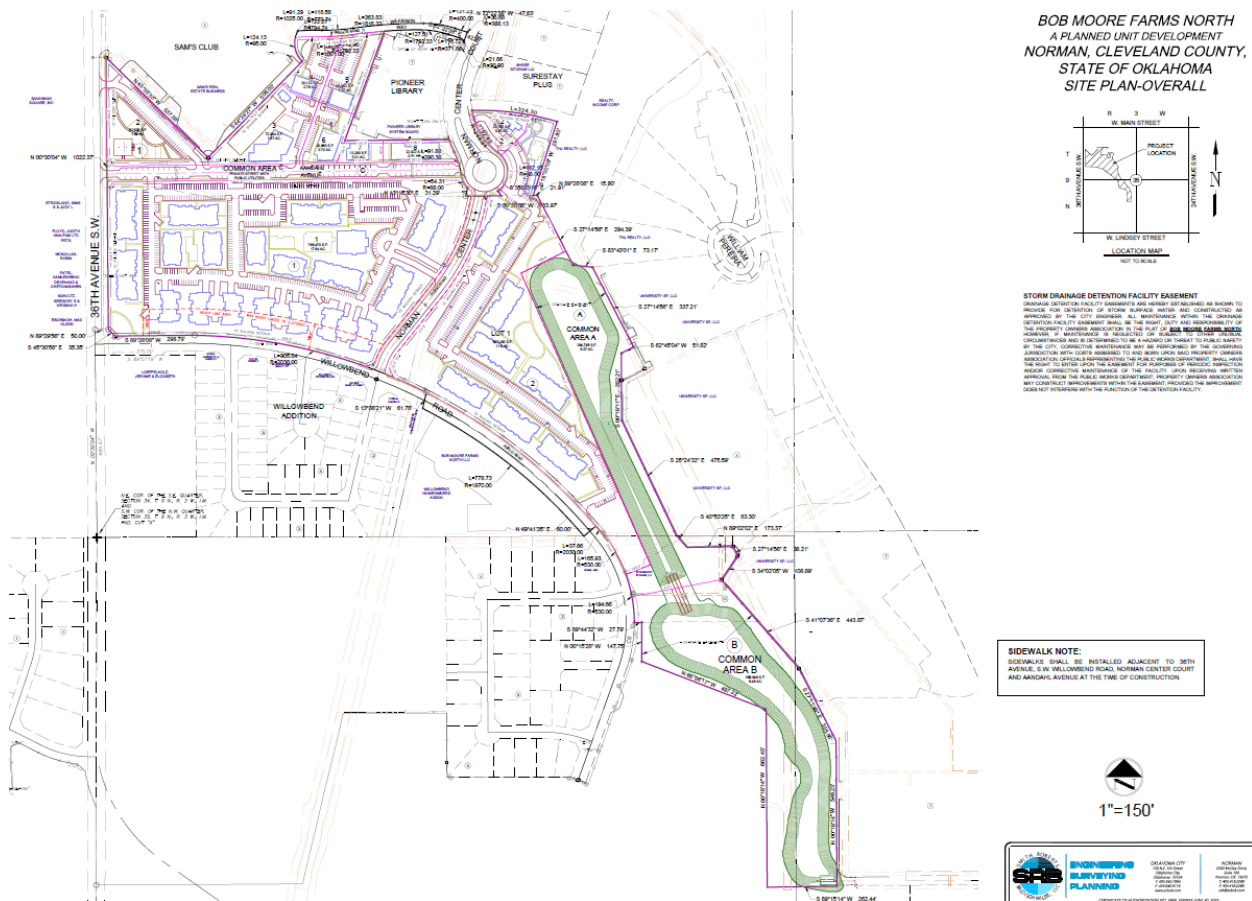


EXHIBIT C

Allowable Uses

Development Area 1

- General Commercial and Retail Uses, such as, but not limited to:
 - Art Gallery, Museum, Shop, Store, or Studio
 - Commercial Athletic Gyms and Similar Workout Facilities;
 - Baby or Maternity Store;
 - Bank;
 - Bakery and Baked Goods;
 - Bar;
 - Barber Shop, Beauty Parlor, Salon, and Similar Personal Care Establishments;
 - Book Store;
 - Butcher or Meat Market;
 - Carpenter and cabinet shop;
 - Cleaning and dyeing works;
 - Camera shop;
 - Candy store;
 - Catering establishment;
 - Childcare establishment;
 - Clothing or apparel store;
 - Coffee Shop;
 - Cosmetics Store;
 - Craft Store;
 - Department Store;
 - Dairy products or ice cream store;
 - Delicatessen store;
 - Dress shop;
 - Drug store or fountain;
 - Electric sales and service;
 - Electric transmission station;
 - Farmers Market;
 - Feed and fuel store;
 - Frozen food locker;
 - Fabric or notion store;
 - Florist;
 - Furniture Store;
 - Fine Goods Store;
 - Gift Shop;
 - Grocery or supermarket;
 - Glass shop;
 - Golf course, miniature or practice range;
 - Hardware store;
 - Heating, ventilating or plumbing supplies, sales and service;
 - Health and Personal Goods Store;
 - Home Décor;

- Home Goods Store;
- Hotel
- Interior decorating store;
- Jewelry/Fine Goods Store;
- Key Shop;
- Leather Store/ Leather Goods;
- Laundry;
- Lodge hall;
- Music, radio or television shop;
- Messenger/Phone/Electronic Store;
- New Auto Sales;
- Optical Store;
- Office Buildings;
- Party Supply Store;
- Printing plant;
- Painting and decorating shop;
- Pet shop/Veterinarian;
- Pharmacy;
- Photographer's studio;
- Radio and television sales and service;
- Restaurants; A restaurant may include live entertainment and/or a dance floor, provided the kitchen remains open with full food service whenever live entertainment is offered;
- Retail spirits store/Liquor Store;
- Retail Stores, Kiosks, Stalls, and Booths;
- Supermarket;
- Sporting goods sales;
- Stationery store;
- Shoe store or repair shop;
- Sign painting shop;
- Tailor Shop/Services;
- Theaters, Bowling Alley, Arcade, and Similar Entertainment Establishments, including those that sell alcoholic beverages in compliance with state law;
- Toy Store; and
- Wholesale distributing center.
- Outdoor Activity, Sport Areas, and Live Entertainment Areas (not exempt from Noise Ordinance Permits)
- Outdoor advertising signs, only as permitted by applicable Norman regulations, as amended from time to time;
- Multi-family residential dwelling units
- Mixed Use buildings containing office uses, commercial shops and services, retail, and other mixed-use offerings within the larger apartment/residential structures
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot

Development Area 2

- Multi-family residential dwelling units

- Townhomes
- Short-term rentals
- Ground floors may contain, but are not obligated to contain, office uses, commercial shops and services, retail, and other mixed-use offerings within the larger apartment/residential structures.
- Leasing offices, pool areas, dog parks, sports courts, walking trails, fitness stations, frisbee golf, outdoor grill areas, and similar private recreational amenities for the residents of the development.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot

EXHIBIT D **Preliminary Plat** *Full Size Documents Submitted to City Staff*

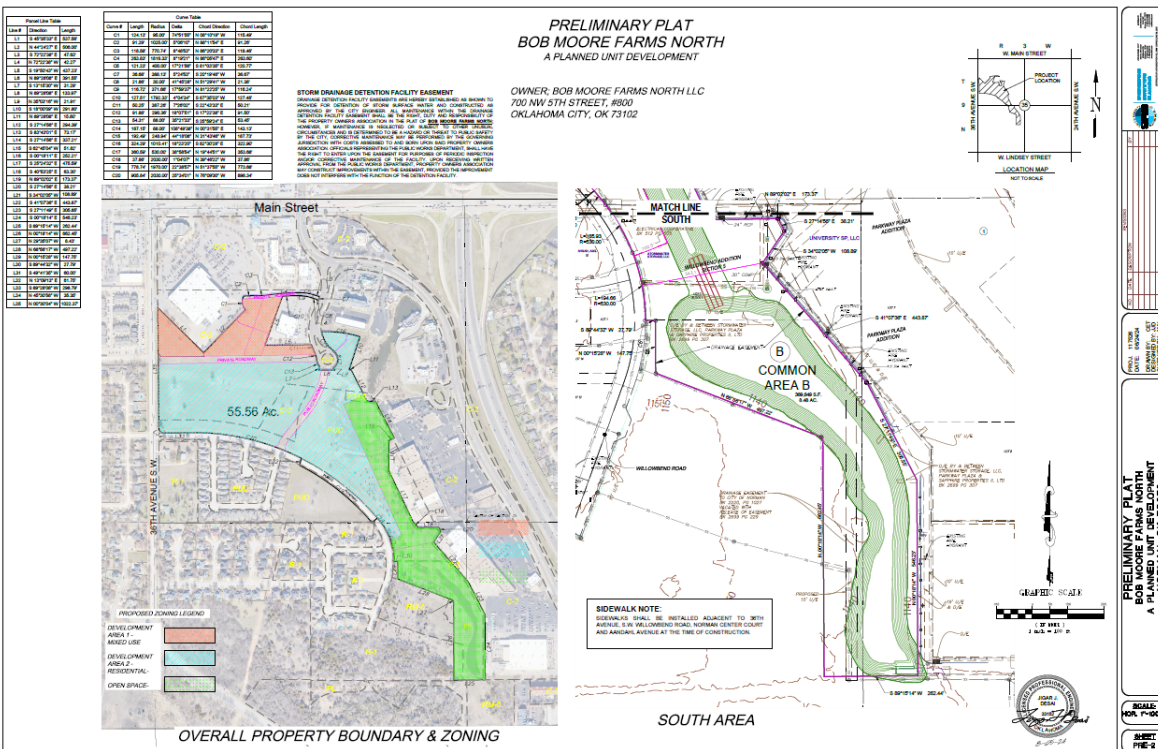
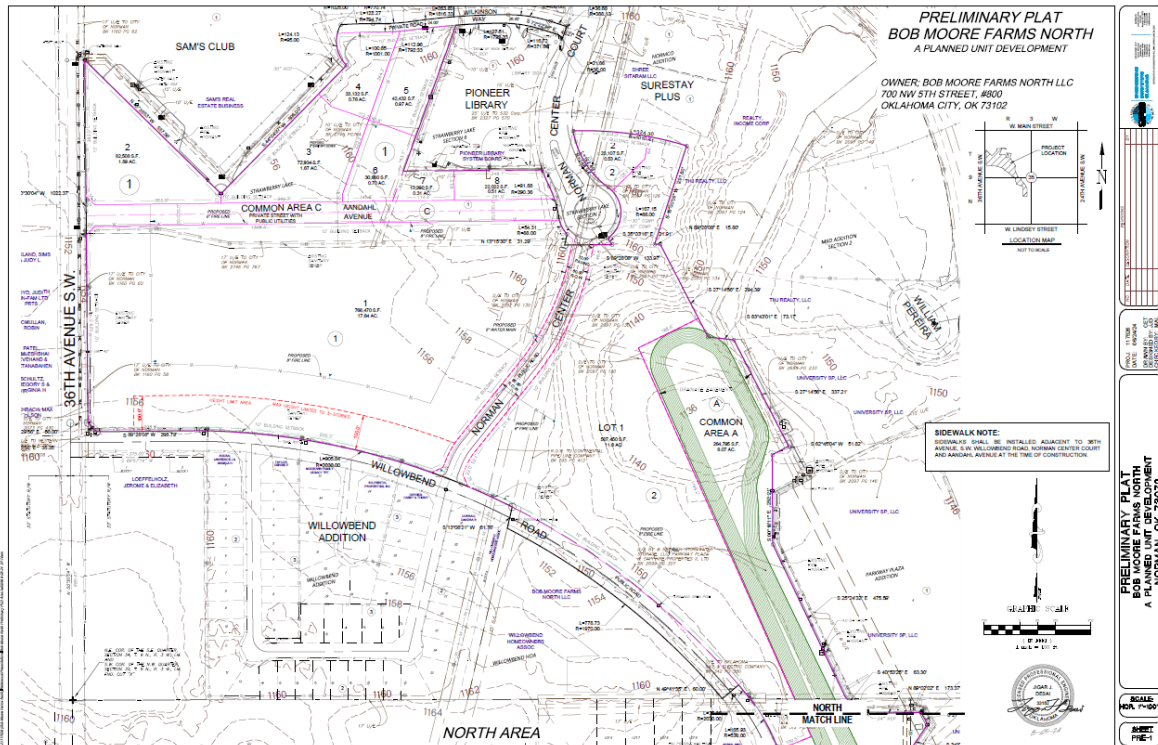


EXHIBIT E **Preliminary Open Space Plan** *Full Size Documents Submitted to City Staff*

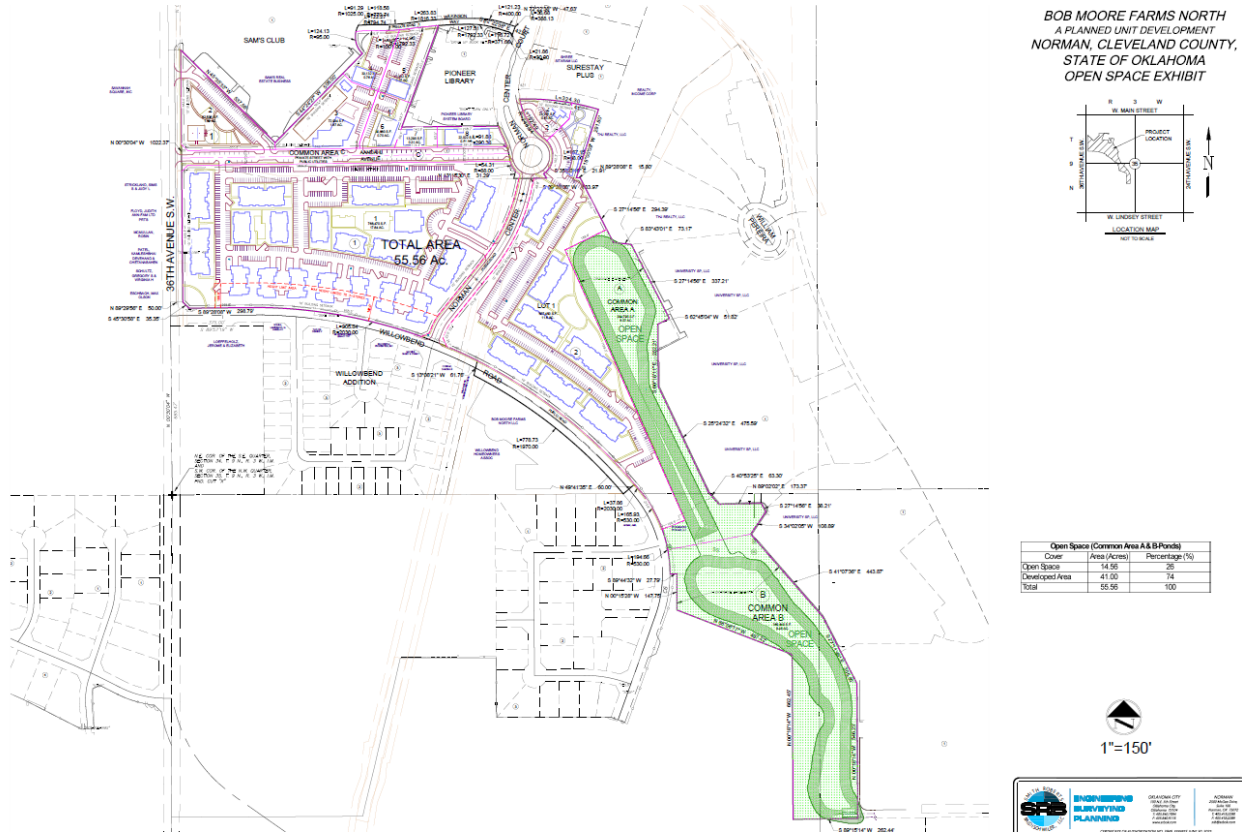


EXHIBIT F
 Depiction of Development Areas
Full Size Documents Submitted to City Staff

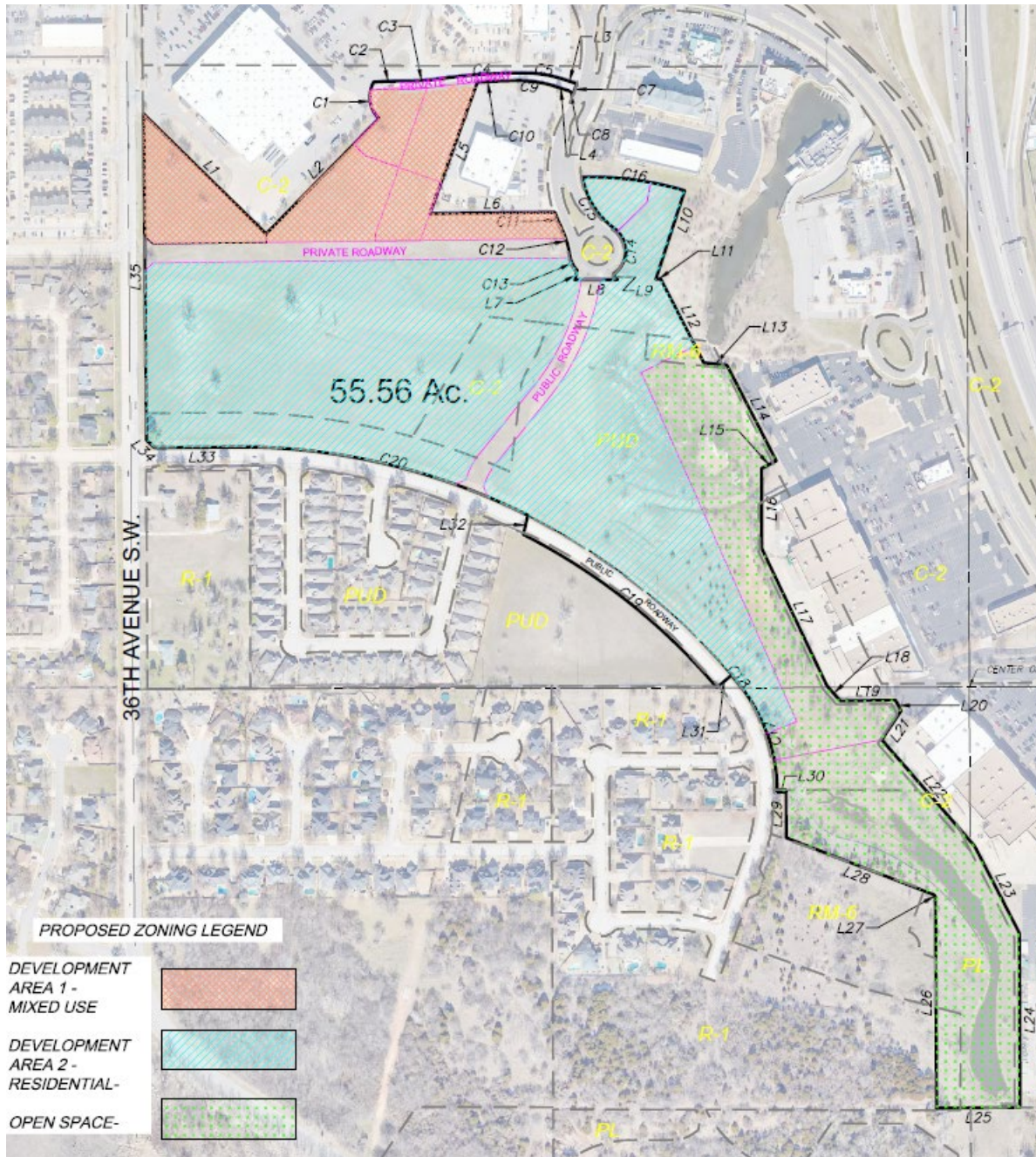
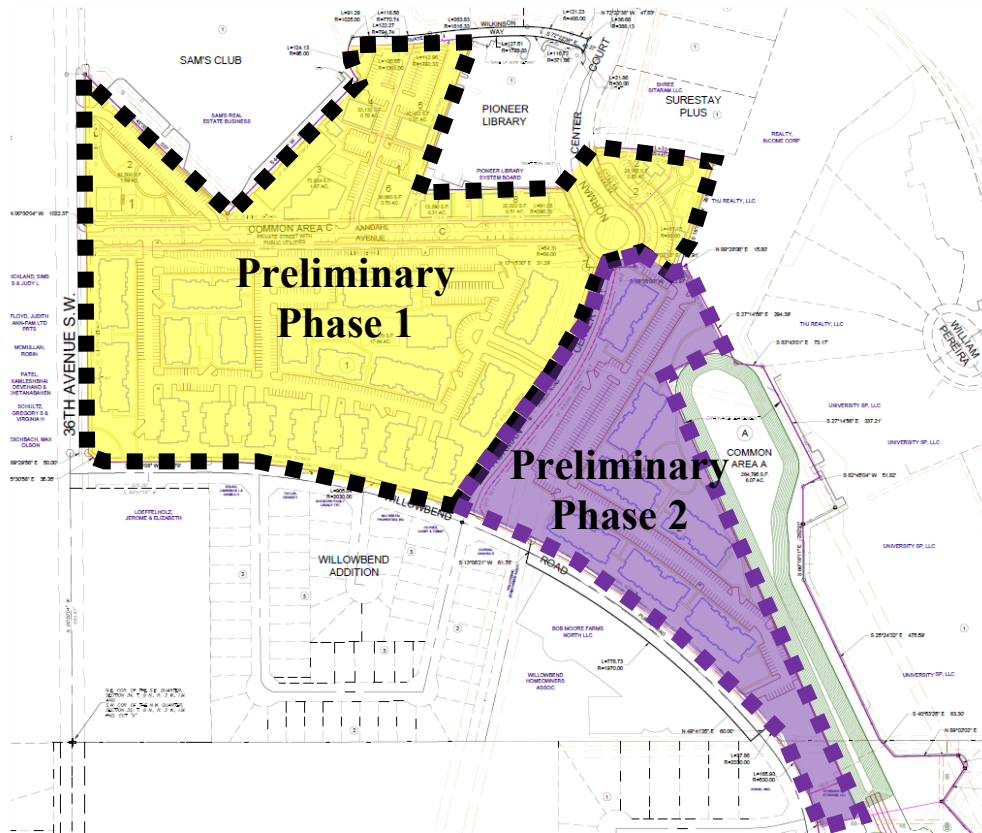


EXHIBIT G **Preliminary Phasing Plan** *Full Size Documents Submitted to City Staff*



**BOB MOORE FARMS NORTH
A PLANNED UNIT DEVELOPMENT
NORMAN, CLEVELAND COUNTY,
STATE OF OKLAHOMA
SITE PLAN-NORTH**

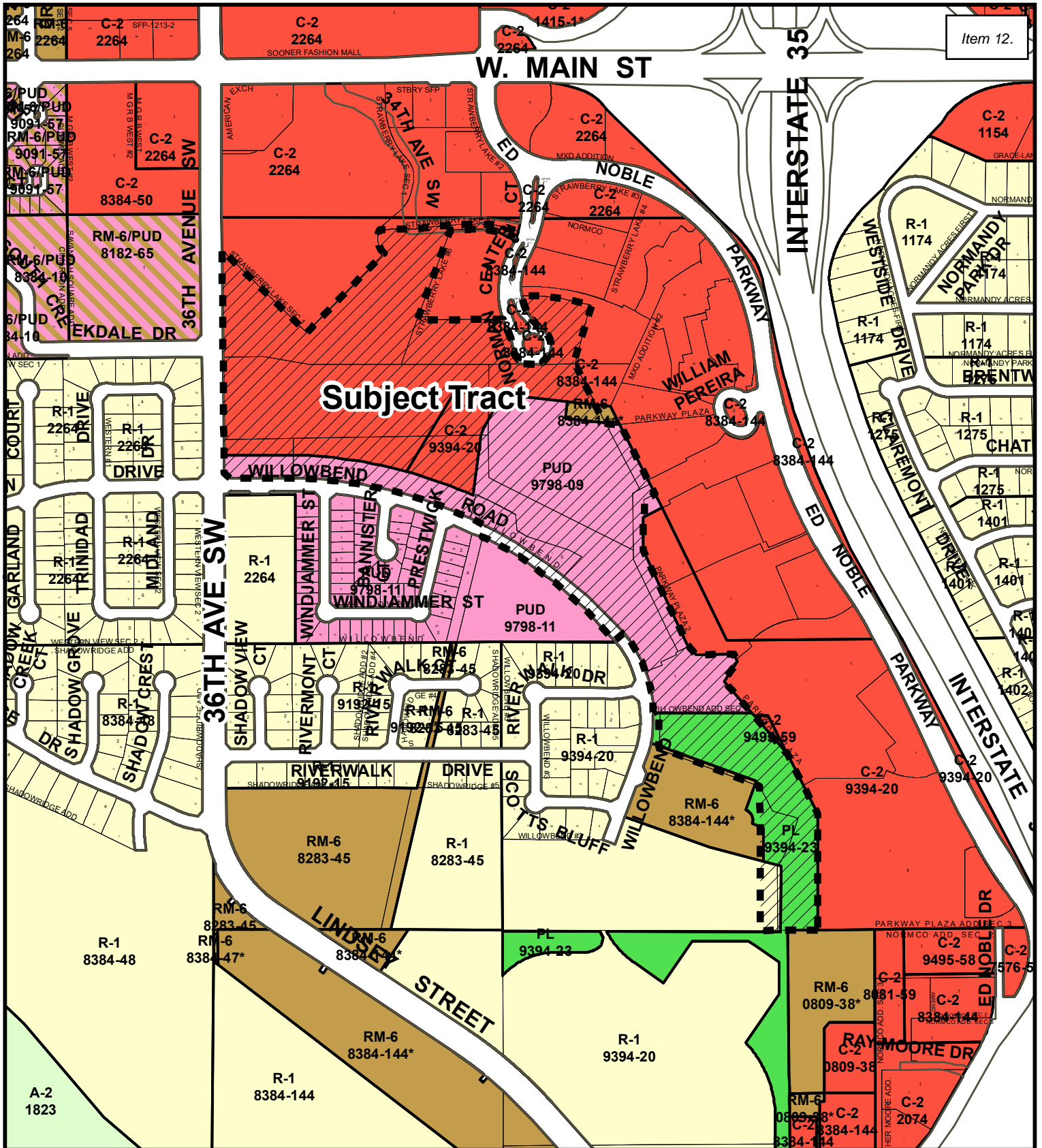


STORM DRAINAGE DETENTION FACILITY BASEMENT
DETENTION FACILITY BASEMENTS ARE HEREBY SET FORTH AS BASES TO PROVIDE FOR DETENTION OF STORM DRAINAGE WATER AND CONSTRUCTED AS DETENTION FACILITY BASEMENTS SHALL BE THE SOLE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE CITY OF NORMAN. THE CITY OF NORMAN, OKLAHOMA, DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF NORMAN, OKLAHOMA, DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF NORMAN, OKLAHOMA, DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

SIDEWALK NOTE:
SIDEWALKS SHALL BE INSTALLED ADJACENT TO BOTH AVENUE, FOR WILLOWBEND ROAD, NORMAN CENTER COURT AND AARONS AVENUE AT THE TIME OF CONSTRUCTION.

1"=100'

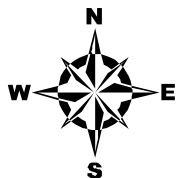




Location Map



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

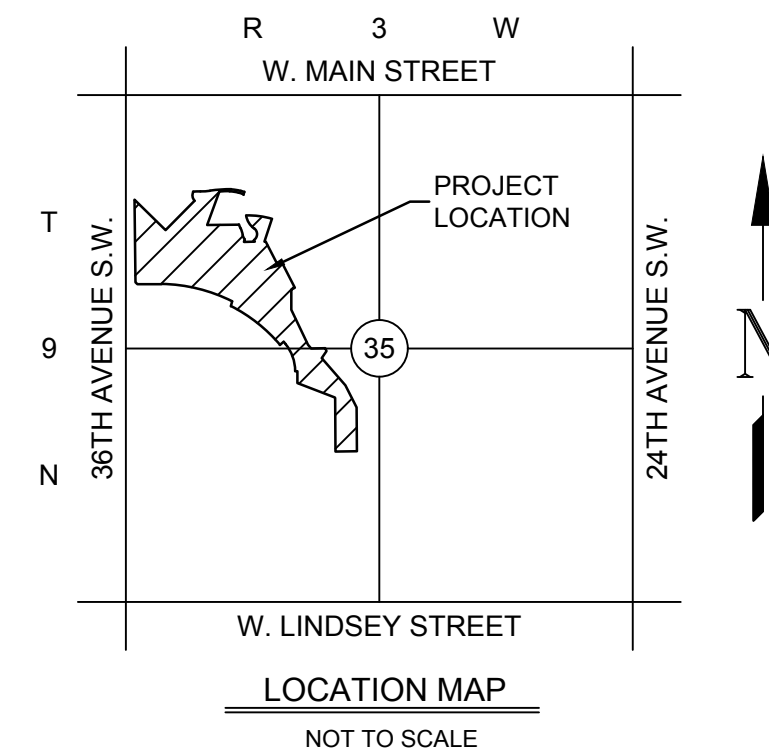


July 9, 2024

0 300 600 Ft.

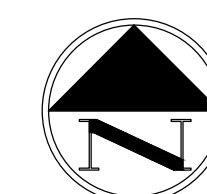
Subject Tract

BOB MOORE FARMS NORTH A PLANNED UNIT DEVELOPMENT NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA SITE PLAN-OVERALL



STORM DRAINAGE DETENTION FACILITY EASEMENT
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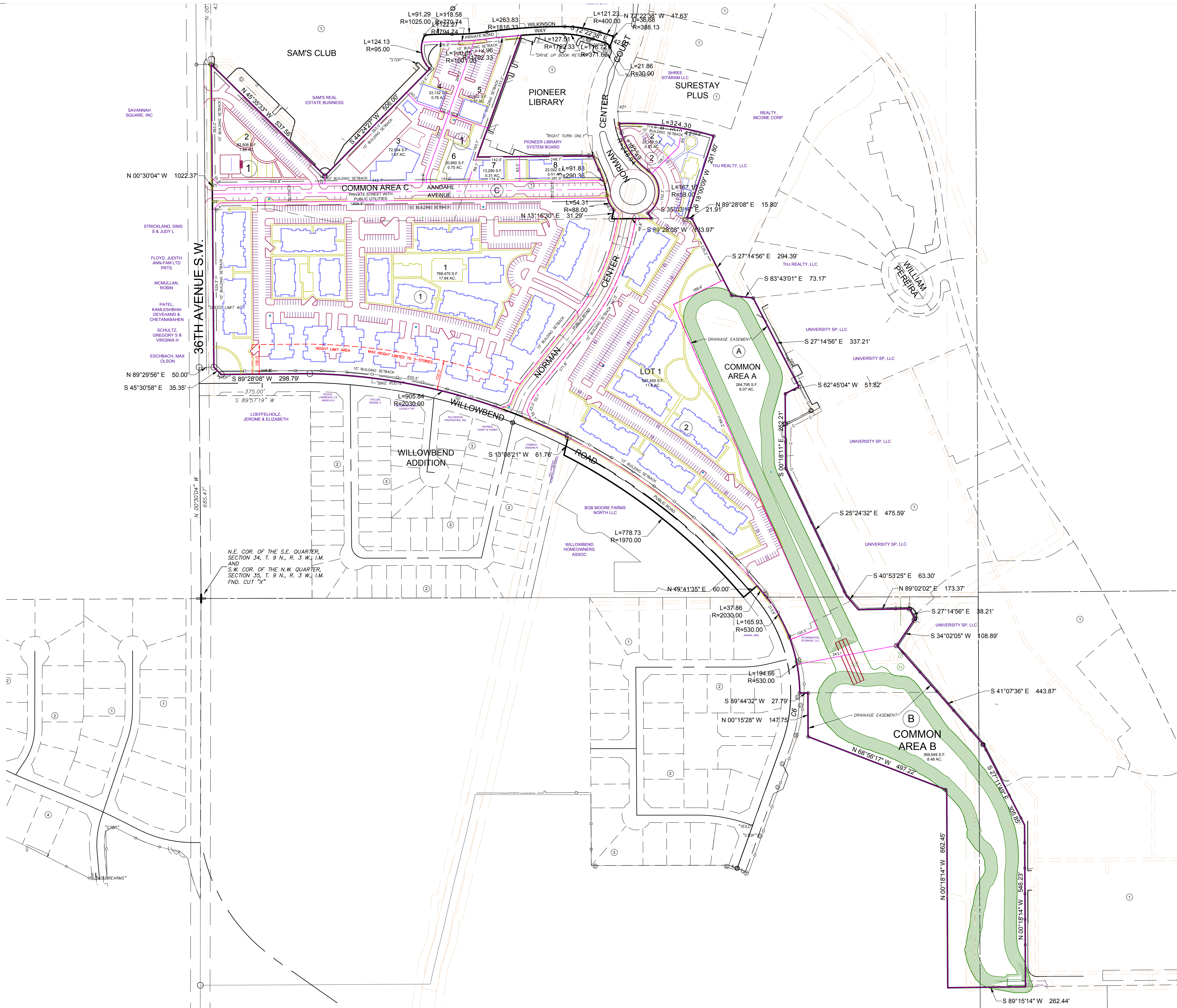
1"=150'

**ENGINEERING
SURVEYING**

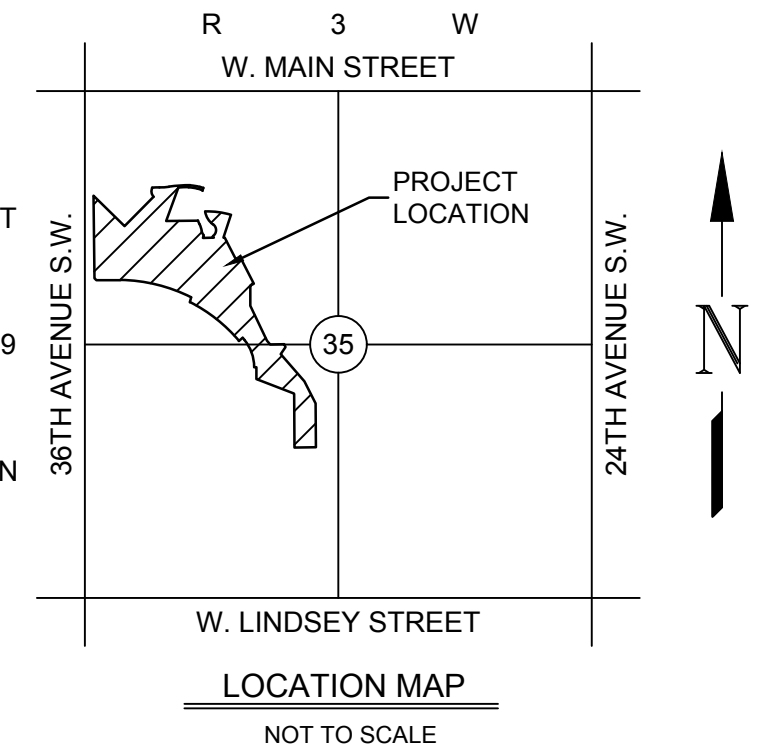
OKLAHOMA CITY
100 N.E. 5th Street
Oklahoma City, Oklahoma 73104
T: 405.840.7054
F: 405.840.9116
www.srbok.com

NORMAN
2500 McGee Drive,
Suite 100
Norman, OK 73072
T: 405.418.2288
F: 405.418.2289
srb@srbok.com

CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2025

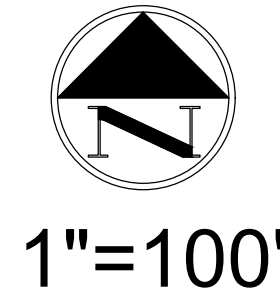


BOB MOORE FARMS NORTH
A PLANNED UNIT DEVELOPMENT
NORMAN, CLEVELAND COUNTY,
STATE OF OKLAHOMA
SITE PLAN-NORTH



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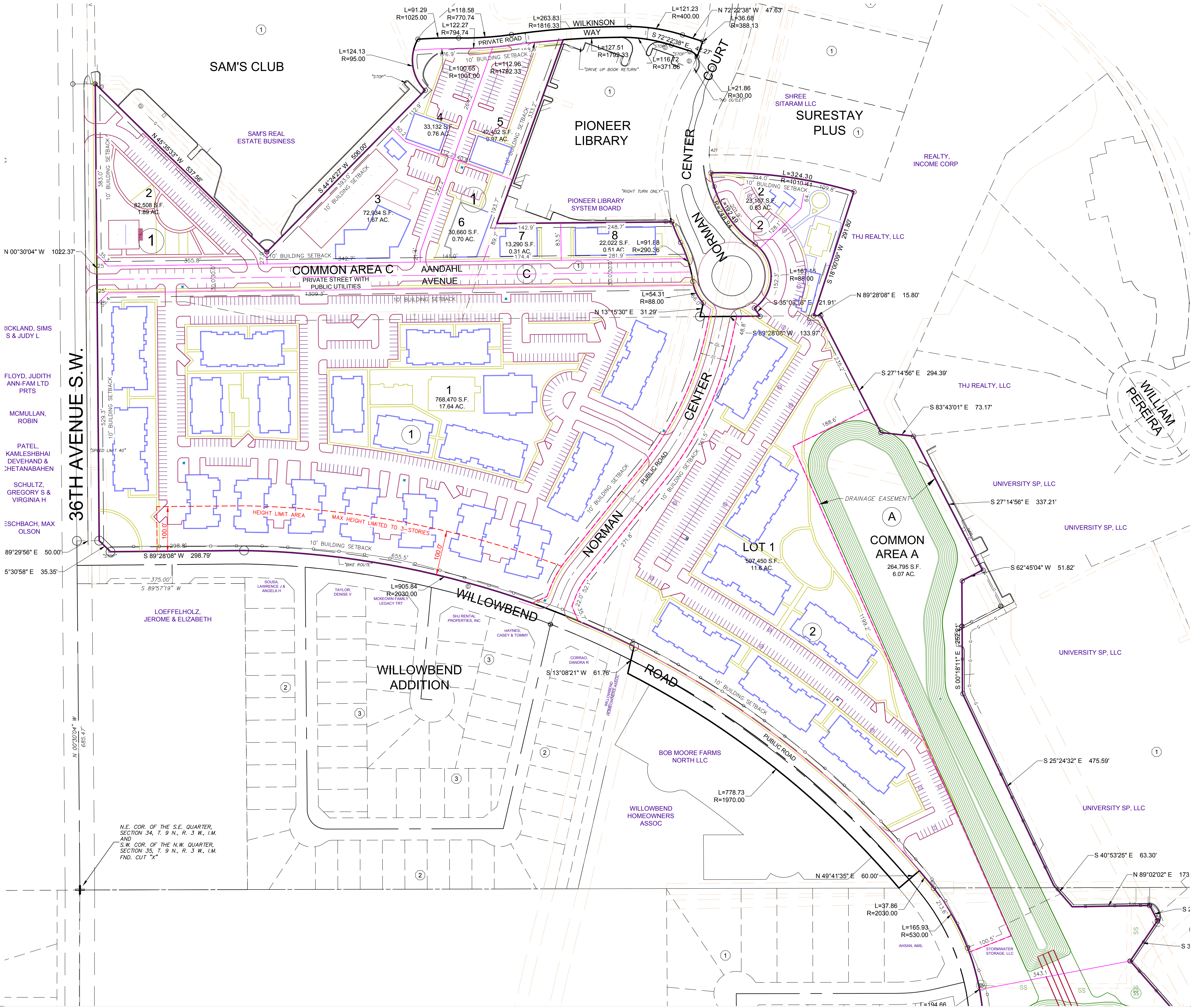


SMITH ROBERTS
ENGINEERING
SURVEYING

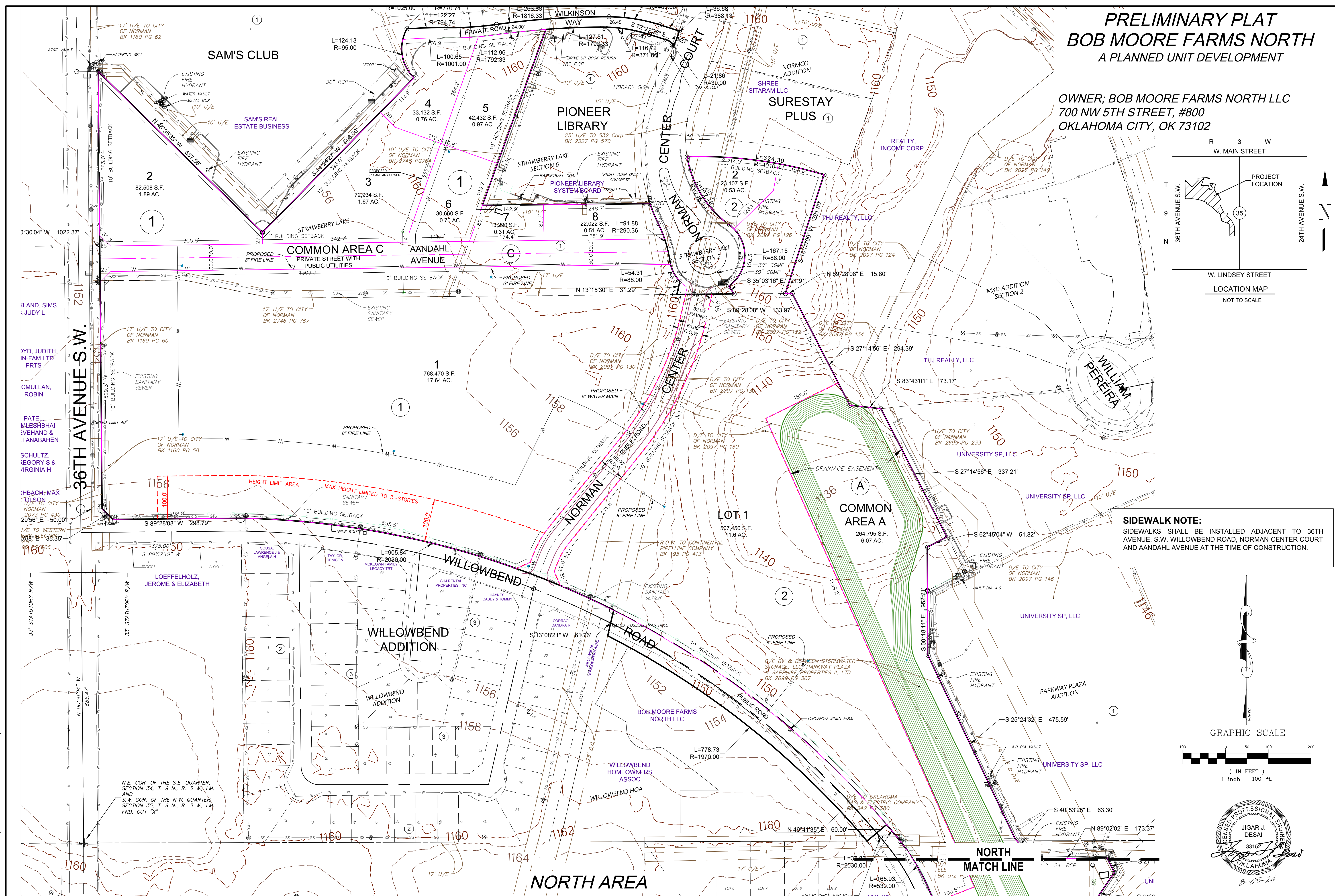
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srb@srbok.com

CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2025



N.E. COR. OF THE S.E. QUARTER,
SECTION 34, T. 9 N., R. 3 W., I.M.
AND
S.W. COR. OF THE N.W. QUARTER,
SECTION 35, T. 9 N., R. 3 W., I.M.
FIND CUT "X"



**PRELIMINARY PLAT
BOB MOORE FARMS NORTH
A PLANNED UNIT DEVELOPMENT
NORMAN, OK 73072**

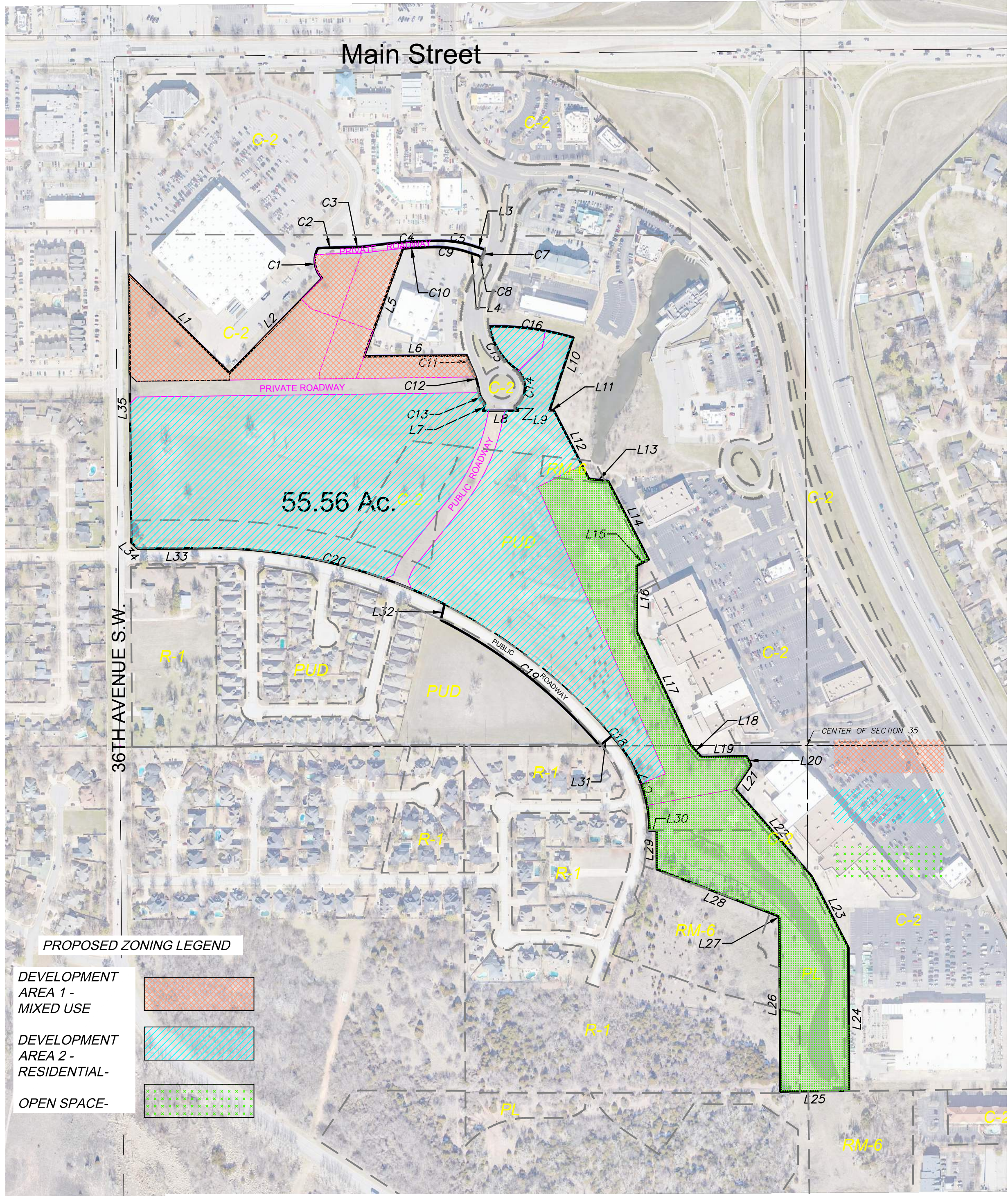
SCALE:
HOR. 1"=100'

SHEET
PRE-1

Z:\117526 (Bob Moore Farms North)\References\Presentations\Bob Moore North Preliminary PUD Area final\06-05-24 07:14am

Parcel Line Table		
Line #	Direction	Length
L1	S 45°35'33" E	537.56'
L2	N 44°24'27" E	506.00'
L3	S 72°22'38" E	47.63'
L4	N 72°22'38" W	42.27'
L5	S 19°50'43" W	437.23'
L6	N 89°28'08" E	391.55'
L7	S 13°15'30" W	31.29'
L8	N 89°28'08" E	133.97'
L9	N 35°03'16" W	21.91'
L10	S 18°00'09" W	291.80'
L11	N 89°28'08" E	15.80'
L12	S 27°14'56" E	294.39'
L13	S 83°43'01" E	73.17'
L14	S 27°14'56" E	337.21'
L15	S 62°45'04" W	51.82'
L16	S 00°18'11" E	252.21'
L17	S 25°24'32" E	475.59'
L18	S 40°53'25" E	63.30'
L19	N 89°02'02" E	173.37'
L20	S 27°14'56" E	38.21'
L21	S 34°02'05" W	106.89'
L22	S 41°07'36" E	443.87'
L23	S 27°11'49" E	305.85'
L24	S 00°18'14" E	546.23'
L25	S 89°15'14" W	262.44'
L26	N 00°18'14" W	662.45'
L27	N 29°35'07" W	8.43'
L28	N 68°56'17" W	497.22'
L29	N 00°15'28" W	147.75'
L30	S 89°44'32" W	27.79'
L31	S 49°41'35" W	60.00'
L32	N 13°09'13" E	61.75'
L33	S 89°28'08" W	298.79'
L34	N 45°30'58" W	35.35'
L35	N 00°30'04" W	1022.37'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	124.13'	95.00'	74°51'55"	N 08°10'19" W	115.49'
C2	91.29'	1025.00'	5°06'10"	N 88°11'54" E	91.26'
C3	118.58'	770.74'	8°48'53"	N 86°20'33" E	118.46'
C4	263.83'	1816.33'	8°19'21"	N 86°05'47" E	263.60'
C5	121.23'	400.00'	17°21'56"	S 81°03'35" E	120.77'
C7	36.68'	388.13'	5°24'53"	S 20°19'48" W	36.67'
C8	21.86'	30.00'	41°45'28"	N 51°29'41" W	21.38'
C9	116.72'	371.66'	17°59'37"	N 81°22'25" W	116.24'
C10	127.51'	1792.33'	4°04'34"	S 87°35'03" W	127.48'
C11	50.25'	387.26'	7°26'02"	S 22°43'33" E	50.21'
C12	91.88'	290.36'	18°07'51"	S 17°22'38" E	91.50'
C13	54.31'	88.00'	35°21'33"	S 25°59'24" E	53.45'
C14	167.15'	88.00'	108°49'38"	N 00°31'55" E	143.13'
C15	192.49'	248.94'	44°18'08"	N 31°43'46" W	187.73'
C16	324.29'	1010.41'	18°23'20"	S 82°30'28" E	322.90'
C17	360.59'	530.00'	38°58'54"	N 19°44'51" W	353.68'
C18	37.86'	2030.00'	1°04'07"	N 39°46'22" W	37.86'
C19	778.74'	1970.00'	22°38'57"	N 51°37'55" W	773.68'
C20	905.84'	2030.00'	25°34'01"	N 76°09'30" W	898.34'



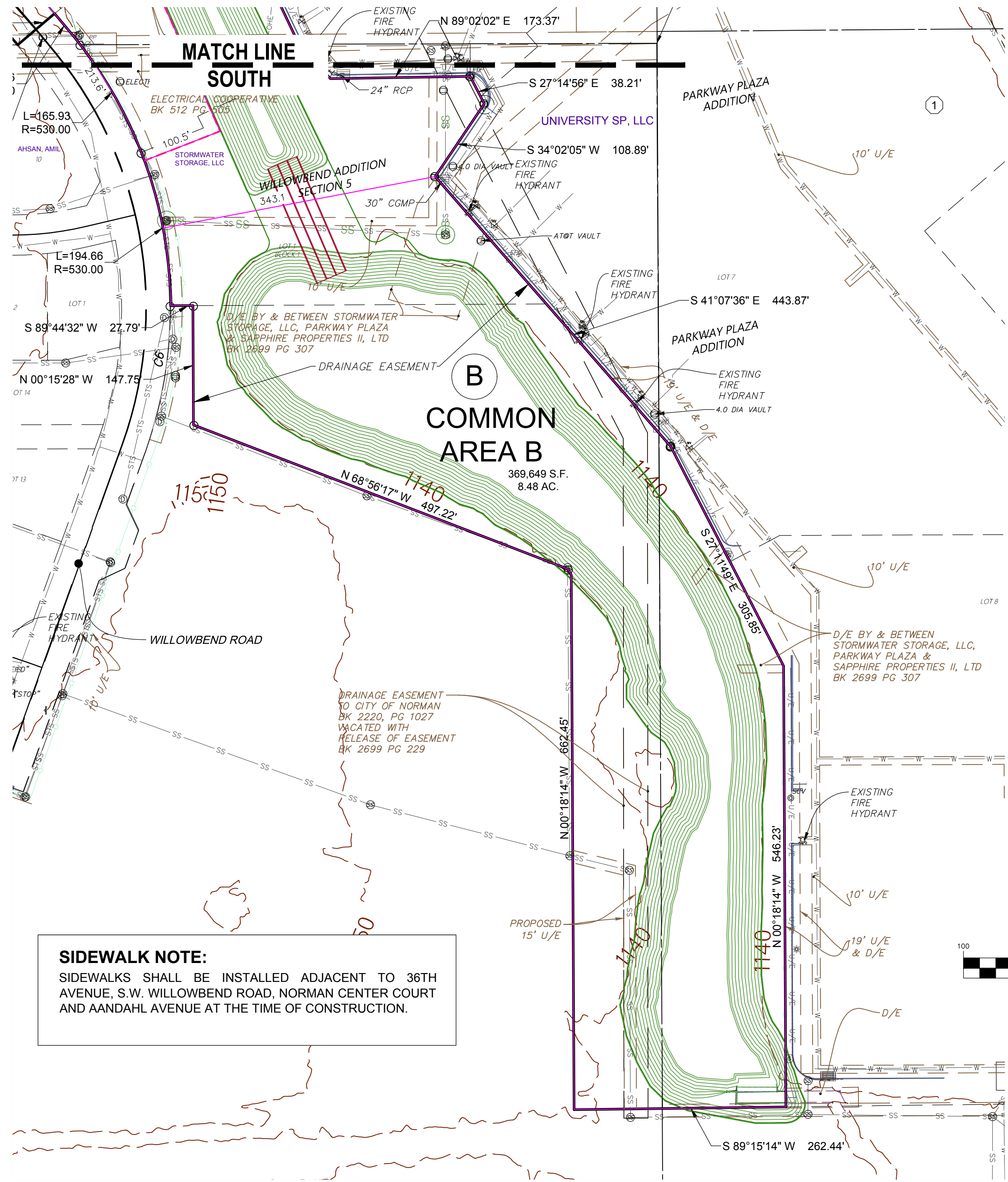
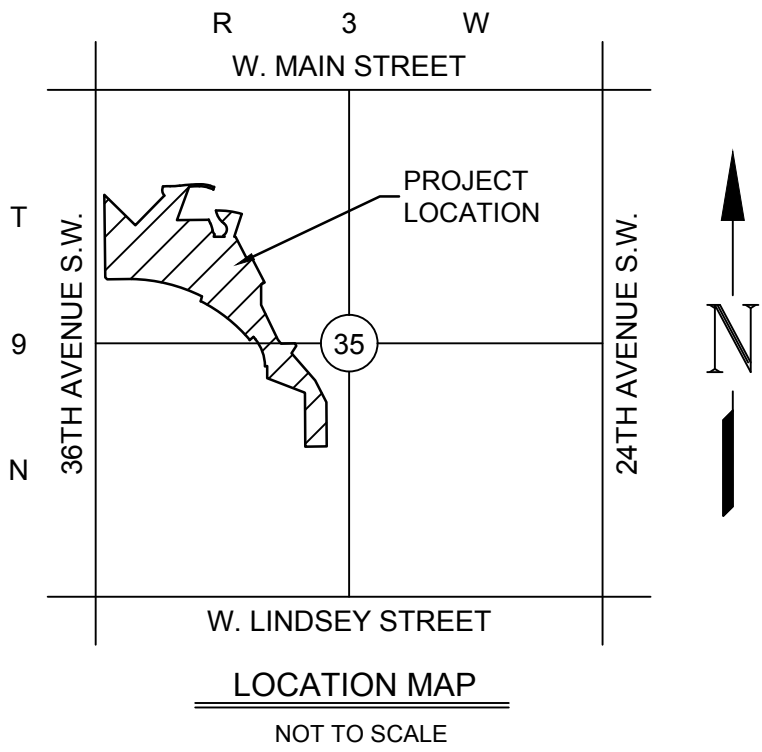
OVERALL PROPERTY BOUNDARY & ZONING

PRELIMINARY PLAT BOB MOORE FARMS NORTH A PLANNED UNIT DEVELOPMENT

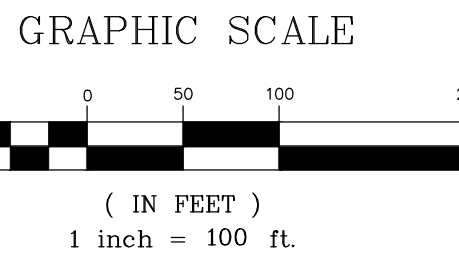
OWNER: BOB MOORE FARMS NORTH LLC
700 NW 5TH STREET, #800
OKLAHOMA CITY, OK 73102

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SOUTH AREA



PROFESSIONAL ENGINEER
JIGAR J. DESAI
33152
OKLAHOMA
8-05-24

OKLAHOMA CITY ENGINEERING & PLANNING
UNIVERSITY OF OKLAHOMA SYSTEM
OKLAHOMA CITY, OKLAHOMA 73106-0001
PHONE: (405) 501-1000
FAX: (405) 501-1001
WWW.OKCENGINEERING.COM

BY: [Signature]
DATE: [Blank]
DESCRIPTION: [Blank]

NO. [Blank] DATE [Blank] DESCRIPTION [Blank]

PROJ. 117526
DATE: 06/24/24
DRAWN BY: CET
DESIGNED BY: JUD
CHECKED BY: MAL

PRELIMINARY PLAT
BOB MOORE FARMS NORTH
A PLANNED UNIT DEVELOPMENT
NORMAN, OK 73072

SCALE:
HOR. 1"=100'

SHEET
PRE-2



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, August 08, 2024 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, on the 8th day of August, 2024, at 5:30 p.m., and notice of the agenda of the meeting were posted at the Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

Chair Commissioner Bird called the meeting to order at 5:32 p.m.

ROLL CALL

PRESENT

Commissioner Brewer
Commissioner McDaniel
Commissioner McKown
Commissioner Jablonski
Commissioner Bird
Commissioner Griffith
Commissioner Parker

ABSENT

Commissioner McClure
Commissioner Kindel

STAFF PRESENT

Jane Hudson, Planning & Community Development Director
Lora Hoggatt, Planning Services Manager
Whitney Kline, Admin Tech III
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Bryce Holland, Multimedia Specialist

GUESTS PRESENT

Dennis Hooper, 3305 Windjammer St., Norman, OK
Boris Apauasov, 412 Prestwick St., Norman, OK
Paul Owen, 3204 Riverwalk Dr., Norman, OK
Don Brakhage, 3201 Scotts Bluff, Norman, OK
Taber Halford, 515 Miller Ave., Norman, OK
Richard McKown, 4409 Cannon Dr., Norman, OK
Weston White, 708 Scotts Bluff, Norman, OK
Gunner Joyce, 136 Thompson Dr., Norman, OK
BJ Hawkins, 6000 S Western Ave. Ste 300, Oklahoma City, OK

NON-CONSENT ITEMS**Bob Moore Farms North PUD, NORMAN 2025 & Preliminary Plat**

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-14: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION, OPEN SPACE DESIGNATION, HIGH DENSITY RESIDENTIAL DESIGNATION, AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. 2025 Land Use Map
3. Pre-Development Summary
4. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-3: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT; RM-6, MEDIUM-DENSITY APARTMENT DISTRICT WITH PERMISSIVE USE FOR A GOLF COURSE; PL, PARK LAND DISTRICT; AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND PLACE THE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. PUD Narrative
4. Site Plan
5. Preliminary Plat
6. Open Space Exhibit
7. Concept Landplan
8. Park Board Report
9. Pre-Development Summary
5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-3: CONSIDERATION OF A PRELIMINARY

PLAT SUBMITTED BY BOB MOORE FARMS NORTH, LLC FOR BOB MOORE FARMS NORTH, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 55.56 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF WEST MAIN STREET ON THE EAST SIDE OF 36TH AVENUE SOUTHWEST.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Site Plan
5. Review Form
6. Traffic Analysis
7. Protest Map/Letters

Staff Presentation

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

Commissioner Jablonski questioned the existing PUD and related residential density. Lora Hoggatt explained that it was R-1 density. Further, he questioned the overlap of the existing PUD with the proposed PUD.

Mr. Jablonski expressed concern regarding a perceived open space discrepancy – the preliminary site plan shows 26% open space, but the PUD document states a minimum of 10%.

Applicant Presentation

Gunner Joyce of Rieger Sadler Joyce LLC, representing the applicant, presented on the proposed PUD.

Commissioner Jablonski restated his concern regarding open space. Mr. Joyce stated that the applicants “locked into” what the site plan displays (26%) and that the PUD document will be updated for cohesion.

Mr. Jablonski inquired about the traffic on Willowbend Road. BJ Hawkins, Traffic Engineering Consultants, Inc., responded that the foreseen traffic impact will be approximately 400 vehicles a day along Willowbend Road.

Commissioner Bird asked whether Aandahl Avenue will be a public or private street. Mr. Joyce responded that it will be a private drive with on-street parking to accommodate additional vehicles, and provide the ability to close the drive for festivals or events.

Public Comments

Dennis Hooper, 3305 Windjammer St., Norman, OK (Protest)
 Boris Apauasov, 412 Prestwick St., Norman, OK (Protest)
 Paul Owen, 3204 Riverwalk Dr., Norman, OK (Protest)
 Don Brakhage, 3201 Scotts Bluff, Norman, OK (Protest)
 Taber Halford, 515 Miller Ave., Norman, OK (Protest)
 Richard McKown, 4409 Cannon Dr., Norman, OK (Support)
 Weston White, 708 Scotts Bluff, Norman, OK (Protest)

Commission Discussion

Commissioner Jablonski acknowledged the housing need and expressed interest in increased density. Mr. Jablonski held that the project would be difficult to approve due to his concerns regarding increased traffic. Further, Mr. Jablonski inquired to whether the neighborhood could be kept quiet while still increasing housing.

Commissioner Brewer stated that the connection between Norman Center Drive and Willowbend Road is necessary to spacing out potential traffic impacts. Mr. Brewer continued that Willowbend Road already acts as a collector street versus a neighborhood street, meaning that residents are not currently the only road users.

Commissioner McKown stated that it can be difficult to envision, but the need for housing is very important. Ms. McKown also appreciated the step-down from 6-stories on the lot interior to 3-stories abutting the residential neighborhood, and including a large amount of open space.

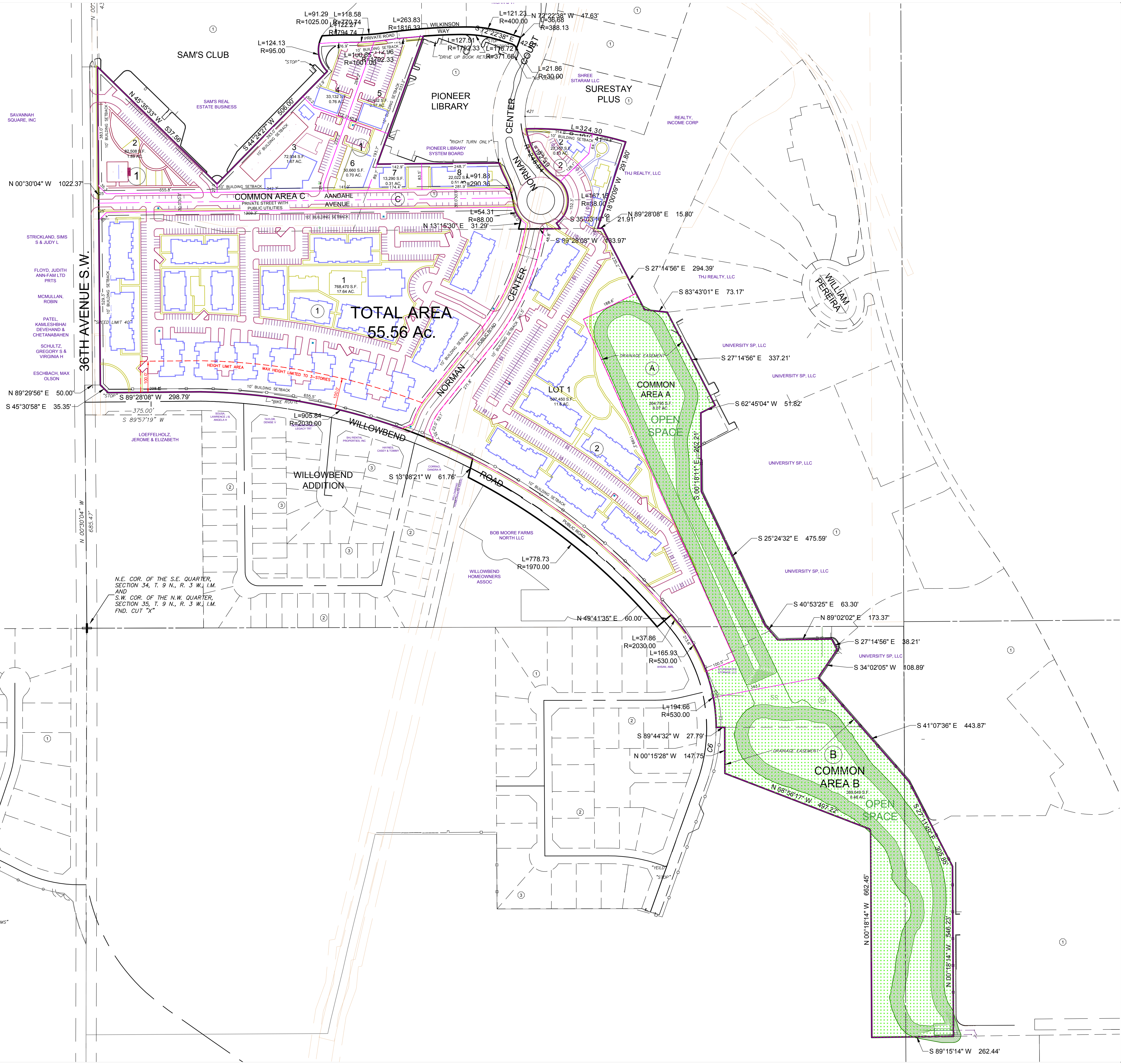
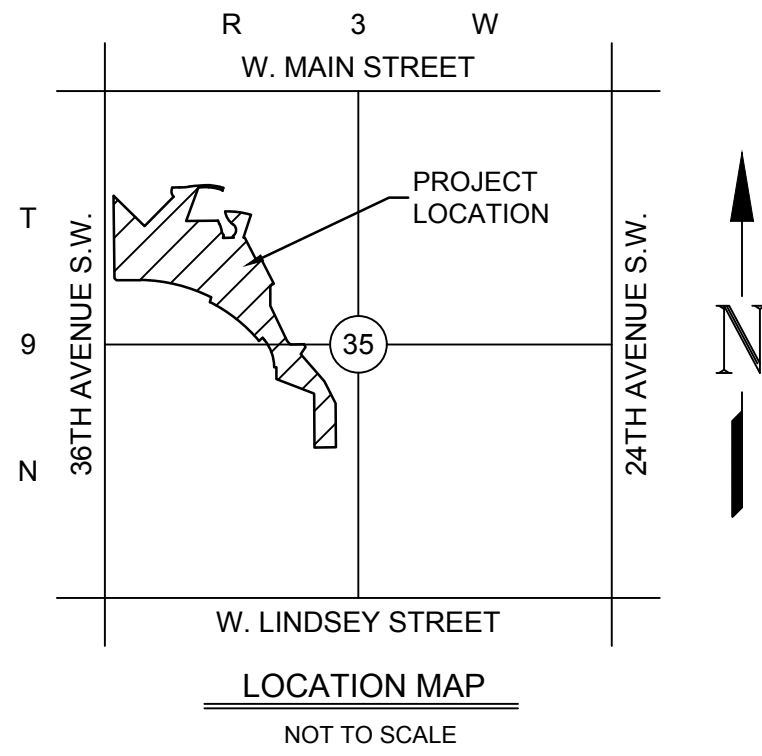
Commissioner Griffith stated that quality, high-density housing is needed but privacy impacts should be mitigated, and proposed installing a traffic light.

Commissioner Bird questioned parking along Willowbend Road. Ms. Bird also appreciated the applicant addressing the need for housing, improving stormwater, and the onsite as well as offsite amenities, including proximity to the library. Ms. Bird ended noting the connection street onto Willowbend is the reason she will have to vote not to approve.

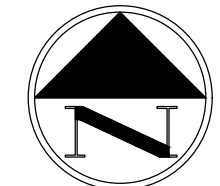
Motion by Commissioner McKown to recommend approval of Resolution R-2425-14, Ordinance O-2425-3, and PP-2425-3; **Second** by Commissioner Griffith.

The motion passed with a vote of 5-2 with Commissioner Bird and Commissioner Jablonski voting against.

BOB MOORE FARMS NORTH
A PLANNED UNIT DEVELOPMENT
NORMAN, CLEVELAND COUNTY,
STATE OF OKLAHOMA
OPEN SPACE EXHIBIT



Open Space (Common Area A & B-Ponds)		
Cover	Area (Acres)	Percentage (%)
Open Space	14.56	26
Developed Area	41.00	74
Total	55.56	100



1"=150'

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SURVEYING
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CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2025





NORTH

SCALE: 1"=200'

0' 100' 200'



CITY OF NORMAN, OK STAFF REPORT

Board of Parks Commissioners

MEETING DATE: 8-1-2024

REQUESTER: James Briggs, Parks Development Manager

PRESENTER: James Briggs, Parks Development Manager

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF LAND OR FEE IN LIEU OF PARKLAND FOR THE BOB MOORE FARMS NORTH ADDITION

BACKGROUND: Bob Moore Farms North Addition PUD is located in Section 35 of Township 9 North, Range 3 West of the Indian Meridian. It is located on the east side of 36th Avenue SW, just south of Main Street, south of Sam's Club and the other commercial developments, including the west side Pioneer Library (See Map). This large development is a mix of Multi-Family housing and commercial properties. There are 642 total units of RM-6-type development in the PUD, requiring either 2.84 acres of public parkland or 5.68 acres of private parkland. The other land uses indicated on the PUD do not require any parkland dedication.

DISCUSSION: This development will yield \$48,150 in Neighborhood Park Development Fees and the same amount in Community Park Development fees once all building permits have been issued if public parkland or fee-in-lieu of land is provided. The Neighborhood Fees will not be collected if private parkland. The developer has requested a Fee-in-Lieu of land decision for this project; however, the preliminary site plan shows enough recreational space and proposed development to meet the requirements of Private Park Land. This solution will work for the plat being submitted at this point in time. However, if there is a change in land use, a new preliminary plat will be developed and brought back to the Park Commission, which may merit a different decision at that time.

The proposed Addition is directly north of the Willowbend Addition of residential housing, which has a large parcel of undeveloped HOA-owned private parkland available for the homes built there over the years. Besides that, there is no other housing between Main Street and the Lindsey Street south extension that wraps around the bridge crossing of Interstate-35 to 36th Avenue SW. The nearest neighborhood park is Cherry Creek Park, on the west side of 36th; it was recently updated via the NORMAN FORWARD Neighborhood Park Improvements project. Any fees collected from the Bob Moore Farms North PUD would likely be spent to make additional improvements to Cherry Creek Park.

RECOMMENDATION:

It is recommended that the Park Board recommend a Fee-In-Lieu of Land Decision for the Bob Moore Farms North Addition PUD.

Applicant: Bob Moore Farms North, LLC

Project Location: Generally located south of W. Main St., West of Ed Noble Pkwy., North of W. Lindsey St., and East of 36th Ave. S.W.

Case Number: PD24-07

Time: 5:30PM

Applicant/Representative:

Sean Rieger
Gunner Joyce
Libby Smith

Attendees:

Latty Sousa
Holly Van Auken
Leslie Long
Don Wheeler
Wendy Swatek
David Floyd
Will Pence
Gina Pence
Jenny Watson
Wanda Beller
Donna Skinner Reed
Elizabeth Stowe
Glenda Lemeceh
Don Troutt
Claire Curry
Patrick Schrank
Nikita Patel
Stan Koop
Christa Simmons
Weston White
Robert Castleberry
Cheryl Stamper
Adonis Nafeh
Tammy Nafeh
Loretta Anderson
Mona Waters
Denise Taylor
Troy Williams
Teresa Williams
Rusty Loeffler

Michele Loeffler
Sondra Clow
Peter Vail
Mary Roberts
Steve Petty
Dona Petty
Leita Eaves
Nick Nance
Sogoal Nance
Michael Swatek
Charles McBee
Janice McBee
D. Coitao
Ashton Byrum
Gina Byrum
Celia Elweir
Erica Bird
Don Brokhase
Paul Swenson
Sharon Boscarelli
Rhonda Schultz
Roger Schultz
Robbie Lomberson
Teresa Burlchart
Auton Masloveskii
Madeline Merriott
Barbara Vance
Carline Dulworth
Fred Bearenati
Mary Roberts

City Staff

Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager
Destiny Andrews, Planner II
Whitney Kline, Planning Admin
Beth Muckala, City Attorney

Application Summary:

A request for rezoning multiple parcels from C-2, PUD, and Park Land to PUD, Planned Unit Development, to facilitate a mixed-use residential development.

Neighbor's Comments/Concerns/Responses

The applicant representative explained the rezoning process and detailed the proposed site plan to attendees. Proposed PUD will include primarily residential buildings, with limited commercial along the north side and detention/green space to the south. An attendee inquired about building height. Applicant representative provided that multi-family homes abutting existing neighborhoods will be approximately 2-3 story "big house" apartment buildings, with taller residential buildings on the interior of the development. Commercial buildings are intended to be shorter. An attendee requested the anticipated number of homes and why that number was chosen. Applicant representative stated between 650 to 700 homes, based on market analysis. Multiple questions of traffic impact, specifically on Willowbend Road. Applicant representative responded that a Traffic Impact Analysis (TIA) would be completed as part of the project. A question on timing was posed. Applicant representative expects two phases, separated by the new road proposed connecting Norman Center Court to Willowbend Road, over the course of years prior to completion. An attendee requested additional information on the detention pond area. Applicant representative responded it will have higher service levels and will have amenities. A question on rents was posed. Applicant representative stated it is unknown at this time. Questions on the impact of the project on property values and the school system were asked. Applicant representative responded that these are unknown and outside of their purview. Concern for the impact on City services were expressed. Applicant representative provided that impact fees and anticipated sales tax revenue from new residents provides for Fire, Police, and Infrastructure improvements. An attendee asked if quiet would be guaranteed. Applicant representative responded that noise control is covered under the City's Noise Ordinance.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/08/2024

REQUESTER: Bob Moore Farms North, LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-3: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT; RM-6, MEDIUM-DENSITY APARTMENT DISTRICT WITH PERMISSIVE USE FOR A GOLF COURSE; PL, PARK LAND DISTRICT; AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND PLACE THE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

APPLICANT/REPRESENTATIVE Bob Moore Farms North, LLC/Rieger Law Group

WARD 3

CORE AREA No

BACKGROUND: The applicant requests rezoning from C-2, General Commercial District, RM-6, Medium-Density Apartment District with Permissive Use for a Golf Course, PL, Park Land District, and PUD, Planned Unit Development, Ordinance O-9798-9, to a new PUD District for approximately 55.56 acres. The property is currently vacant. The new PUD would allow for commercial uses on the northern portion and multi-family residential with the allowance for ground floors to contain office uses, commercial shops and services, retail, and other mixed-use offerings within the larger multi-family/residential structures throughout the southern portion of the site. This rezoning application is accompanied by a preliminary plat request and a NORMAN 2025 Land Use Plan amendment.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC24-15, July 16, 2024

The Greenbelt Commission voted to forward this application to Planning Commission with no additional comments.

PRE-DEVELOPMENT: PD24-07, June 27, 2024

The applicant representative explained the rezoning process and detailed the proposed site plan to attendees. Proposed PUD will include primarily residential buildings, with limited commercial along the north side and detention/green space to the south. An attendee inquired about building height. Applicant representative provided that multi-family homes abutting existing neighborhoods will be approximately 2-3 story "big house" apartment buildings, with taller residential buildings on the interior of the development. Commercial buildings are intended to be shorter. An attendee requested the anticipated number of homes and why that number was chosen. Applicant representative stated between 650 to 700 homes, based on market analysis. Multiple questions of traffic impact, specifically on Willowbend Road. Applicant representative responded that a Traffic Impact Analysis (TIA) would be completed as part of the project. A question on timing was posed. Applicant representative expects two phases, separated by the new road proposed connecting Norman Center Court to Willowbend Road, over the course of years prior to completion. An attendee requested additional information on the detention pond area. Applicant representative responded it will have higher service levels and will have amenities. A question on rents was posed. Applicant representative stated it is unknown at this time. Questions on the impact of the project on property values and the school system were asked. Applicant representative responded that these are unknown and outside of their purview. Concern for the impact on City services were expressed. Applicant representative provided that impact fees and anticipated sales tax revenue from new residents provides for Fire, Police, and Infrastructure improvements. An attendee asked if quiet would be guaranteed. Applicant representative responded that noise control is covered under the City's Noise Ordinance.

BOARD OF PARKS COMMISSIONERS: August 6, 2024

Parks staff recommended to support the developer's request for a fee-in-lieu of park land decision. Please see the attached report. The decision was unanimous for fee-in-lieu of park land by a vote of 5-0.

ZONING ORDINANCE CITATION:

SECTION 36-509, PUD, PLANNED UNIT DEVELOPMENT

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

Specifically, the purposes of this section are to encourage:

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

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

STAFF ANALYSIS:

USE: The allowable uses for this PUD are included in the PUD Narrative as Exhibit C, Allowable Uses. The uses are divided into Development Areas; Area 1 is Mixed Use and Area 2 is Residential. The Development Areas are shown on page 2 of Exhibit D, the Preliminary Plat, and on Exhibit F, the Depiction of Development Areas.

SITE PLAN/ACCESS: The proposed Site Development Plan shows two new access points off 36th Ave. SW, one of which is a new private street, Aandahl Ave. Aandahl Ave. provides access to both the commercial and the residential areas of development. Norman Center Court also provides interior access to the development from the north. Two access points are proposed off Willowbend Road. The commercial development area is north of Aandahl Ave. and the residential development area is between Aandahl Ave. and Willowbend Road. Detention will be provided along the eastern edge of the development, shown as Common Areas A and B. The sidewalk note on the Site Development Plan states, "sidewalks shall be installed adjacent to 36th Avenue SW, Willowbend Road, Norman Center Court, and Aandahl Avenue at the time of construction."

PARKING: The PUD Narrative states there will be no minimum parking requirements for any use and end users are encouraged to reduce parking to the extent feasible and to utilize shared parking options, which can be finalized at final building permit stage. Parking spaces may be 18' by 9' or 19' by 8' 1/2".

LANDSCAPING: As applicable, landscaping will be installed and maintained according to Section 36-551, Landscaping Requirements for Off-Street Parking Facilities, as amended from time to time. The PUD Narrative states landscaping shall be installed and maintained as applicable to underlying uses of each individual lot, however the landscaping ordinance is applicable when new parking is installed. A landscape plan was not submitted with the application but will be required at Final Plat.

SIGNAGE: Signage allowances for the development are outlined in III. C.4. Signage. Signage will comply with the applicable commercial or residential signage regulations in Chapter 28.

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

SANITATION: Dumpsters will be utilized for sanitation services in locations shown on the attached Site Development Plan. All locations will be reviewed and approved by City Staff.

EXTERIOR MATERIALS: The exterior of the buildings constructed within the development may be constructed of brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, and any combination thereof. The applicant may further restrict the exterior materials and aesthetics of the buildings to be developed within the Property through the use of private design guidelines and restrictive covenants.

HEIGHT: There is no height limit for Development Area 1 (commercial). Any multi-family building fully or partially situated within the Height Limit Area, shown on the Preliminary Site Development Plan in Development Area 2, has a height limit of three stories. All other buildings in Development Area 2 have a height limit of six stories.

OPEN SPACE: The open space for the development is shown on Exhibit E, Preliminary Open Space Plan. This shows a total of 14.56 acres, or 26%, impervious surface. The PUD Narrative also states the Preliminary Open Space Plan contemplated approximately 26% of the Property to be open space.

PHASING: The applicant anticipates multiple phases of development. It is expected that the initial phase of development will include Development Area 1 and the portion of Development Area 2 located west of Norman Center Court.

EXISTING ZONING: The property is currently zoned C-2, General Commercial District, RM-6, Medium-Density Apartment District with Permissive Use for a Golf Course, PL, Park Land District, and PUD, Planned Unit Development, Ordinance O-9798-9. The existing PUD portion allows for single-family residential and associated open space.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed use, while more intense than the existing undeveloped traffic patterns, are less intense than the allowable impacts of the current zoning and land use designations. Two new access points to the property are proposed along 36th Avenue SW. It is anticipated that circulation along newly platted interior roads and along Willowbend Road will be

primarily local traffic. The City Traffic Engineer has determined there are no negative traffic impacts anticipated with this project.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants and fire/building codes will be considered at the building permit stage.

PUBLIC WORKS/ENGINEERING: Please see the attached report from Engineering regarding the Preliminary Plat.

TRAFFIC ENGINEER: Please see the attached report from the City Transportation Engineer.

UTILITIES: City Utilities are available in this area with extensions to be completed in accordance with City requirements. Dumpster locations may require revisions but this will be addressed as development occurs to ensure compliance with City requirements.

CONCLUSION: Staff forwards this request for rezoning to a new PUD, Planned Unit Development, for approximately 55.56 acres, and Ordinance O-2425-3 to the Planning Commission for consideration and recommendation to City Council.

BOB MOORE FARMS NORTH

A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA

APPLICANT:
BOB MOORE FARMS NORTH LLC

APPLICATION FOR:
PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT

Submitted: July 1, 2024
Revised: August 5, 2024

PREPARED BY:
RIEGER SADLER JOYCE
136 Thompson Drive
Norman, Oklahoma 73069

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- B. Preliminary Site Development Plan
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- F. Development Areas
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I. INTRODUCTION

Bob Moore Farms North LLC (the “**Applicant**”) intends to rezone the real property that is more particularly described on **Exhibit A** (the “**Property**”) to a Planned Unit Development (“**PUD**”) in order to develop a master planned community on the Property, with allowances for mixed-use commercial uses along the northern end and various residential opportunities throughout the remainder of the site, as more particularly enumerated in this PUD Narrative. The Applicant has also submitted a corresponding Preliminary Plat for the Property in order to facilitate the subdivision of the Property. The Property contains approximately 55.56 acres. A preliminary conceptual site plan of the proposed development has been attached hereto as **Exhibit B**.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located South of West Main Street, West of Ed Noble Parkway, North of West Lindsey Street, and East of 36th Avenue SW, as is more particularly shown on the attached exhibits.

B. Existing Land Use and Zoning

The Property currently contains multiple zoning designations, including an existing PUD, pursuant to O-9798-09, a small portion of RM-6, Medium Density Apartment, and C-2, General Commercial. Additionally, the Property contains NORMAN 2025 designations of Commercial, Open Space, High Density Residential, and Low Density Residential. The Property is surrounded by commercial properties to the North and East. Single-family neighborhoods are located south of Willowbend Drive and West of 36th Ave SW. The Property is currently undeveloped.

C. Elevation and Topography

Generally, the Property slopes Southeast towards the existing detention areas. The Property contains little to no vegetation or heavily wooded areas.

D. Drainage

The Property will utilize stormwater and drainage management systems that will meet or exceed the City’s applicable ordinances and regulations. A preliminary drainage report has been provided to City Staff as part of the Preliminary Plat application.

E. Utility Services

All necessary utilities for this development are currently located within the necessary proximity to serve the Property, or they will be extended as necessary to facilitate the planned development as future development phases commence.

F. Fire Protection Services

Fire protection services will be provided by the City of Norman Fire Department and by individual property owners as may be required by applicable City codes, ordinances, and regulations, as may be amended from time to time.

G. Traffic Circulation and Access

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan and Preliminary Plat. A Traffic Impact Analysis report has been provided to City Staff as part of the Preliminary Plat application.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

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

A. Uses Permitted:

The Property will be developed as a mixed-use master planned community, with allowances for mixed-use commercial uses along the northern end and various residential opportunities with allowed commercial throughout the remainder of the Property. For purposes of area regulations and allowable uses, the Property shall be divided into two (2) Development Areas. Development Area 1 is planned as the Mixed-Use Area. Development Area 2 is planned as the Residential Area with allowance for commercial uses on the ground floors. A complete list of the allowable uses for the Property is attached as **Exhibit C**.

B. Area Regulations:

1. Development Area 1 – Mixed Use

Public Street/ROW Setback: There shall be a minimum ten-foot (10') building setback from any property line fronting a platted public street or platted public right-of-way.

Setback from Adjoining Properties: There shall be a minimum ten-foot (10') building setback from any portion of the Property that abuts a tract outside of the boundaries of the Property and a minimum twenty-foot (20') building setback for any commercial building abutting a property line to a lot within which a residential dwelling is or may be located.

Setback off of Utility Easements: If a utility easement or other public easement is not located fully within the building setbacks enumerated above on any lot within the Property, all buildings and vertical habitable structures shall be setback a minimum of one (1') foot from said easement located on the lot except where this would conflict with the City of Norman Engineering Design Criteria (EDC). The EDC shall control where there is a conflict. Paving shall be allowed over drainage and utility easements.

No Other Required Setbacks: Except for the setbacks enumerated above, there shall be no minimum building setbacks from any other property lines or interior streets, subject to applicable sight line and sight triangle requirements, as amended from time to time, adopted building code requirements shall still be met. Notwithstanding the foregoing, no building fixture or structure shall be permitted to encroach upon any public easement or right-of-way without obtaining necessary City approvals.

Impervious Area/Building Coverage: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than eighty percent (80%) of Development Area 1.

2. **Development Area 2 – Residential**

Building Setbacks: For Development Area 2, the minimum building setback shall be ten (10') feet from any property line abutting a tract outside of the boundaries of the Property and a minimum ten (10') foot building setback from any property line abutting a platted public street, right-of-way, or utility easement boundary.

Building Coverage: Main and accessory buildings shall not cover more than sixty-five percent (65%) of any individual lot within Development Area 2.

Impervious Area: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than seventy-five percent (75%) of an individual lot within Development Area 2.

Development Area Density: Development Area 2 is anticipated to contain approximately 642 multi-family dwelling units.

C. **Additional Development Criteria:**

1. Height

There shall be no height restriction for Development Area 1. Any multi-family building that is fully or partially situated within the Height Limit Area located in Development Area 2, as shown on the Preliminary Site Development Plan, shall not exceed a maximum height of three (3) stories. All other buildings in Development Area 2 shall be allowed to reach a maximum height of six (6) stories, exclusive of any subgrade elements as well as any necessary roof top mechanical units, equipment, screening, or parapet walls.

2. Exterior Materials

The exterior of the buildings constructed within the Property may be constructed of brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof. The Applicant may further restrict the exterior materials and aesthetics of the buildings to be developed within the Property through the use of private design guidelines and restrictive covenants.

3. Sanitation

Sanitation services for the Property will comply with the City of Norman's sanitation ordinances, rules, and regulations, as may be amended from time to time. Final sanitation plans shall be subject to review and approval of City Staff at time of Final Plats.

4. Signage

Signage for all lots with an office or commercial use shall comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time. Signage for all lots with a multi-family residential use shall comply with the City of Norman's medium density residential sign standards, as amended from time to time. In addition to the signage allowances contained herein, the Property shall be allowed to feature the following signs:

a. Development Entrance Signs – Up to four signs within the Property advertising the Property and any tenants located therein. Each Development Entrance Sign may be a maximum of 250 square feet per side, each sign having no more than two (2) sides.

b. Directional Signs – Up to eight Directional Signs within the Property indicating directions to the different offices, shops, locations, services, or entrances contained within the Property. The Directional Signs are intended to contain directions to multiple locations or destinations on

each sign, such as directions to the main entrance, specific offices or services, and parking locations. Each Directional Sign may be a maximum of 100 square feet per side.

c. Illumination – All of the signage discussed herein may be illuminated in accordance with the maximum extent allowable under the City of Norman's applicable commercial signage restrictions, including Section 28-406, as amended from time to time.

d. Sight Triangle Protection – All signage within the Property shall be placed in appropriate locations and shall not block nor interfere with applicable traffic sight triangles.

e. Easements – Signs may not be placed in any easements without first obtaining consent to such encroachment from the applicable utility providers and the City of Norman.

f. The Applicant may further restrict signage within the Property through the use of private design guidelines and restrictive covenants.

g. Height – None of the additional development signs specifically enumerated above shall exceed fifteen (15) feet in height.

5. Traffic access and circulation

Access to the Property shall be permitted in the manner and locations depicted on the attached Preliminary Site Development Plan Exhibits and Preliminary Plat.

6. Open Space

The areas initially planned as open space are depicted on the attached Preliminary Open Space Plan. The Preliminary Open Space Plan contemplates approximately 26% of the Property as open space; however, the total amount of open space actually developed within the Property may be less than the amount shown on the Preliminary Open Space Plan. Notwithstanding the foregoing, the minimum amount of open space developed on the Property shall be ten percent (10%) of the Property.

7. Parking

Parking for the Property may be developed in general compliance with the parking layout shown on the Preliminary Site Development Plan, and subject to the limitations of the administrative variances permitted by City of Norman regulations, law or ordinances applicable to PUDs, as amended from time to time. Further, the Property shall comply with Norman's applicable parking ordinances Section 36-548 and Section 36-550, as amended from time to time, provided that all parking spaces within the Property may be eighteen feet (18') by nine feet (9') or eight and one-half feet (8½') by nineteen feet (19'). There shall be no minimum parking

requirements for any use within the Property and actual end users are encouraged to reduce parking to the extent feasible and to utilize shared parking options, which can be finalized at final building permit stages.

8. Landscaping

Landscaping shall be installed and maintained in order to meet or exceed the City of Norman's applicable landscaping requirements applicable to the parking lot development within the Property, as amended from time to time.

9. Sidewalks

Sidewalks will be constructed within the Property in accordance with the City of Norman's applicable standards and specifications, as may be amended from time to time.

10. Lighting

The commercial and multi-family uses on the Property shall comply with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time.

11. Initial Phasing and Development Plan

It is anticipated that the development of the Property will occur in multiple phases. It is expected that the initial phase of development will include Development Area 1 and the portion of Development Area 2 located West of Norman Center Court, with the anticipated second phase of development including the remaining portion of Development Area 2. A Preliminary Phasing Plan is attached showing a conceptual sequencing of development. Notwithstanding the foregoing, the actual timing, sequence, commencement, completion, and number of future phases will be determined by market demand and absorption rates, and many other market factors outside the control of the Applicant.

EXHIBIT A

Legal Description of the Property

A tract of land lying in Section Thirty-five (35), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 35;

THENCE South 00°30'04" East, along the west line of said Section 35, a distance of 830.86 feet;

THENCE North 89°29'56" East, perpendicular to said west line, a distance of 50.00 feet to the east right-of-way line for 36th Avenue S.W., also being the POINT OF BEGINNING;

THENCE Easterly, along the southerly and easterly line of the Final Plat of STRAWBERRY LAKE SECTION 1, recorded in Book 16 of Plats, Page 23, Cleveland County Clerk's Office, the following Three (3) courses:

1. South 45°35'33" East a distance of 537.56 feet;
2. North 44°24'27" East a distance of 506.00 feet;
3. Northerly, along a non-tangent curve to the right having a radius of 95.00 feet (said curve subtended by a chord which bears North 08°10'19" West a distance of 115.49 feet) for an arc length of 124.13 feet to the Southwest corner of the Final Plat of STRAWBERRY LAKES SECTION 5, recorded in Book 16 of Plats, Page 179, Cleveland County Clerk's Office;

THENCE Easterly, along the southerly line of said STRAWBERRY LAKES SECTION 5, the following Five (5) courses:

1. Easterly, along a non-tangent curve to the right, having a radius of 1,025.00 feet (said curve subtended by a chord which bears North 88°11'54" East a distance of 91.24 feet) for an arc length of 91.27 feet;
2. Easterly, along a curve to the left, having a radius of 770.74 feet (said curve being subtended by a chord which bears North 86°20'33" East a distance of 118.46 feet) for an arc length of 118.57 feet;
3. Easterly, along a curve to the right, having a radius of 1,816.33 feet (said curve being subtended by a chord which bears North 86°05'47" East a distance of 263.60 feet) for an arc length of 263.83 feet;

4. Easterly, along a curve to the right, having a radius of 400.00 feet (said curve subtended by a chord which bears South 81°03'35" East a distance of 120.77 feet) for an arc length of 121.23 feet;
5. South 72°22'38" East a distance of 47.63 feet to a point on the westerly right-of-way line of Norman Center Court as shown on the Final Plat of STRAWBERRY LAKE SECTION 2, recorded in Book 16 of Plats, Page 67, Cleveland County Clerks Office;

THENCE Southerly, along the westerly right-of-way limits of Norman Center Court as shown on the Final Plat of said STRAWBERRY LAKE SECTION 2, on a non-tangent curve to the right, having a radius of 388.13 feet (said curve subtended by a chord which bears South 20°19'48" West a distance of 36.67 feet) for an arc length of 36.68 feet to the Northeast corner of the Final Plat of STRAWBERRY LAKE SECTION 6, recorded in Book 17 of Plats, Page 22, Cleveland County Clerk's Office;

THENCE Westerly, along the north line of said Final Plat of STRAWBERRY LAKE SECTION 6, the following Four (4) courses:

1. Northwesternly, along a non-tangent curve to the left, having a radius of 30.00 feet (said curve subtended by a chord which bears North 51°29'41" West a distance of 21.39 feet) for an arc length of 21.88 feet;
2. North 72°22'38" West, a distance of 42.27 feet;
3. Westerly, along a non-tangent curve to the left, having a radius of 371.66 feet (said curve subtended by a chord which bears North 81°22'25" West a distance of 116.24 feet) for an arc length of 116.72 feet;
4. Westerly, along a non-tangent curve to the left, having a radius of 1,792.33 feet (said curve subtended by a chord which bears South 87°35'03" West a distance of 127.48 feet) for an arc length of 127.51 feet to the Northwest corner of said STRAWBERRY LAKE SECTION 6;

THENCE South 19°50'43" West, along the west line of said STRAWBERRY LAKE SECTION 6, a distance of 437.23 feet to the Northwest corner of Lot 2, STRAWBERRY LAKE SECTION 6;

THENCE North 89°28'08" East, along the north line of said Lot 2, a distance of 391.55 feet to the Northeast corner of Lot 2, also being a point on the westerly right-of-way limits of Norman Center Court as shown on the Final Plat of said STRAWBERRY LAKE SECTION 2;

THENCE Southeasterly, along the right-of-way limits said Norman Center Court, the following Eight (8) courses:

1. Southeasterly, along a non-tangent curve to the left, having a radius of 387.26 feet (said curve subtended by a chord which bears South 22°43'33" East a distance of 50.21 feet) for an arc length of 50.25 feet;
2. Southerly, along a curve to the right, having a radius of 290.36 feet (said curve being subtended by a chord which bears South 17°22'38" East a distance of 91.50 feet) for an arc length of 91.89 feet;
3. Southeasterly, along a non-tangent curve to the left, having a radius of 88.00 feet (said curve subtended by a chord which bears South 25°59'24" East a distance of 53.45 feet) for an arc length of 54.30 feet;
4. South 13°15'30" West, a distance of 31.29 feet;
5. North 89°28'08" East a distance of 133.97 feet;
6. North 35°03'16" West a distance of 21.91 feet;
7. Northerly, along a non-tangent curve to the left, having a radius of 88.00 feet (said curve subtended by a chord which bears North 00°31'55" East a distance of 143.13 feet) for an arc length of 167.15 feet;
8. Northwesterly, along a non-tangent curve to the right, having a radius of 248.94 feet (said curve subtended by a chord which bears North 31°43'46" West a distance of 187.73 feet) for an arc length of 192.49 feet;

THENCE Easterly, along a non-tangent curve to the right having a radius of 1,010.41 feet (said curve subtended by a chord which bears South 82°30'28" East a distance of 322.90 feet) for an arc length of 324.29 feet;

THENCE South 18°00'09" West, a distance of 291.80 feet;

THENCE North 89°28'08" East a distance of 15.80 feet;

THENCE South 27°14'56" East a distance of 294.39 feet;

THENCE South 83°43'01" East a distance of 73.17 feet to a point on the west line of PARKWAY PLAZA ADDITION, recorded in Book 17 of Plats, Page 57, Cleveland County Clerk's Office;

THENCE South 27°14'56" East, along the west line of said PARKWAY PLAZA ADDITION a distance of 337.21 feet;

THENCE South 62°45'04" West a distance of 51.82 feet;

THENCE South 00°18'11" East a distance of 101.69 feet to a point the west line of said PARKWAY PLAZA ADDITION;

THENCE Southeasterly, along the west line of said PARKWAY PLAZA ADDITION, the following Nine (9) courses:

1. South 00°18'11" East a distance of 150.52 feet;
2. South 25°24'32" East a distance of 475.59 feet;
3. South 40°53'25" East a distance of 63.30 feet;
4. North 89°02'02" East a distance of 173.37 feet;
5. South 27°14'56" East a distance of 38.21 feet;
6. South 34°02'05" West a distance of 108.89 feet;
7. South 41°07'36" East a distance of 443.87 feet;
8. South 27°11'49" East a distance of 305.85 feet;
9. South 00°18'14" East a distance of 546.23 feet to a point on the 1/16th Section line;

THENCE South 89°15'14" West, along said 1/16th Section line, a distance of 262.44 feet;

THENCE North 00°18'14" West a distance of 662.45 feet;

THENCE North 29°35'07" West a distance of 8.43 feet;

THENCE North 68°56'17" West a distance of 497.22 feet;

THENCE North 00°15'28" West a distance of 147.75 feet to a point on the south line of the Final Plat of WILLOWBEND ADDITION SECTION 5, recorded in Book 20 of Plats, Page 105, Cleveland County Clerk's Office;

THENCE South 89°44'32" West, along said south line, a distance of 27.79 feet to a point on the east line of the Final Plat of WILLOWBEND SECTION 3, recorded in Book 17 of Plats, Page 26, Cleveland County Clerk's Office;

THENCE Northerly, along said east line, being a non-tangent curve to the left, having a radius of 530.00 feet (said curve subtended by a chord which bears North 19°44'51" West a distance of 353.68 feet) for an arc length of 360.59 feet;

THENCE Northwesterly, continuing along said west line, being on a non-tangent curve to the left having a radius of 2,030.00 feet (said curve subtended by a chord which bears North 39°46'22" West a distance of 37.86 feet) for an arc length of 37.86 feet to the north line of said WILLOWBEND ADDITION SECTION 3;

THENCE South 49°41'35" West, along said north line a distance of 60.00 feet;

THENCE Northwesterly, along a non-tangent curve to the left, having a radius of 1,970.00 feet (said curve subtended by a chord which bears North 51°37'55" West a distance of 773.68 feet) for an arc length of 778.74 feet to a point on the east line of the Final Plat of WILLOWBEND ADDITION, recorded in Book 16 of Plats, Page 186, Cleveland County Clerk's Office;

THENCE North 13°09'13" East, along said east line a distance of 61.75 feet;

THENCE Westerly, along the north line (Lot 1, Block 5 was Vacated per DECREE OF VACATION, recorded in Book 3903, Page 1491, Cleveland County Clerk's Office) of said WILLOWBEND ADDITION the following Three (3) courses:

1. Northwesterly, along a non-tangent curve to the left, having a radius of 2,030.00 feet (said curve subtended by a chord which bears North 76°09'30" West a distance of 898.34 feet) for an arc length of 905.84 feet;
2. South 89°28'08" West, a distance of 298.79 feet;
3. North 45°30'58" West a distance of 35.35 feet to a point 50.00 feet east of the West line of said Section 35;

THENCE North 00°30'04" West, parallel with and 50.00 feet east of said west line, a distance of 1,022.37 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 2,420,255 square feet or 55.5614 acres, more or less.

The basis of bearing used for this legal description was South 00°30'04" East, along the west line of said Section 35 as established using GPS observations and the Oklahoma State Plane Coordinate System (South Zone).

The bearing of South 00°30'04" East as shown on the west line of the Northwest Quarter (NW/4) of Section Thirty-five (35), Township Nine (9) North, Range Three (3) West of the Indian Meridian, I.M., as established using the Oklahoma State Plane Coordinate System South Zone NAD83 (NSRS 2011), was used as the basis of bearing for this survey.

EXHIBIT B
Preliminary Site Development Plan
Full Size Documents Submitted to City Staff

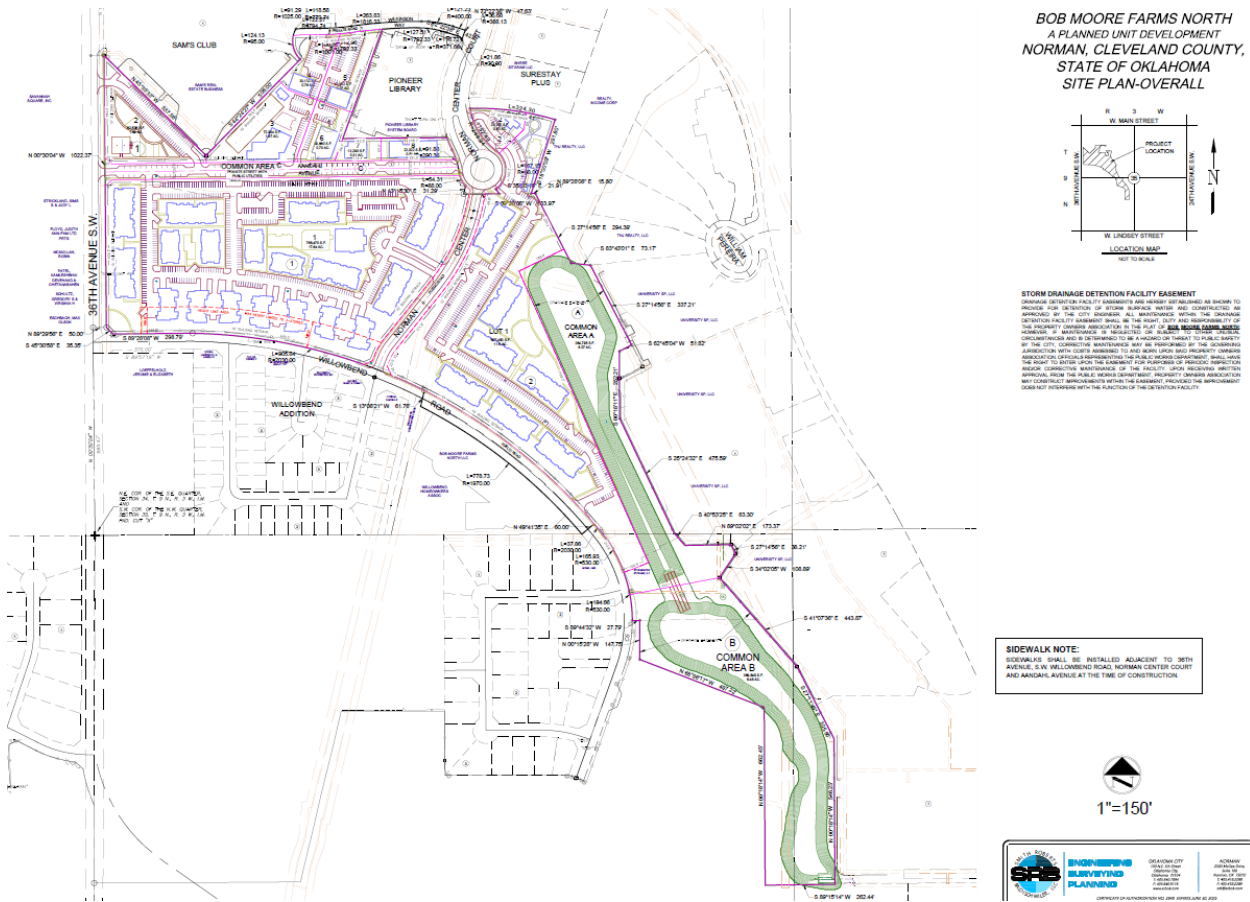


EXHIBIT C

Allowable Uses

Development Area 1

- General Commercial and Retail Uses, such as, but not limited to:
 - Art Gallery, Museum, Shop, Store, or Studio
 - Commercial Athletic Gyms and Similar Workout Facilities;
 - Baby or Maternity Store;
 - Bank;
 - Bakery and Baked Goods;
 - Bar;
 - Barber Shop, Beauty Parlor, Salon, and Similar Personal Care Establishments;
 - Book Store;
 - Butcher or Meat Market;
 - Carpenter and cabinet shop;
 - Cleaning and dyeing works;
 - Camera shop;
 - Candy store;
 - Catering establishment;
 - Childcare establishment;
 - Clothing or apparel store;
 - Coffee Shop;
 - Cosmetics Store;
 - Craft Store;
 - Department Store;
 - Dairy products or ice cream store;
 - Delicatessen store;
 - Dress shop;
 - Drug store or fountain;
 - Electric sales and service;
 - Electric transmission station;
 - Farmers Market;
 - Feed and fuel store;
 - Frozen food locker;
 - Fabric or notion store;
 - Florist;
 - Furniture Store;
 - Fine Goods Store;
 - Gift Shop;
 - Grocery or supermarket;
 - Glass shop;
 - Golf course, miniature or practice range;
 - Hardware store;
 - Heating, ventilating or plumbing supplies, sales and service;
 - Health and Personal Goods Store;
 - Home Décor;

- Home Goods Store;
- Hotel
- Interior decorating store;
- Jewelry/Fine Goods Store;
- Key Shop;
- Leather Store/ Leather Goods;
- Laundry;
- Lodge hall;
- Music, radio or television shop;
- Messenger/Phone/Electronic Store;
- New Auto Sales;
- Optical Store;
- Office Buildings;
- Party Supply Store;
- Printing plant;
- Painting and decorating shop;
- Pet shop/Veterinarian;
- Pharmacy;
- Photographer's studio;
- Radio and television sales and service;
- Restaurants; A restaurant may include live entertainment and/or a dance floor, provided the kitchen remains open with full food service whenever live entertainment is offered;
- Retail spirits store/Liquor Store;
- Retail Stores, Kiosks, Stalls, and Booths;
- Supermarket;
- Sporting goods sales;
- Stationery store;
- Shoe store or repair shop;
- Sign painting shop;
- Tailor Shop/Services;
- Theaters, Bowling Alley, Arcade, and Similar Entertainment Establishments, including those that sell alcoholic beverages in compliance with state law;
- Toy Store; and
- Wholesale distributing center.
- Outdoor Activity, Sport Areas, and Live Entertainment Areas (not exempt from Noise Ordinance Permits)
- Outdoor advertising signs, only as permitted by applicable Norman regulations, as amended from time to time;
- Multi-family residential dwelling units
- Mixed Use buildings containing office uses, commercial shops and services, retail, and other mixed-use offerings within the larger apartment/residential structures
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot

Development Area 2

- Multi-family residential dwelling units

- Townhomes
- Short-term rentals
- Ground floors may contain, but are not obligated to contain, office uses, commercial shops and services, retail, and other mixed-use offerings within the larger apartment/residential structures.
- Leasing offices, pool areas, dog parks, sports courts, walking trails, fitness stations, frisbee golf, outdoor grill areas, and similar private recreational amenities for the residents of the development.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot

EXHIBIT D **Preliminary Plat** *Full Size Documents Submitted to City Staff*

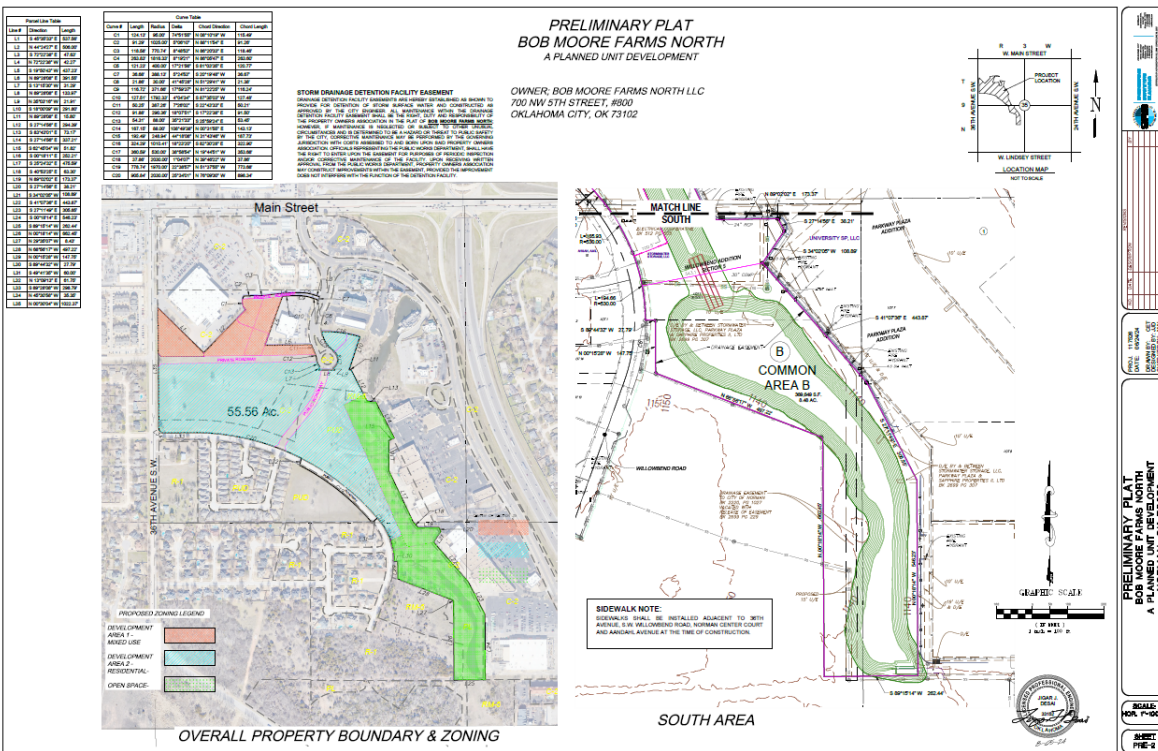
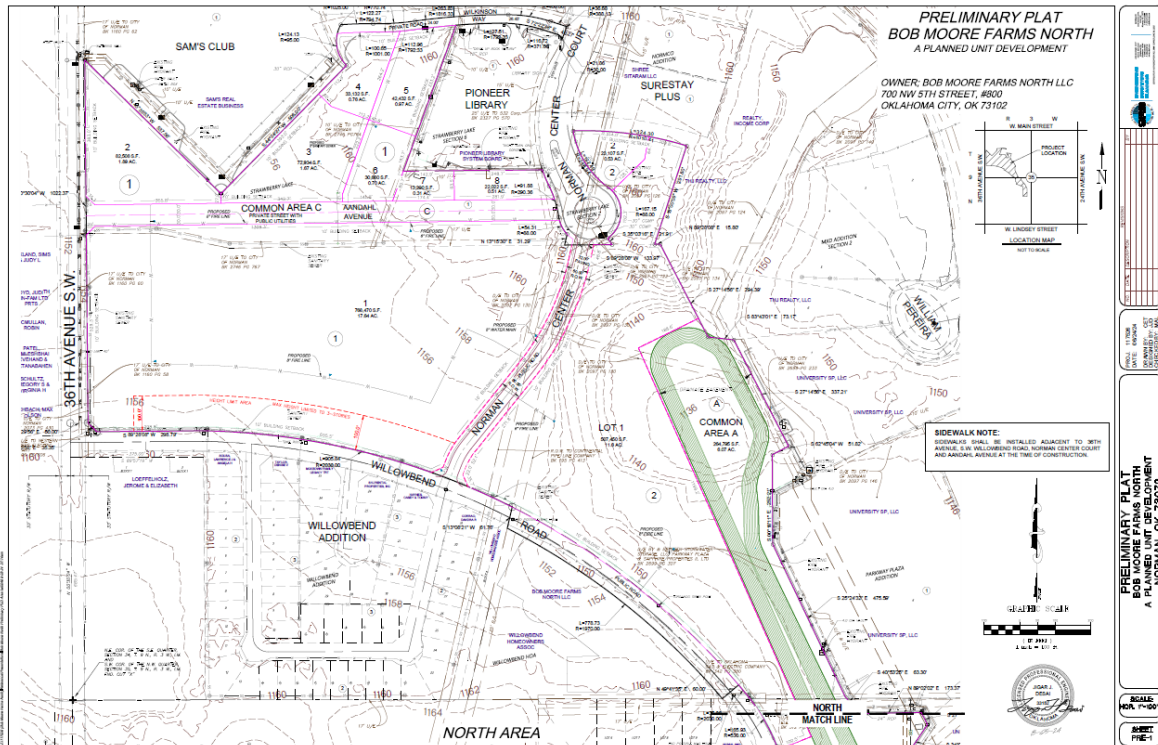


EXHIBIT E **Preliminary Open Space Plan** *Full Size Documents Submitted to City Staff*

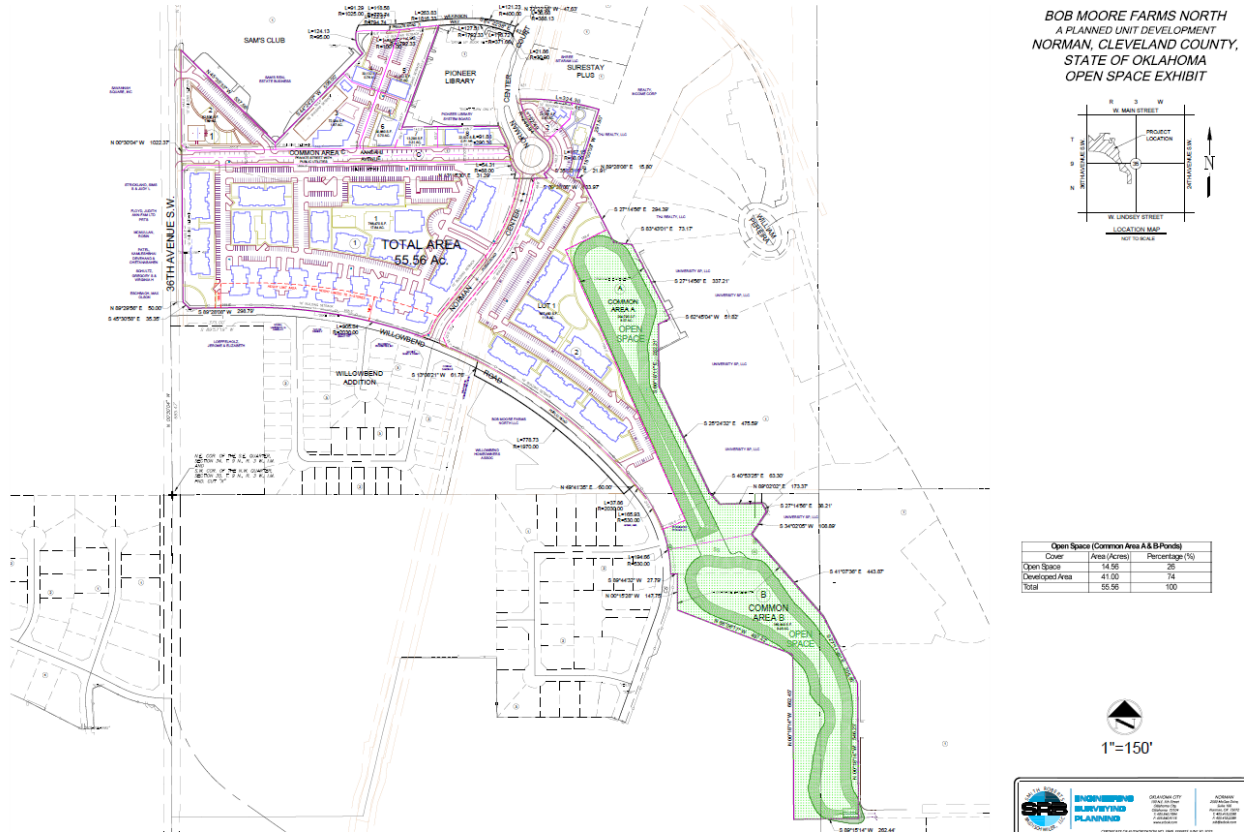


EXHIBIT F
 Depiction of Development Areas
Full Size Documents Submitted to City Staff

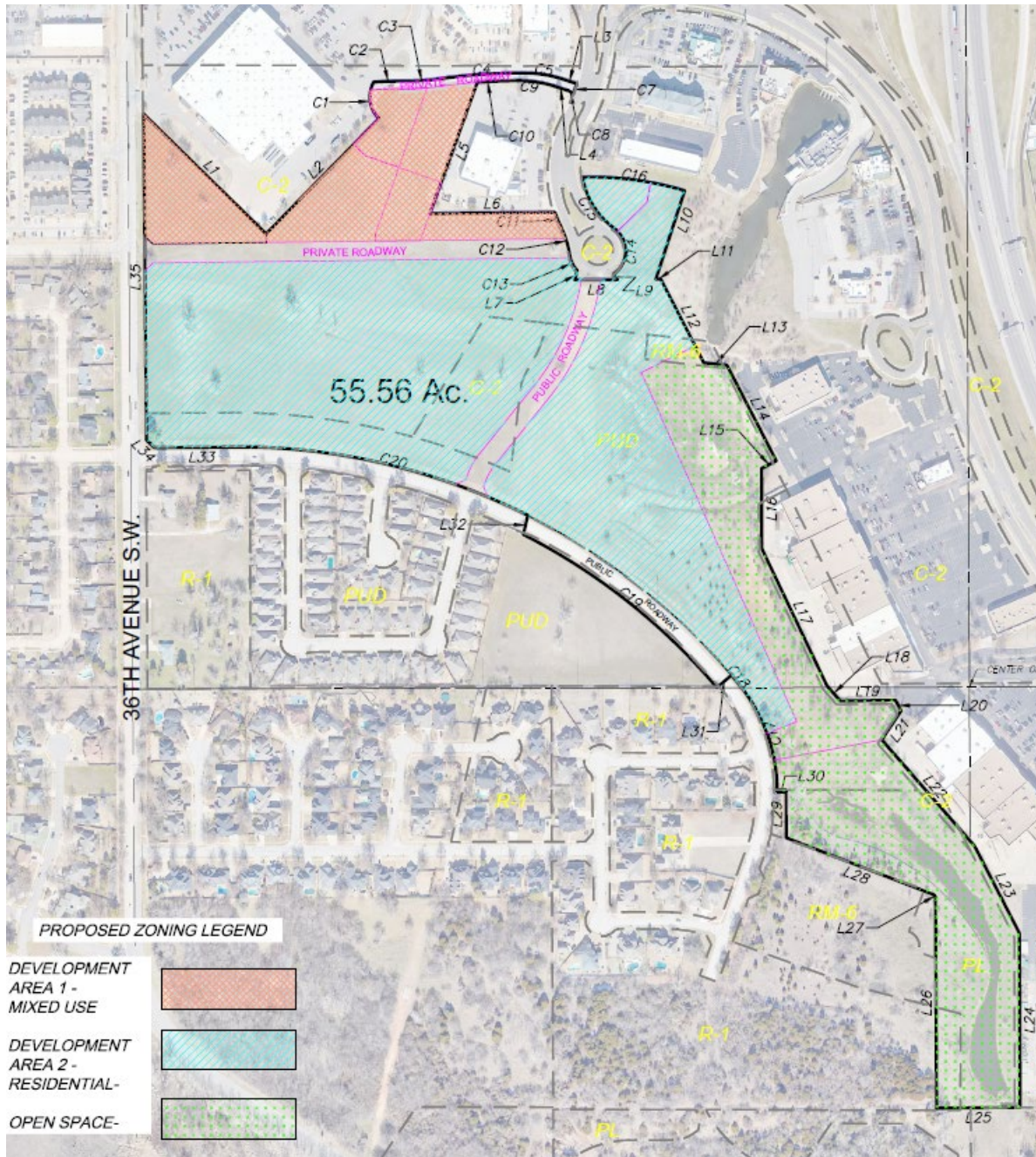
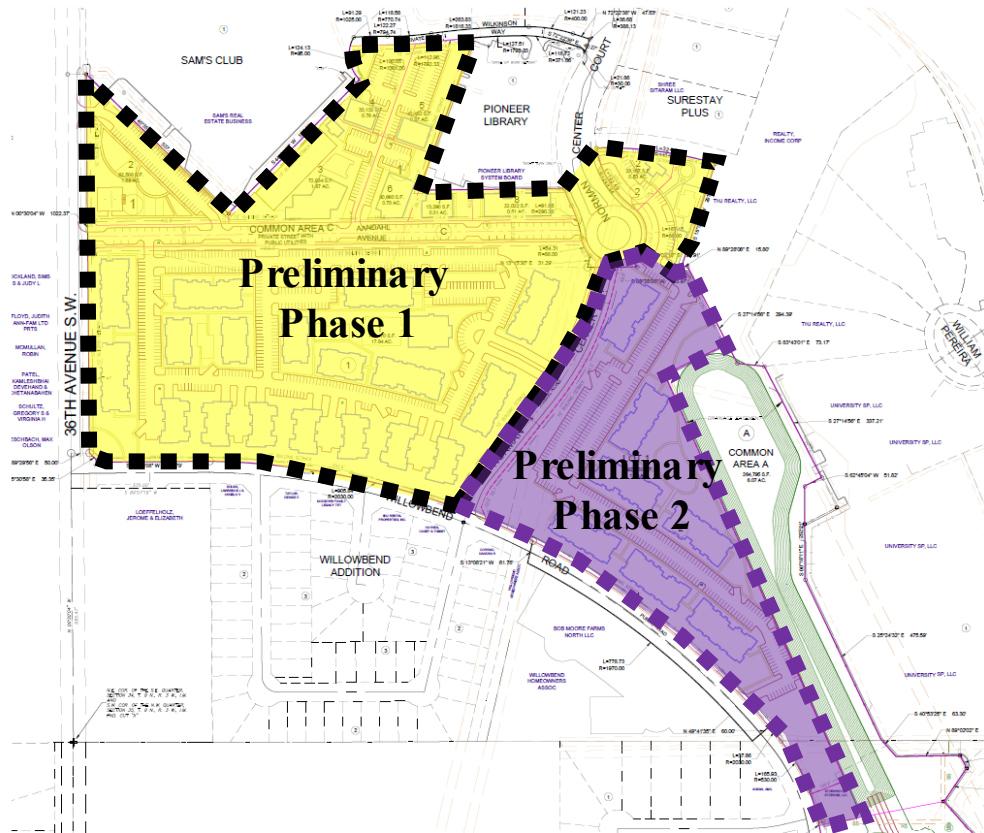
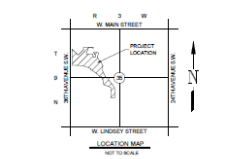


EXHIBIT G **Preliminary Phasing Plan** *Full Size Documents Submitted to City Staff*



**BOB MOORE FARMS NORTH
A PLANNED UNIT DEVELOPMENT
NORMAN, CLEVELAND COUNTY,
STATE OF OKLAHOMA
SITE PLAN-NORTH**



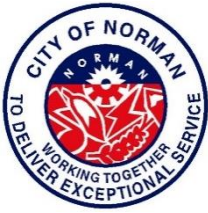
STORM DRAINAGE DETENTION FACILITY BASEMENT
DRAINAGE DETENTION FACILITY BASEMENTS ARE HEREBY SET FORTH AS BASES TO PROVIDE FOR RETENTION OF STORM DRAINAGE WATER AND CONSTRUCTION OF DETENTION FACILITY BASEMENT SHALL BE THE SOLE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER. THE BASEMENT SHALL BE CONSTRUCTED TO THE DESIGN OF THE CITY ENGINEER. THE BASEMENT SHALL BE CONSTRUCTED TO THE DESIGN OF THE CITY ENGINEER. THE BASEMENT SHALL BE CONSTRUCTED TO THE DESIGN OF THE CITY ENGINEER. THE BASEMENT SHALL BE CONSTRUCTED TO THE DESIGN OF THE CITY ENGINEER.

SIDEWALK NOTE:
SIDEWALKS SHALL BE INSTALLED ADJACENT TO BOTH AVENUE FOR WILLOWBEND ROAD NORMAN CENTER COURT AND AARONS AVENUE AT THE TIME OF CONSTRUCTION.



File Attachments for Item:

13. CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-3 PRELIMINARY PLAT FOR THE BOB MOORE FARMS NORTH ADDITION, A PLANNED UNIT DEVELOPMENT, (GENERALLY LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF WEST MAIN STREET ON THE EAST SIDE OF 36TH AVENUE SW).



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/10/2024
REQUESTER: Ken Danner, Subdivision Development Manager
David Riesland, Transportation Engineer
PRESENTER: Scott Sturtz, Interim Director of Public Works
ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-3 PRELIMINARY PLAT FOR THE BOB MOORE FARMS NORTH ADDITION, A PLANNED UNIT DEVELOPMENT, (GENERALLY LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF WEST MAIN STREET ON THE EAST SIDE OF 36TH AVENUE SW).

BACKGROUND:

This item is a preliminary plat for Bob Moore Farms North Addition, a Planned Unit Development and is generally located approximately one-quarter mile south of West Main Street on the east side of 36th Avenue SW. The property consists of approximately 55.56 acres with seven (7) commercial use lots, two (2) large multifamily lots and several open space areas.

Planning Commission, at its meeting on August 8, 2024, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan for this property and adopting Ordinance No. O-2425-3, PUD, Planned Unit Development. In addition, Planning Commission, on August 8, 2024, recommended to City Council that the preliminary plat for Bob Moore Farms North Addition, a Planned Unit Development be approved.

DISCUSSION:

The proposed mixed-use development includes 25,000 square feet of retail space and 642 multifamily residential units. The site is expected to generate approximately 5,612 trips per day, 310 AM peak hour trips, and 477 PM peak hour trips. Obviously being well above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact analysis documenting the trip generation information for this addition as well as a discussion regarding the proposed access points relative to existing streets and/or driveways throughout the site. On behalf of the developer, TEC submitted the traffic impact analysis. Traffic operational issues are not anticipated due to the development.

STREET	NO. OF LANES	PROPOSED DEVELOPMENT (Veh/day)	EXISTING TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
Main Street	6	2,525	20,474	22,999	58,000	35.30	39.65
36 th Ave NW	4	2,525	11,360	13,885	34,200	33.22	40.60

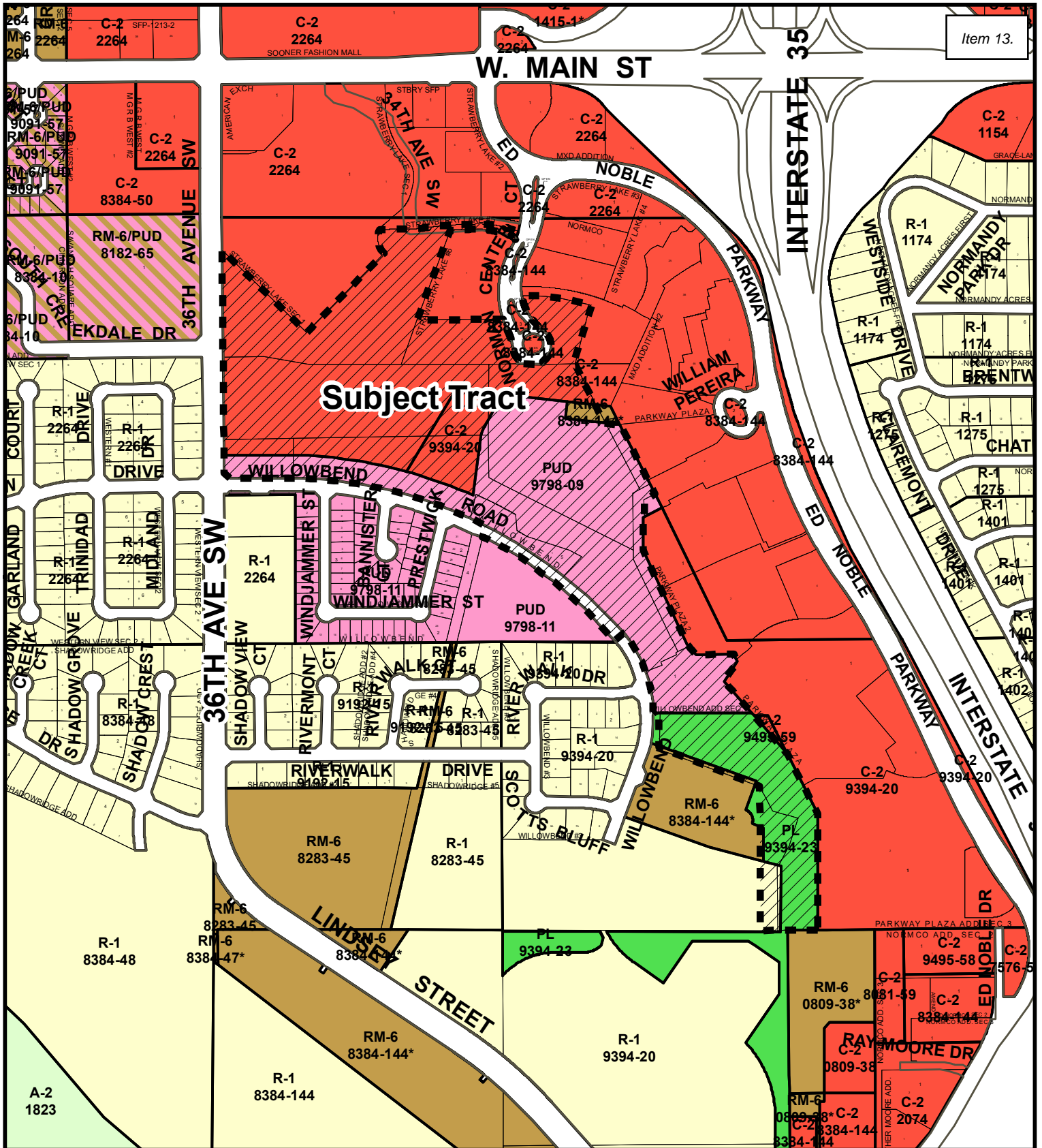
The proposed development will have three access points along 36th Avenue SW and no new access points along Main Street. With regards to the location of the access points, the northernmost access point on 36th Avenue SW will require a variance for insufficient driveway spacing when compared to the requirements in the Engineering Design Criteria (EDC). This request could be supported because the proposed access location is opposite an existing driveway that already exists on the other side of 36th Avenue SW. There are no corner clearance violations, with respect to the EDC requirements, by any of the proposed access points. Capacity exceeds demand in this area. As such, additional off-site improvements are not anticipated.

Public improvements for this property consist of the following:

- 1. Fire Hydrants:** Fire hydrants will be installed in accordance with approved plans and City standards. Their locations will be approved by the Fire Department.
- 2. Sanitary Sewer:** Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
- 3. Sidewalks:** Sidewalks will be installed in accordance with approved plans and City sidewalk standards and requirements.
- 4. Storm Sewers:** Stormwater and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to two (2) existing privately maintained detention ponds. The existing ponds do not currently meet City standards for capacity with this future development. The ponds will be modified to increase their capacity to meet City standards with new development. Those modifications will be required with final platting.
- 5. Streets:** Thirty-sixth Avenue S.W. and Willowbend Road paving are existing. Norman Center Court will be constructed in accordance with approved plans and City paving standards. A private street, Aandahl Avenue, will be constructed to City standards and maintained by a POA, Property Owners Association.
- 6. Water:** Water mains will installed in accordance with approved plans and City and State Department of Environmental Quality Standards. There is an existing 24" water main adjacent to 36th Avenue SW and an 8" water main adjacent to Willowbend Road and Norman Center Court.
- 7. Public Dedications:** All rights-of-way and easements will be dedicated to the City with final platting.

STAFF RECOMMENDATIONS:

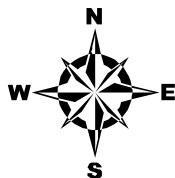
Based on the above information, staff recommends approval of the preliminary plat for the Bob Moore Farms North Addition, a Planned Unit Development.



Location Map




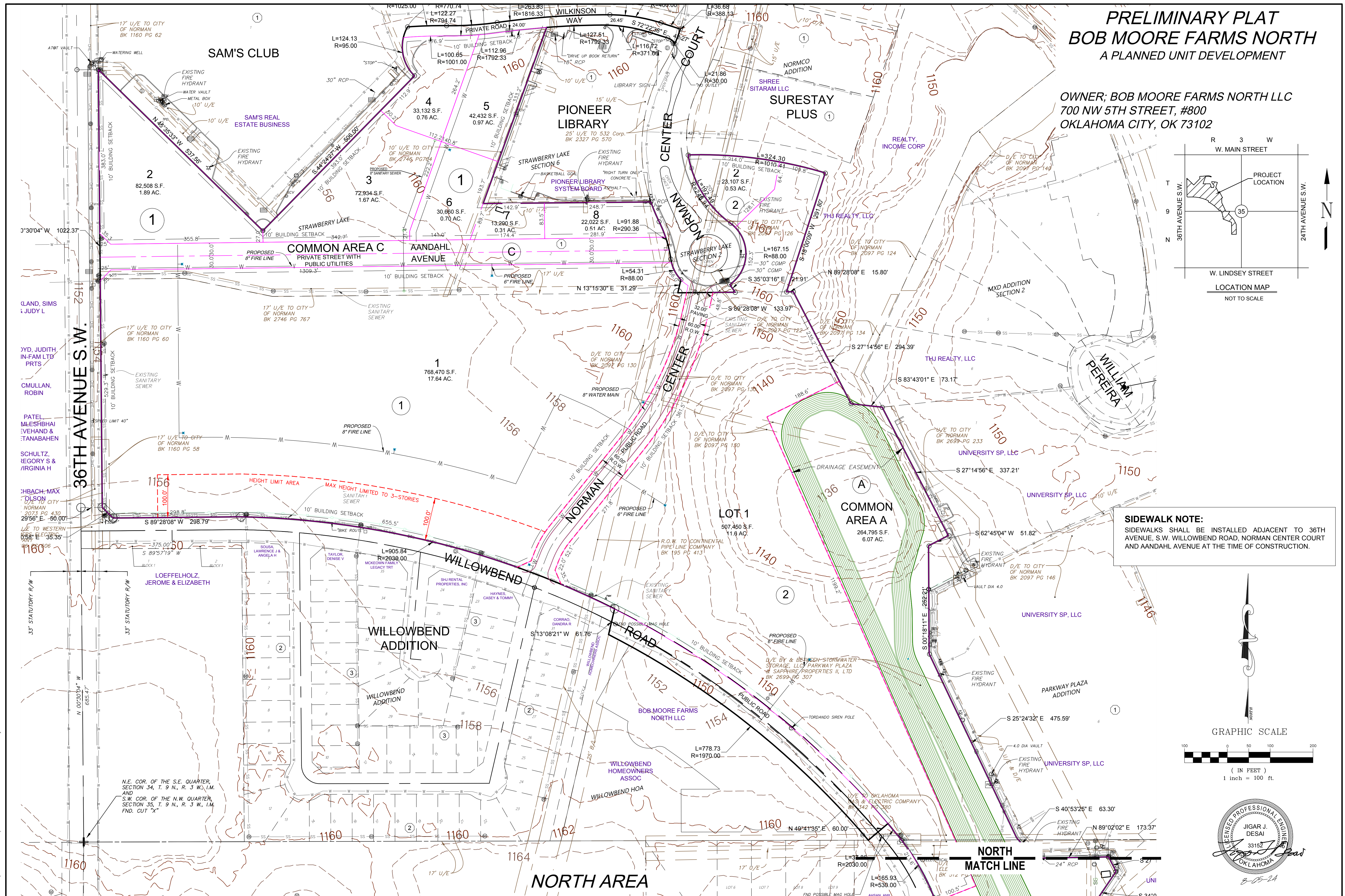
Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



July 9, 2024

0 300 600 Ft.

 Subject Tract

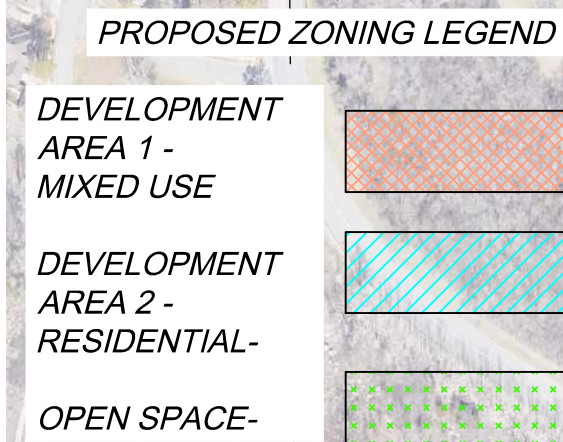


**PRELIMINARY PLAN
BOB MOORE FARMS NORTH
A PLANNED UNIT DEVELOPMENT
NORMAN, OK 73072**

SCALE:
HOR. 1"=100'

SHEET
PRE-1

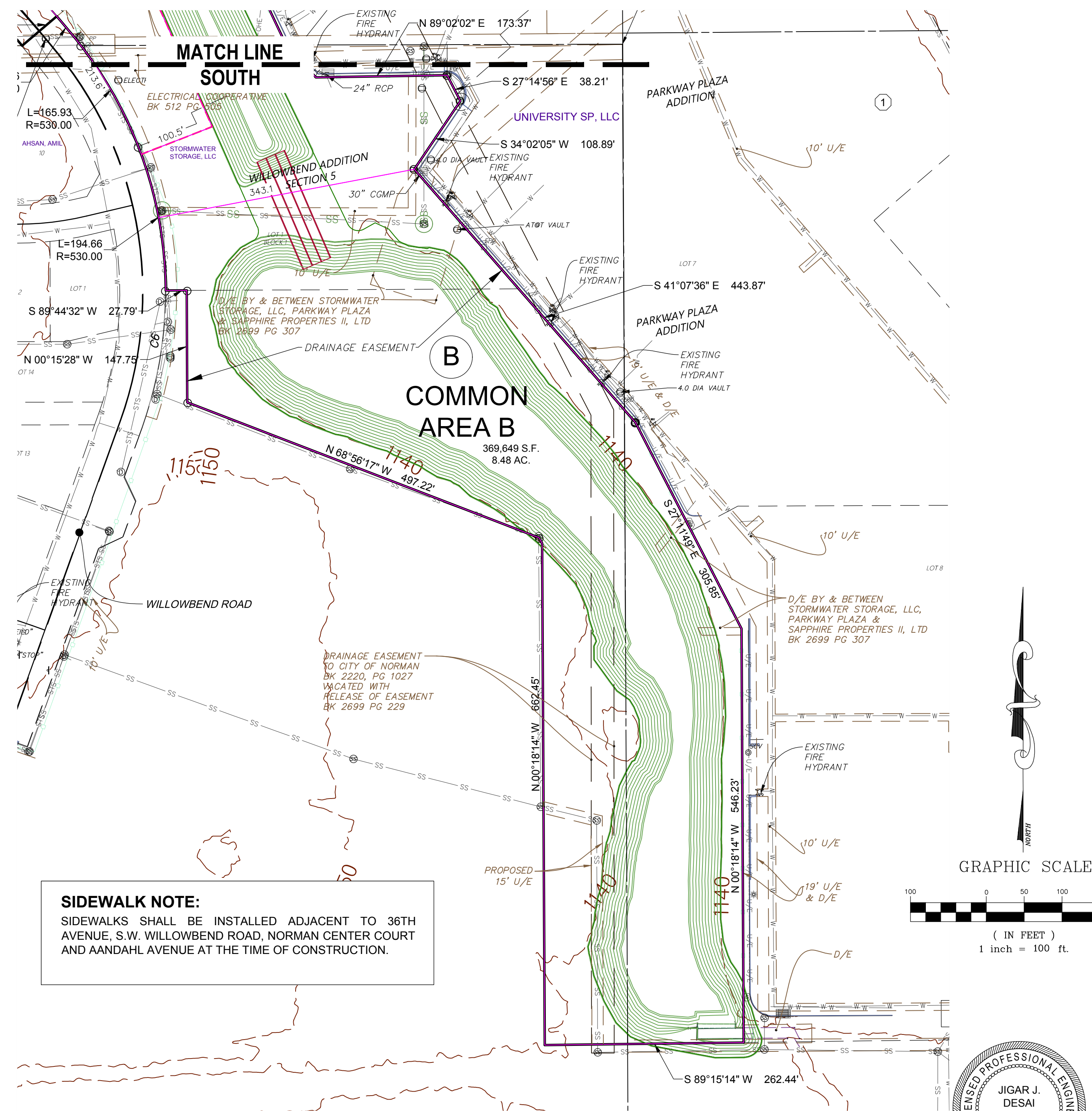
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Length
C1	124.13'	95.00'	74°31'55"	N 08°10'19" W	115.49'
C2	91.29'	1025.00'	5°06'10"	N 88°11'54" E	91.26'
C3	116.58'	770.74'	8°48'53"	N 86°20'33" E	118.46'
C4	263.83'	1816.33'	8°19'21"	N 86°05'47" E	263.80'
C5	121.62'	400.00'	17°21'56"	S 81°03'35" E	120.77'
C7	36.68'	388.13'	5°24'53"	S 20°19'48" W	36.67'
C8	21.86'	30.00'	41°45'28"	N 51°29'41" W	21.38'
C9	116.72'	371.66'	17°59'37"	N 81°22'25" W	116.24'
C10	127.51'	1792.33'	4°04'34"	S 87°35'03" W	127.48'
C11	50.25'	387.26'	7°26'02"	S 22°44'33" W	50.21'
C12	91.88'	290.36'	18°07'51"	S 17°22'38" E	91.50'
C13	54.31'	88.00'	35°21'33"	S 25°59'24" E	53.45'
C14	167.15'	88.00'	108°49'38"	N 00°31'55" E	143.13'
C15	192.49'	248.94'	44°18'08"	N 31°43'48" E	187.73'
C16	324.29'	1010.41'	18°23'20"	S 82°30'28" E	322.90'
C17	360.59'	530.00'	38°58'54"	N 19°44'51" E	353.68'
C18	37.86'	2030.00'	1°04'07"	N 39°46'22" W	37.86'
C19	778.74'	1970.00'	22°38'57"	N 51°37'55" W	773.68'
C20	905.84'	2030.00'	25°34'01"	N 76°09'30" W	898.34'



STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF **BOB MOORE FARMS NORTH**. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES, THE CITY ENGINEER MAY, AT HIS OR HER DISCRETION, ORDER MAINTENANCE BY THE CITY. CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE CITY ENGINEER, THE PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

OWNER; BOB MOORE FARMS NORTH LLC
700 NW 5TH STREET, #800
OKLAHOMA CITY, OK 73102



SIDEWALK NOTE:
SIDEWALKS SHALL BE INSTALLED ADJACENT TO 36TH AVENUE, S.W. WILLOWBEND ROAD, NORMAN CENTER COURT AND AANDAHL AVENUE AT THE TIME OF CONSTRUCTION.

SOUTH AREA



PROJ. 117526
DATE: 06/24/24
DRAWN BY: CET
DESIGNED BY: JJD
CHECKED BY: MAL

**PRELIMINARY PLAT
BOB MOORE FARMS NORTH
A PLANNED UNIT DEVELOPMENT
NORMAN, OK 73072**

SCALE:
HOR. 1"=100'

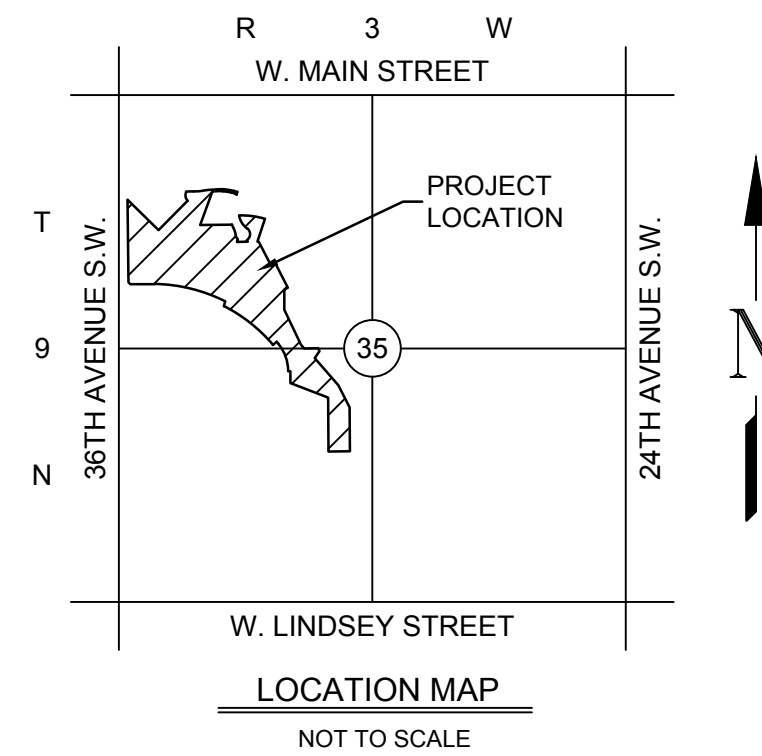
SHEET
PRE-2

BOB MOORE FARMS NORTH

A PLANNED UNIT DEVELOPMENT

NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA

SITE PLAN-OVERALL

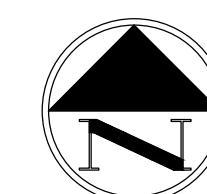


STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF BOB MOORE FARMS NORTH. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

SIDEWALK NOTE:

SIDEWALKS SHALL BE INSTALLED ADJACENT TO 36TH AVENUE, S.W. WILLOWBEND ROAD, NORMAN CENTER COURT AND AANDAHL AVENUE AT THE TIME OF CONSTRUCTION.



1"=150'



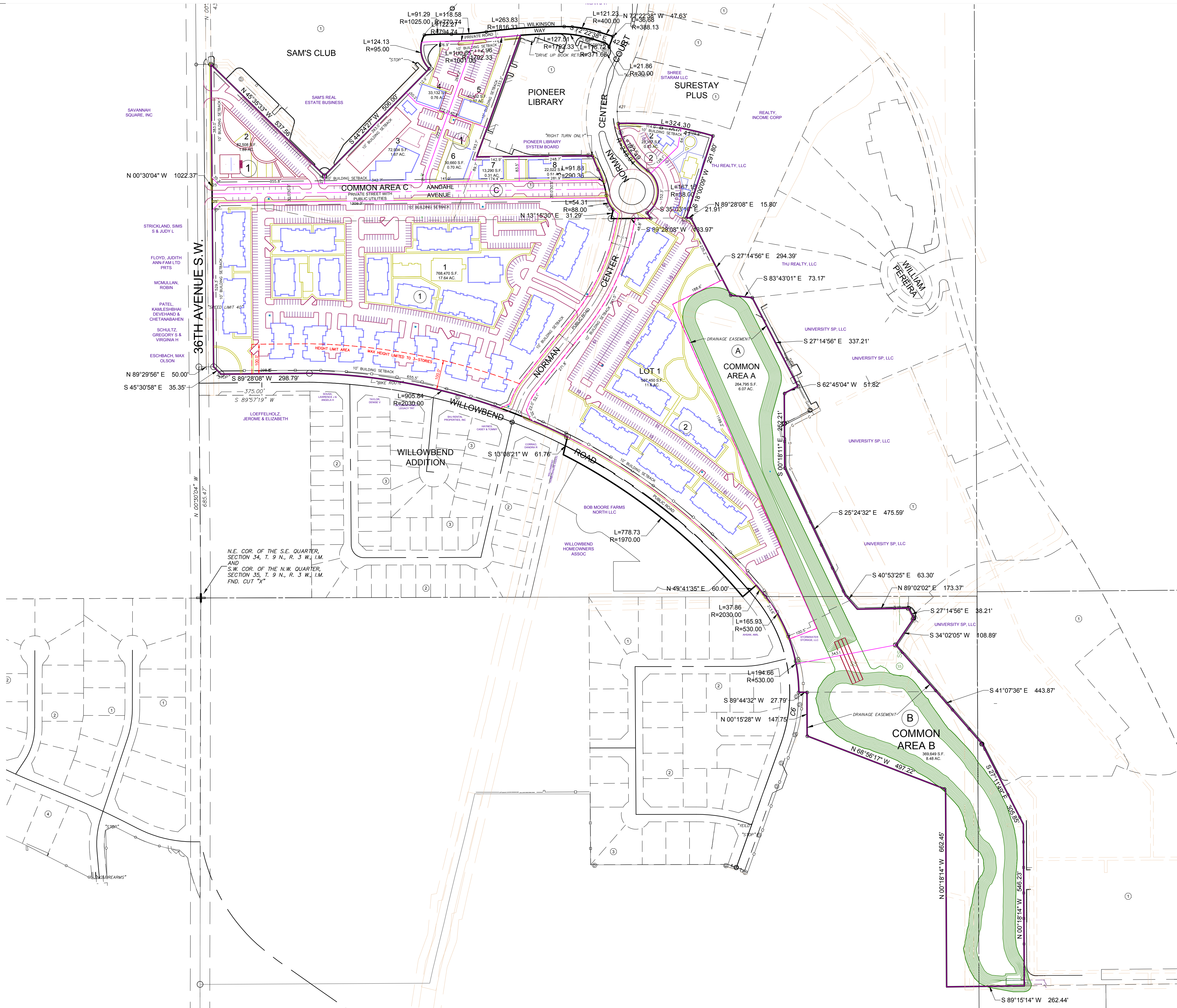
**SMITH ROBERTS
SURVEYING & ENGINEERING**

**ENGINEERING
SURVEYING**

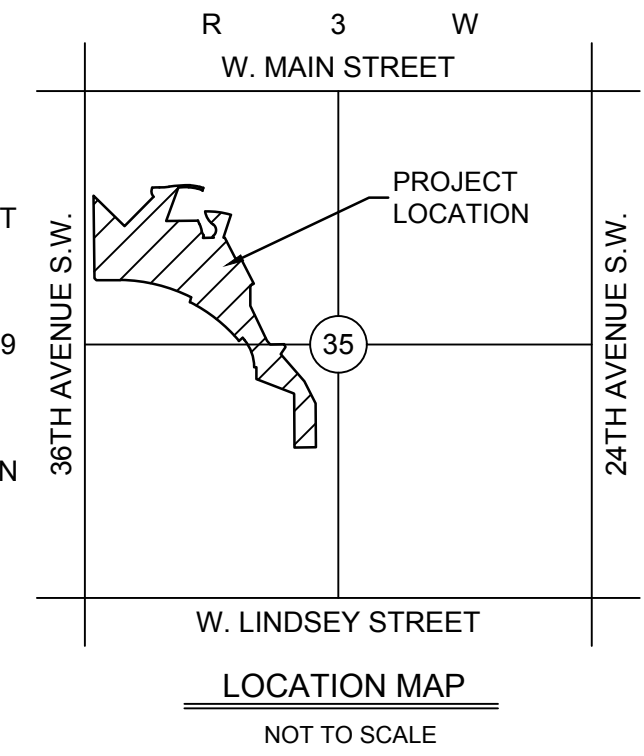
OKLAHOMA CITY
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2500 McGee Drive,
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srb@srbok.com

CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2025

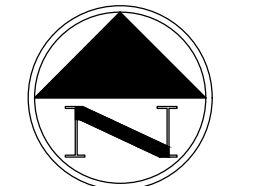


BOB MOORE FARMS NORTH
A PLANNED UNIT DEVELOPMENT
NORMAN, CLEVELAND COUNTY,
STATE OF OKLAHOMA
SITE PLAN-NORTH



STORM DRAINAGE DETENTION FACILITY EASEMENT
DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF BOB MOORE FARMS NORTH. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

SIDEWALK NOTE:
SIDEWALKS SHALL BE INSTALLED ADJACENT TO 36TH AVENUE, S.W. WILLOWBEND ROAD, NORMAN CENTER COURT AND AANDAHL AVENUE AT THE TIME OF CONSTRUCTION.



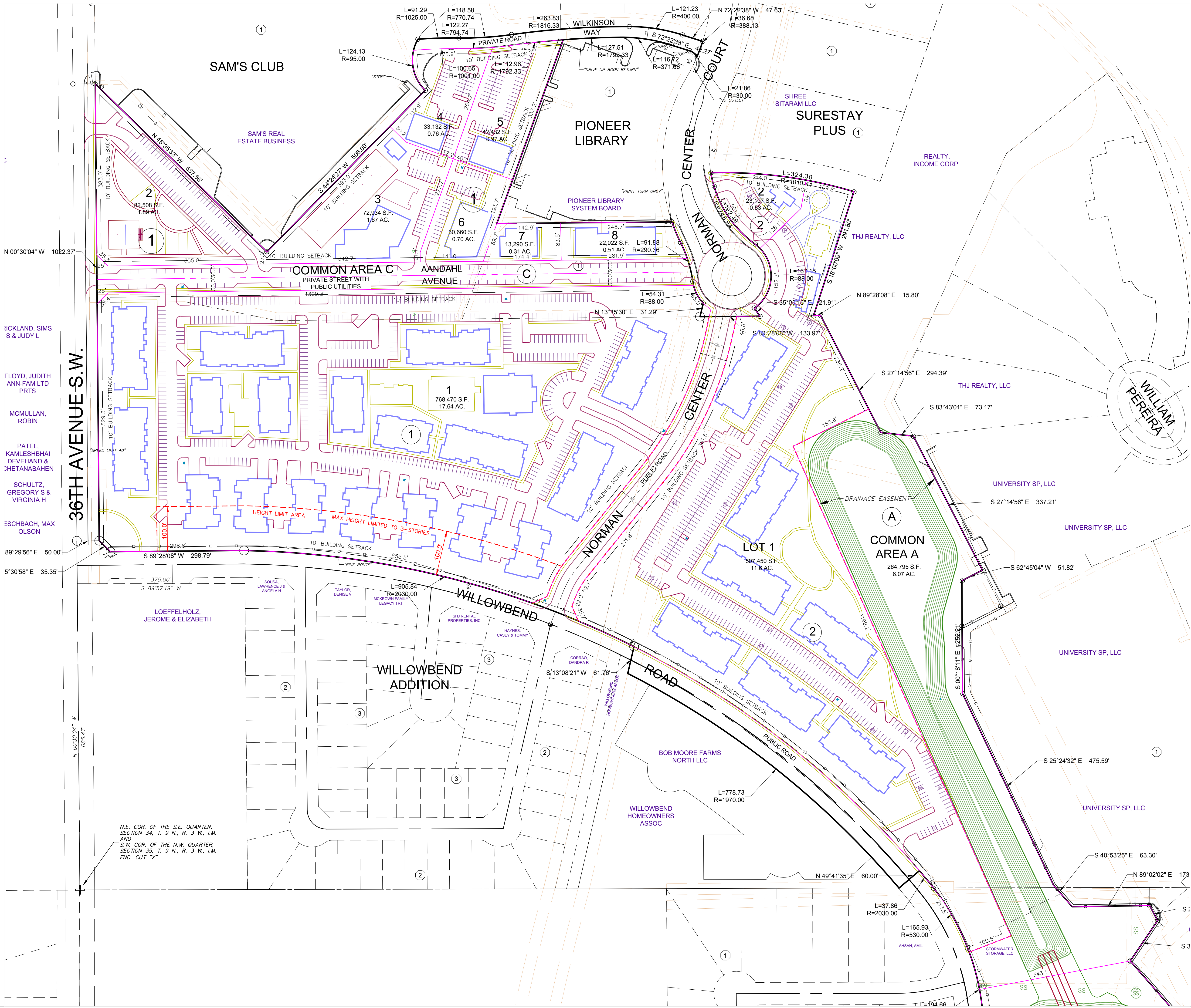
1"=100'

**ENGINEERING
SURVEYING**

OKLAHOMA CITY
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CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2025



N.E. COR. OF THE S.E. QUARTER,
SECTION 34, T. 9 N., R. 3 W., I.M.
AND
S.W. COR. OF THE N.W. QUARTER,
SECTION 35, T. 9 N., R. 3 W., I.M.
FIND CUT "X"



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, August 08, 2024 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, on the 8th day of August, 2024, at 5:30 p.m., and notice of the agenda of the meeting were posted at the Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

Chair Commissioner Bird called the meeting to order at 5:32 p.m.

ROLL CALL

PRESENT

Commissioner Brewer
Commissioner McDaniel
Commissioner McKown
Commissioner Jablonski
Commissioner Bird
Commissioner Griffith
Commissioner Parker

ABSENT

Commissioner McClure
Commissioner Kindel

STAFF PRESENT

Jane Hudson, Planning & Community Development Director
Lora Hoggatt, Planning Services Manager
Whitney Kline, Admin Tech III
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Bryce Holland, Multimedia Specialist

GUESTS PRESENT

Dennis Hooper, 3305 Windjammer St., Norman, OK
Boris Apauasov, 412 Prestwick St., Norman, OK
Paul Owen, 3204 Riverwalk Dr., Norman, OK
Don Brakhage, 3201 Scotts Bluff, Norman, OK
Taber Halford, 515 Miller Ave., Norman, OK
Richard McKown, 4409 Cannon Dr., Norman, OK
Weston White, 708 Scotts Bluff, Norman, OK
Gunner Joyce, 136 Thompson Dr., Norman, OK
BJ Hawkins, 6000 S Western Ave. Ste 300, Oklahoma City, OK

NON-CONSENT ITEMS**Bob Moore Farms North PUD, NORMAN 2025 & Preliminary Plat**

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-14: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION, OPEN SPACE DESIGNATION, HIGH DENSITY RESIDENTIAL DESIGNATION, AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. 2025 Land Use Map
3. Pre-Development Summary
4. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-3: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT; RM-6, MEDIUM-DENSITY APARTMENT DISTRICT WITH PERMISSIVE USE FOR A GOLF COURSE; PL, PARK LAND DISTRICT; AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND PLACE THE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. PUD Narrative
4. Site Plan
5. Preliminary Plat
6. Open Space Exhibit
7. Concept Landplan
8. Park Board Report
9. Pre-Development Summary
5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-3: CONSIDERATION OF A PRELIMINARY

PLAT SUBMITTED BY BOB MOORE FARMS NORTH, LLC FOR BOB MOORE FARMS NORTH, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 55.56 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF WEST MAIN STREET ON THE EAST SIDE OF 36TH AVENUE SOUTHWEST.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Site Plan
5. Review Form
6. Traffic Analysis
7. Protest Map/Letters

Staff Presentation

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

Commissioner Jablonski questioned the existing PUD and related residential density. Lora Hoggatt explained that it was R-1 density. Further, he questioned the overlap of the existing PUD with the proposed PUD.

Mr. Jablonski expressed concern regarding a perceived open space discrepancy – the preliminary site plan shows 26% open space, but the PUD document states a minimum of 10%.

Applicant Presentation

Gunner Joyce of Rieger Sadler Joyce LLC, representing the applicant, presented on the proposed PUD.

Commissioner Jablonski restated his concern regarding open space. Mr. Joyce stated that the applicants “locked into” what the site plan displays (26%) and that the PUD document will be updated for cohesion.

Mr. Jablonski inquired about the traffic on Willowbend Road. BJ Hawkins, Traffic Engineering Consultants, Inc., responded that the foreseen traffic impact will be approximately 400 vehicles a day along Willowbend Road.

Commissioner Bird asked whether Aandahl Avenue will be a public or private street. Mr. Joyce responded that it will be a private drive with on-street parking to accommodate additional vehicles, and provide the ability to close the drive for festivals or events.

Public Comments

Dennis Hooper, 3305 Windjammer St., Norman, OK (Protest)
 Boris Apauasov, 412 Prestwick St., Norman, OK (Protest)
 Paul Owen, 3204 Riverwalk Dr., Norman, OK (Protest)
 Don Brakhage, 3201 Scotts Bluff, Norman, OK (Protest)
 Taber Halford, 515 Miller Ave., Norman, OK (Protest)
 Richard McKown, 4409 Cannon Dr., Norman, OK (Support)
 Weston White, 708 Scotts Bluff, Norman, OK (Protest)

Commission Discussion

Commissioner Jablonski acknowledged the housing need and expressed interest in increased density. Mr. Jablonski held that the project would be difficult to approve due to his concerns regarding increased traffic. Further, Mr. Jablonski inquired to whether the neighborhood could be kept quiet while still increasing housing.

Commissioner Brewer stated that the connection between Norman Center Drive and Willowbend Road is necessary to spacing out potential traffic impacts. Mr. Brewer continued that Willowbend Road already acts as a collector street versus a neighborhood street, meaning that residents are not currently the only road users.

Commissioner McKown stated that it can be difficult to envision, but the need for housing is very important. Ms. McKown also appreciated the step-down from 6-stories on the lot interior to 3-stories abutting the residential neighborhood, and including a large amount of open space.

Commissioner Griffith stated that quality, high-density housing is needed but privacy impacts should be mitigated, and proposed installing a traffic light.

Commissioner Bird questioned parking along Willowbend Road. Ms. Bird also appreciated the applicant addressing the need for housing, improving stormwater, and the onsite as well as offsite amenities, including proximity to the library. Ms. Bird ended noting the connection street onto Willowbend is the reason she will have to vote not to approve.

Motion by Commissioner McKown to recommend approval of Resolution R-2425-14, Ordinance O-2425-3, and PP-2425-3; **Second** by Commissioner Griffith.

The motion passed with a vote of 5-2 with Commissioner Bird and Commissioner Jablonski voting against.



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: July 8, 2024

STAFF REVIEW BY: David Riesland, P.E.
City Transportation Engineer

PROJECT NAME: Bob Moore Farms North

PROJECT TYPE: Preliminary Plat

Owner: Bob Moore Farms, LLC
Developer's Engineer: SRB Engineering
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial and open space surround the site to the north, east and west with low density residential and some high density residential to the south..

ALLOWABLE ACCESS:

The site proposes three access points along 36th Avenue SW and no new access points along Main Street. The northernmost access point along 36th Avenue SW will require a variance for insufficient driveway spacing when compared to the requirements in the City's Engineering Design Criteria (EDC). This request can be supported by staff.

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

36th Avenue SW: 4 lanes (existing)/4 lanes (future). Speed Limit - 40 mph. No sight distance problems. No median.

Main Street: 6 lanes (existing)/6 lanes (future). Speed Limit - 40 mph. No sight distance problems. Raised and landscaped 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	5,612	2,806	2,806
A.M. Peak Hour	310	93	217
P.M. Peak Hour	477	281	196

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☒ NO ☐

The proposed mixed-use development includes 25,000 square feet of retail space and 642 multi-family residential units. The site is expected to generate approximately 5,612 trips per day, 310 AM peak hour trips, and 477 PM peak hour trips. Obviously being well above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact analysis documenting the trip generation information for this addition as well as a discussion regarding the proposed access points relative to existing streets and/or driveways throughout the site. On behalf of the developer, TEC submitted the traffic impact analysis. Traffic operational issues are not anticipated due to the development.

RECOMMENDATION: APPROVAL ☒ DENIAL ☐ N/A ☐ STIPULATIONS ☐

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

The proposed development will have three access points along 36th Avenue SW and no new access points along Main Street. With regards to the location of the access points, the northernmost access point on 36th Avenue SW will require a variance for insufficient driveway spacing when compared to the requirements in the Engineering Design Criteria (EDC). This request could be supported because the proposed access location is opposite an existing driveway that already exists on the other side of 36th Avenue SW. There are no corner clearance violations, with respect to the EDC requirements, by any of the proposed access points. Capacity exceeds demand in this area. As such, additional off-site improvements are not anticipated.

ITEM: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT FOR BOB MOORE FARMS NORTH ADDITION, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located approximately one-quarter mile south of West Main Street on the east side of 36th Avenue S. W.

INFORMATION:

1. Owners. Bob Moore Farms North, L.L.C.
2. Developer. Bob Moore Farms North, L.L.C.
3. Engineer. SRB, Smith Roberts Baldischwiler, LLC.

HISTORY:

1. Refer to the Planning Commission Staff Report, August 8, 2024.
2. August 5, 2024. The Norman Board of Parks Commissioners, on a vote of 5-0 recommended fee in lieu of park land requirement.
3. August 8, 2024. Planning Commission, on a vote of 5-2, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan placing this property in Mixed Use Designation and removing it from Commercial Designation, Open Space Designation, High Density Residential Designation and Low Density Residential Designation.
4. August 8, 2024. Planning Commission, on a vote of 5-2 recommended to City Council adopting Ordinance No.O-2425-3 placing this property in the PUD, Planned Unit Development and removing it from C-2, General Commercial District, RM-6, Medium Apartment District with Permissive Use for a Golf Course, PL, Park Land District and PUD, Planned Unit Development District.
5. May 9, 2024. Planning Commission, on a vote of 5-2, recommended to the City Council that the preliminary plat for Bob Moore Farms North Addition, a Planned Unit Development be approved.

IMPROVEMENT PROGRAM:

1. Refer to the Planning Commission Staff Report, August 8, 2024.

PUBLIC DEDICATIONS:

1. Refer to the Planning Commission Staff Report, August 8, 2024.

SUPPLEMENTAL MATERIAL: Copies of an advisory memorandum, location map, preliminary site development plan, preliminary plat, Staff Report recommending approval, and pertinent excerpts from the Planning Commission minutes are included in the Agenda Book.

ACTION NEEDED: Motion to approve or reject the preliminary plat for Bob Moore Farms North Addition, a Planned Unit Development.

ACTION TAKEN: _____



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/08/2024

REQUESTER: Bob Moore Farms North, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-3: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY BOB MOORE FARMS NORTH, LLC FOR BOB MOORE FARMS NORTH, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 55.56 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF WEST MAIN STREET ON THE EAST SIDE OF 36TH AVENUE SOUTHWEST.

ITEM: Consideration of a Preliminary Plat for **BOB MOORE FARMS NORTH, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located approximately one-quarter mile south of West Main Street on the east side of 36th Avenue S. W.

INFORMATION:

1. Owner. Bob Moore Farms North, LLC.
2. Developer. Bob Moore Farms North, LLC.
3. Engineer. SRB, Smith Roberts Baldischwiler, LLC.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City limits without zoning.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
3. May 14, 1970. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in the R-1, Single-Family Dwelling District and RM-6, Medium Density Apartment District and removed from A-2, Rural Agricultural District

4. June 2, 1970. City Council adopted Ordinance No. 2264 placing a portion of this property in the R-1, Single-Family Dwelling District and RM-6, Medium Density Apartment District and removing it from A-2, Rural Agricultural District.
5. July 12, 1984. Planning Commission, on a vote of 8-0 recommended to City Council placing a portion of this property in the C-2, General Commercial District and RM-6, Medium Density Apartment District with Permissive Use for a golf course and removing it from R-1, Single Family Dwelling District and RM-6, Medium Density Apartment District.
6. July 12, 1984. Planning Commission, on a vote of 8-0, approved the preliminary plat for MXD Addition.
7. August 7, 1984. City Council postponed indefinitely Ordinance No. O-8384-144 placing a portion of this property in the C-2, General Commercial District and RM-6 with Permissive Use for a golf course and removing it from R-1, Single-Family Dwelling District and RM-6, Medium Density Apartment District.
8. July 2, 1985. City Council adopted Ordinance No. O-8384-144 placing this property in the C-2, General Commercial District and RM-6, Medium Density Apartment District with Permissive Use for a golf course and removing it from R-1, Single-Family Dwelling District and RM-6, Medium Density Apartment District.
9. March 26, 1987. Planning Commission, on a vote of 7-0, approved the revised preliminary plat for MXD Addition.
10. October 8, 1987. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for MXD Addition.
11. December 2, 1993. The Norman Board of Parks Commissioners recommended park land dedication.
12. December 9, 1993. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in RM-6, Medium Density Apartment District and General Commercial District and removed from C-2, General Commercial District.
13. December 9, 1993. Planning Commission, on a vote of 7-0, approved the preliminary plat for Willowbend Addition.
14. January 13, 1994. Planning Commission, on a vote of 5-0, recommended to City Council that a portion of this property be placed in PL, Park Land District and removed from RM-6, Medium Density Apartment District and General Commercial District.
15. January 13, 1994. Planning Commission, on a vote of 5-0, recommended to City Council that a portion of this property be placed in PUD, Planned Unit Development and removed from RM-6, Medium Density Apartment District.

16. January 25, 1994. City Council adopted Ordinance No. O-9394-20 placing a portion of this property in the RM-6, Medium Density Apartment District and C-2, General Commercial District and removing it from C-2, General Commercial District and RM-6, Medium Density Apartment District.
17. February 8, 1994. City Council adopted Ordinance No. O-9394-23 placing a portion of this property in the PL, Park Land District and removing it from RM-6, Medium Density Apartment District.
18. February 22, 1994. City Council adopted Ordinance No. O-9394-24 placing a portion of this property in the PUD, Planned Unit Development with preliminary site development plan and removing it from RM-6, Medium Density Apartment District.
19. February 10, 1994. Planning Commission, on a vote of 9-0 recommended to City Council the approval of the final plat for Willowbend Addition, a Planned Unit Development
20. March 15, 1994. City Council approved the final plat for Willowbend Addition, a Planned Unit Development.
21. December 5, 1994. The final plat for Willowbend Addition, a Planned Unit Development was filed of record with the Cleveland county Clerk.
22. August 14, 1997. Planning Commission, on a vote of 4-3, recommended a portion of this property be placed in the PUD, Planned Unit Development and removed from C-2, General Commercial District, RM-6, Medium Density Apartment District, PL, Park Land District and PUD, Planned Unit Development to PUD, Planned Unit Development.
23. August 14, 1997. Planning Commission, on a vote of 4-3, approved the preliminary plat for Willowbend Addition, Section 5, a Planned Unit Development.
24. October 28, 1997. City Council adopted Ordinance No. O-9798-9 placing a portion of this property in the PUD, Planned Unit Development and removing it from C-2, General Commercial District, RM-6, Medium Density Apartment District, PL, Park Land District and PUD, Planned Unit Development.
25. August 9, 2001. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Strawberry Lake Addition, Section Nine be approved.
26. September 11, 2001. City Council approved the preliminary plat for Strawberry Lake Addition, Section Nine.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City standards. Their locations will be approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be installed in accordance with approved plans and City sidewalk standards and requirements.
5. Storm Sewers. Stormwater and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to two (2) existing privately maintained detention ponds. The existing ponds do not currently meet City standards for capacity with this future development. The ponds will be modified to increase their capacity to meet City standards with new development. Those modifications will be required with final platting.
6. Streets. Thirty-sixth Avenue S.W. and Willowbend Road paving are existing. Norman Center Court will be constructed in accordance with approved plans and City paving standards. A private street, Aandahl Avenue, will be constructed to City standards and maintained by a POA, Property Owners Association.
7. Water Mains. Water mains will installed in accordance with approved plans and City and State Department of Environmental Quality Standards. There is an existing 24" water main adjacent to 36th Avenue S.W. and an 8" water main adjacent to Willowbend Road and Norman Center Court.

PUBLIC DEDICATIONS:

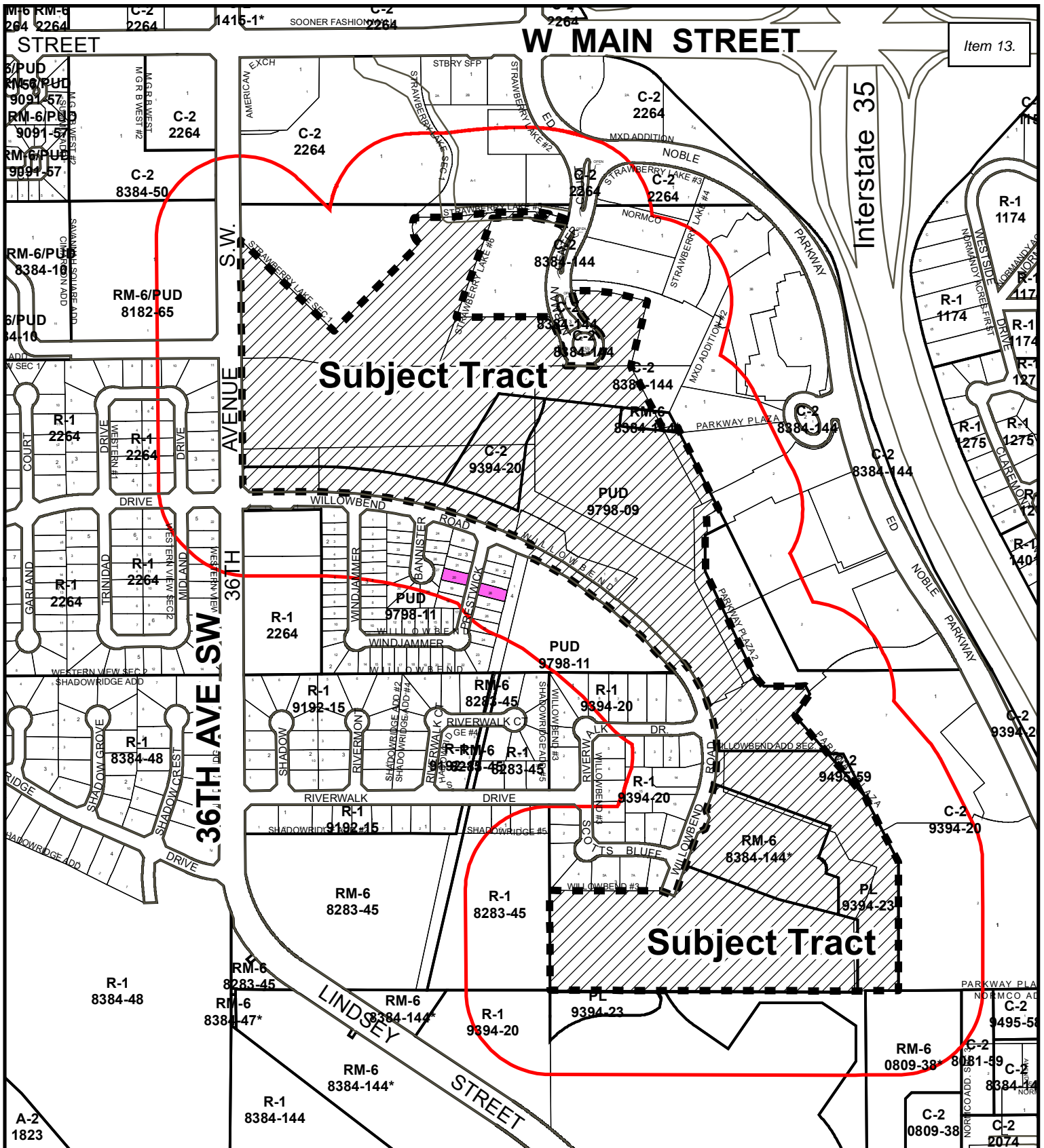
1. Easements. All required easements will be dedicated to the City with a final plat.
2. Rights-of-Way. Street right-of-ways will be dedicated to the City with a final plat.

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

STAFF COMMENTS RECOMMENDATION: The proposal will have a combination of commercial and multifamily uses. The property consists of 55.56 acres with seven (7) commercial use lots, two (2) large multifamily lots and several open space areas. Staff recommends approval of the preliminary plat for Bob Moore Farms North, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Bob Moore Farms Addition, a Planned Unit Development.

ACTION TAKEN: _____

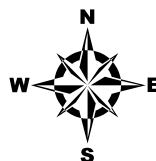


Protest Map




0.3% Protest Within Notification Area

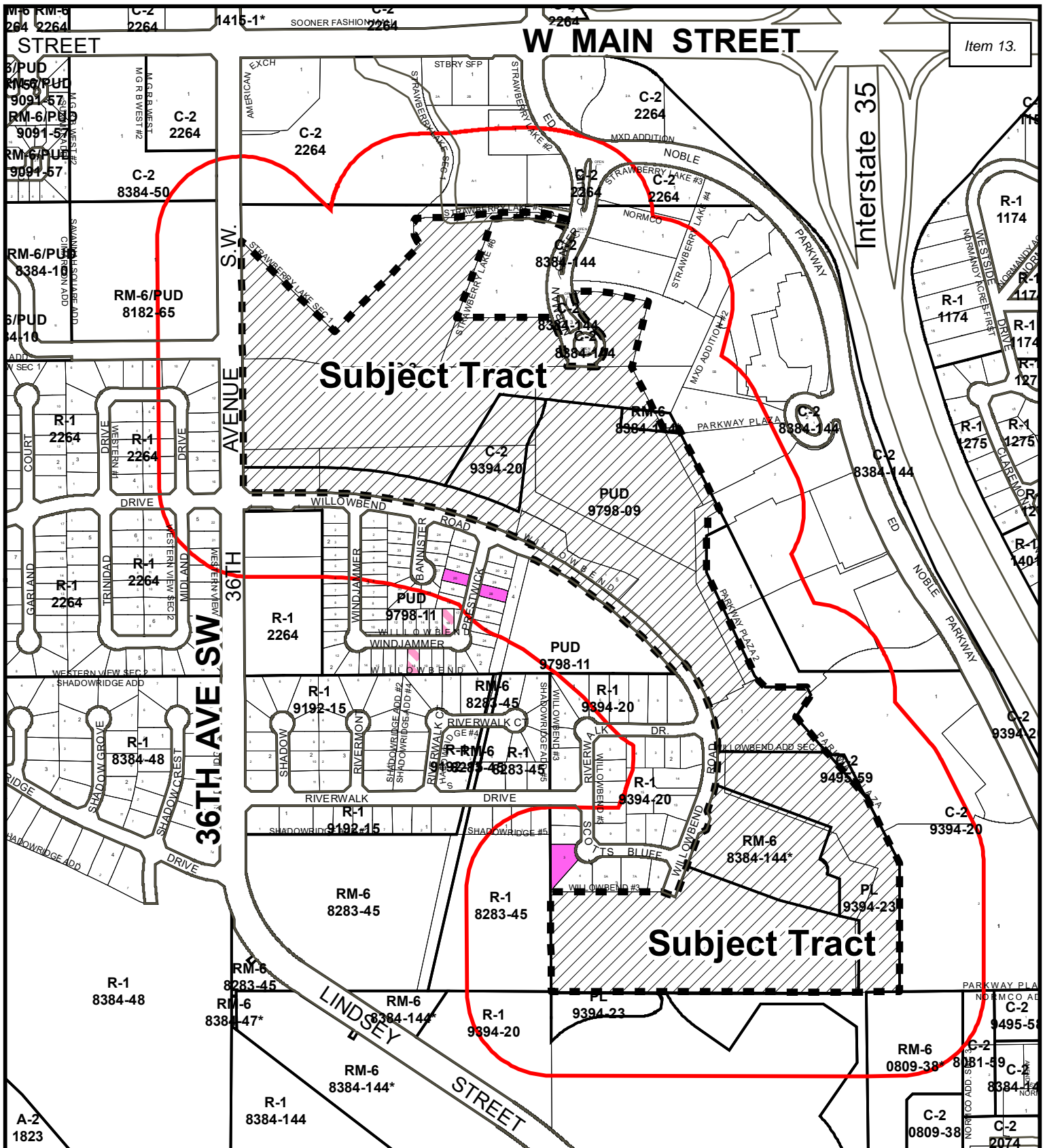
Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



0 300 600 Feet

August 2, 2024

-  Subject Tract
-  Notification Area
-  Protest

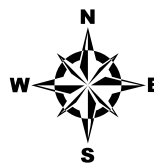


Protest Map



0.62% Protest Within Notification Area

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



0 300 600 Feet

August 6, 2024

-  Subject Tract
-  Notification Area
-  Protest
-  Protest Outside Notification Area

To: Norman Planning Commission
Norman City Council

From: Boris N. Apanasov
412 Prestwick St., Norman/OK

Item 13.

PROTEST

I am writing to express my strong opposition to the proposed (by Bob Moore Farms North LLC) Norman 2025 Land Use Amendment and Rezoning in North of Willowbend Rd (from C-2, General Commercial District).

I and many of the residents in both Willowbend neighborhoods are completely opposed to the addition of multi-family housing that will cause big traffic and safety problems, create even more problems with schools that are already at capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community where I am residing since 1998.

We are concerned that the proposed higher density housing will completely change the character of our existing adjacent neighborhoods and badly affect our life.

Traffic and safety of pedestrians are also major areas of concern.

Higher density implies a significant increase in traffic especially with the proposed road exiting to Willowbend Road. This area is a popular walking route for many residents in the surrounding area. Willowbend Road has no sidewalks or buffer; the increased traffic (with more than 2000 additional cars) would be extremely dangerous.

Turning Willowbend into an Entrance/Exit for a huge development would create a dangerous situation for pedestrians and cars, and disrupt the quality of life for residents of both Willowbend neighborhoods.

Our local schools and public services may not be able accommodate the increased influx of students from this development.

The area is home to a significant amount of wildlife and any planned development of the property should consider the continuing impact to local wildlife habitat.

I urge you to not approve the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Professor Dr. Boris Apanasov



July 19, 2024

FILED IN THE OFFICE
OF THE CITY CLERK
ON 7/19/24

Subject: Request of Bob Moore Farms North, LLC for rezoning request

I am writing to express my opposition to the proposed housing development in my neighborhood.

I went to the pre-development discussion on 6-14-2024. The representatives there showed maps and stated they would be requesting rezoning just to the power lines on Willowbend Drive. I again called and talked with attorney Gunner Joyce attorney for Bob Moore Farms. He again assured me no request would be made south of where the electric lines cross Willowbend Drive. Now I get a letter from City of Norman and have requested land south of the location. Rezoning should be denied just for being lied too. Other valid reason is the complex is too large for the area. It does not keep up with the character of the neighborhood. Willowbend will become a parking lot. The south end where they are proposing apartments is too small for building and parking spaces. The enormous increase of people and traffic will lead to increased crime, increased traffic that current infrastructure cannot support. The environmental damage will be harmful to the local wildlife and their habitat.

Property values will plummet. It will be very difficult to sell a home in this neighborhood. I built my home in 2022 because of the proposed development. I put my house about one month before this came out in the paper about the extremely large apartment complex. I had very good interest and showings. Now since this has come out anyone coming to look has made statements love house but don't want to live by the apartment complex. I am proof it will affect value and the sell of property in this area.

I strongly urge you to reconsider this proposed development. I recognize the need for housing but it needs to fit in the neighborhood it's being built. This doesn't.

Also anyone on committee to approve or disapprove and city council members who have a personal relationship with Bob Moore Farms should not be involved in this decision. I have already found some people that fall into this category.

Thank you


Don Brakhage

FILED IN THE OFFICE
OF THE CITY CLERK
ON 7/25/24

To whom it may concern.

I am writing to express my strong opposition to the proposed housing development in our neighborhood. While I understand the need for affordable housing in our city, I believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and strain on our public services. Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This development would bring in a large number of low-income residents, which could lead to increased crime rates and other negative social effects. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex.

Finally, I am deeply concerned because we listed our property prior to the announcement of this development. During our last open house, 5 buyers walked for fear of the upcoming project. They voiced their concerns of the impact this development would have on our property. So to date there has been a decline in property values, making it difficult for us and current residents to sell our homes and move elsewhere.

In conclusion, I strongly urge you to reconsider this proposed housing development. While I recognize the need for affordable housing, I believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.

Sincerely, Mona Waters



FILED IN THE OFFICE
OF THE CITY CLERK
ON 7/25/24

To: Norman Planning Commission, Norman City Council

From: Anton Maslovskii
413 Prestwick St., Norman, OK, 73072

Subject: Protest Against the Norman 2025 Land Use Amendment and Rezoning Proposal

Dear Members of the Planning Commission,

I am writing to formally protest the Norman 2025 Land Use Amendment and Rezoning proposal for the area north of Willowbend Road, submitted by Bob Moore Farms North LLC. As a resident of the adjacent neighborhood, I have significant concerns about the potential impacts of these proposed changes on our community.

Key Concerns:

1. **Traffic and Safety Issues:** The proposed development is expected to generate a substantial increase in traffic, with an estimated 2,000 additional vehicles. Willowbend Road, a popular walking route for many residents, currently lacks sidewalks or buffers. The addition of traffic from the new apartment area to Willowbend Road and Prestwick Street will significantly impact a neighborhood with a predominantly elderly population, potentially creating unsafe conditions.
2. **Traffic Analysis:** The Traffic Analysis document does not provide detailed information about the intersection of Willowbend Road and Norman Center Drive, which is critical for understanding the full impact of the proposed development.
3. **Street Design:** We recommend introducing a cul-de-sac and terminating the proposed street from the north side of Willowbend Road before it crosses the road. Existing and planned connections to Main Street, Lindsey Street, and 36th Avenue should be sufficient to accommodate traffic from the new apartment complexes.
4. **Inconsistencies in Developer's Proposal:** There are discrepancies between the developer's proposals and publicly available information. For instance, conflicting details about the height and type of buildings—ranging from 2-story "big houses" to 3- or 4-story apartments—affect the number of units, occupants, and traffic generated.
5. **Clarification on Parks:** The proposal includes areas marked as "parks" that Bob Moore Farms does not own. We request clarification on the ownership and management of these park areas.
6. **Greenbelt Enhancement:** The Greenbelt Enhancement Statement only mentions public sidewalks and does not address other types of trails. It is unclear how the proposed sidewalks will contribute to the Greenbelt Enhancement initiative.
7. **Capacity of Local Schools and Public Services:** Local schools and public services may struggle to accommodate the influx of students and residents resulting from this development.
8. **Impact on Wildlife:**
The area is home to significant wildlife, and any development plans should consider their impact on local habitats.

I urge you to reject the proposed rezoning in its current form and encourage Bob Moore Farms North LLC to work more closely with city residents to develop a revised proposal that addresses these concerns.

Thank you for your attention to this matter and for your continued support of our community.

Sincerely,
Anton Maslovskii
August 2, 2024

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-2-24

To: Norman Planning Commission
Norman City Council

From: James and Debora Schulze
3316 Windjammer St., Norman, OK. 73072

OPPOSITION TO REZONING AND LAND USE AMENDMENT – WILLOWBEND ROAD

This letter is to express our total opposition to the proposed (by Bob Moore Farms North LLC) Norman 2025 Land Use Amendment and Rezoning in North of Willowbend Rd (from C-2, General Commercial District).

We and many of the residents in both Willowbend neighborhoods are totally opposed to the addition of multi-family housing that will cause extreme traffic and safety problems, create even more issues with schools that are already at capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community. There are numerous vacant apartments in Norman as well as numerous vacant commercial buildings and restaurants within several blocks of this location; hence absolutely no need for new construction.

We are concerned that the proposed higher density housing will completely change the character of our existing adjacent neighborhoods and badly affect our life. Traffic and safety of pedestrians are also major areas of concern. Higher density implies a significant increase in traffic especially with the proposed road exiting to Willowbend Road. This area is a popular walking route for many residents in the surrounding area. Willowbend Road has no sidewalks or buffer; the increased traffic (with more than 2000 additional cars) would be extremely dangerous.

We purchased our home in the Willowbend neighborhood in 2023 and immediately had to spend several thousand dollars on improving drainage due to standing water in our yard. Adding many acres of concrete will only make drainage in our neighborhood more difficult.

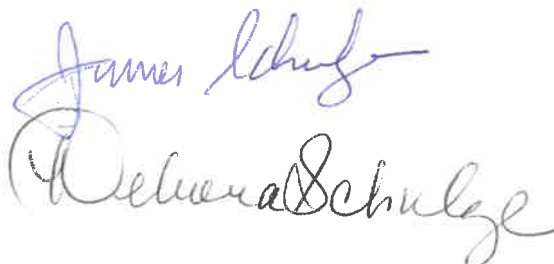
Turning Willowbend into an Entrance/Exit for a huge development would create a dangerous situation for pedestrians, cars, and disrupt the quality of life for residents of both Willowbend neighborhoods.

Our local schools and public services may not be able accommodate the increased influx of students from this development. The area is home to a significant amount of wildlife including birds, deer, rabbits and squirrels, and any planned development of the property should consider the continuing impact to local wildlife habitat.

I urge you to not approve the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your consideration of this request and support of our communities.

Kind regards,
James Schulze
Debora Schulze, Ph.D.



FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/5/24

July 30, 2024
 Norman Planning Commission
 Norman City Council

Greetings,

Please consider my objections to the rezoning of the land request of Bob Moore Farms North, LCC. This is the property generally east of East 36th, north of Lindsay, south of Main, and west of Ed Noble Parkway.

I am providing you with the following objections. Thank you for your consideration.

1. The original zoning had a purpose and provision that was intended to provide for the health and development of the community. **This is not an upgrade in zoning, but a downgrade in zoning.** Simply put the original zoning is superior to the requested. Why would Norman want to do that? It is a valuable partial of land that deserves to be developed to full potential. Rezoning is not in the best interest of Norman's future or our quality of live in the community. I am asking you to reject the rezoning request.
2. The uncertainty and ever changing plans tends to make the entire process questionable. Originally there were more retail, open spaces and community areas in Bob Moore Farms North proposal. **Now they are requesting a higher density development with very little retail, green or community space.** Should we be uncomfortable with the "switch" in plans? Will they want to switch again? The repeated "change in plans" is not a good faith guarantee that the property will be developed in the most productive manner for west Norman's future. I am asking you to reject the rezoning on the uncertainty of future plans.
3. By my count there are over 900 apartments within a mile of West 36th and Main Street. There are many more in the Lindsay and West 24th area. There are over 400 apartments immediately across West 36th Street. **Three story apartment buildings will further increase noise and congestion.**
4. Finally, my discussions with real estate professions have all supported the addition of more single family homes. Norman needs to be careful to maintain a balance in housing. **A large high density apartment complex development does not support the growing and healthy real estate market in Norman.** Single residential homes provide more involvement in community, more stability to community and more financial (including taxes) support for the community.

In conclusion, I would encourage the planning commission to decline the request for rezoning. The original zoning was part of an overall plan for the Norman community. **The current zoning was in place when the property was purchased.** We, who live in the area, bought our properties with the understanding of how the property in question was zoned. **It is unfair to change the zoning now.** Again, when they purchased the property they knew how it was zoned. I would recommend that original zoning plan was developed for the good of the community. Thank you for your kind consideration.

Sincerely,



Dennis Hooper
 3305 Windjammer

FILED IN THE OFFICE
 OF THE CITY CLERK
 ON 8/5/24

Weston & Valerie White

708 Scotts Bluff, Norman, OK 73072

The City of Norman
225 N. Webster Ave.

Norman, OK 73069 To whom it may concern:

Please allow this letter to serve as the above-referenced homeowners' *protest* to Bob Moore Farms North, LLC's requested amendment of the NORMAN 2025 Land Use and Transportation Plan for Commercial Designation High Density Residential Designation, and Low Density Residential Designation to Mixed Use Designation and rezoning from C-2 General Commercial District; RM-6, Medium-Density Apartment District; PL, Park Land District; and PUD, Planned Unit Development District, to PUD, Plaintiff Unit Development District for property generally located South of West Main Street, West of Ed Noble Parkway, North of West Lindsey Street, and East of 36th Avenue Southwest.

The requested amendment contemplates adding 600-700 apartment units in the immediate vicinity of several small, quiet neighborhoods. Pending the traffic study, it is not unreasonable to assume that this will inject between 1,000 and 1,500 vehicles in and around the established neighborhoods. While we appreciate Norman's additional housing needs, to allow this massive, unnecessarily dense development will negatively impact existing residents' quality of life, but also property values in and around the proposed project area.

We ask that the Planning Commission reject Bob Moore Farms North, LLC's requested amendment.

Sincerely,



Weston & Valerie White

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/5/24

Owen Living Trust- Paul & Rita Owen
3204 Riverwalk Drive
Norman Ok. 73072

Norman 2025 Land Use

We are not formally protesting the Bob Moore Farms North , LLC planned Unit Development District for property located at South of West Main Street, West of ED Noble Parkway, North of West Lindsey Street, and East of 36th Avenue SW.

We would just like to know the predicted economic effect this would have on a very peaceful area here in Norman.

We do not wanting to see our property values decline is our primary concern.

Signed Paul W Owen Date 8/05/2024

Signed Rita C Owen Date 08/05/2024

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/7/24