

## CITY OF NORMAN, OK PLANNING COMMISSION MEETING

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

### AGENDA

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

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

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

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

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

### ROLL CALL

### CONSENT ITEMS

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

#### Minutes

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the January 12, 2023 Regular Planning Commission meeting.

#### Certificates of Survey

- [2.](#) Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2223-4: Consideration of a Norman Rural Certificate of Survey submitted by Danny Lovett (MacBax Land Surveying, PLLC) for LOVETT RANCH, with a variance in the private road width from 20' width to 12' width, for 79.267 acres of property generally located on the north side of E. Post Oak Road approximately ½ mile east of 72nd Avenue S.E.
- [3.](#) Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2223-5: Consideration of a Norman Rural Certificate of Survey submitted by Edwin Rule (Pollard & Whited Surveying, Inc.) for Amended RULE'S EMERALD SPRINGS ADDITION, with a variance in the private road width from 20' width to 12' width, for 38.32 acres of property located south of Franklin Road approximately ¼ mile east of 12th Avenue N.W.

## **NON-CONSENT ITEMS**

### **Planned Unit Development**

- [4.](#) Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-27: RELA, L.L.C. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for 19.84 acres of property located at 5201 24th Avenue N.E.

### **General Commercial Zoning**

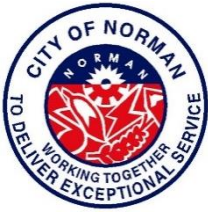
- [5.](#) Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-28: Plant Life, L.L.C. requests rezoning from R-1, Single Family Dwelling District, to C-2, General Commercial District for 0.53 acres of property located at 2516 Briggs Street.

## **MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

## **ADJOURNMENT**

**File Attachments for Item:**

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the January 12, 2023 Regular Planning Commission meeting.



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 03/09/2023

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

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

**ITEM TITLE:** Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the January 12, 2023 Regular Planning Commission meeting.

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**ACTION NEEDED:** Approve, reject, amend, or postpone the Minutes of the January 12, 2023 Regular Planning Commission meeting.



## CITY OF NORMAN, OK PLANNING COMMISSION MEETING

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

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### MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 12<sup>th</sup> day of January, 2023.

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

\*\*\*

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

#### ROLL CALL

##### PRESENT

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

A quorum was present.

##### STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning & Community Development  
Lora Hoggatt, Planning Services Manager  
Colton Wayman, Planner I  
Beth Muckala, Assistant City Attorney  
Todd McLellan, Development Engineer  
Roné Tromble, Recording Secretary  
Mitchell Richardson, Multimedia Supervisor

#### 1. Election of Officers

Motion made by Steven McDaniel to nominate Erica Bird as Chair, Kevan Parker as Vice Chair, and Michael Jablonski as Secretary; seconded by Liz McKown.

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

The motion carried by a vote of 9-0.

Item 1.

## CONSENT ITEMS

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

### Minutes

2. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the December 8, 2022 Regular Planning Commission meeting.

Motion made by Jim Griffith to approve the minutes of the December 8, 2022 Regular Planning Commission meeting; seconded by Michael Jablonski.

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

The motion to approve the December 8, 2022 Regular Planning Commission minutes passed by a vote of 9-0.

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**Planned Unit Development**

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-21: Bryan and Donna Komers request rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, to allow for mining activities for approximately 40 acres of property generally located on the north side of Etowah Road between 96th Avenue S.E. and 108th Avenue S.E.

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Komers Mining Development PUD Narrative with Exhibits A-C
4. Roll Top Ranch Certificate of Survey

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

Mr. Jablonski asked what zoning category dirt mining would fall under, and whether there have been any other special requests like this. Mr. Wayman responded that dirt mining is not an allowed use in any zoning district. Ms. Hudson responded that there was an amendment to the Founders Park PUD to allow dirt mining several years ago.

Mr. Jablonski asked about sand mining on the west side of town. Ms. Bird responded the sand mining is outside the City limits of Norman to the west.

**PRESENTATION BY THE APPLICANT:** Gunner Joyce, Rieger Law Group, representing the applicant, presented the project.

Ms. McKown asked about the hours of operation to 8 PM. Mr. Joyce responded.

Mr. Brewer asked how long the mining activity might be expected to last. Mr. Joyce responded.

**AUDIENCE PARTICIPATION:**

Cheryl Blake, Fischer Road, spoke regarding her concerns with the proposed project.

Mr. Griffith asked about the extent of the mining: how much of the open area will be mined and how much of the forested area. Mr. Joyce responded that the applicants have a Department of Mines permit for 5 acres that does not go into the trees. There is a 62.5' buffer from the road.

Mr. Griffith asked about cattle grazing. Mr. Joyce responded that they currently use this 40 acres and the 40 acres to the east.

Mr. Parker asked what is required to build a farm pond. Ms. Hudson and Mr. McLellan responded.

Ms. Kindel asked about the elevation and drainage questions that were raised. Mr. Joyce responded.

Ms. Bird asked about the easements on the site plan. Mr. Joyce responded that one is an oil/gas pipeline and one is a utility easement.

Mr. Jablonski asked if there are requirements with regard to water quality in the pond. Mr. Joyce did not have the answer. They had to do a reclamation plan for the surrounding impacted area.

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

Mr. Parker asked that the Commission consider the precedent this may set.

Mr. Jablonski commented he thinks it is smart to take something that would be waste and sell it.

Motion made by Steven McDaniel to recommend adoption of Ordinance No. O-2223-21 to City Council; seconded by Michael Jablonski.

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

Voting Nay: Parker

The motion to recommend adoption of Ordinance No. O-2223-21 to City Council passed by a vote of 8-1.

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4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2223-76: Sooner Traditions Realty, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Commercial Designation and High Density Residential Designation to Commercial Designation for approximately 2.19 acres of property located at 1300 W. Lindsey Street.

**ITEMS SUBMITTED FOR THE RECORD:**

1. NORMAN 2025 Map
2. Staff Report

and

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-22: Sooner Traditions Realty, L.L.C. requests rezoning from CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District, to SPUD, Simple Planned Unit Development, for approximately 2.19 acres of property located at 1300 W. Lindsey Street.

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. 1300 W. Lindsey SPUD Narrative with Exhibits A-D

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

**PRESENTATION BY THE APPLICANT:** Sean Rieger, Rieger Law Group, representing the applicant, presented the project.

Mr. Griffith asked if the existing law office will be retained as a law office. Mr. Rieger responded that the structure will be retained, but the uses could change.

Mr. Griffith asked about the large green space and maintenance of it. Mr. Rieger responded.

Mr. Parker commented there may be a water line that runs through the area designated for storm water detention. Mr. Rieger responded.

Ms. McKown commended the applicant on keeping the mature trees and open space. Mr. Jablonski agreed.

Mr. Jablonski asked about how far a nearby cell tower is from the buildings. Mr. Rieger responded that he did not know, but he believes the ordinance discusses a 200' separation for residential uses.

Ms. Bird asked if the median on Lindsey is blocking the ability to make a left turn into the property. Mr. Rieger responded that Lindsey Street allows U-turns.

**AUDIENCE PARTICIPATION:**

Adam Ross, 3308 Winchester Circle, made comments regarding rezoning of R-3, pedestrian connectivity to Rebecca Lane, and a large mature tree.

Braelyn Polite, 240 E. Kerr, Midwest City, made comments.

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

Mr. Jablonski asked what would happen if there is a water line in the front of the property. Mr. Rieger responded.

Mr. Parker commented on rain gardens. Mr. Rieger responded.

Mr. Griffith asked if there is any way the mature tree near the rain gardens can be saved. Mr. Rieger said they will look at it.

Mr. Brewer commented he thinks this plan is in the spirit of the 2025 plan. This was a prime opportunity to have more creativity with the development, specifically with the orientation of the building on the site to address the sea of parking along Lindsey Street.

Mr. Jablonski asked if there is a way to stimulate the kind of development that the Commission thinks would be more productive in terms of beautifying the area.

Motion made by Kevan Parker to recommend approval of Resolution No. R-2223-76 and Ordinance No. O-2223-22 to City Council; seconded by Steven McDaniel.

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

The motion to recommend approval of Resolution R-2223-76 and Ordinance O-2223-22 to City Council passed by a vote of 9-0.

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**MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

Ms. Hudson announced that staff did not receive any applications for the February Planning Commission meeting. Unless there is a request for a study session, the Commission will not meet in February.

**ADJOURNMENT**

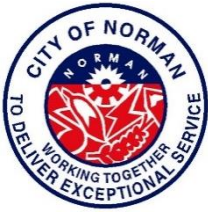
There being no further business and no objection, the meeting adjourned at 7:33 p.m.

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Planning Commission

**File Attachments for Item:**

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2223-4: Consideration of a Norman Rural Certificate of Survey submitted by Danny Lovett (MacBax Land Surveying, PLLC) for LOVETT RANCH, with a variance in the private road width from 20' width to 12' width, for 79.267 acres of property generally located on the north side of E. Post Oak Road approximately ½ mile east of 72nd Avenue S.E.



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 03/09/2023

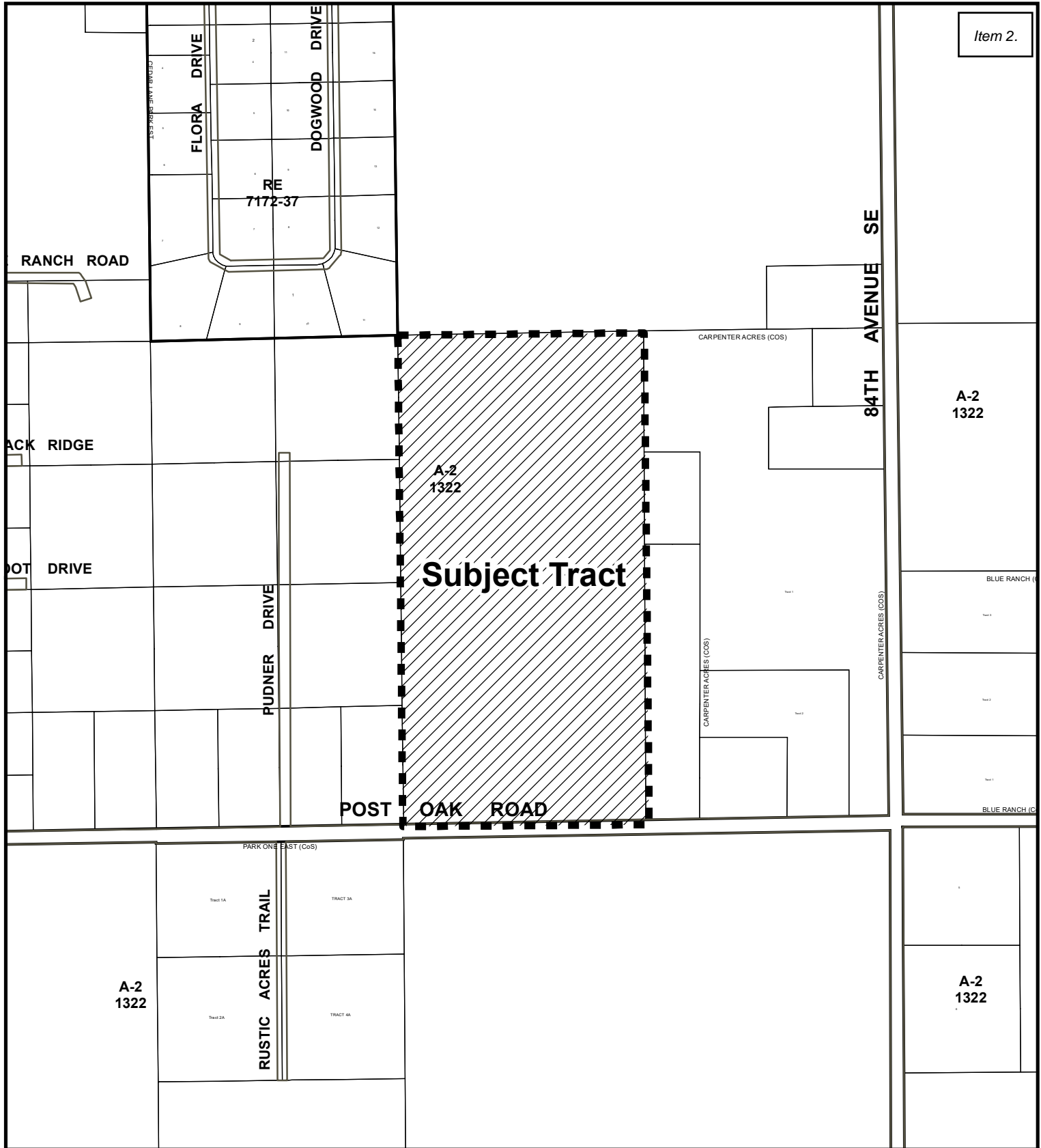
**REQUESTER:** Danny Lovett

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

**ITEM TITLE:** Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2223-4: Consideration of a Norman Rural Certificate of Survey submitted by Danny Lovett (MacBax Land Surveying, PLLC) for LOVETT RANCH, with a variance in the private road width from 20' width to 12' width, for 79.267 acres of property generally located on the north side of E. Post Oak Road approximately ½ mile east of 72<sup>nd</sup> Avenue S.E.

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**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of COS-2223-4, with a variance in the private road width from 20' width to 12' width, to City Council.

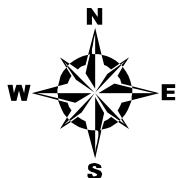


Item 2.

# 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.

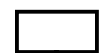


February 3, 2023

0 350 700 Ft.



Subject Tract

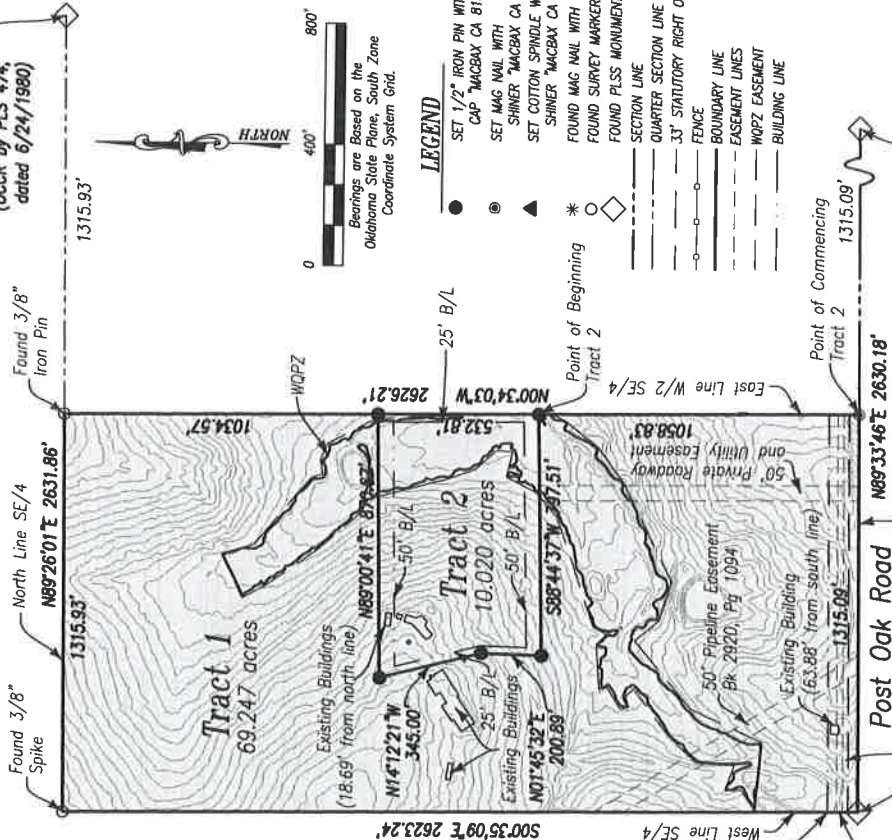


Zoning

# LOVETT RANCH

Rural Certificate of Survey  
COS - 2223 - 4

NE Corner of SE/4,  
Section 17-BN-1W  
Found 3/8" Rebar  
(OCCR by PLS 474,  
dated 6/24/1980)



## Tract 1 Description

The West Half (W/2) of the Southeast Quarter (SE/4) of Section Seventeen (17), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma.

## Less and Except:

A tract of land located in the West Half (W/2) of the Southeast Quarter (SE/4) of Section Seventeen (17), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

Commencing at the Southeast Corner of the West Half (W/2) of the Southeast Quarter (SE/4); Thence N07°34'03\"/>

## Tract 2 Description

A tract of land located in the West Half (W/2) of the Southeast Quarter (SE/4) of Section Seventeen (17), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

Commencing at the Southeast Corner of the West Half (W/2) of the Southeast Quarter (SE/4); Thence N07°34'03\"/>

Along with an 50.00 foot Private Roadway and Utility Easement located in the West Half (W/2) of the Southeast Quarter (SE/4) of Section Seventeen (17), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: COMMENCING at the Southwest Corner of said Southeast Quarter (SE/4); Thence N 88°44'37\"/>

Basis of Bearing is Grid North-Oklahoma State Plane Coordinate System, South Zone.

## Notes

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts which an accurate and current title search may disclose.
- Last date of field work: November 24, 2020.
- Plat represents an survey of lands described in Warranty Deed recorded at Book 5648, Page 642 in Cleveland County, Oklahoma.
- This survey meets or exceeds the requirements set forth by the "Oklahoma Minimum Standards for the Practice of Land Surveying" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
- WPZ---indicates the Water Quality Protection Zone. There shall be no clearing, grading, construction or disturbance of vegetation in this area except as permitted by the director of public works, unless such disturbance is done in accordance with 19-514 (E) of the Norman City Code. The WPZ is subject to protective covenants that may be found in the land records and that may restrict disturbance and use of these areas.



MacBax Land  
Surveying, PLLC

civil engineering & land surveying services  
4716 Stonegate Drive  
Norman, OK 73072  
Phone 405-872-7594

Kent@MLBS.us  
Certificate of Authorization No. 8137



3/12/2023

Part of the SE/4,  
Section 17, T8N, R1W, I.M.,  
Cleveland County, Oklahoma

SURVEY FOR  
Dan Lovett  
DATE 7/9/2021 SCALE 1" = 400'  
REVISED 3/12/2023 PROJECT NO.  
PAGE 1 of 1 MB-20146

Planning Commission Agenda  
March 9, 2023

CERTIFICATE OF SURVEY  
COS-2223-4

ITEM NO. 2

### STAFF REPORT

**ITEM:** Consideration of NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2223-4 FOR LOVETT RANCH.

**LOCATION:** Generally located on the north side of Post Oak Road and ½ mile east of 72<sup>nd</sup> Avenue S.E.

### **INFORMATION:**

1. Owners. Danny Lovett.
2. Developer. Stephanie Velasquez.
3. Surveyor. MacBax Land Surveying, PLLC.

### **HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City Limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

### **IMPROVEMENT PROGRAM:**

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system serving Tract 1.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system serving Tract 1.
4. Acreage. This property consists of 79.267 acres. Tract 1 consists of 69.247 acres and Tract 2 consists of 10.02 acres.

5. Private Road. The private road will serve one tract. City standards requires a private road width of twenty-feet unless serving four (4) tracts or lots or fewer. The applicant has requested a variance in the 20' width to a 12' width private road since it will serve only one tract.
6. Water Quality Protection Zone. Tracts 1 and 2 contain WQPZ. However, there is sufficient area to construct structures including private sanitary sewer system outside of the WQPZ. This area will be protected by the owners per covenants.
9. Covenants. Covenants addressing the WQPZ are being reviewed by City Legal staff.
10. Easements. The owners will submit easements for roadway, drainage and utilities including trail easement in connection with Post Oak Road. Drainage easements covering the WQPZ are required.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, Norman Rural Certificate of Survey No. COS-2223-4 for Lovett Ranch and a letter of request for a variance in the minimum width requirement for a private road are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The applicant's surveyor is requesting a variance in the private road width based on the fact it is serving one tract. Staff recommends approval of a variance in the private road width requirement from 20' width to a 12' width since it will serve one tract. Staff supports the variance and Norman Rural Certificate of Survey No. COS-2223-4 for Lovett Ranch.

**ACTION NEEDED:** Recommend approval or disapproval of a variance in the private road width from 20' to 12' serving one tract and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2223-4 for Lovett Ranch to City Council.

**ACTION TAKEN:** \_\_\_\_\_



March 2, 2023

City of Norman, Planning Commission  
And City of Norman Staff Members  
201 W. Gray  
Norman, Oklahoma 73070

Re: **Proposed "Lovett Ranch"**  
**A "Norman Rural Certificate of Survey Plat"**  
**In the SE/4, Sec 17, T8N, R1W**  
**Norman, Cleveland County, Oklahoma**

To all interested parties,

I hereby request; on behalf of the developer, that the City of Norman allow a variance in the width of the private road surfacing. The standard minimum width is 20 feet for private road but because the road only serves two (2) tracts, it's generally accepted that the width can be less. I request that the paving be 12 foot wide because of this reason. If you require additional information, please contact me.

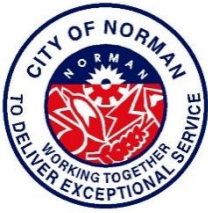
Sincerely,

A handwritten signature in blue ink, appearing to read "KM", written over a light blue horizontal line.

Kent Mace, P.E., P.L.S.  
MacBax Land Surveying, PLLC

**File Attachments for Item:**

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2223-5: Consideration of a Norman Rural Certificate of Survey submitted by Edwin Rule (Pollard & Whited Surveying, Inc.) for Amended RULE'S EMERALD SPRINGS ADDITION, with a variance in the private road width from 20' width to 12' width, for 38.32 acres of property located south of Franklin Road approximately ¼ mile east of 12th Avenue N.W.



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 03/09/2023

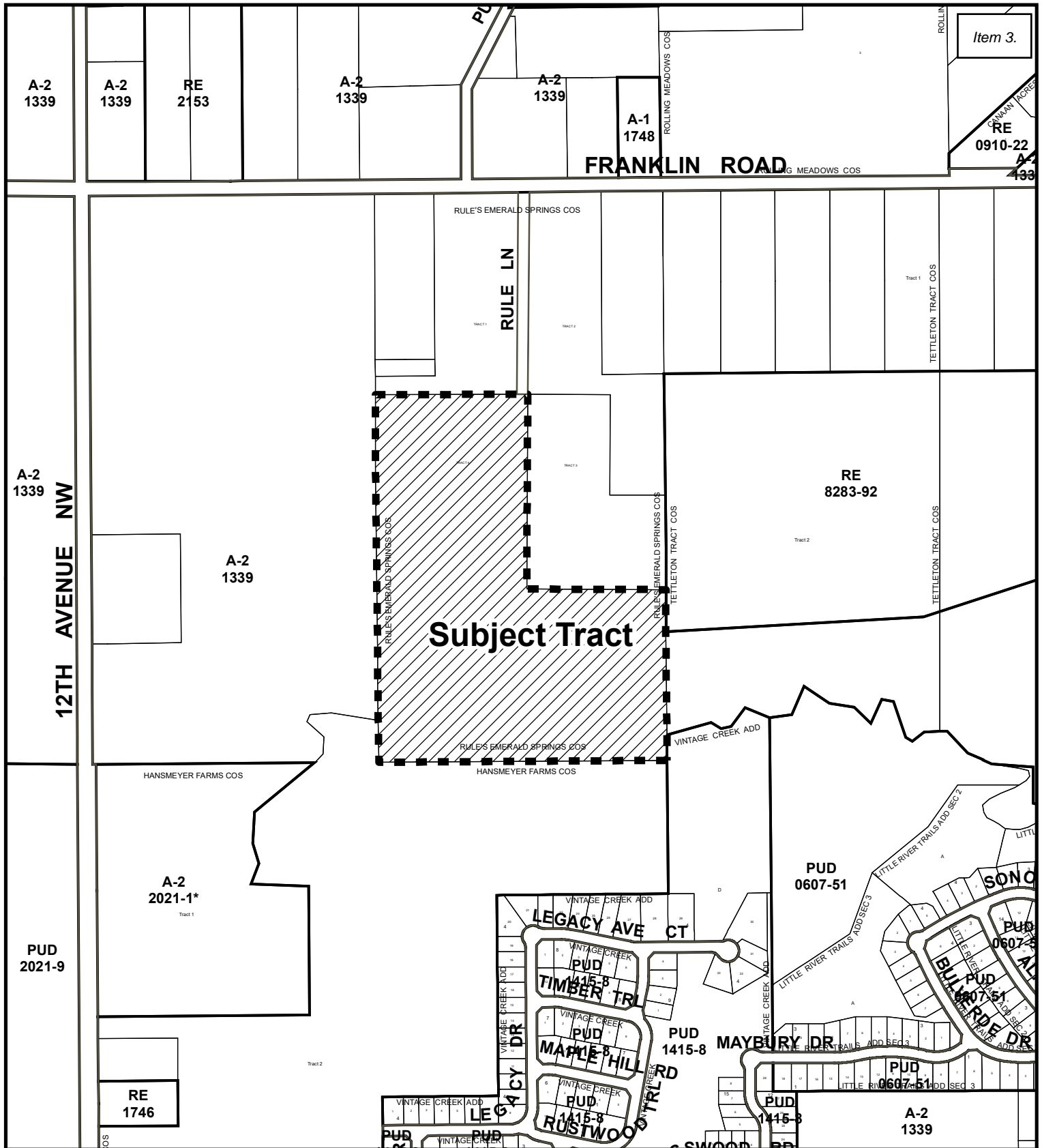
**REQUESTER:** Edwin Rule

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

**ITEM TITLE:** Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2223-5: Consideration of a Norman Rural Certificate of Survey submitted by Edwin Rule (Pollard & Whited Surveying, Inc.) for Amended RULE'S EMERALD SPRINGS ADDITION, with a variance in the private road width from 20' width to 12' width, for 38.32 acres of property located south of Franklin Road approximately ¼ mile east of 12<sup>th</sup> Avenue N.W.

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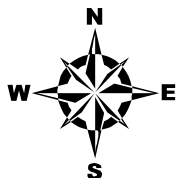
**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of COS-2223-5, with a variance in the private road width from 20' width to 12' width, to City Council.



# Location Map



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



February 3, 2023

0 300 600 Ft.

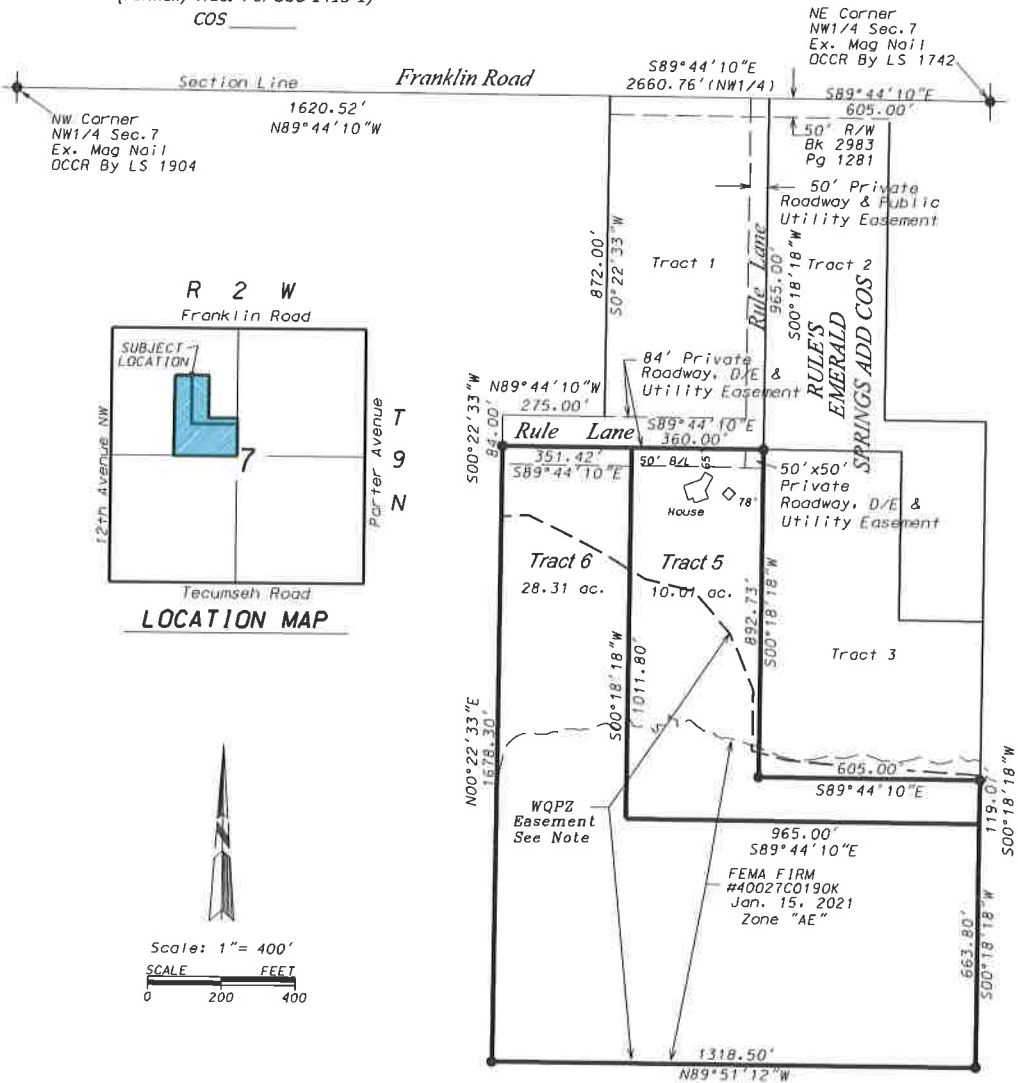


Subject Tract



Zoning

**AMENDED**  
**RULE'S EMERALD SPRINGS ADDITION**  
 A NORMAN RURAL CERTIFICATE  
 OF SURVEY SUBDIVISION  
 PART OF THE NW1/4 OF SECTION 7, T9N, R2W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA  
 (Formerly Tract 4 of COS 1415-1)  
 COS \_\_\_\_\_

**NOTE:**

Bearings shown are based on a Bearing of S89°44'10"E between existing monuments on the North line of the NW1/4 of Section 7, T9N, R2W, I.M. Norman, Cleveland County, Oklahoma.

(●) - Indicates Existing 3/8" Iron Pin Or Monument As Noted Hereon.

(○) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked "Pollard PLS 1474" Or Set PK Nail With Shiner Marked "P&W Surveying CA 2380".

(OCCR) - Indicates Oklahoma Certified Corner Record on File With The Oklahoma Department of Libraries, Archives Division.

(WQPZ) - Indicates the Water Quality Protective Zone. There shall be no clearing, grading, construction or disturbance of vegetation in this area except as permitted by the Director of Public Works, unless such disturbance is done in accordance with 19-514(E) of the Norman City Code. The WQPZ is subject to protective covenants that may be found in the Land Records and that may restrict disturbance and use of these areas.

**POLLARD & WHITED SURVEYING, INC.**

2514 Tee Drive Norman, OK 73069  
 405-366-0001 Off.  
 CA 2380 exp. 6-30-23 405-443-8100 Cell timepwsurveying.com

Edwin Rule
Norman Certificate of Survey Subdivision
Part of the NW1/4 of Section 7, T9N, R2W, I.M.
Norman, Cleveland County, Oklahoma
November 28, 2022
4-9n2w.dgn
Drawn By: T. Pollard
Sheet 1 of 11

Planning Commission Agenda  
March 9, 2023

CERTIFICATE OF SURVEY  
COS-2223-5

ITEM NO. 3

**STAFF REPORT**

**ITEM:** Consideration of **NORMAN CERTIFICATE OF SURVEY COS-2223-5 FOR THE AMENDED RULE'S EMERALD SPRINGS ADDITION.**

**LOCATION:** Generally located on the south side of Franklin Road and approximately one-fourth mile east of 12<sup>th</sup> Avenue N.W.

**INFORMATION:**

1. Owners. Edwin Rule
2. Developer. Edwin Rule
3. Surveyor. Pollard and Whited Surveying, Inc.

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City limits.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.
4. September 10, 1998. Planning Commission, on a vote of 9-0, approved Certificate of Survey Emerald Springs COS-9899-3.
5. September 11, 1998. Certificate of Survey Emerald Springs COS-9899-3 was filed of record with the Cleveland County Clerk.
6. September 14, 2014. Planning Commission approved Rule's Emerald Springs Addition, Norman Certificate of Survey 1415-1, (Formerly Tract 1 and 2 of the Emerald Springs C.O.S. 9899-3).
7. October 28, 2014. City Council approved Rule's Emerald Springs Addition, Norman Certificate of Survey 1415-1 (Formerly Tract 1 and 2 of the Emerald Springs C.O.S. 9899-3).

8. December 31, 2014. Rule's Emerald Springs Addition, Norman Certificate of Survey 1415-1 (Formerly Tract 1 and 2 of the Emerald Springs COS 9899-3) was filed of record with the Cleveland County Clerk.

**IMPROVEMENT PROGRAM:**

1. Fire Protection. Fire protection will be provided by the Norman Fire Department with use of a pumper truck/tanker trucks.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing house on Tract 5 and Tract 6 will be served by private sanitary sewer system.
3. Water. Individual water well will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing water well serving Tract 5 and a new water well will serve Tract 6.
4. Easements. Certificate of Survey Emerald Springs COS-9899-3 provided additional easement for Franklin Road.
5. Acreage. Tract 5 is approximately 10.01 acres and Tract 6 is approximately 28.31 acres for a total of 38.32 acres.
6. WQPZ. The Water Quality Protection Zone (WQPZ) is located within Tracts 5 and 6. The owners will be required to protect these areas.
7. Private Road. There is an existing private road that will serve Tract 5. The private road will be extended to serve Tract 6. City Standards requires a private road width standard of twenty-feet unless serving less than four (4) tracts or lots. The surveyor has requested a variance in the 20' width to a 12' width private road. Staff can support the variance based on the fact it is an excellent concrete private road. Also, the tracts that fronted Franklin Road chose not to take access to Franklin Road which could have reduced the number of tracts connecting to the private road. This is a gated development with five (5) tracts.
8. Flood Plain. There is flood plain on Tracts 5 and 6. However, there are no proposed structures shown within the flood plain.
9. Covenants. Covenants addressing the Water Quality Protection Zone (WQPZ) are amended to include Tracts 5 and 6.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, Norman Rural Certificate of Survey No. COS-2223-5 for the Amended Rule's Emerald Springs Addition and letter of request for a variance in the private road width standard are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The residential tracts meet the requirements of the Subdivision Regulations and the owners are protecting the WQPZ. The surveyor is requesting a variance in the private road width based on the fact it is an excellent paved road. Staff recommends approval of the request in a variance in the private road width requirement from 20' width to 12' width since will be extended to serve Tract 6. Staff recommends approval of Norman Certificate of Survey No. COS-2223-5 for the Amended Rule's Emerald Springs Addition.

**ACTION NEEDED:** Recommend approval or disapproval of a variance in the private road width from 20' width to 12' width and approval or disapproval of Certificate of Survey No. COS-2223-5 for the Amended Rule's Emerald Springs Addition to City Council.

**ACTION TAKEN:** \_\_\_\_\_

# POLLARD & WHITED SURVEYING, INC.

2514 Tee Drive Norman, OK 73069  
office (405)366-0001  
tim@pwsurveying.com

February 20, 2023

**City Of Norman Planning Commission**  
and City of Norman Staff Members  
201 W. Gray  
Norman, OK 73070

**Re: Continuing Variance Request for Rule's Emerald Springs, Amended  
Certificate of Survey Subdivision**  
in the NW1/4 of Sec.7, T9N, R2W, I.M.  
Norman, Cleveland County, Oklahoma

**To all interested parties,**

An application has been submitted to the City of Norman Staff for "**Rule's Emerald Springs, Amended**" Certificate of Survey Subdivision, which amends the previous COS Rule's Emerald Spring Addition COS 1415-1 and Emerald Springs COS 9899-3.  
The proposed COS would split Tract 4 (38.3 acres) of the previous COS into Tracts 5 (10.04 acre) and Tract 6 (28.31 acre).

The proposed subdivision is located in the NW1/4 of Sec.7, T9N, R2W. The location can be generally described as: Located on the South side of Franklin Road approximately 3 tenths of a mile (1650') East of 12<sup>th</sup> Avenue NW in Norman.

This letter is a request for a continuance of variance of varying to construct a private road of a minimum of Twelve (12) foot width. The total number of tracts for the project would be five (5) with the possibility of Tract 2 of the original COS fronting from Franklin Road. This would allow only Four (4) tracts to be served by this private drive and the Applicant would request a continued variance be granted to allow this private drive to remain at Twelve (12) feet wide.

If you have any questions or concerns about this request, please call me at my office (405)366-0001, mobile (405)443-8100, or you can email me at tim@pwsurveying.com.



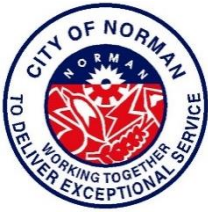
Respectfully,

*Timothy G. Pollard*

Timothy G. Pollard, PLS

**File Attachments for Item:**

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-27: RELA, L.L.C. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for 19.84 acres of property located at 5201 24th Avenue N.E.



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 03/09/2023

**REQUESTER:** RELA, L.L.C.

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

**ITEM TITLE:** Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-27: RELA, L.L.C. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for 19.84 acres of property located at 5201 24<sup>th</sup> Avenue N.E.

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**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2223-27 to City Council.

24TH AVENUE NE

A-2  
1322

A-2  
1322

Subject Tract

CROSS C RANCH COS

Tract 1

FLETCHER FARMS

Tract 1

FLETCHER FARMS COS

FRANKLIN ROAD

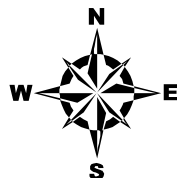
A-2  
1322

A-2  
1322

# 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.



February 3, 2023

0 300 600 Ft.



Subject Tract



Zoning

ORDINANCE NO. O-2223-27

ITEM NO. 4

**STAFF REPORT****GENERAL INFORMATION**

APPLICANT	RELA, L.L.C. (Operated by Sunhive Collective)
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: A-2, Rural Agricultural District East: A-2, Rural Agricultural District South: A-2, Rural Agricultural District West: A-2, Rural Agricultural District
LOCATION	5201 24 <sup>th</sup> Avenue N.E.
WARD	Ward 5
CORE AREA	No
AREA/SF	19.84 acres more or less
PURPOSE	To provide a location for a nonprofit organization with day activity programs for people ages 17 and up with physical and intellectual disabilities
EXISTING LAND USE	Residential
SURROUNDING LAND USE	North: Residential/Floodplain East: Vacant/Floodplain South: Residential West: Vacant/Floodplain
LAND USE PLAN DESIGNATION	Country Residential
PROPOSED LAND USE DESIGNATION	No change
GROWTH AREA DESIGNATION	Country Residential/Community Separator

**PROJECT OVERVIEW:** RELA, L.L.C. (Operated by SunHive Collective) is requesting a rezoning to PUD, Planned Unit Development, at 5201 24th Avenue N.E. The subject property is currently zoned A-2, Rural Agricultural District. The applicant requests this rezoning to provide a location for a nonprofit organization with day activity programs for people ages 17 and up with physical and intellectual disabilities.

**PROCEDURAL REQUIREMENTS:**

**GREENBELT MEETING**

Not required for this application.

**PRE-DEVELOPMENT MEETING: PD23-01, February 23, 2023**

The neighbors attending were concerned with what the uses would be on the property.

In discussion with the applicant, the neighbors felt better knowing the specific uses would be outlined in the PUD Narrative.

**ZONING ORDINANCE CITATION:**

**SEC. 420 – 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 scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development which is related to, and affects, the long term value of the homes and other development. A Planned Unit Development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

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

**USE:** The PUD narrative includes the following uses:

- Up to two (2) Single Family Homes (Including one utilized for an Employee Caretaker);
- Nonprofit organization providing daytime programming, 8am to 6pm, for members with differing degrees of physical and/or intellectual disabilities – 30 members;
- Weekend events for organization members only throughout the year, as well as yearly daytime summer camps (ex. member birthday party);
- Agricultural crops;
- Raising of farm animals;
- Plant nursery;
- Accessory buildings, including barns, sheds and other farm buildings which are not part of the main building.

**OPEN SPACE:** The entire tract encompasses 19.84 acres. Parts of this tract are in the flood plain. None of the buildings or improvements for this site will be in the flood plain, as shown on the site plan. In addition to the current house and the additions described, the remaining land will be left as currently shown. The general area of development will be as shown on the site plan, encompassing approximately 3.24 acres of the 19.84 acres. The remaining area of the tract will be left as open space, equating to 84% open space.

**SITE PLAN/ACCESS:** The western property line of the subject property is adjacent to 24<sup>th</sup> Ave NE; there will be one access point on 24<sup>th</sup> Ave NE. The applicant proposes to repurpose the existing building and add three additional buildings as well as a parking area. Approximately 1200 linear feet of fence will be added to the property along the north and south property lines. Two of the buildings will be used for indoor activities, another as a barn, and the last one as the caretaker residence, as shown on the site development plan. Setbacks for the property will follow current A-2 setback requirements.

**LANDSCAPING:** Due to the rural nature of this 19-acre parcel and the limited number of parking spaces, no additional landscaping will be required of this proposed site plan.

**SIGNAGE:** All signs shall comply with the applicable City of Norman Sign Ordinance requirements for office use, as amended from time to time.

**LIGHTING:** The site will have security pole lights installed by the designated utility service provider. Any new lights installed for this site will be full cut-off fixtures, directed inward and away from adjacent properties.

**UTILITIES:** The primary residence already has appropriate septic and well to accommodate our needs. Electricity is already located on the property.

**PARKING:** The tract is large enough to provide on-site parking for this use. The staff will on-site. Parking will be provided as shown on the site plan. The existing drive is private and will be enlarged to accommodate the ease of daily drop-off and pick-up, as well as use of wheelchairs. To meet these needs a concrete driveway and adjacent parking is planned.

**SIDEWALKS:** Sidewalks are not required for this development.

**PHASING:** The requested improvements will be done on the property in phases as described below and shown on the Site Plan, Exhibit A1:

- Phase 1: (to be completed prior to occupancy/use):
  - The main existing house of 2,700 square feet will be remodeled to be used for indoor activities to accommodate SunHive Members' needs.
  - Improve the current driveway as shown on the site plan to be ADA compliant.
  - Build a 6-foot privacy fence on the North and South sides of the primary residence. South side will be approximately 500 linear feet and the one on the North property line is about 639 linear feet, as depicted on the site plan.
  - Build two sets of 6-foot-tall fences to finish enclosing the primary residence at the front and back of the primary residence (on the East and West portions), each side being 330 feet.

The following stages will be carried out with the availability of funds and the increase in members.

- Phase 2: Build an accessory structure of approximately 2,400 square feet for animals (goats, donkeys, chickens) and to store equipment and feed. Gardens for vegetables and flowers will be built adjacent to this structure.
- Phase 3: Build a second accessory structure of approximately 3,000-5,000 square feet for indoor activities and to accommodate no more than 30 members.
- Phase 4: Build a small cottage/single-family dwelling of approximately 2,000-2,500 square feet, with its own septic and well, for use by a staff member/caretaker that will live on-site full-time. The caretaker house will have a gravel access drive on the property, as shown on the site plan.

**EXISTING ZONING:** The subject property is currently zoned A-2, Rural Agricultural District. This district allows for single-family homes and agricultural uses, such as farming or the raising of farm animals. A use like the one proposed in this PUD would not be permitted in A-2.

#### **ALTERNATIVES/ISSUES:**

**IMPACTS:** While this use will produce more traffic than the current use of single-family home, it is not anticipated to have a negative impact on neighbors. Activities will occur mostly indoors and sufficient parking will be provided. The PUD allows for 45 people on site at one time with 30 members and 15 staff members. (At this time there are only 6 to 8 members.)

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

**FIRE DEPARTMENT:** No comments.

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

**TRAFFIC ENGINEER:** No comments.

**UTILITIES:** This property is currently not serviced by City Utilities for water or sewer; it is on private well and septic.

**CONCLUSION:** Staff forwards this request for rezoning from A-2, Rural Agricultural District, to a PUD, Planned Unit Development, and Ordinance No. O-2223-27 to the Planning Commission for consideration and recommendation to City Council.

SunHive Collective Inc.

A Planned Unit Development (PUD)

Owner: RELA L.L.C.  
Pati Torbati (Sole Member)

Business Name: SunHive Collective  
Inc. Board Representative/Member: Hussein Torbati

5201 24<sup>th</sup> Ave NE  
Norman, Ok 73071

Address of Property owner: 7481 E Rock Creek Rd  
Norman, Ok 73026

Contact name, number, email: Hussein Torbati  
Tel: 405-818-9600  
Email: [htorbati@ClassenUrgentCare.com](mailto:htorbati@ClassenUrgentCare.com)

## Property Legal:

Property Address: 5201 24<sup>th</sup> Ave. NE, Norman, OK 73071

Property Legal: COS-0506-9, Tract Two of Norman Rural Certificate of Survey - Fletcher Farms. A part of the SW/4 of Section 3, T9N-R2W of the Indian Meridian. Cleveland County, Oklahoma being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 3; thence S 00 12' 36" E along the West section line a distance of 66202 feet for a point of beginning; thence N 89 19' 12" E a distance of 658.89 Feet; thence N 00 12' 47" W a distance of 662.02 feet to the E-W 1/4 section line; thence N 89 19' 12" E along the E-W 1/4 section line a distance of 658.86 feet; Thence S 00 12' 58" E a distance of 989.78 feet; thence S 89° 35' 13" W a distance of 1317.78 feet to the West section line; thence N 00' 12' 36" W along the West section line a distance of 321.62 feet to the point of beginning. Said tract containing 19.84 acres.

## Background:

SunHive Collective Inc is a nonprofit 501(C) (3) group, which has been in operation since Oct 10, 2022.

The program was started when a special education teacher (and one of the co-founders), knew there needed to be something more for her special needs students after high school. She reached out to parents of a student who had just graduated. She asked them what her prior student was doing now. When the parents answered, "Nothing," it shocked her. This special ed teacher and the parents put their ideas of what they would love to see in a program for young adults with disabilities and began SunHive Collective.

This story of "Nothing to do" after high school is repeated throughout Norman and indeed, the entire state. For those with disabilities to the extent that they cannot work or interact with the community without assistance, no programs are available in Norman. Parents / guardians must find ways to keep their adult children safe and engaged. This can be very difficult, especially when the parents/guardians must work. These young adults often end up regressing – losing the skills learned in the special needs programs through the public schools. We hope to help this situation, for at least some of these young adults.

## Application Summary:

RELA L.L.C. is requesting zoning for a Planned Unit Development for the subject property to be used by SunHive Collective, Inc., a day program for members with physical and/or intellectual disabilities.

### **Services and Business Use Description:**

We plan for the property to be used by SunHive Collective.

Sunhive Collective (Sunhive) is a nonprofit organization providing a program for members with differing degrees of physical and/or intellectual disabilities.

SunHive will have programs for members Monday through Friday from 8 am to 6 pm. Sunhive will have occasional weekend events for the members, as well occasional daytime summer camps to introduce those younger disabled members, soon to graduate high school, to SunHive.

The members are assisted by caring and trained individuals to learn daily living skills, maintain and improve social skills, and to interact with the community. The program also provides a safe, inclusive place for the members to interact with their friends.

Each person's individual and unique abilities are cultivated and fostered through hands-on experiences that help them thrive.

The animals and gardens will be used not only for relaxation, but also to give the members purpose and responsibilities. SunHive hopes that one day, their members will sell their eggs and other farm products at the Farmers' Market.

A maximum of 30 members will be accepted with a staffing ratio of approximately 2:1 staff to members depending upon member need.

The members will not have vehicles at the property, but will be dropped off and picked up by their guardians.

### **Existing Conditions:**

This tract is approximately 19.84 acres. There is an existing house on the property; the house is approximately 2,700 square feet. This existing house will provide ample room for member gatherings and activities.

### **Allowed Uses:**

The uses allowed for this site are shown in Exhibit B.

### **Phasing Plan:**

The requested improvements will be done on the property in phases as described below and shown on the Site Plan, Exhibit A1:

Phase 1: (to be completed prior to occupancy/use):

- The main existing house of 2,700 square feet will be remodeled to be used for indoor activities to accommodate SunHive Members' needs.
- Improve the current driveway as shown on the site plan to be ADA compliant.
- Build a 6-foot privacy fence on the North and South sides of the primary residence. South side will be approximately 500 linear feet and the one on the North property line is about 639 linear feet, as depicted on the site plan.
- Build two sets of 6-foot-tall fences to finish enclosing the primary residence at the front and back of the primary residence (on the East and West portions), each side being 330 feet.

The following stages will be carried out with the availability of funds and the increase in members.

Phase 2: Build an accessory structure of approximately 2,400 square feet for animals (goats, donkeys, chickens) and to store equipment and feed. Gardens for vegetables and flowers will be built adjacent to this structure.

Phase 3: Build a second accessory structure of approximately 3,000-5,000 square feet for indoor activities and to accommodate no more than 30 members.

Phase 4: Build a small cottage/single-family dwelling of approximately 2,000-2,500 square feet, with its own septic and well, for use by a staff member/caretaker that will live on-site full-time. The caretaker house will have a gravel access drive on our own property, as shown on the site plan.

### **Site Development:**

**Parking:** The tract is large enough to provide on-site parking for this use. The staff will park on-site. Parking will be provided as shown on the site plan. The existing drive is private and will be enlarged to accommodate the ease of daily drop-off and pick-up, as well as use of wheelchairs. To meet these needs a concrete driveway and adjacent parking is planned.

**Landscaping:** Due to the rural nature of this 19-acre parcel and the limited number of parking spaces, no additional landscaping will be required of this proposed site plan.

**Traffic:** Traffic generation is low for this use. Traffic generation consists of member guardians dropping off members in the morning (8-9 am) and picking up members in the afternoon (4-6 pm) Monday through Friday. All traffic will be contained on-site, there will be turnaround areas on-site eliminating any backing onto 24<sup>th</sup> Ave NE.

**Setbacks:** The minimum front yard setback shall be 100' from the centerline of the public street. The minimum side yard setback shall be 25'. The minimum rear yard setback shall be 50'.

**Signage:** All signage for the property will follow the applicable City of Norman Sign Ordinance requirements for office use, as amended from time to time.

**Lighting:** The site will have security pole lights installed by the designated utility service provider. Any new lights installed for this site will be full cut-off fixtures, directed inward and away from adjacent properties.

**Utilities Services:** The primary residence already has appropriate septic and well to accommodate our needs. Electricity is already located on the property.

**Fire Protection:** Provided by the City of Norman Fire Department.

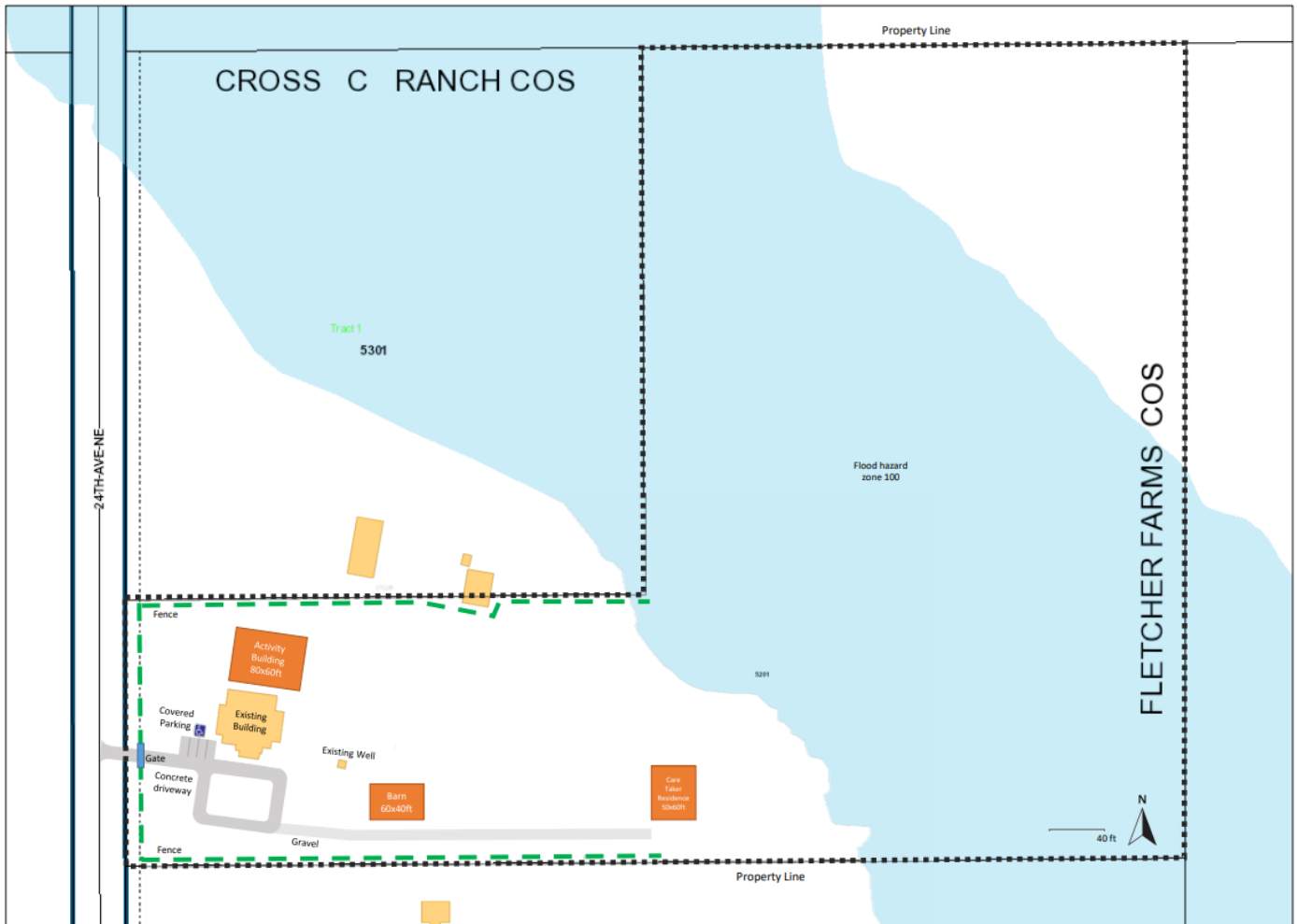
**Fencing:** Build a 6-foot privacy fence on the North and South sides of the primary residence. South side will be approximately 500 linear feet and the one on the North property line is about 639 linear feet, as depicted on the site plan. Build two sets of 6-foot-tall fences to finish enclosing the primary residence at the front and back of the primary residence (on the East and West portions), each side being 330 feet.

**Open Space:** The entire tract encompasses 19.84 acres. Parts of this tract are in the flood plain. None of the buildings or improvements for this site will be in the flood plain, as shown on the site plan. In addition to the current house and the additions described, the remaining land will be left as currently shown. The general area of development will be as shown on the site plan, encompassing approximately 3.24 acres of the 19.84 acres. The remaining area of the tract will be left as open space, equating to 84% open space.

## Exhibit A1

### Site Development Plan

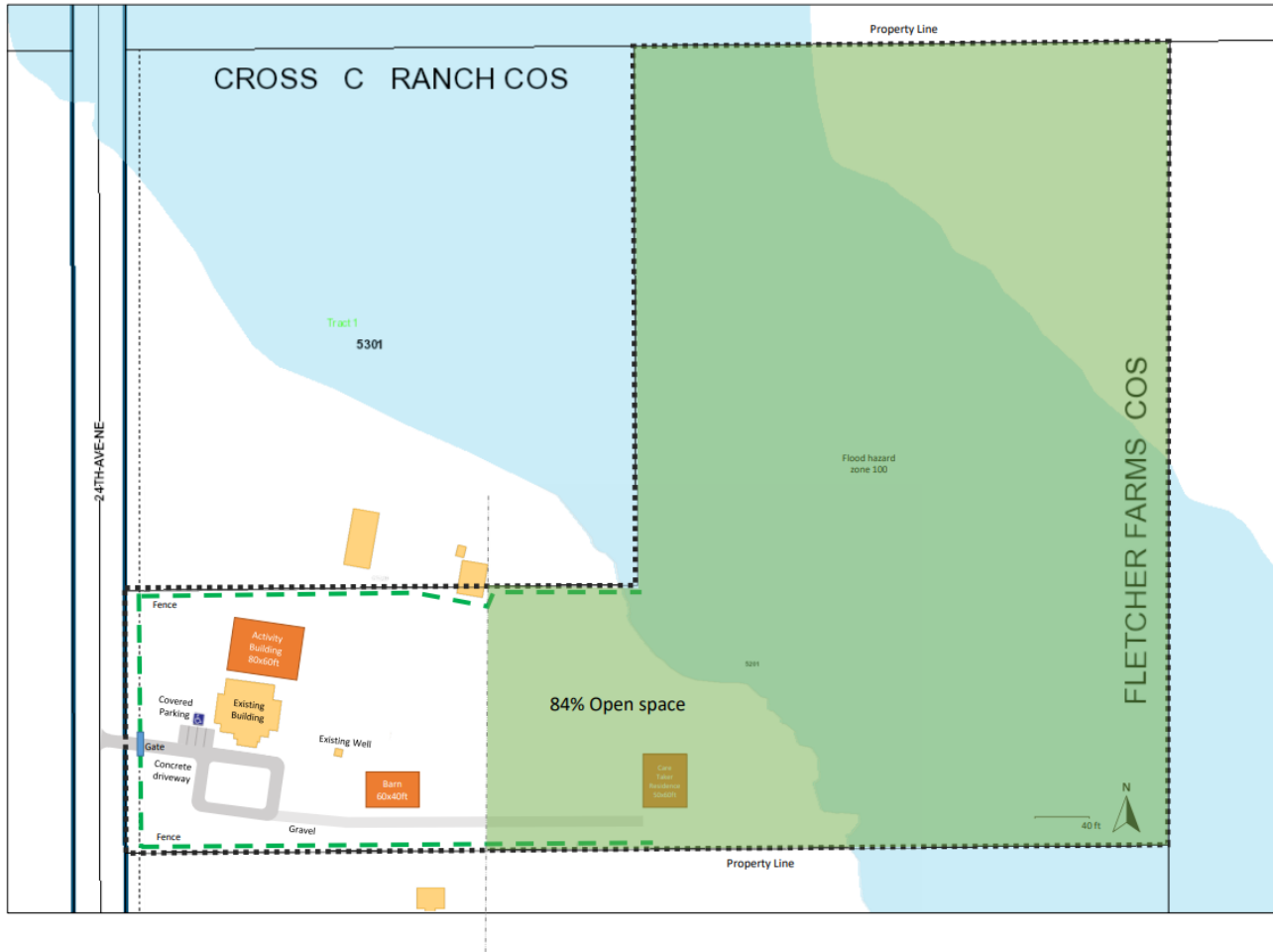
5201 24th Ave NE, Norman, OK



## Exhibit A2

### Site Development Plan- Open Space

5201 24th Ave NE, Norman, OK



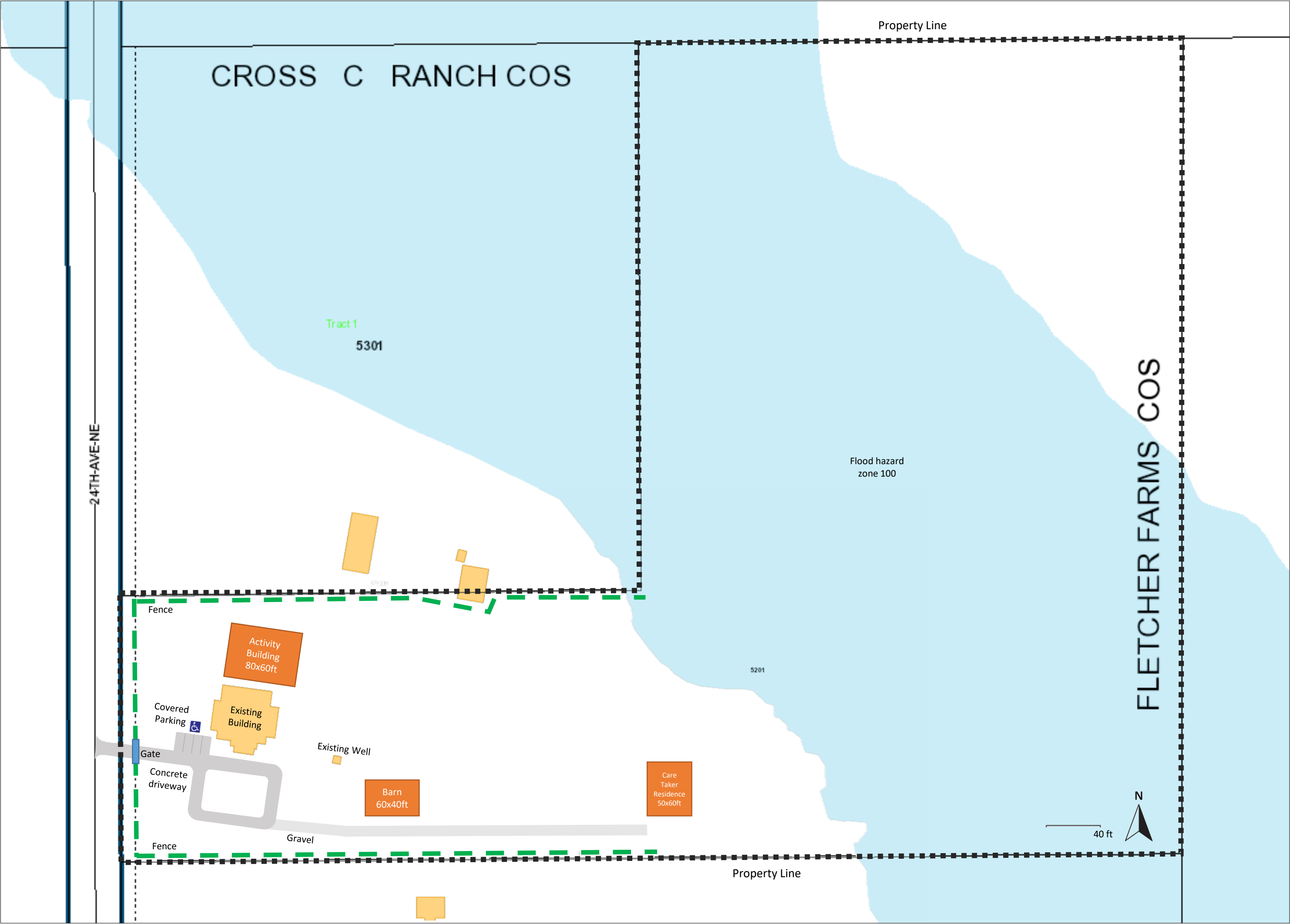
## Exhibit B

### Allowed Uses:

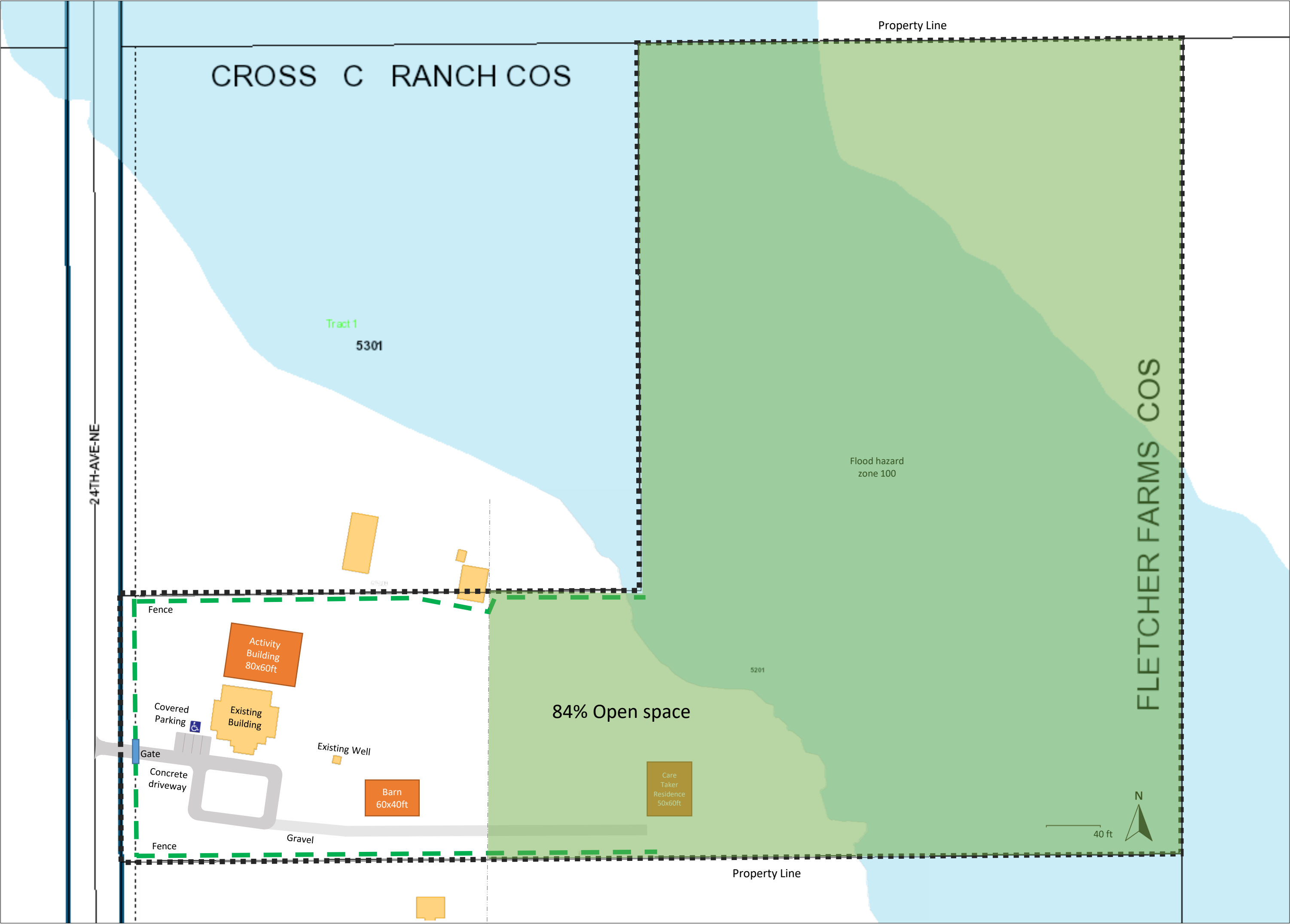
The uses allowed for this site are as follows and shown in Exhibit B:

- Up to two (2) Single Family Homes (Including one utilized for an Employee Caretaker);
- Nonprofit organization providing daytime programming, 8am to 6pm, for members with differing degrees of physical and/or intellectual disabilities – 30 members;
- Weekend events for organization members only throughout the year, as well as yearly daytime summer camps (ex. member birthday party);
- Agricultural crops;
- Raising of farm animals;
- Plant nursery;
- Accessory buildings, including barns, sheds and other farm buildings which are not part of the main building.

# 5201 24th Ave NE, Norman, OK

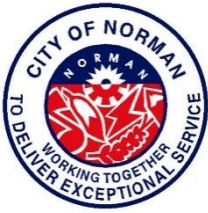


# 5201 24th Ave NE, Norman, OK



**File Attachments for Item:**

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



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 03/09/2023

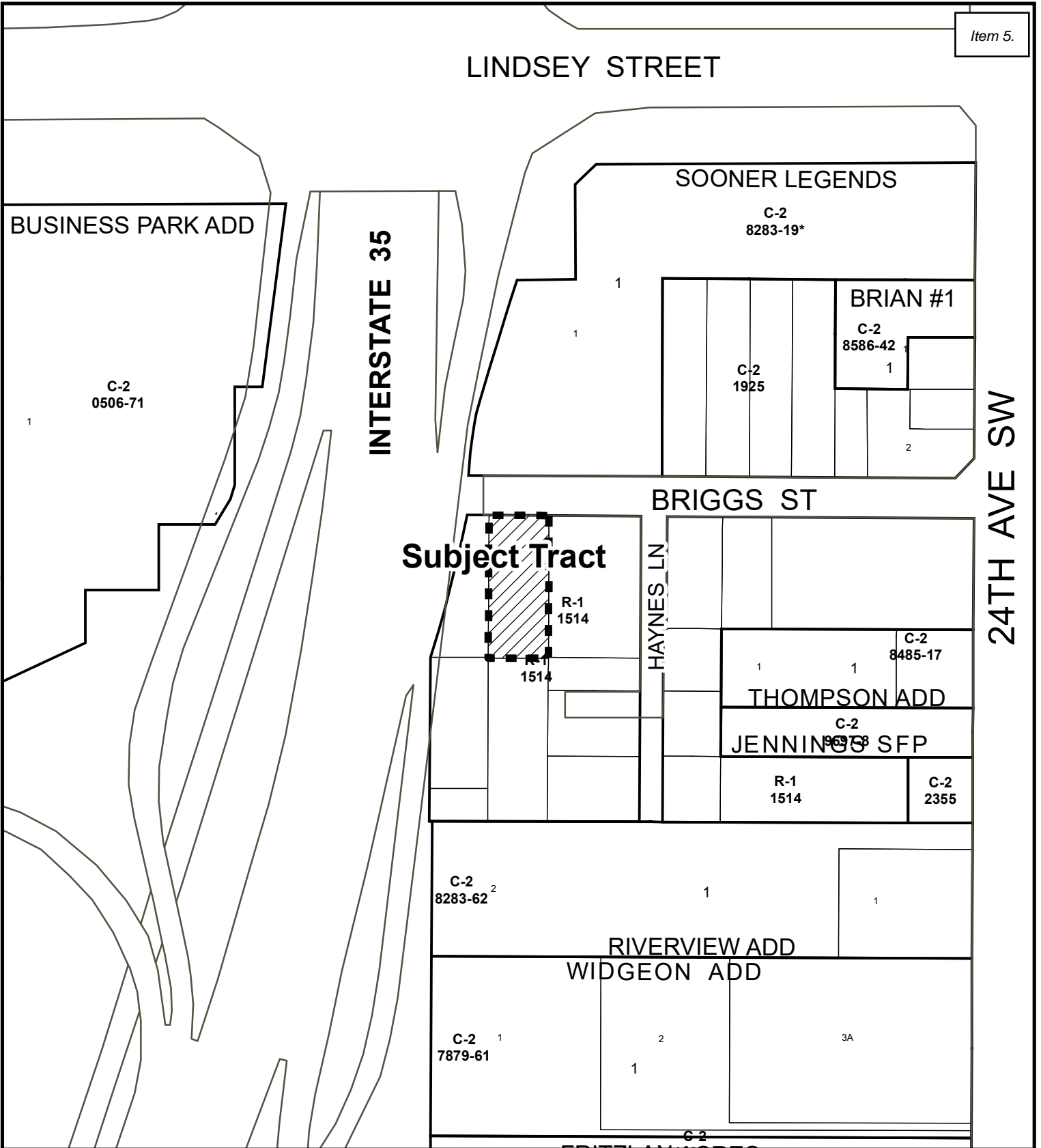
**REQUESTER:** Plant Life, L.L.C.

**PRESENTER:** Colton Wayman, Planner I

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

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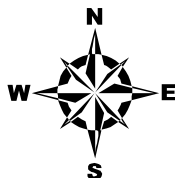
**ACTION NEEDED:** Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2223-28 to City Council.



# Location Map



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



February 3, 2023

0 100 200 Ft.



Subject Tract



Zoning



# office memorandum

Date: February 24, 2023

To: Chairperson and Members  
Norman Planning Commission

From: Colton Wayman, Planner I

Subject: Planning Commission, March 9, 2023  
Regarding Agenda Item 5, Ordinance O-2223-28  
Rezoning to C-2, General Commercial District

The applicant requesting to rezone from R-1, Single Family Dwelling District, to C-2, General Commercial District, at 2516 Briggs Street is required to postpone to the April 13, 2023 Planning Commission meeting.

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

cc: Jane Hudson, Planning Director