



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

AGENDA

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

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

ROLL CALL

CONSENT ITEMS

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

Minutes

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

PLANNING COMMISSION MEETING MINUTES OF JULY 11, 2024

Preliminary Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-2: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SUMMIT LAKES, LLC FOR SUMMIT LAKES ADDITION – SUMMIT LAKES VILLAS, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 6.46 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF ALAMEDA STREET AND EAST OF 24TH AVENUE SOUTHEAST.
3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-1: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CIES, LLC FOR BROOKHAVEN NO. 45 ADDITION, (PREVIOUSLY KNOWN AS BROOKHAVEN NO. 41 ADDITION) FOR APPROXIMATELY 7.96 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-QUARTER OF A MILE SOUTH OF WEST ROCK CREEK ROAD ON THE WEST SIDE OF BROOKHAVEN BOULEVARD.

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)
5. 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)
6. 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.

Sooner Village PUD, NORMAN 2025 & Preliminary Plat

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-76: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

The applicant has requested postponement to the October 10, 2024 Planning Commission meeting.

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-28: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

The applicant has requested postponement to the October 10, 2024 Planning Commission meeting.

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HIGHWAY 9 JENKINS M&J INVESTMENTS, L.L.C. (CRAFTON TULL) FOR SOONER VILLAGE, A PLANNED UNIT DEVELOPMENT FOR 56.54 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE.

The applicant has requested postponement to the October 10, 2024 Planning Commission meeting.

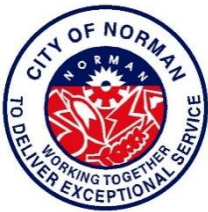
MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

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

PLANNING COMMISSION MEETING MINUTES OF JULY 11, 2024



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, July 11, 2024 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 11th day of July, 2024.

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 5:44 p.m.

ROLL CALL

PRESENT

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

ABSENT

Michael Jablonski

A quorum was present.

STAFF PRESENT

Lora Hoggatt, Planning Services Manager
Destiny Andrews, Planner II
Roné Tromble, Admin. Tech. IV
Whitney Kline, Admin. Tech. III
Beth Muckala, Asst. City Attorney
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Bryce Holland, Multimedia Specialist

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.

Motion made by McDaniel, seconded by Parker, to approve the Consent Docket as presented.

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

The motion to approve the Consent Docket as presented was adopted by a vote of 8-0.

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Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE PLANNING COMMISSION MINUTES OF JUNE 13, 2024.

ITEMS SUBMITTED FOR THE RECORD:

1. June 13, 2024 Planning Commission Regular Session Minutes

The June 13, 2024 Planning Commission minutes were approved as presented by a vote of 8-0 on the Consent Docket.

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Short Form Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF SFP-2425-1: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY PAULA CLAUDETTE HOOPER (WALLACE DESIGN COLLECTIVE, P.C.) FOR HOOPER ADDITION FOR 2.883 ACRES OF PROPERTY GENERALLY LOCATED AT 1010 CRUCE STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Short Form Plat – Hooper Addition

SFP-2425-1 was approved as presented by a vote of 8-0 on the Consent Docket.

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3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-1: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DAVID MEISER (POLLARD & WHITED SURVEYING, INC.) FOR MEISER ACRES, FOR 9.97 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF TECUMSEH ROAD APPROXIMATELY ¾ MILE EAST OF 24TH AVENUE N.E., WITH A VARIANCE FROM THE FULL 10-ACRE RULE, AND VARIANCE TO THE 330 FOOT FRONTAGE REQUIREMENT.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Norman Rural Certificate of Survey – Meiser Acres
4. Variance Request

COS-2425-1 was recommended for approval as presented, with the requested variance in the 10-acre requirement and the 330' frontage requirement, to the City Council by a vote of 8-0 on the Consent Docket.

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4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-2: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY MARK MAPPE (POLLARD & WHITED SURVEYING, INC.) FOR MAPPE EAST ESTATES FOR 10.40 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF FRANKLIN ROAD APPROXIMATELY ¼ MILE EAST OF 36TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Norman Rural Certificate of Survey – Mappes East Estates

COS-2425-2 was recommended for approval as presented to the City Council by a vote of 8-0 on the Consent Docket.

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Special Use for Self-Storage/Mini Warehouse

5. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2425-1: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR SELF-STORAGE/MINI WAREHOUSE IN THE C-2, GENERAL COMMERCIAL DISTRICT FOR LOT TWO (2), BLOCK FIVE (5), CAMBRIDGE ADDITION SECTION VI, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4801 WEST MAIN STREET)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Letter of Compliance
4. Site Plan
5. Elevations
6. Pre-Development Summary

PRESENTATION BY STAFF:

Destiny Andrews reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT:

Brian Baca, representing Advantage Construction, was available to respond to questions.

Mr. Griffith asked if there will continue to be outside storage of cars, boats, RVs, etc. Mr. Baca explained that the outside storage will be eliminated by the new structure with internal air-conditioned storage.

Mr. McDaniel asked about the metal roof. Mr. Baca explained that these structures are primarily all steel construction, which includes a flat steel roof. The existing buildings have wood trusses and residential style roofing. Because this structure will be completely surrounded by the existing buildings, it's not going to be visible from the street, so the owner wanted to go to a more standard all-steel construction.

Ms. Kindel asked about the outside finish. Mr. Baca indicated it will be brick.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Griffith, seconded by McClure, to recommend adoption of Ordinance No. O-2425-1 to City Council.

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

The motion to recommend adoption of Ordinance No. O-2425-1 to City Council passed by a vote of 8-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

None

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 5:54 p.m.

Planning Commission

File Attachments for Item:

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-2: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SUMMIT LAKES, LLC FOR SUMMIT LAKES ADDITION – SUMMIT LAKES VILLAS, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 6.46 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF ALAMEDA STREET AND EAST OF 24TH AVENUE SOUTHEAST.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/08/2024

REQUESTER: Summit Lakes, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-2: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SUMMIT LAKES, LLC FOR SUMMIT LAKES ADDITION – SUMMIT LAKES VILLAS, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 6.46 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF ALAMEDA STREET AND EAST OF 24TH AVENUE SOUTHEAST.

ITEM: Consideration of a Preliminary Plat for **SUMMIT LAKES ADDITION – SUMMIT LAKES VILLAS, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located south of Alameda Street and east of 24th Avenue S.E.

INFORMATION:

1. Owner. Summit Lakes, L.L.C.
2. Developer. Summit Lakes, L.L.C.
3. Engineer. SMC Consulting Engineers P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City limits without zoning.
2. December 19, 1961. Planning Commission recommended placing this property in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District
4. February 10, 1972. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in RM-6, Medium Density

Apartment District,, R-1, Single Family Dwelling District and A-2, Rural Agricultural District and removed from A-2, Rural Agricultural District.

5. February 29, 1972. City Council adopted Ordinance No. O-7172-50 placing a portion of this property in RM-6, Medium Density Apartment District, R-1, Single Family Dwelling District and A-2, Rural Agricultural District, and removing it from A-2, Rural Agricultural District.
6. August 9, 1984. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended fee in lieu of park land dedication for a portion of this property.
7. August 9, 1984. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in R-1, Single Family Dwelling District and removed from A-2, Rural Agricultural District.
8. December 5, 1996. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended fee in lieu of park land dedication for a portion of this property.
9. December 12, 1996. Planning Commission, on a vote of 8-0-1, approved the preliminary plat for Summit Lakes Addition which contained a portion of this property.
10. May 1, 1997. The Norman Board of Parks Commissioners, on a vote of 5-0, recommended fee in lieu of park land.
11. March 12, 1998. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in the PUD, Planned Unit Development and removed from A-2, Rural Agricultural District, R-1, Single Family Dwelling District and RM-6, Medium Density Apartment District.
12. March 12, 1998. Planning Commission, on a vote of 6-0, approved the preliminary plat for Summit Lakes Addition, a Planned Unit Development.
13. April 28, 1998. City Council adopted Ordinance No. O-9798-38 placing a portion of this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District, R-1, Single Family Dwelling District and RM-6, Medium Density Apartment District.
14. July 3, 2003. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended private and public park land for Summit Lakes Addition.
15. July 10, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in R-1, Single Family Residential Dwelling District and removed from A-2, Rural Agricultural District and PUD, Planned Unit Development.
16. July 10, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that the revised preliminary plat for Summit Lakes Addition be approved.

17. August 26, 2003. City Council adopted Ordinance No. O-0304-2 placing a portion of this property in R-1, Single Family Dwelling District and removing it from PUD, Planned Unit Development and A-2, Rural Agricultural Districts.
18. August 26, 2003. City Council approved the revised preliminary plat for Summit Lakes Addition.
19. August 26, 2008. The approvals of the revised preliminary plat became null and void.
20. May 31, 2017. The Development Committee approved the preliminary plat for Summit Lakes Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. 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 constructed on each lot and open space prior to occupancy.
5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Part of the runoff will be conveyed to a new privately maintained detention facility with the remainder going to the existing detention pond to the northeast that was put in as part of the early sections of Summit Lakes.. A property owner association is responsible for maintenance of the detention ponds, common open areas.
6. Streets. Interior streets will be constructed in accordance with approved plans and City paving standards. The private street for the Villas will be constructed to City standards but maintained by the POA, Property Owners Association.
7. Water Main. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City with a final plat.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City with a final plat.

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

STAFF COMMENTS AND RECOMMENDATION: The PUD development consists of 6.46 acres and 23 residential lots and the R-1, Single-Family development consists of 15.62 acres and 43 residential lots. Staff recommends approval of the preliminary plat for Summit Lakes Addition – Summit Lake Villas, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Summit Lakes Addition – Summit Lake Villas, a Planned Unit Development to City Council.

ACTION TAKEN: _____



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: July 12, 2024

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

PROJECT NAME: Summit Lakes Addition

PROJECT TYPE: Residential

Owner: Summit Lakes, LLC.
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Low-density residential developments surround the project location with the exception of some commercial and high-density residential to the north and some institutional uses across 24th Avenue SE to the west.

ALLOWABLE ACCESS:

Proposed access is in accordance with Section 4018 of the City's Engineering Design Criteria.

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

24th Avenue SE: 4 lanes (existing) / 4 lanes (future). Speed Limit - 40 mph. No sight distance problems. No medians.

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	622	311	311
A.M. Peak Hour	46	11	35
P.M. Peak Hour	62	39	23

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

The 66 single-family residential lots in this addition are expected to generate approximately 622 trips on an average weekday, 46 trips during the AM peak hour, and 62 trips during the PM peak hour. Obviously being well below the threshold for when a traffic impact study is required (>100 peak hour trips is that threshold), the developers traffic engineer, Traffic Engineering Consultants, Inc., submitted a traffic memorandum to document the trip generation characteristics for the addition and to discuss the proposed access. The traffic capacities on the nearby streets exceed the demand for existing and proposed trips as a result of this project. No negative traffic impacts are anticipated.

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

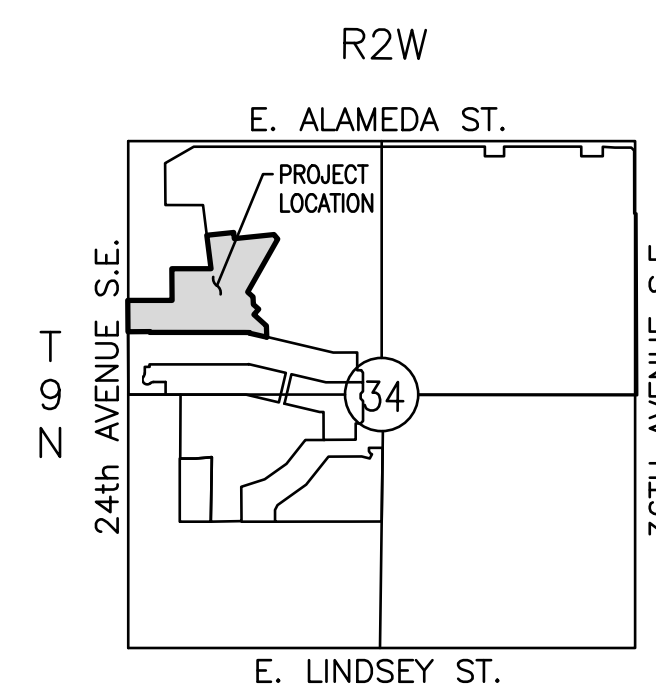
Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

All access to this addition would be afforded through the extensions of Summit Point Lane, Misty Ridge Drive, and Boulevard Du Lac. There are no issues associated with the access as proposed. The traffic generated by the proposed development will have minimal effects on the surrounding intersections and no traffic related issues are anticipated.

Previously, traffic impact fees for the design and construction of a traffic signal at the 24th Avenue SE intersection with Meadowood Boulevard were calculated. Based up the 66 single-family residential lots in this addition, \$2,308.02 in traffic impact fees will need to be collected with the filing of the Final Plat for this addition.

PRELIMINARY PLAT
**SUMMIT LAKES ADDITION –
 SUMMIT LAKE VILLAS, P.U.D.**

A PART OF SECTION 34, T9N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



SCALE: 1" = 2000'

SCALE: 1" = 100'

LOT COUNT
 R-1 = 43 LOTS
 PUD = 23 LOTS

LEGAL DESCRIPTION

A tract of land located in Northwest Quarter (NW/4) of Section Thirty-four (34), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said NW/4; THENCE North 00°23'53" West along the West line of said NW/4 a distance of 657.40 feet to the POINT OF BEGINNING;

THENCE North 00°23'53" West a distance of 327.09 feet; THENCE South 89°58'59" East a distance of 461.41 feet; THENCE North 00°23'44" West a distance of 330.14 feet; THENCE South 89°58'59" East a distance of 408.20 feet; THENCE North 07°09'18" West a distance of 351.68 feet to the Southwest corner of Lot 5, Block 3 of the filed final plat of SUMMIT LAKE VILLAS, SECTION 1 (as filed in Book 85, Page 85-87); THENCE along the boundary of said final plat the following three (3) courses:

- 1) North 84°06'16" East a distance of 281.27 feet;
- 2) South 08°53'44" East a distance of 64.44 feet;
- 3) North 84°06'16" East a distance of 415.69 feet to a point on the West boundary line of "Open Space 'A'", as shown on the filed final plat of SUMMIT LAKES ADDITION, SECTION 1 (as filed in Book 17, Page 158);

THENCE South 39°54'12" East along the boundary of said final plat a distance of 614.4 feet to the Northwest corner of Block 'L', as shown on the filed final plat of SUMMIT LAKES ADDITION SECTION 2 (as filed in Book 18, Page 26-27); THENCE along the boundary of said final plat the following seven (7) courses:

- 1) North 29°36'22" West a distance of 635.40 feet;
- 2) South 48°01'21" East a distance of 75.00 feet;
- 3) South 02°53'47" East a distance of 78.11 feet;
- 4) South 48°01'21" East a distance of 74.89 feet;
- 5) South 41°58'40" West a distance of 75.22 feet;
- 6) South 48°01'21" East a distance of 175.00 feet;
- 7) South 01°54'47" East a distance of 119.08 feet to a point on the North boundary line of the filed final plat of SUMMIT LAKES ADDITION SECTION 11 (as filed in Book 25, Page 75);

THENCE along the boundary of said final plat the following seven (7) courses:

- 1) North 76°45'00" West a distance of 184.40 feet;
- 2) North 00°00'45" East a distance of 1.47 feet to a point on a non-tangent curve;
- 3) Around a curve to the right having a radius of 175.00 feet (said curve subtended by a chord which bears North 00°46'55" East, a distance of 4.70 feet) and an arc length of 4.70 feet;
- 4) North 88°26'56" West a distance of 50.00 feet;
- 5) North 89°59'31" West a distance of 987.36 feet;
- 6) North 00°24'59" West a distance of 8.32 feet;
- 7) South 89°35'01" West a distance of 228.97 feet to the POINT OF BEGINNING.

Said tract contains 22.08 acres, more or less.

NOTES:

1. EXISTING ZONING IS R-1 & PUD.
2. BLOCK "A" IS A PRIVATE STREET & PUBLIC UTILITY & DRAINAGE EASEMENT.
3. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
4. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
5. ALL PROPOSED SANITARY SEWER LINES ARE 8-INCH EXCEPT AS NOTED.
6. ALL ISLANDS AND/OR MEDANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE MANDATORY PROPERTY OWNERS ASSOCIATION.

O.S. = OPEN SPACE
 A/E = ACCESS EASEMENT
 D/E = DRAINAGE EASEMENT
 U/E = UTILITY EASEMENT
 PED/E = PEDESTRIAN EASEMENT
 B/L = BUILDING LINE
 -1000- = ADDRESS

*** FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE RCP (EQUIVALENT CMP WILL BE ALLOWED)**

STORM DRAINAGE DETENTION FACILITY EASEMENT

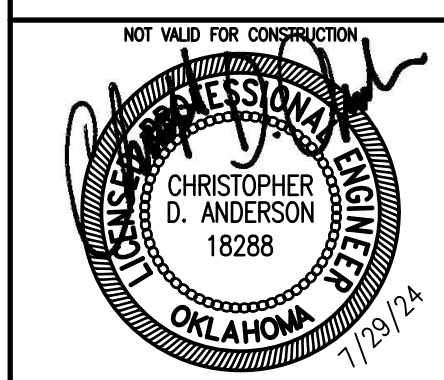
DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF SUMMIT LAKES ADDITION. 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.

OWNER / DEVELOPER

SUMMIT LAKES, L.L.C.
 1203 BROOKHAVEN BLVD.
 NORMAN, OKLAHOMA 73072

ENGINEER

SMC CONSULTING ENGINEERS, P.C.
 815 W. MAIN ST.
 OKLAHOMA CITY, OKLAHOMA 73106



**SUMMIT LAKES ADDITION
 SUMMIT LAKE VILLAS, P.U.D.**

**24TH AVE. S.E. & LINDSEY ST.
 NORMAN, OKLAHOMA**

SMC Consulting Engineers, P.C.
 815 W. MAIN ST.
 OKLAHOMA CITY, OKLAHOMA 73106
 TEL: 405-232-7715 FAX: 405-232-7889
 Website: www.smc-engineers.com
 OKLAHOMA CERTIFICATE OF REGISTRATION NO. 04 EXP. 06/30/2025
 No. Revision Date By
 1 7/27/14
 2 7/27/14
 3 7/27/14

PROJECT NO.: 5886.00
 DATE: 06/25/14
 SCALE: 1" = 100'
 DRAWN BY: D.G.
 ENGINEER: CHRISTOPHER D. ANDERSON
 P.E. NUMBER: 18288

PRELIMINARY PLAT

SHEET NO.
1

Preliminary Site Development Plan

SHEET NO. 1

18

N:\DWGS\5856 - SUMMIT LAKES\REVISED PRELIMINARY PLAT - 2023\5856 FUD SITE PLAN.DWG

Applicant: Summit Lakes LLC

Project Location: 24th Avenue SE and E Alameda Street

Case Number: PD 24-09

Time: 5:30 p.m.

Applicant Representative:

Muhammad A. Khan

Attendees:

Jonna Shaw

Bobbie Terry

Wes Williams

Deana Williams

Olivia Reed

City Staff:

Kelly Abell, Planner I

Beth Muckala, City Attorney

Ken Danner, Subdivision Development Manager

Application Summary:

The applicant submitted an application to request a preliminary plat approval for the development of a 22 acres single-family dwelling subdivision. This area is currently zoned R-1, Single-Family Dwelling District, and A-2, Rural Agricultural District.

Neighbor's Comments/Concerns/Responses:

There were four residents of Summit Lakes in attendance for the meeting. The residents had multiple concerns; the concerns were traffic at the entrance, drainage, dam repair, and flooding of surrounding properties. Two residents had concerns about the dam not being repaired, and the City stated they were waiting on a reply from FEMA. The remainder of the conversation was how flooding and drainage would be addressed as flooding and drainage is an existing issue in this area.

File Attachments for Item:

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-1: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CIES, LLC FOR BROOKHAVEN NO. 45 ADDITION, (PREVIOUSLY KNOWN AS BROOKHAVEN NO. 41 ADDITION) FOR APPROXIMATELY 7.96 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-QUARTER OF A MILE SOUTH OF WEST ROCK CREEK ROAD ON THE WEST SIDE OF BROOKHAVEN BOULEVARD.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/08/2024

REQUESTER: CIES, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-1: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CIES, LLC FOR BROOKHAVEN NO. 45 ADDITION, (PREVIOUSLY KNOWN AS BROOKHAVEN NO. 41 ADDITION) FOR APPROXIMATELY 7.96 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-QUARTER OF A MILE SOUTH OF WEST ROCK CREEK ROAD ON THE WEST SIDE OF BROOKHAVEN BOULEVARD.

ITEM: Consideration of a Preliminary Plat for **BROOKHAVEN NO. 45 ADDITION, (PREVIOUSLY KNOWN AS BROOKHAVEN NO. 41 ADDITION).**

LOCATION: Generally located approximately one-quarter of a mile south of West Rock Creek Road on the west side of Brookhaven Boulevard.

INFORMATION:

1. Owner. Cies, LLC.
2. Developer. Cies, LLC.
3. Engineer. SMC Consulting Engineers P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing and placing this property in the A-2 zoning classification.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
3. February 2, 1984. The Norman Board of Park Commissioners, on a vote of 6-0, recommended park land dedication for Brookhaven Addition.

4. March 8, 1984. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the R-1, Single-Family Dwelling District, and removed from A-2, Rural Agricultural District.
5. March 8, 1984. Planning Commission approved the preliminary plat for Brookhaven 22nd Addition.
6. April 3, 1984. City Council adopted Ordinance No. O-8384-90 placing this property in R-1, Single-Family Dwelling District and removing it from A-2, Rural Agricultural District
7. May 10, 1984. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for Brookhaven 22nd Addition.
8. July 14, 1988. Planning Commission, on a vote of 7-0, approved the revised preliminary plat for Brookhaven 22nd Addition.
9. May 13, 1993. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for Brookhaven No. 26 Addition.
10. June 13, 2002. Planning Commission, on a vote of 7-0, recommended to City Council the preliminary plat for Brookhaven No. 38 Addition be approved.
11. August 13, 2002. City Council approved the preliminary plat for Brookhaven No. 38 Addition.
12. August 13, 2007. The preliminary plat approval for Brookhaven No. 38 Addition became null and void.
13. January 10, 2008. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Brookhaven No. 41 Addition (previously known as Brookhaven No. 38) be approved.
14. February 26, 2008. City Council approved the preliminary plat for Brookhaven No. 41 Addition (previously known as Brookhaven No. 38).
15. November 10, 2011. Planning Commission, on a vote of 8-0, recommended to City Council that the revised preliminary plat for Brookhaven 41 Addition be approved.
16. November 22, 2011. City Council approved the revised preliminary plat for Brookhaven No. 41 Addition.
17. June 14, 2012. Planning Commission, on a vote of 9-0, recommended to City Council that the revised preliminary plat for Brookhaven No. 41 Addition be approved.
18. July 24, 2012. City Council approved the revised preliminary plat for Brookhaven No. 41 Addition.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations will be approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.
3. Sanitary Sewers. A sanitary sewer main will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be located and constructed on each lot prior to occupancy.
5. Storm Sewers. Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to an existing privately-maintained detention pond located southeast of this proposed development.
6. Streets. Brookhaven Boulevard is existing. Brenton Court and Wyckham Place will be constructed in accordance with approved plans and City paving standards.
7. Water Mains. A water main will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City with a final plat.
2. Rights-of-Way. All required street rights-of-way will be dedicated to the City with a final plat.

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

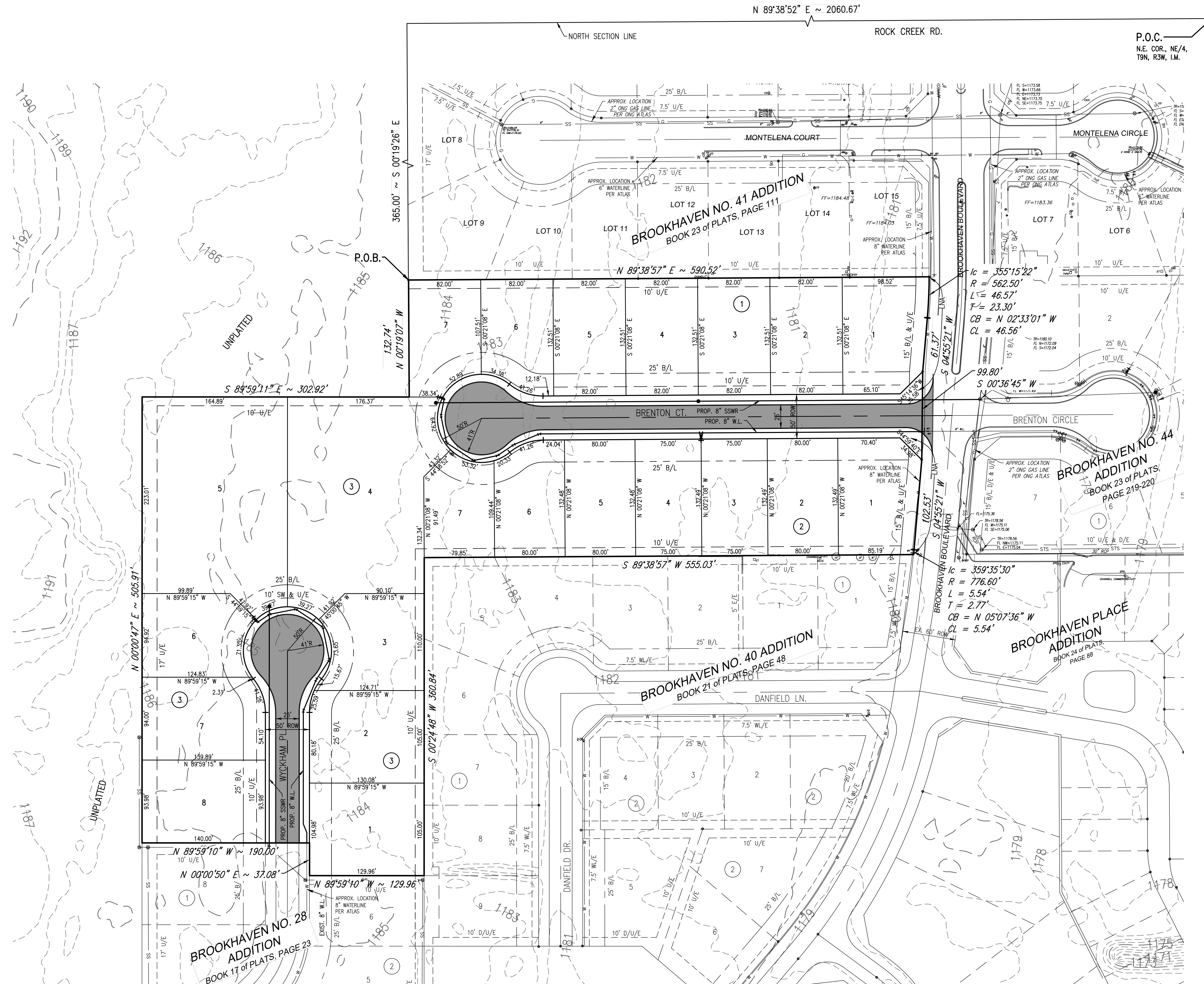
STAFF COMMENTS AND RECOMMENDATION: This property consists of 7.96 acres and 22 single-family lots. This will complete the Brookhaven development. Staff recommends approval of the preliminary plat for Brookhaven 45 Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Brookhaven No. 45 Addition to City Council.

ACTION TAKEN:_____

REVISED PRELIMINARY PLAT BROOKHAVEN NO. 45 ADDITION

A PART OF THE N.E. 1/4, SECTION 22, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land being a part of the Northeast Quarter (N.E. ¼) of Section 22, Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at Northeast corner of said N.E. ¼; THENCE South 89°38'52" West a distance of 2060.67 feet to a point, said point being the Northwest corner of the filed final plat of BROOKHAVEN NO. 41 ADDITION (as filed in Book 23 of Plats, Page 111-112); THENCE South 00°19'26" East along the West property line of said final plat a distance of 365.00 feet to the POINT OF BEGINNING;

THENCE along the boundary of said final plat the following six (6) courses:

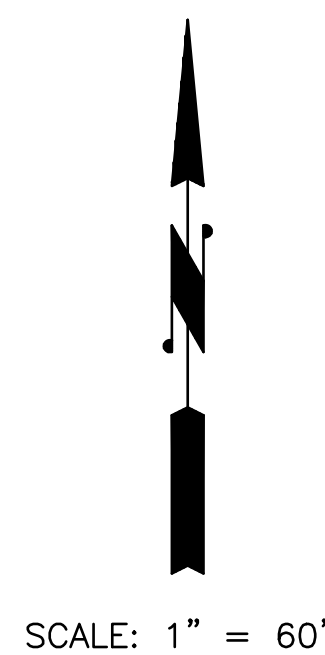
- 1) North 89°38'57" East a distance of 590.52 feet to a point on a non-tangent curve;
- 2) Around a curve to the right having a radius of 562.50 feet (said curve subtended by a chord which bears South 02°33'01" West, a distance of 46.56 feet) and an arc length of 46.57 feet;
- 3) South 04°55'21" West a distance of 61.37 feet;
- 4) South 00°36'45" West a distance of 99.80 feet;
- 5) South 04°55'21" West a distance of 102.53 feet to a point of curvature;
- 6) Around a curve to the right having a radius of 776.60 feet (said curve subtended by a chord which bears South 05°07'36" West, a distance of 5.54 feet) and an arc length of 5.54 feet to the Northeast corner of the filed final plat of BROOKHAVEN NO. 40 ADDITION (as filed in Book 21 of Plats, Page 47-48);

THENCE South 89°38'57" West along the North line of said final plat a distance of 555.03 feet; THENCE South 00°19'26" West along the West line of said final plat a distance of 360.84 feet to the Northeast corner of Lot 6, Block 2 of the filed final plat of BROOKHAVEN NO.28 ADDITION (as filed in Book 17 of Plats, Page 23-24); THENCE along the boundary of said final plat the following three (3) courses:

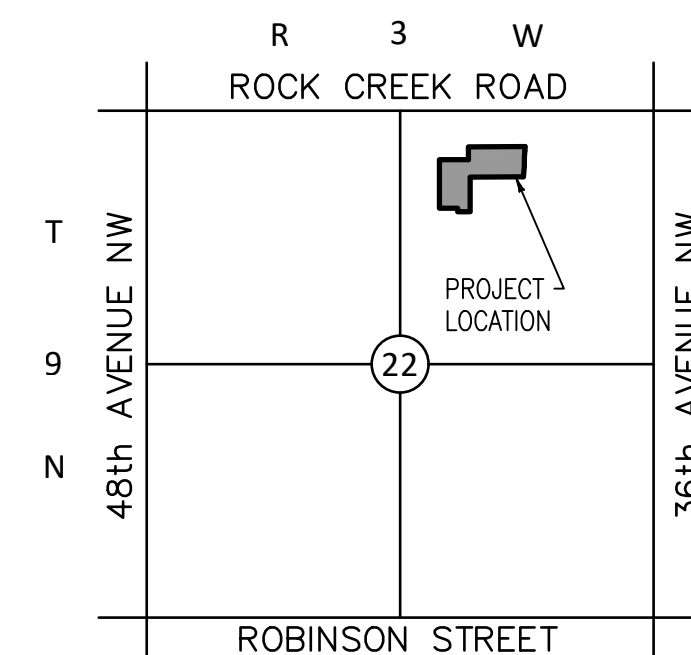
- 1) North 89°59'10" West a distance of 129.96 feet;
- 2) North 00°00'50" East a distance of 37.08 feet;
- 3) North 89°59'10" West a distance of 190.00 feet;

THENCE North 00°00'47" East a distance of 505.91 feet; THENCE South 89°59'11" East a distance of 302.92 feet; THENCE North 00°19'16" West a distance of 132.74 feet to the POINT OF BEGINNING.

Said tract contains 7.96 acres, more or less.



RESIDENTIAL LOTS - 22



LOCATION MAP
Scale: 1" = 2000'

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. EXISTING ZONING IS R-1.
5. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
6. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED.
7. ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF BROOKHAVEN ADDITION.

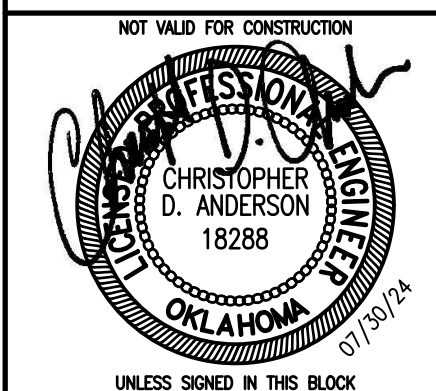
STORM DRAINAGE DETENTION FACILITY EASEMENT

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 "BROOKHAVEN ADDITION"; 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.

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OWNER:

CIES, LLC.
1203 BROOKHAVEN BLVD.
NORMAN, OKLAHOMA 73072



BROOKHAVEN NO. 45 ADDITION

36th AVE. N.W. & ROCK CREEK RD.
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.		CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 6/30/2025	
6101 S. Broadway, Suite 200 Norman, Oklahoma 73069 Phone: 405-232-7715 Fax: 405-232-7659 Website: www.smcok.com		By Date	
No. Revision		1 07/30/24	
Reviewed per DRI		Comments	

PROJECT NO.: 6420.00
DATE: 6/25/24
SCALE: 1" = 60'
DRAWN BY: D.G.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

Preliminary Plat

SHEET NO.
1



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: July 12, 2024

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

PROJECT NAME: Brookhaven No. 45 Addition

PROJECT TYPE: Residential

Owner: Cies, LLC.
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Low-density residential developments surround the project location with the exception of some commercial located at the Rock Creek Road intersection with 36th Avenue NW.

ALLOWABLE ACCESS:

Proposed access is in accordance with Section 4018 of the City's Engineering Design Criteria.

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

Rock Creek Road: 4 lanes (existing) / 4 lanes (future). Speed Limit - 40 mph. No sight distance problems. No medians.

36th Avenue NW: 5 lanes (existing) / 5 lanes (future). Speed Limit - 40 mph. No sight distance problems. No medians.

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	207	103	104
A.M. Peak Hour	15	4	11
P.M. Peak Hour	21	13	8

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

The proposed 22 single-family residential lots in this addition are expected to generate approximately 207 on an average weekday, 15 trips during the AM peak hour, and 21 trips during the PM peak hour. Being well below the threshold requiring a traffic impact study (>100 trips during the peak hour is the threshold), the developer's traffic engineer, Traffic Engineering Consultants, Inc., submitted a traffic memo to document the trip generation characteristics of the addition and to discuss proposed access. Traffic capacities on 36th Avenue NW and Rock Creek Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

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

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

All access to this addition would be afforded through the extension of Wyckham Place, along with the development of a cul-de-sac on this street, and the construction of Brenton Court that will intersect Brookhaven Boulevard. There are no issues associated with the access as proposed. The traffic generated by the proposed development will have minimal effects on the surrounding intersections and no traffic related issues are anticipated.

BROOKHAVEN NO. 45 ADDITION (PRELIMINARY PLAT)

The proposed 22 single-family residential lots in this addition are expected to generate approximately 207 on an average weekday, 15 trips during the AM peak hour, and 21 trips during the PM peak hour. Being well below the threshold requiring a traffic impact study (>100 trips during the peak hour is the threshold), the developer's traffic engineer, Traffic Engineering Consultants, Inc., submitted a traffic memo to document the trip generation characteristics of the addition and to discuss proposed access. Traffic capacities on 36th Avenue NW and Rock Creek Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

STREET	NO. OF LANES	EXISTING TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
36 th Avenue NW	5	17,000	104	17,104	36,000	47.22	47.51
Rock Creek Road	4	8,000	103	8,103	34,200	23.39	23.69

All access to this addition would be afforded through the extension of Wyckham Place, along with the development of a cul-de-sac on this street, and the construction of Brenton Court that will intersect Brookhaven Boulevard. There are no issues associated with the access as proposed. The traffic generated by the proposed development will have minimal effects on the surrounding intersections and no traffic related issues are anticipated.

Applicant: CIES, LLC

Project Location: 1203 Brookhaven Blvd

Case Number: PD24-10

Time: 5:30 p.m.

Applicant Representative:

Evan Nixon

Attendees:

Preston Caldwell

Larry Myers

City Staff:

Justin Fish, Planner I

Application Summary:

The applicant submitted a request for a preliminary plat for the development of the Brookhaven 45 subdivision addition. This area is currently zoned R-1, Single-Family Dwelling District.

Neighbor's Comments/Concerns/Responses:

There was only one attendee present for the meeting. They were familiar with the area and provided background on the history of the area. The attendee did not stay long and was only curious about the development design.

File Attachments for Item:

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)



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.

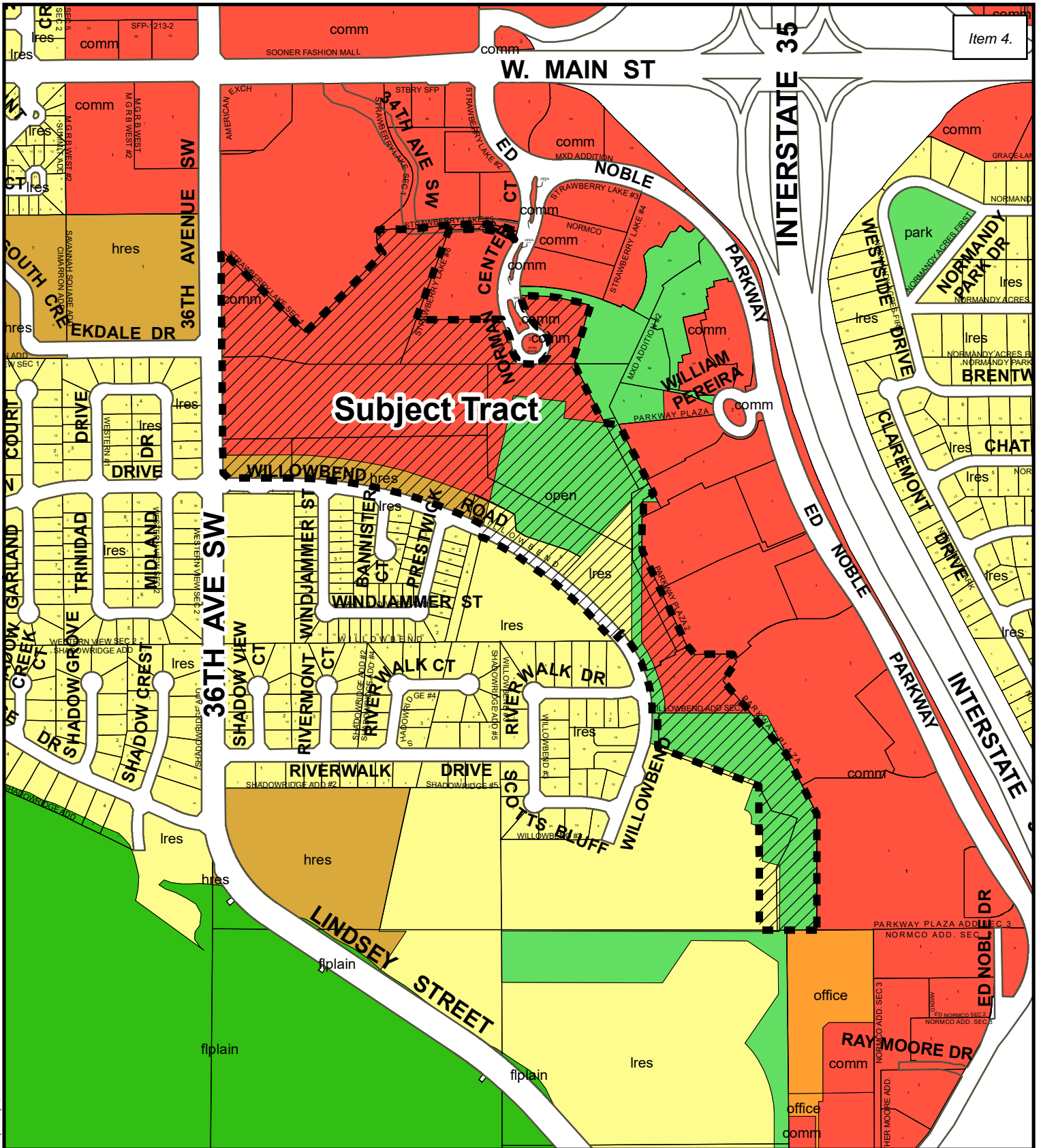
1. ***Has there been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest?***

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.

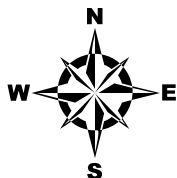
CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Commercial, High Density Residential, Low Density Residential, and Open Space Designations to Mixed Use Designation for the subject property as Resolution R-2425-14 for consideration by Planning Commission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



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.

File Attachments for Item:

5. 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)



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:

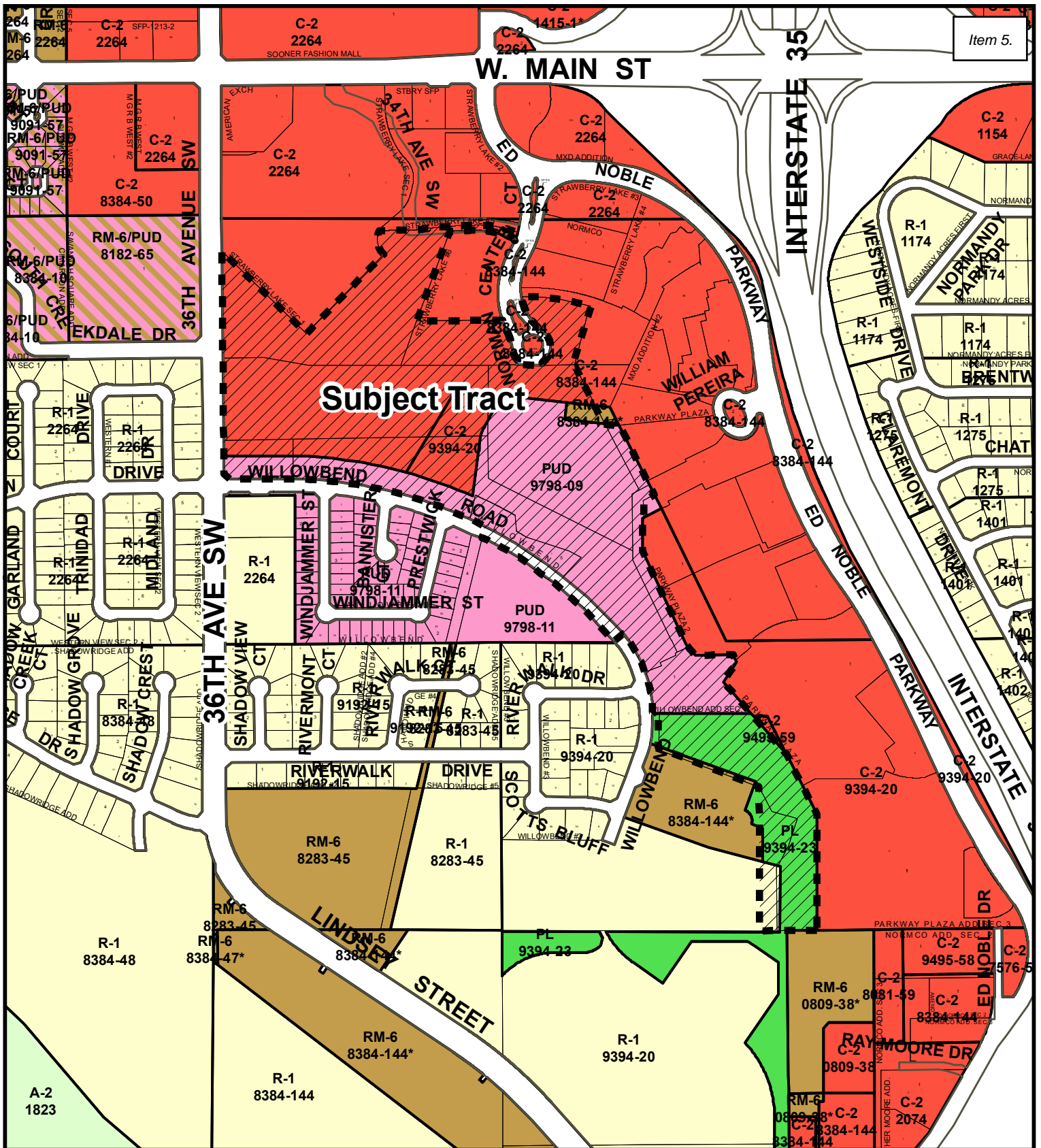
FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants and fire/building codes will be considered at the building permit stage.

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.

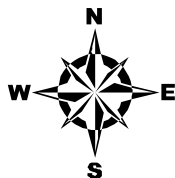
CONCLUSION: Staff forwards this request for rezoning to a new PUD, Planned Unit Development, for approximately 55.56 acres, and Ordinance O-2425-3 to the Planning Commission for consideration and recommendation to City Council.



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, 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

TABLE OF CONTENTS

- I. INTRODUCTION
- II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS
 - A. Location
 - B. Existing Land Use and Zoning
 - C. Elevation and Topography
 - D. Drainage
 - E. Utility Services
 - F. Fire Protection Services
 - G. Traffic Circulation and Access
- III. DEVELOPMENT PLAN AND DESIGN CONCEPT
 - A. Uses Permitted
 - B. Area Regulations
 - C. Additional Development Criteria

EXHIBITS

- A. Legal Description of the Property
- B. Preliminary Site Development Plan
- C. Allowable Uses
- D. Preliminary Plat
- E. Preliminary Open Space Plan
- F. Development Areas
- G. Preliminary Phasing Plan

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. 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

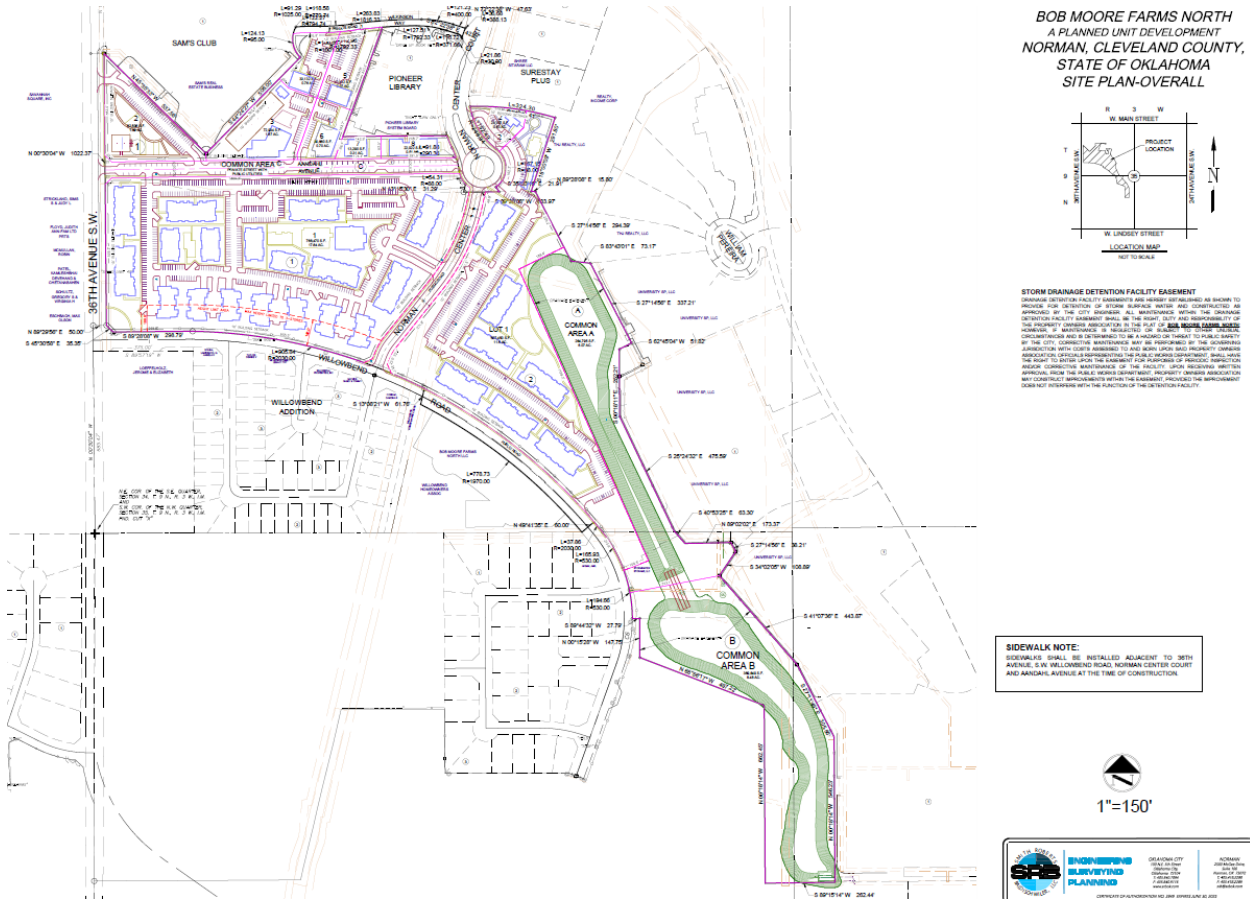


EXHIBIT C

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

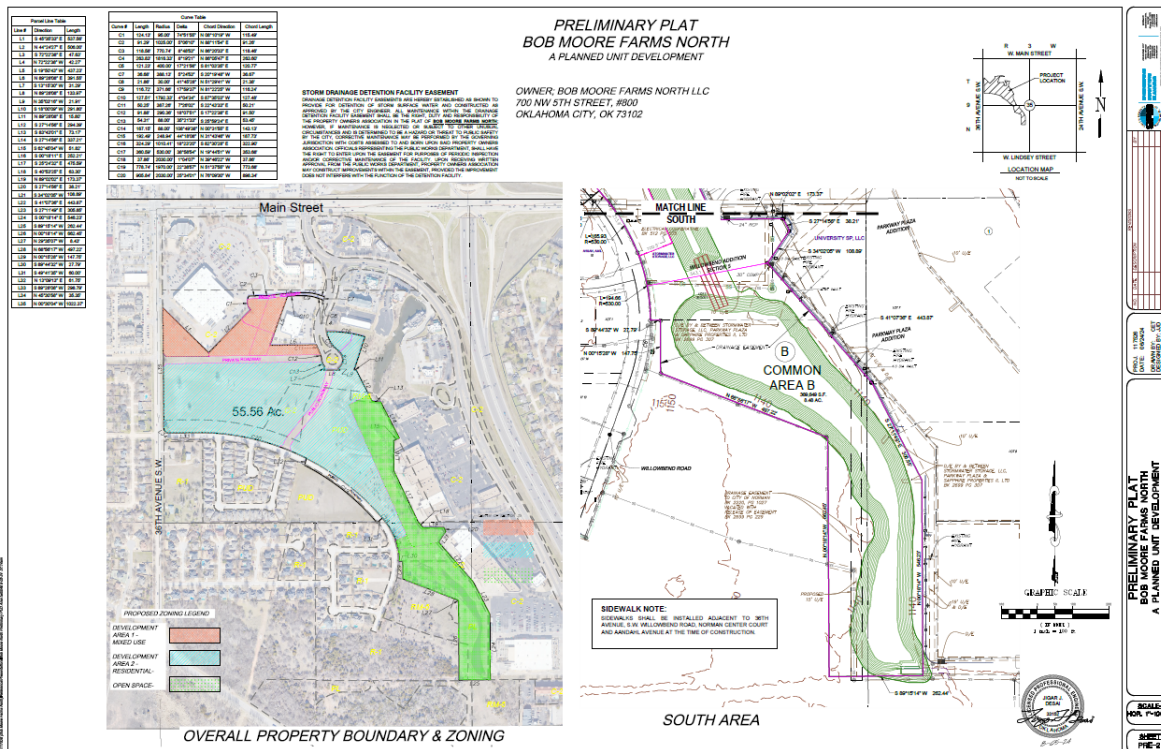
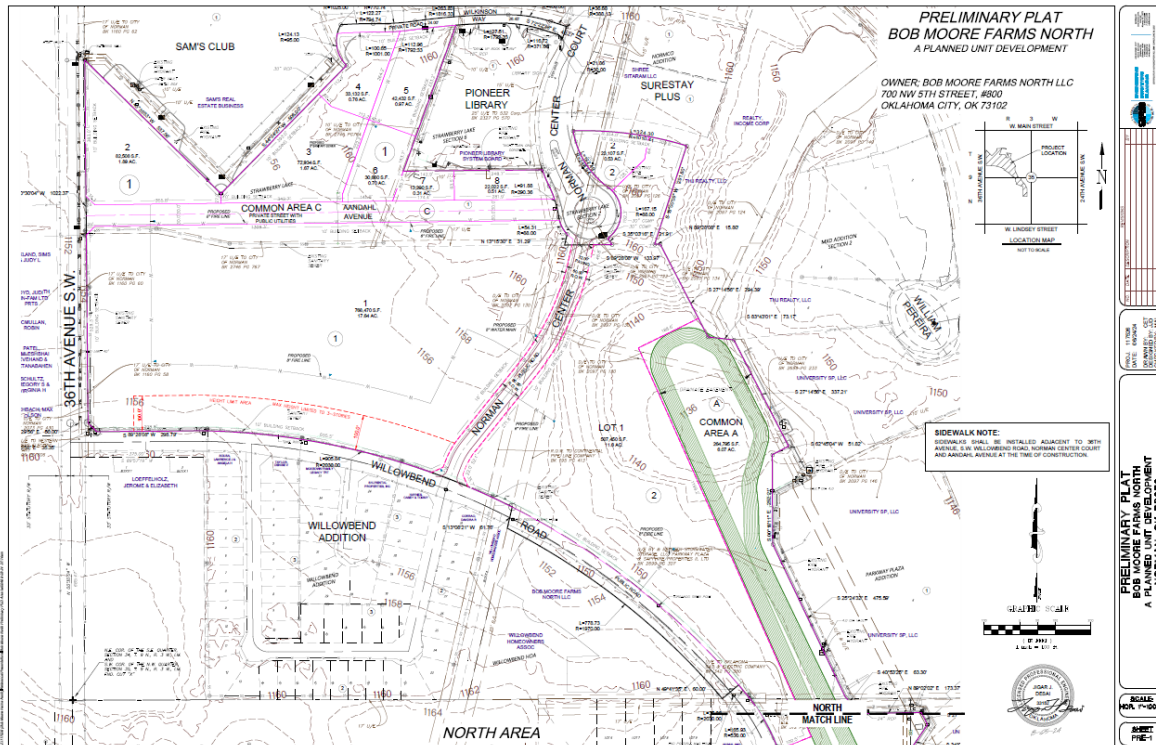


EXHIBIT E **Preliminary Open Space Plan** *Full Size Documents Submitted to City Staff*

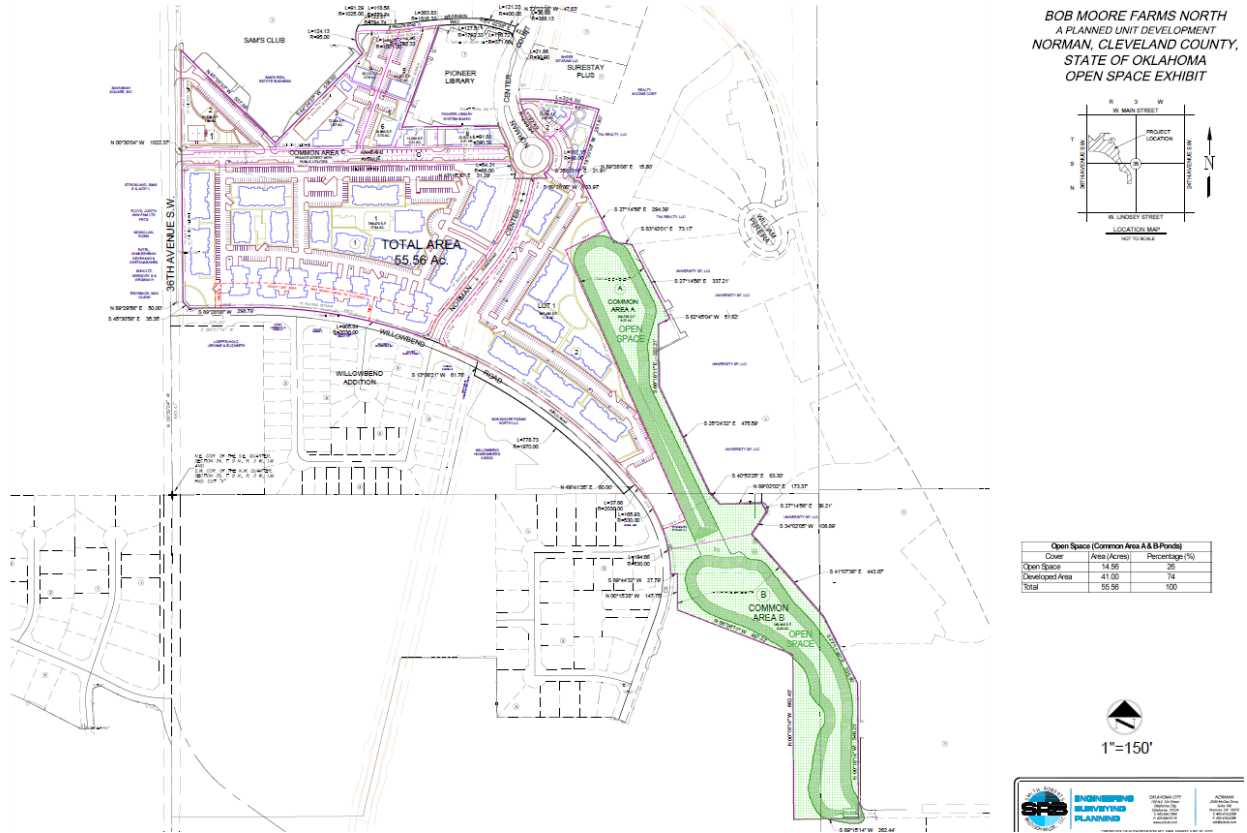


EXHIBIT F
Depiction of Development Areas
Full Size Documents Submitted to City Staff

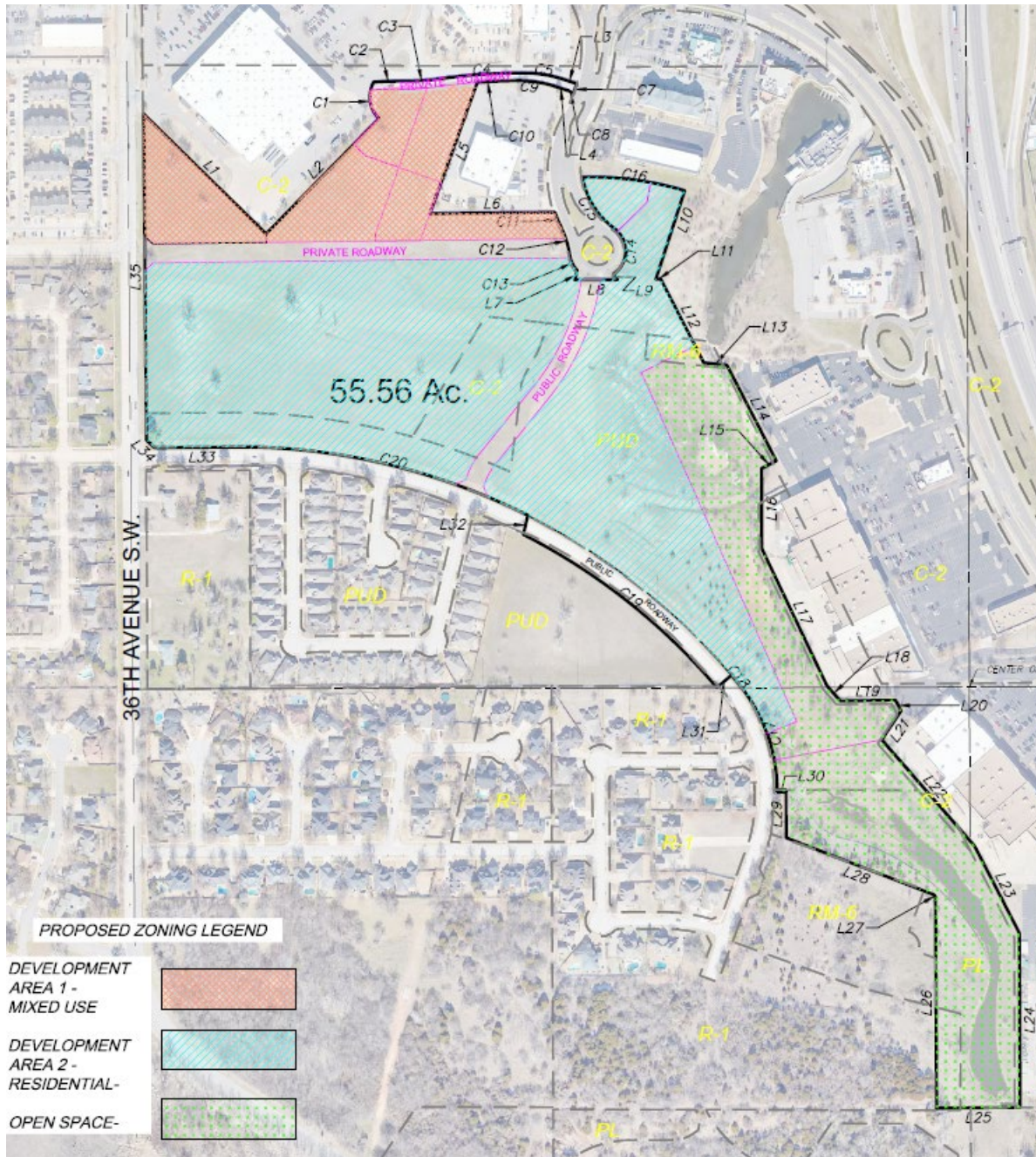
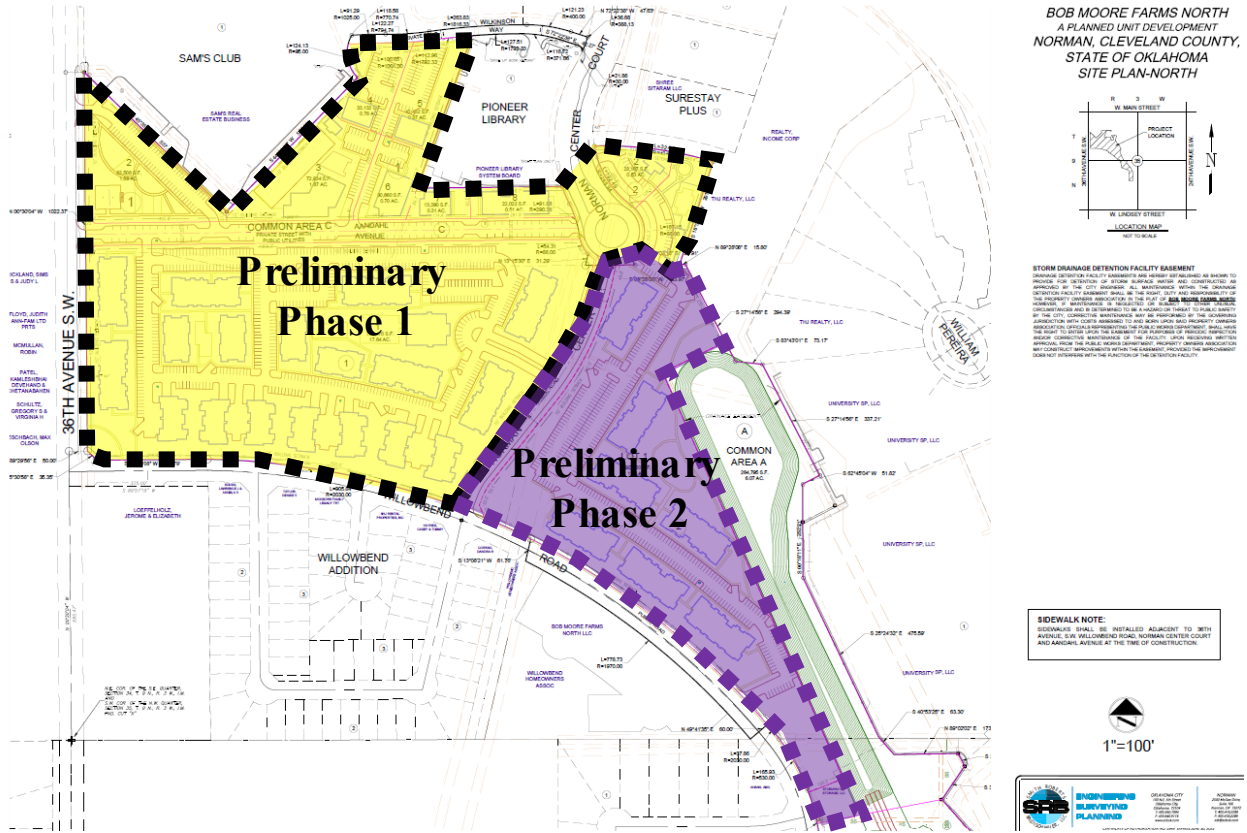
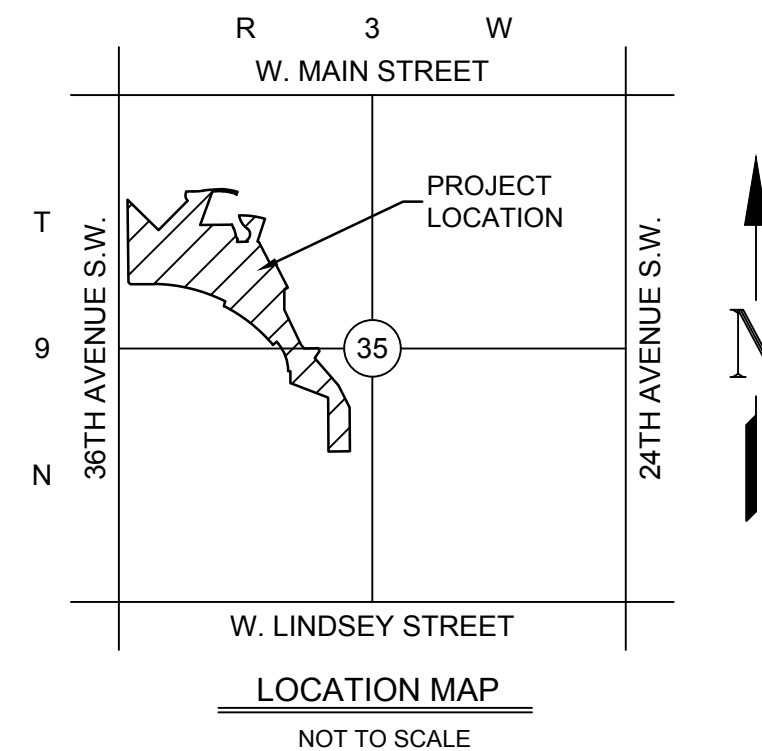


EXHIBIT G
Preliminary Phasing Plan
Full Size Documents Submitted to City Staff



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

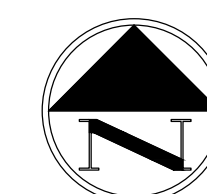


STORM DRAINAGE DETENTION FACILITY EASEMENT

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 AANDAH AVENUE AT THE TIME OF CONSTRUCTION.



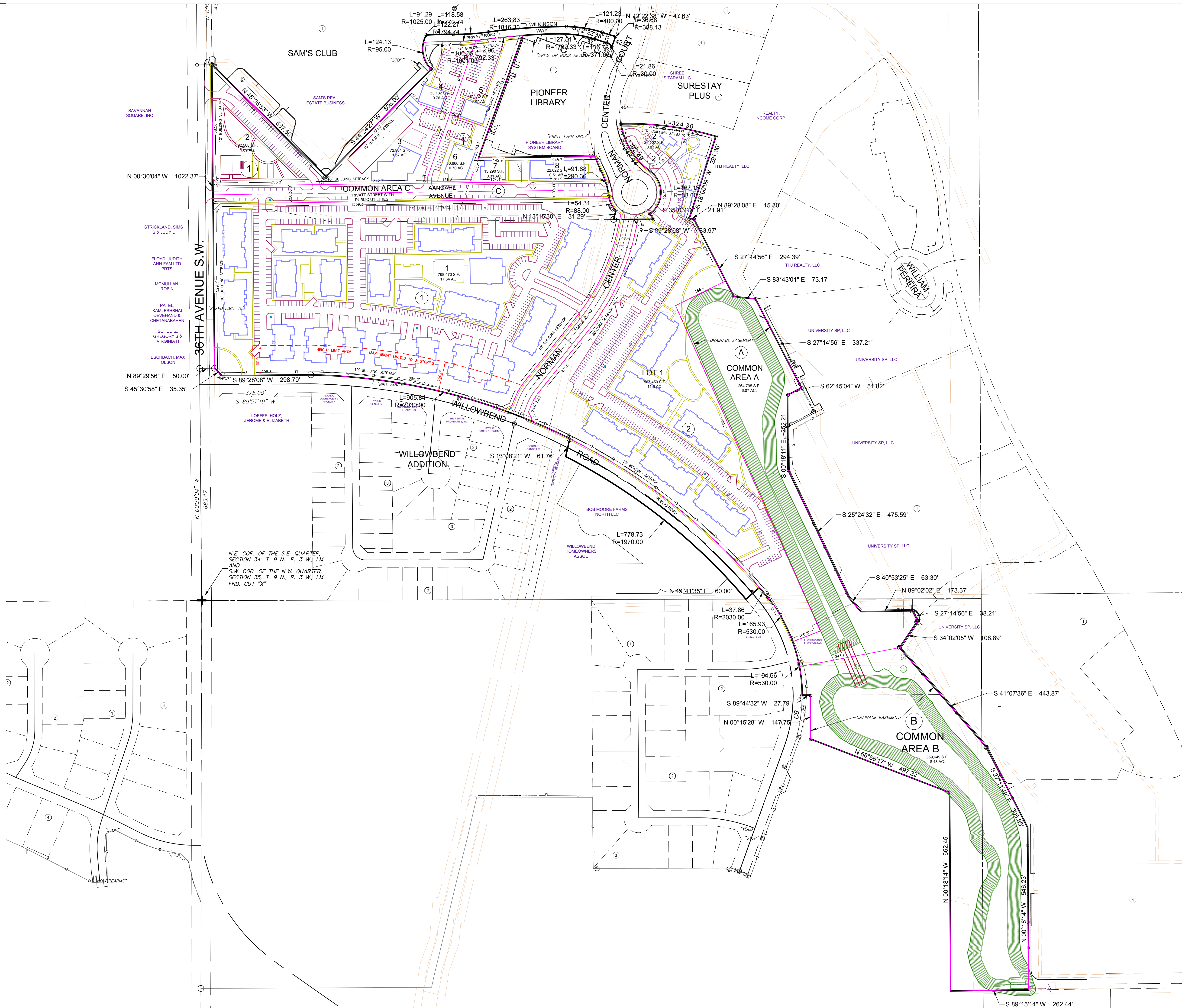
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ENGINEERING
SURVEYING

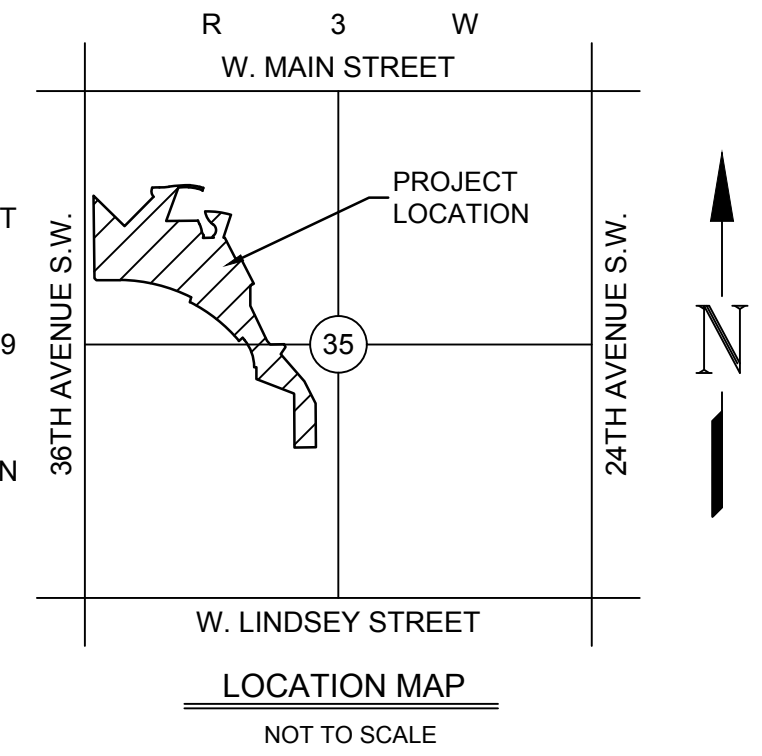
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CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2025

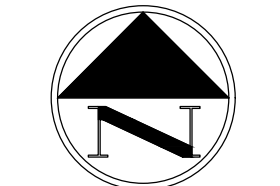


BOB MOORE FARMS NORTH
A PLANNED UNIT DEVELOPMENT
NORMAN, CLEVELAND COUNTY,
STATE OF OKLAHOMA
SITE PLAN-NORTH



STORM DRAINAGE DETENTION FACILITY EASEMENT
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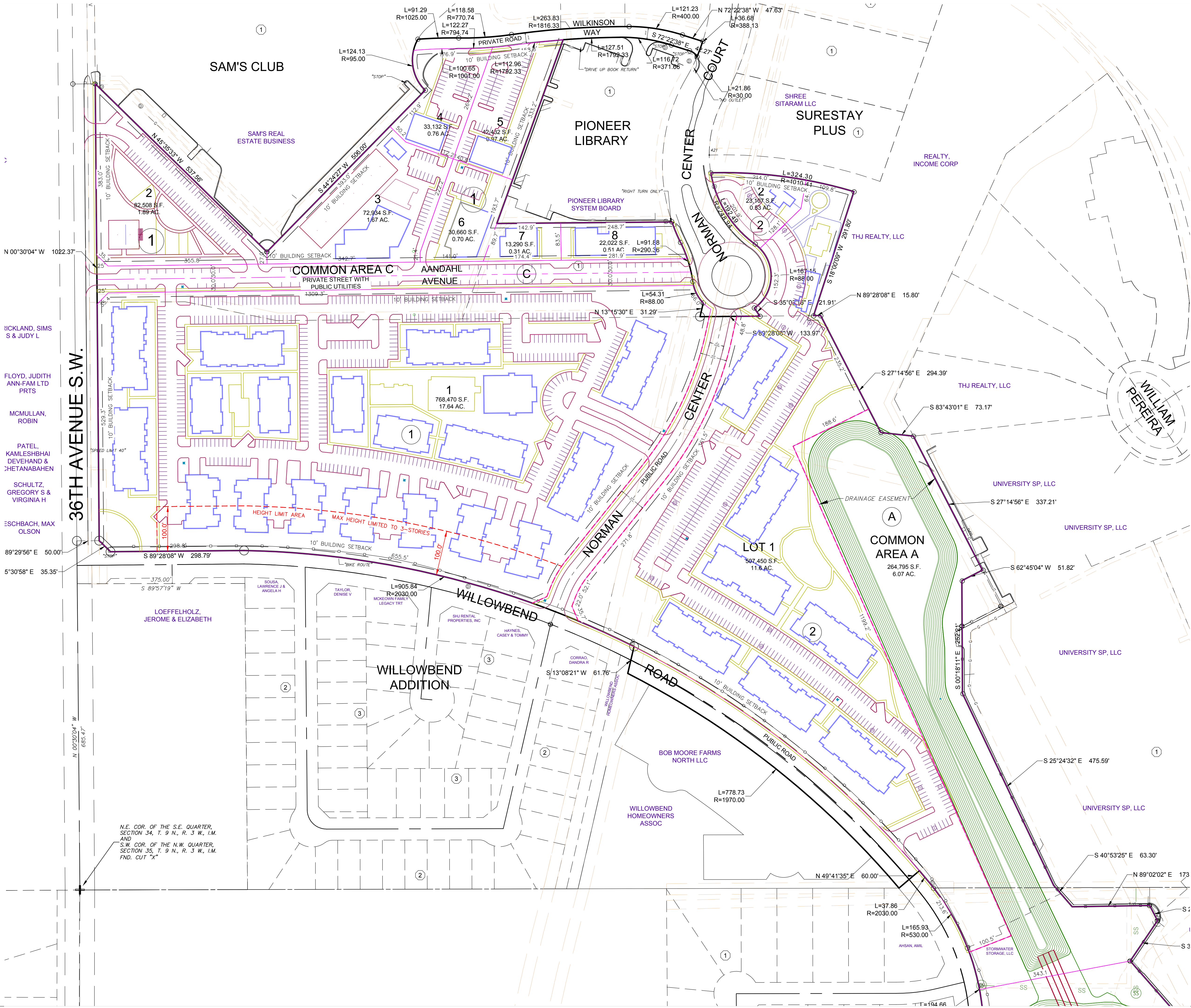
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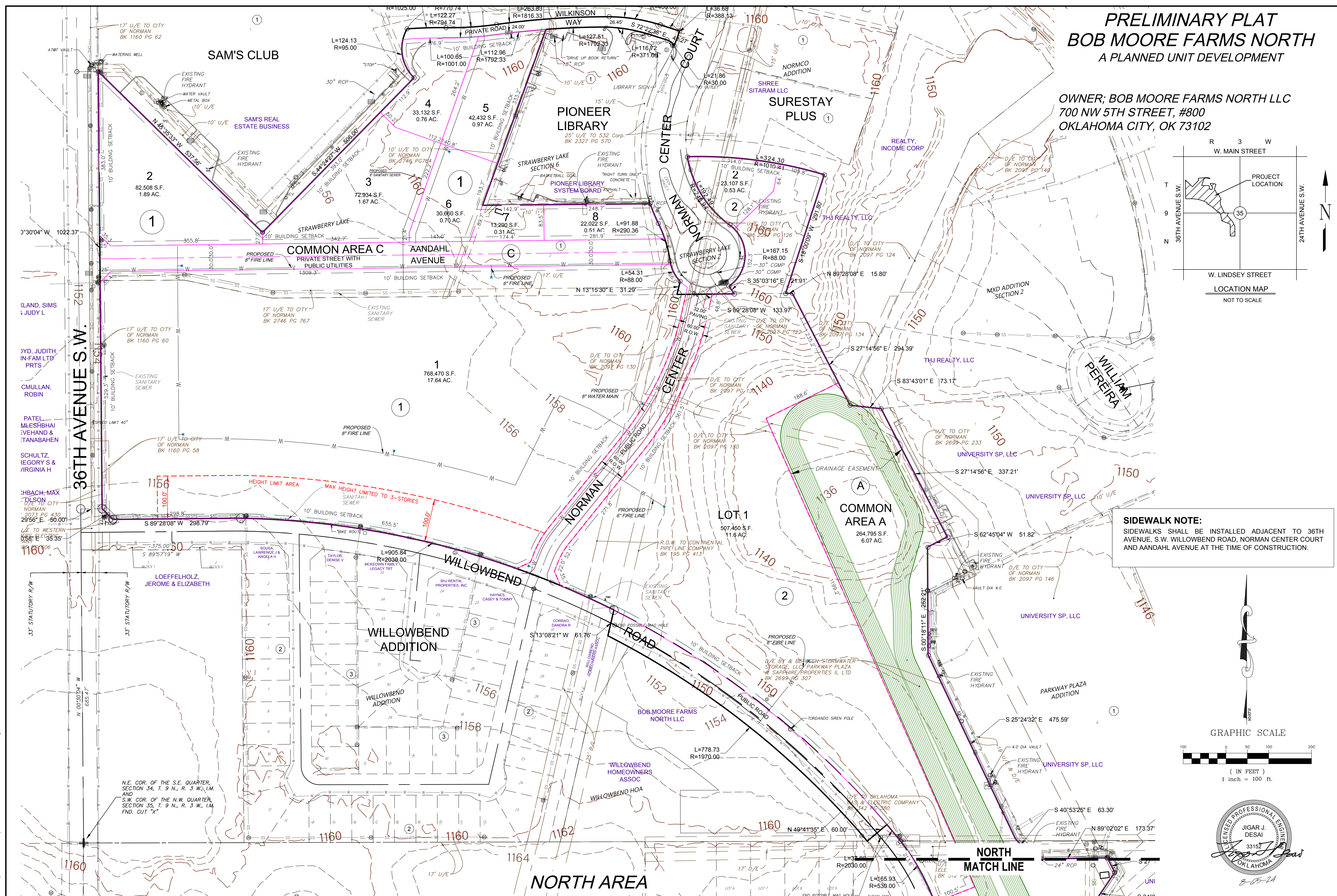
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**PRELIMINARY PLAT
BOB MOORE FARMS NORTH
A PLANNED UNIT DEVELOPMENT
NORMAN, OK 73072**

SCALE:
HOR. 1"=100'

SHEET
PRE-1

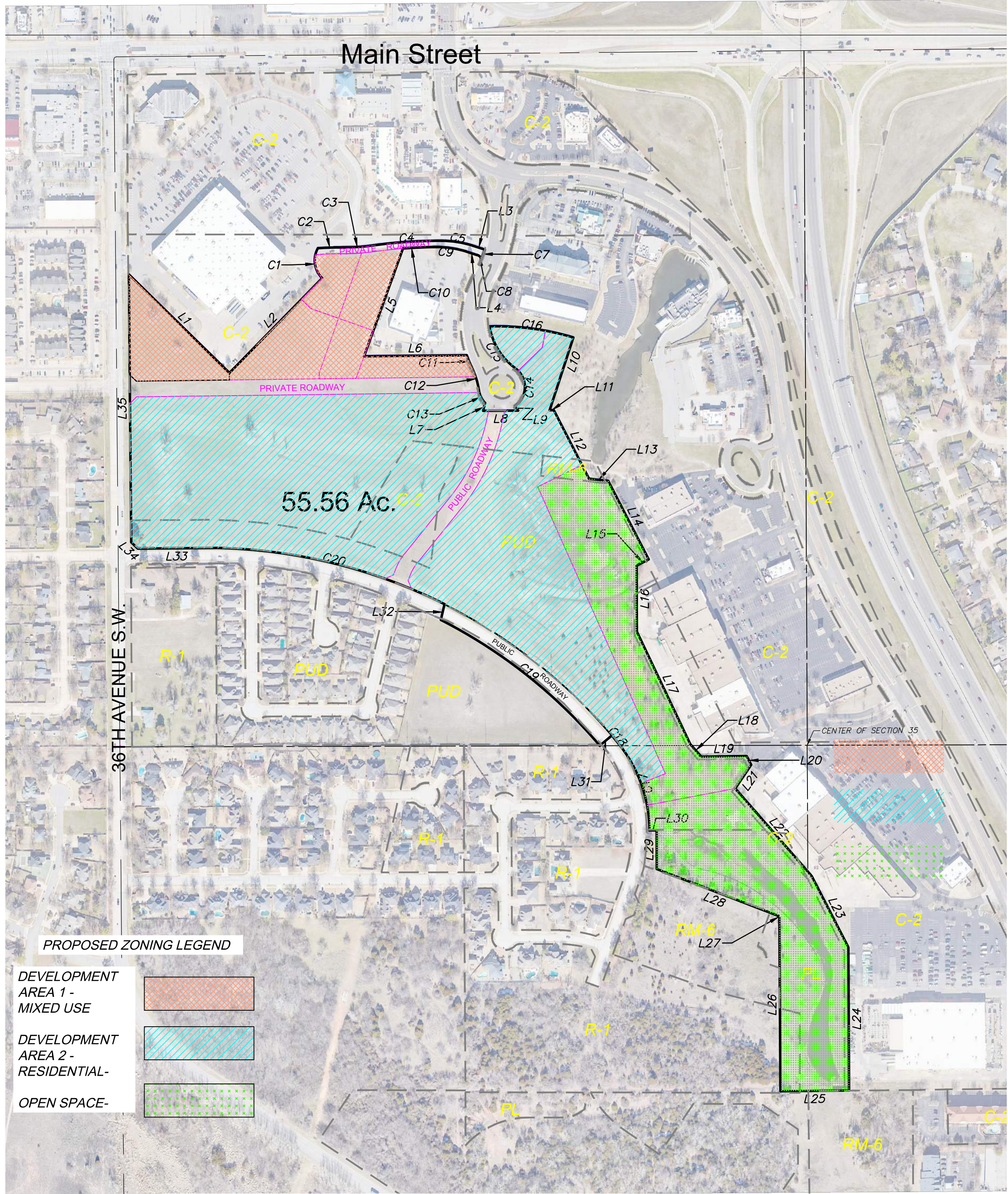
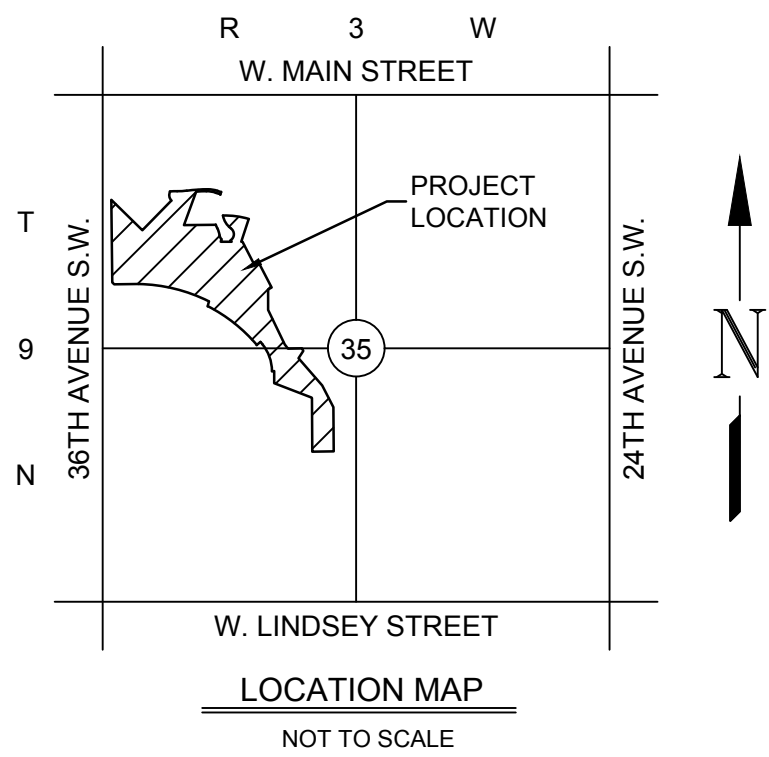
Parcel Line Table		
Line #	Direction	Length
L1	S 45°35'33" E	537.56'
L2	N 44°24'27" E	506.00'
L3	S 72°22'38" E	47.63'
L4	N 72°22'38" W	42.27'
L5	S 19°50'43" W	437.23'
L6	N 89°28'08" E	391.55'
L7	S 13°15'30" W	31.29'
L8	N 89°28'08" E	133.97'
L9	N 35°03'16" W	21.91'
L10	S 18°00'09" W	291.80'
L11	N 89°28'08" 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'

STORM DRAINAGE DETENTION FACILITY EASEMENT
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PRELIMINARY PLAT
BOB MOORE FARMS NORTH
A PLANNED UNIT DEVELOPMENT

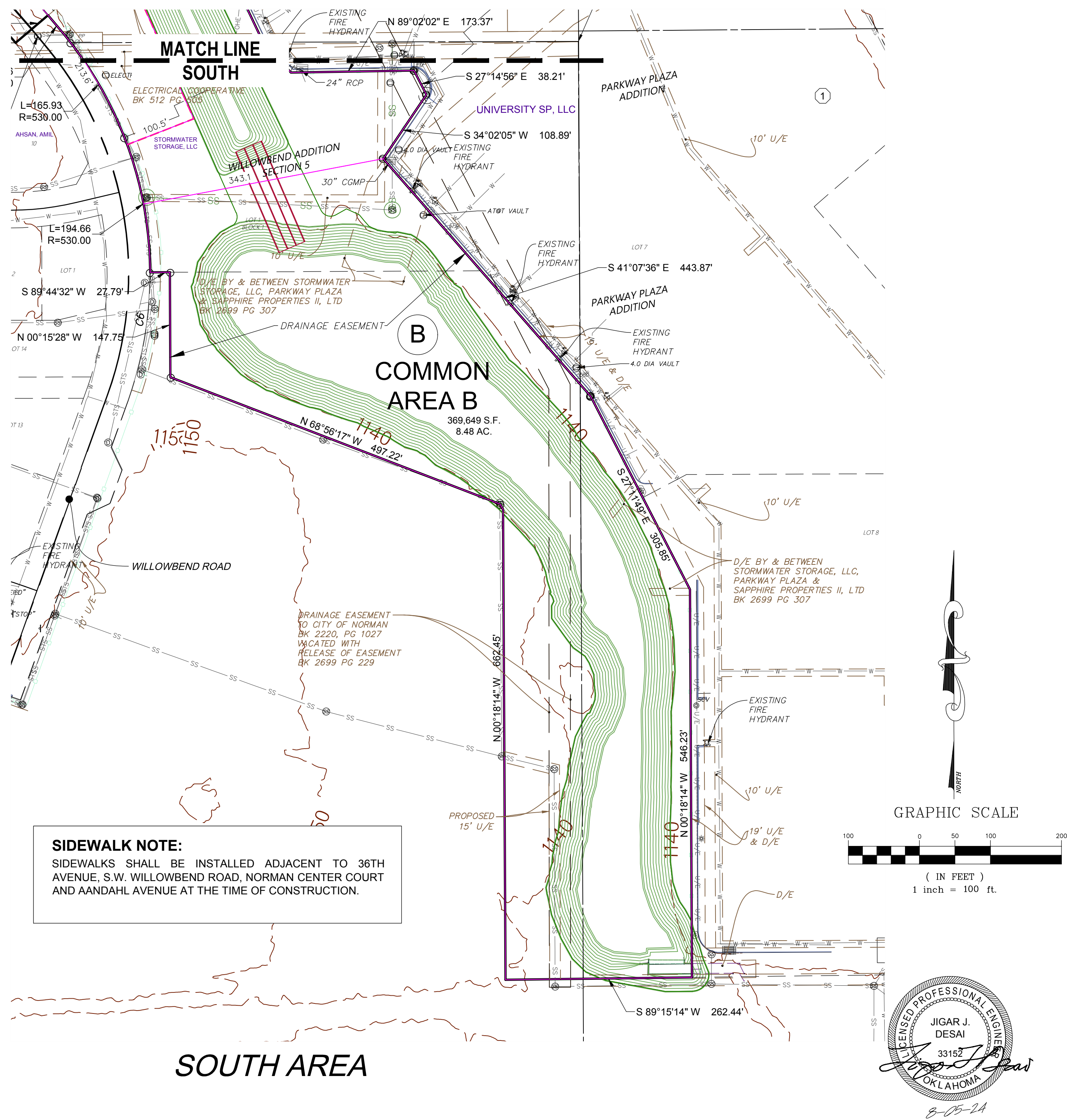
OWNER: BOB MOORE FARMS NORTH LLC
700 NW 5TH STREET, #800
OKLAHOMA CITY, OK 73102



PROPOSED ZONING LEGEND

DEVELOPMENT AREA 1 - MIXED USE	
DEVELOPMENT AREA 2 - RESIDENTIAL	
OPEN SPACE	

OVERALL PROPERTY BOUNDARY & ZONING



SOUTH AREA

OKLAHOMA CITY ENGINEERING & PLANNING
UNIVERSITY OF OKLAHOMA SYSTEM

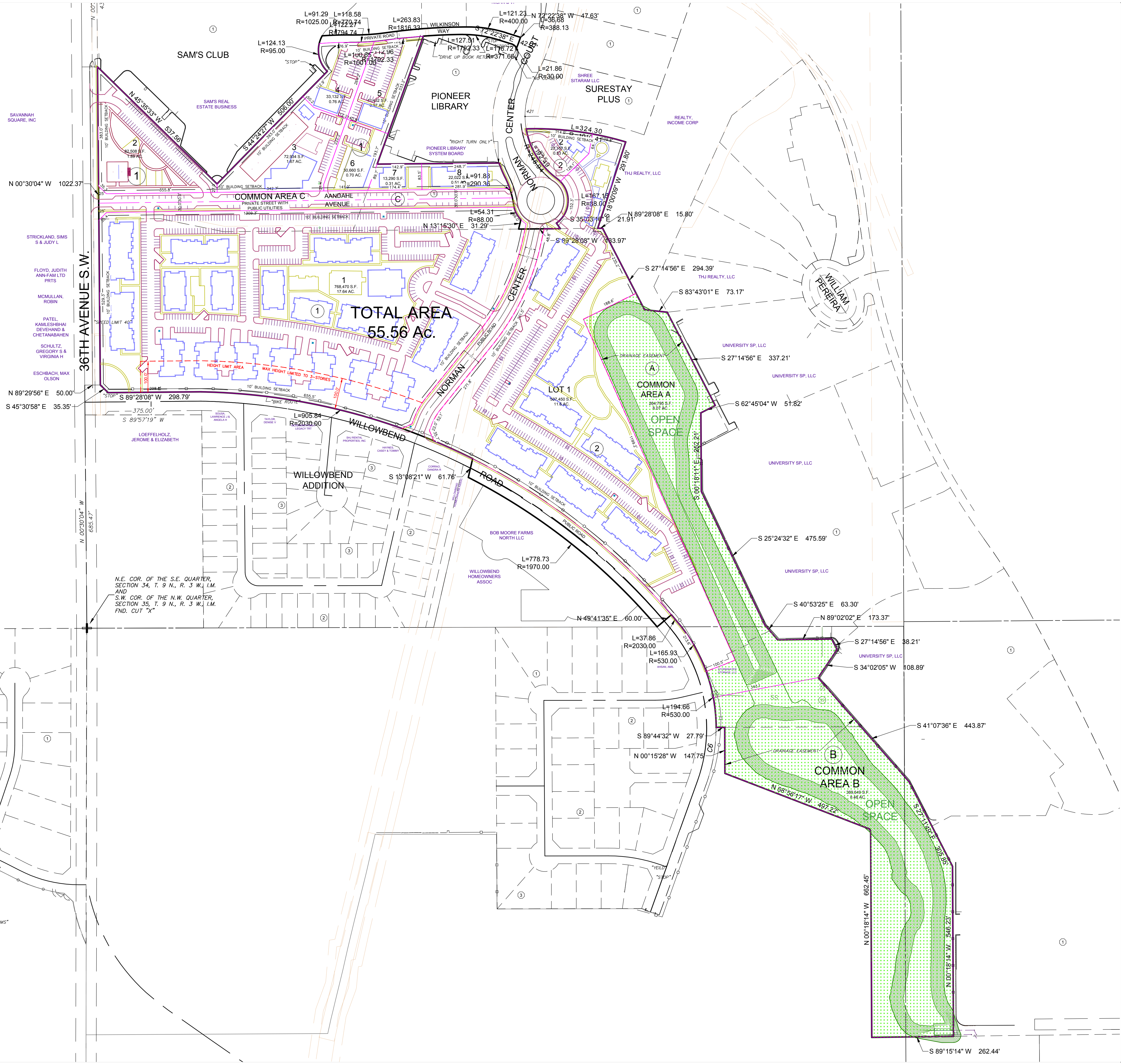
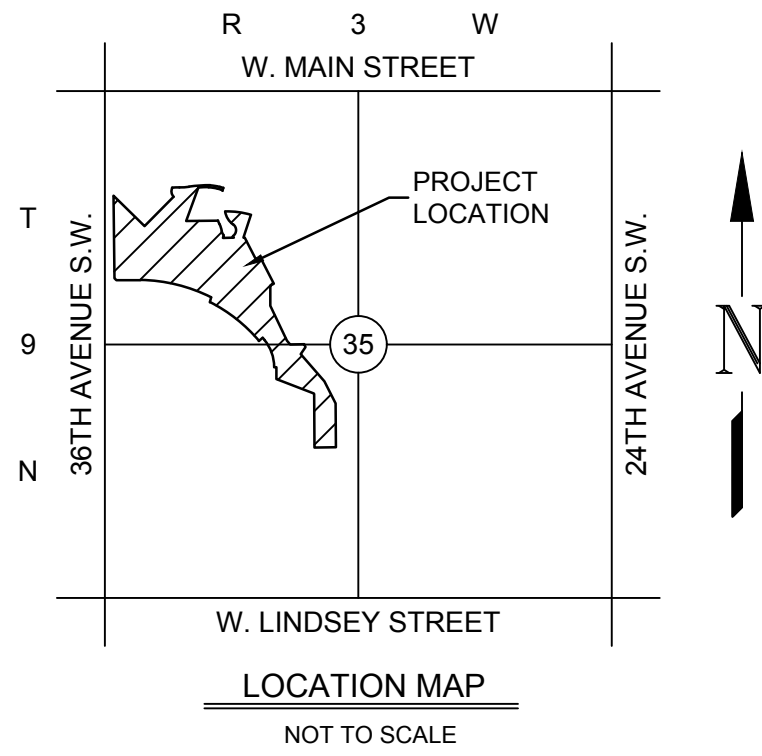
BY: [Signature]
DATE: 06/24/24
PROJECT: 117526
DRAWN BY: CET
DESIGNED BY: JUD
CHECKED BY: MAL

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

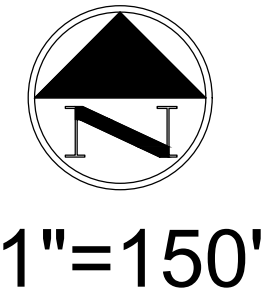
SCALE:
HOR. 1"=100'

SHEET
PRE-2

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



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CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2025







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.

File Attachments for Item:

6. 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.



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:

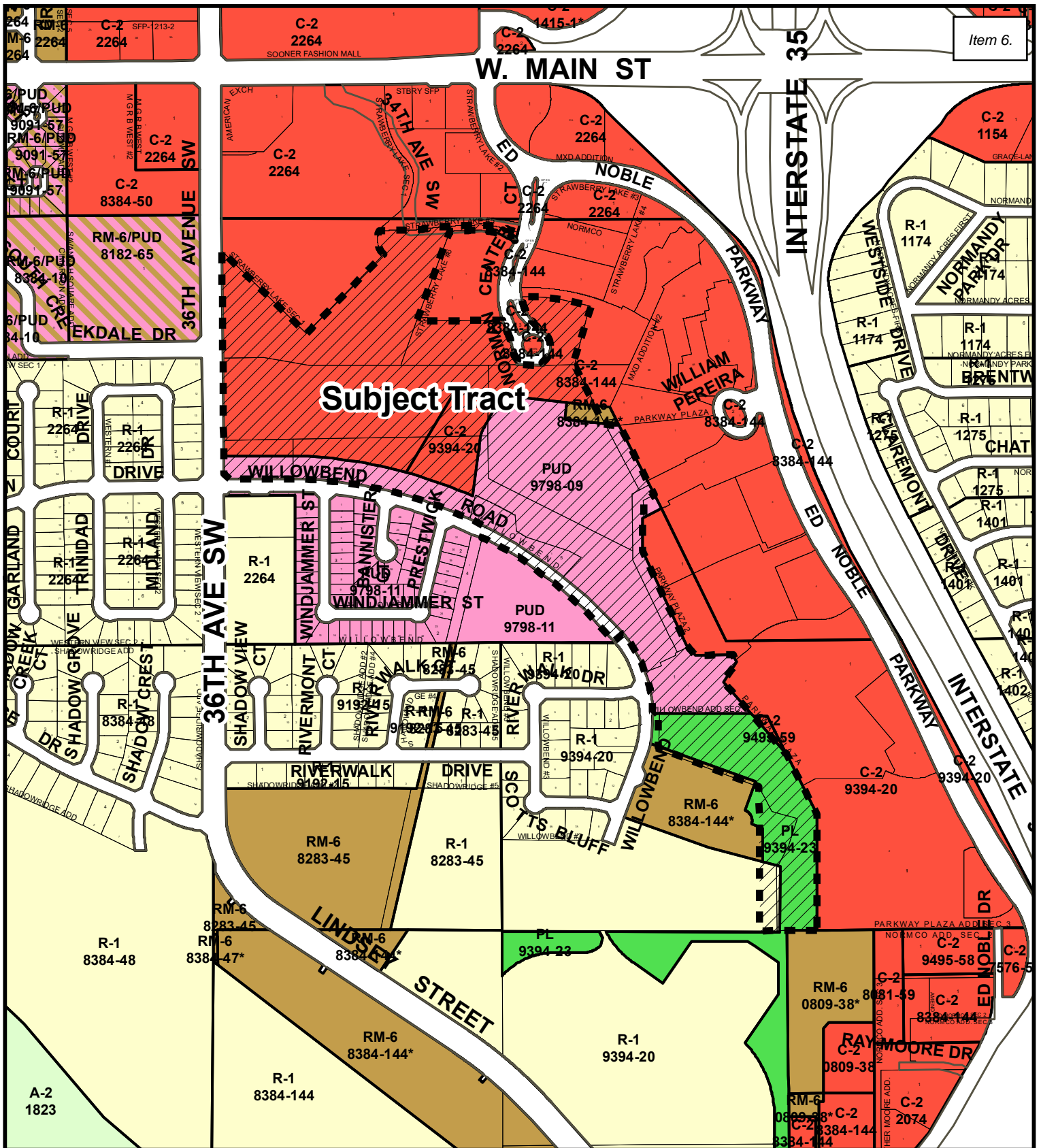
1. Easements. All required easements will be dedicated to the City with a final plat.
2. Rights-of-Way. Street right-of-ways will be dedicated to the City with a final plat.

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.

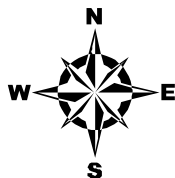
ACTION TAKEN: _____



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.

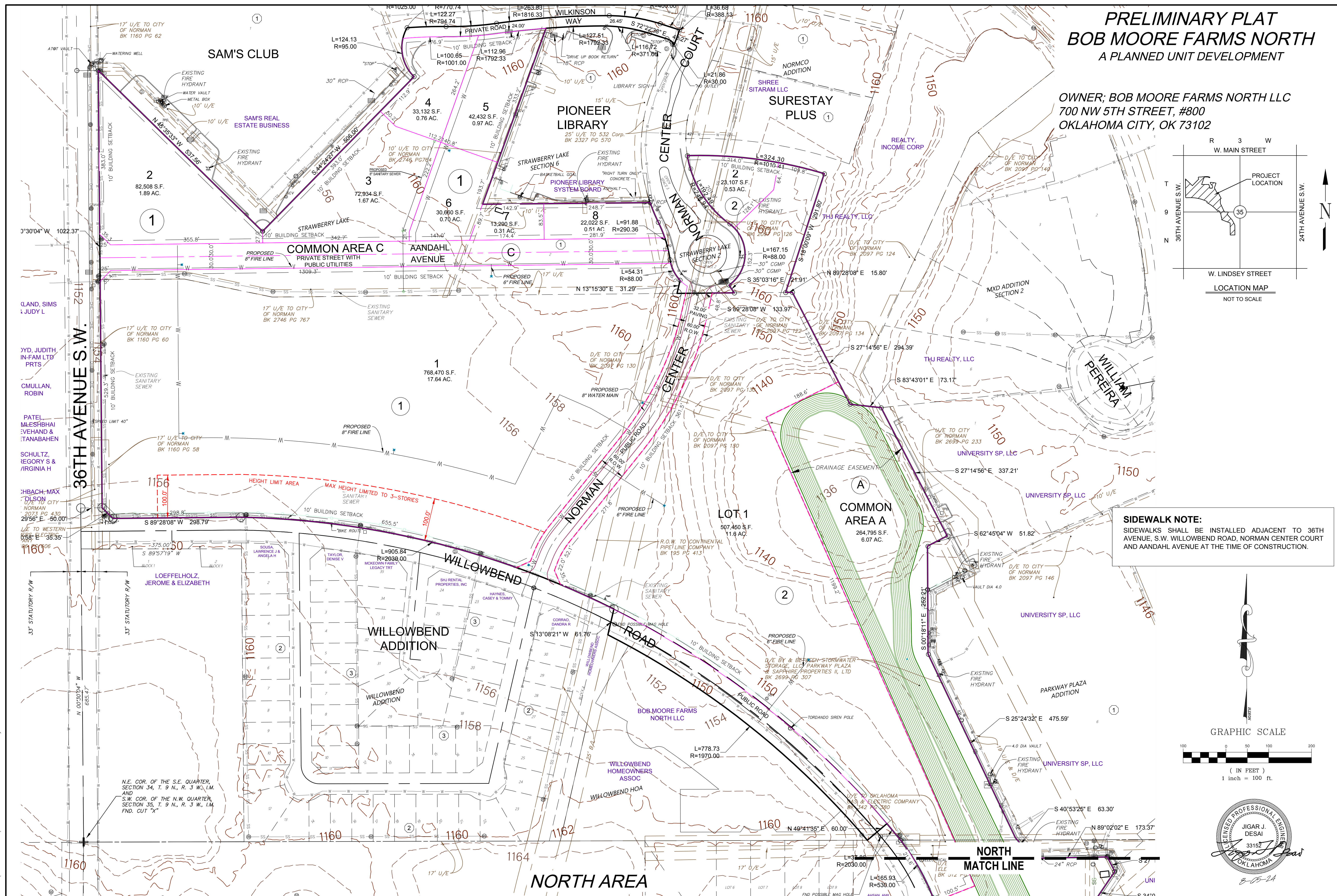


July 9, 2024

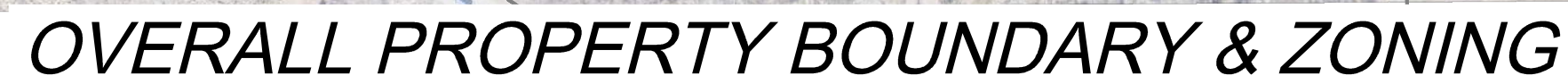
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Subject Tract

[illegible]

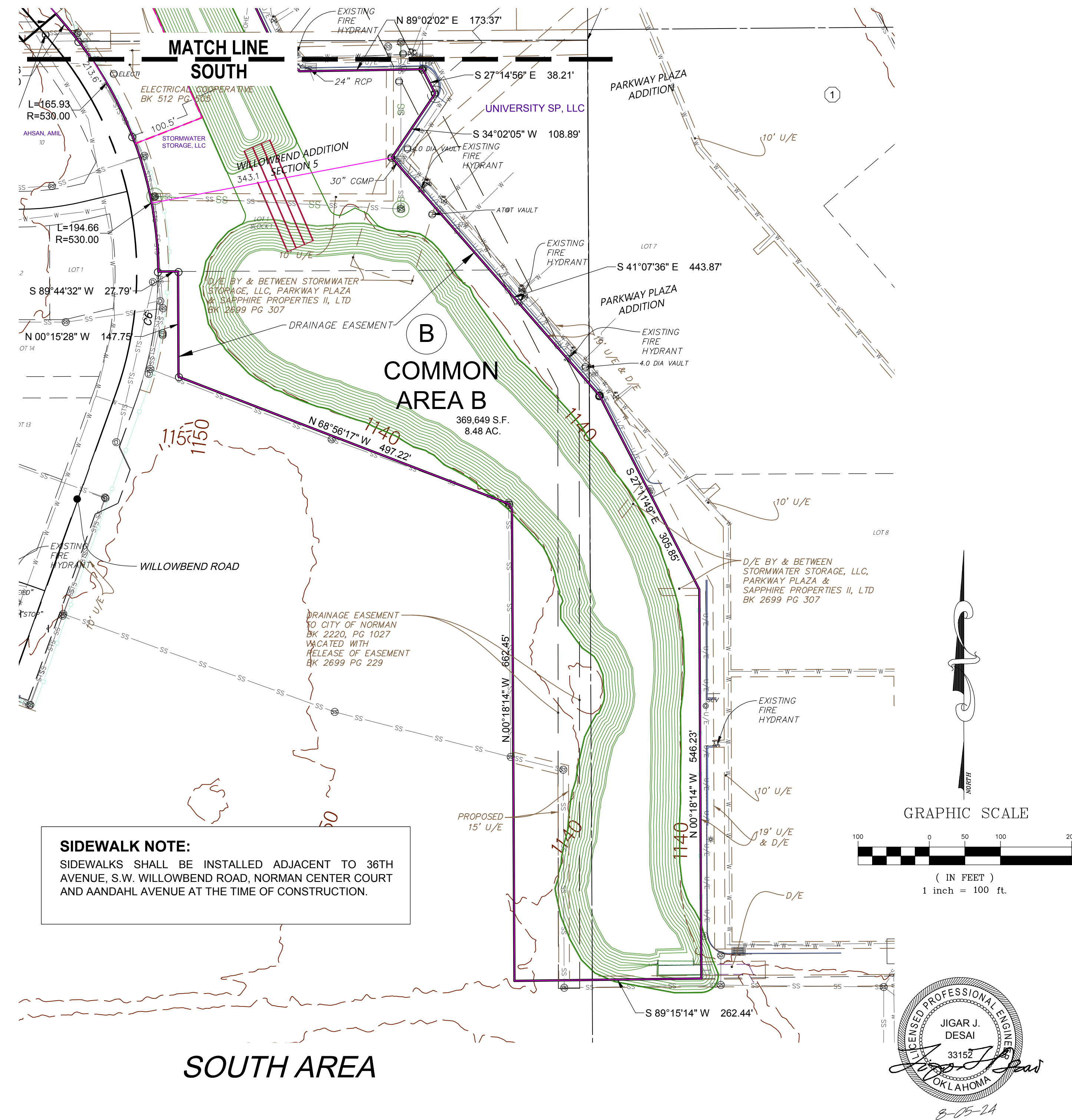
Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	124.13'	95.00'	74°51'55"	N 08°10'19" W 115.49'
C2	91.29'	1025.00'	5°06'10"	N 88°11'54" E 91.26'
C3	118.58'	770.74'	8°48'53"	N 86°20'33" E 118.46'
C4	263.83'	1816.33'	8°19'21"	N 86°05'47" E 263.60'
C5	121.23'	400.00'	17°21'56"	S 81°03'35" E 120.77'
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°59'31"	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" W 50.21'
C12	91.88'	290.36'	18°07'51"	S 17°22'38" W 91.50'
C13	54.31'	88.00'	35°21'33"	S 25°59'24" E 54.35'
C14	167.15'	88.00'	108°49'38"	N 30°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	366.59'	530.00'	38°58'54"	N 19°44'51" W 353.68'
C18	37.50'	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'



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

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, MAINTENANCE IS NEEDED TO PREVENT OTHER UNUSUAL CIRCUMSTANCES FROM BEING 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 MAINTENANCE. IF THE CITY ENGINEER OR THE PUBLIC WORKS DEPARTMENT OBTAINS 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.



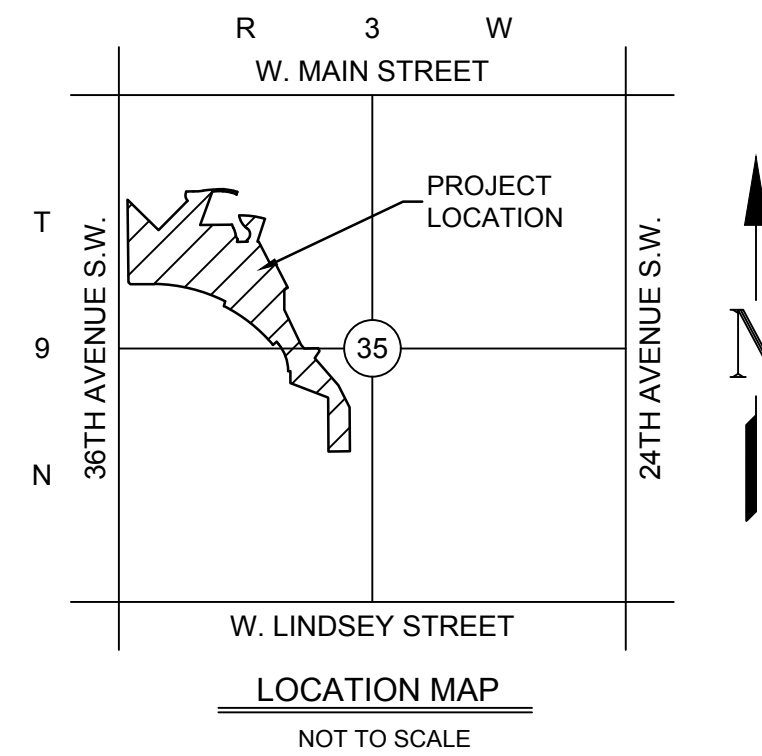
PROJ. 117526
DATE: 06/24/24
DRAWN BY: CET
DESIGNED BY: JJD
CHECKED BY: MAL

**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

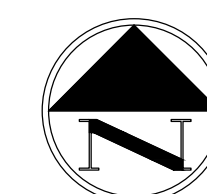


STORM DRAINAGE DETENTION FACILITY EASEMENT

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'

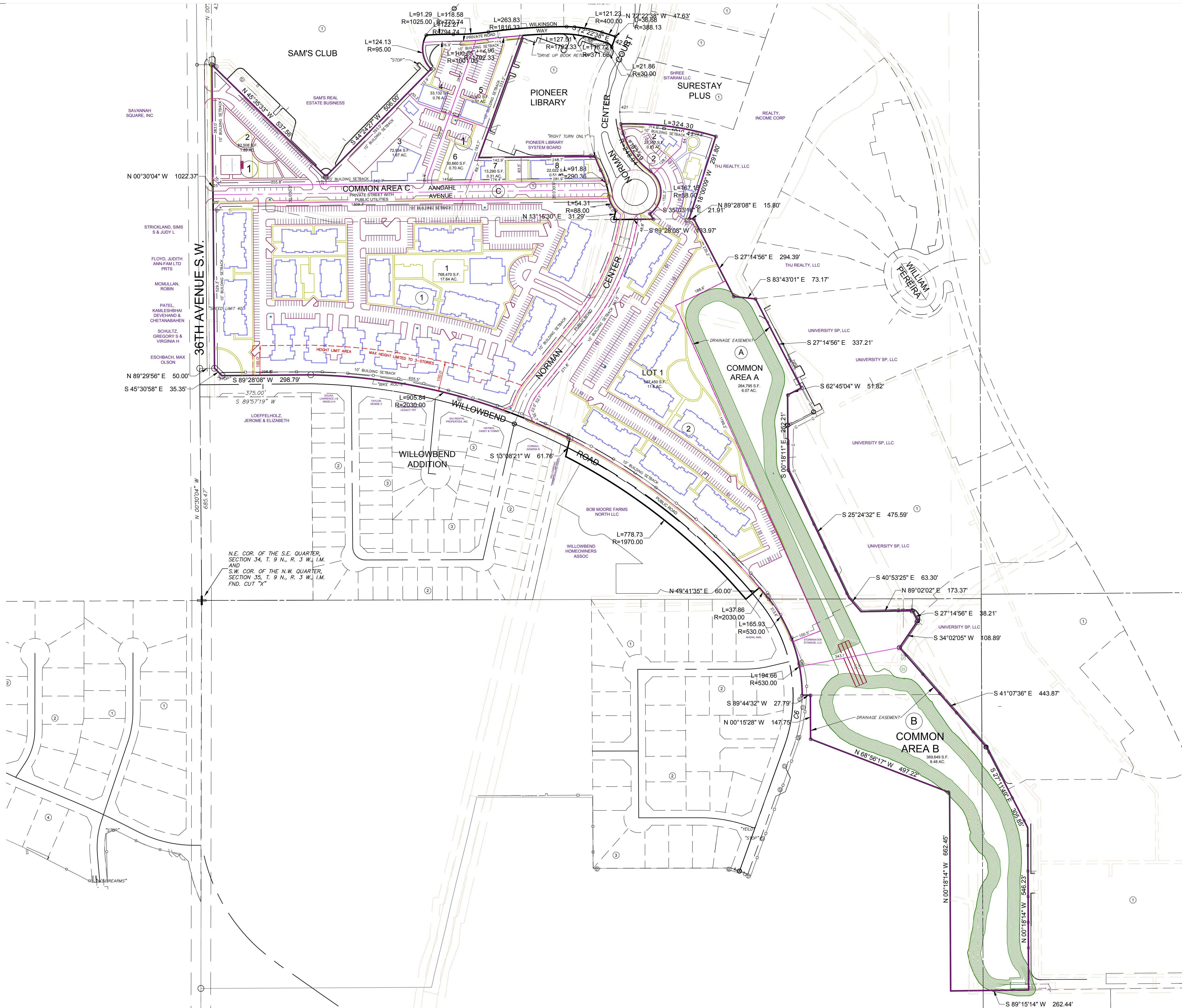



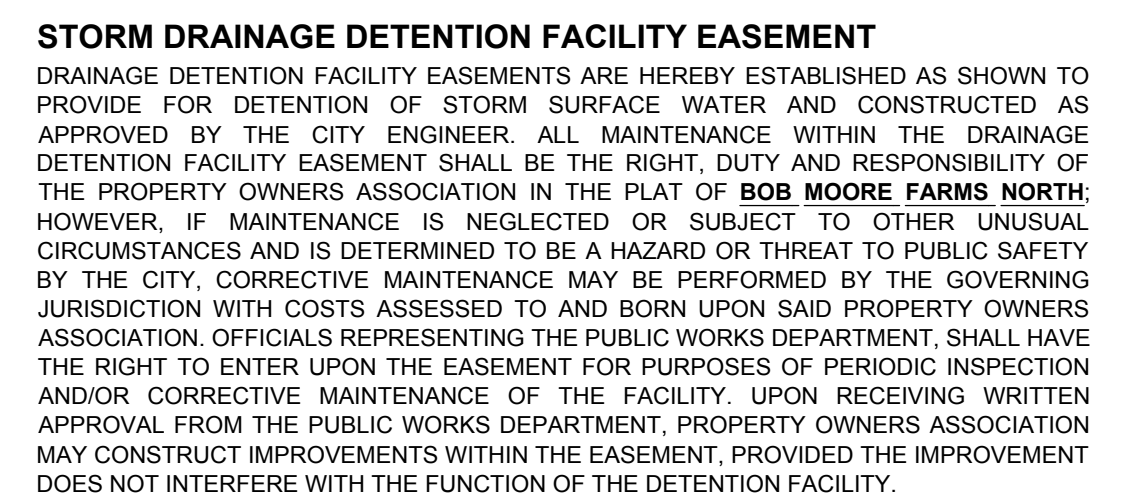
SMITH ROBERTS
ENGINEERING
SURVEYING

OKLAHOMA CITY
100 N.E. 5th Street
Suite 100
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





1"=100'

82



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.

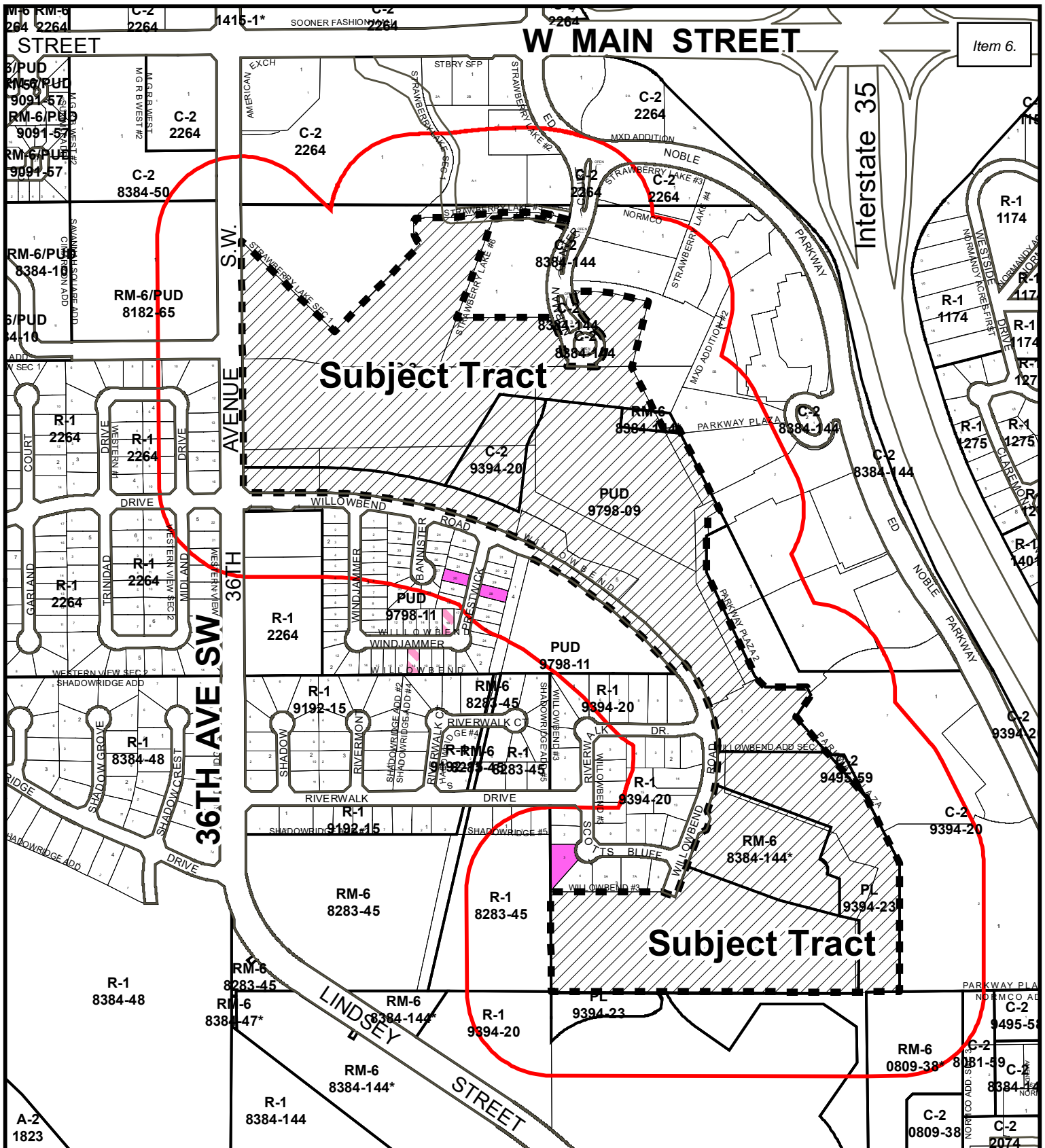
The proposed development will have three access points along 36th Avenue SW and no new access points along Main Street. With regards to the location of the access points, the northernmost access point on 36th Avenue SW will require a variance for insufficient driveway spacing when compared to the requirements 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.

Bob Moore Farms North Preliminary Plat

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.

STREET	NO. OF LANES	BACKGROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
Main Street	6	20,474	2,525	22,999	58,000	35.30	39.65
36 th Avenue SW	4	11,360	2,525	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.

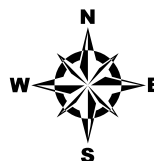


Protest Map



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 6.

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.

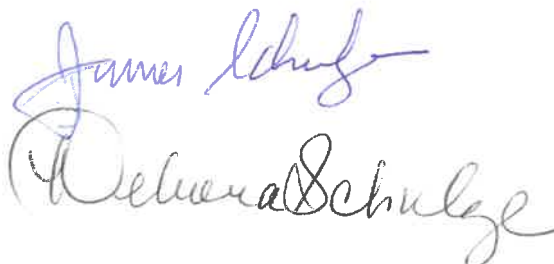
Turning Willowbend into an Entrance/Exit for a huge development would create a dangerous situation for pedestrians, cars, and disrupt the quality of life for residents of both Willowbend neighborhoods.

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

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

File Attachments for Item:

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-76: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

The applicant has requested postponement to the October 10, 2024 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/08/2024

REQUESTER: Highway 9 Jenkins M&J Investments, LLC

PRESENTER:

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-76:
A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

The applicant has requested postponement to the October 10, 2024 Planning Commission meeting.

From: Gunner Joyce <gjoyce@rsjattorneys.com>
Sent: Thursday, August 01, 2024 1:25 PM
To: Lora Hoggatt <Lora.Hoggatt@NormanOK.gov>
Subject: EXTERNAL EMAIL : Sooner Village - Request for Postponement

Lora –

The applicant has requested a postponement until the October Planning Commission meeting.

Please let me know if you need anything else from at this time.

Sincerely,

Gunner



Gunner Joyce
Partner | Rieger Sadler Joyce LLC
A: 136 Thompson Dr., Norman, OK 73069
P: 405.310.5274 E: gjoyce@rsjattorneys.com
W: www.RiegerLawGroup.com



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File Attachments for Item:

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-28: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

The applicant has requested postponement to the October 10, 2024 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/08/2024

REQUESTER: Highway 9 Jenkins M&J Investments, LLC

PRESENTER:

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-28: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

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File Attachments for Item:

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HIGHWAY 9 JENKINS M&J INVESTMENTS, L.L.C. (CRAFTON TULL) FOR SOONER VILLAGE, A PLANNED UNIT DEVELOPMENT FOR 56.54 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE.

The applicant has requested postponement to the October 10, 2024 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/08/2024

REQUESTER: Highway 9 Jenkins M&J Investments, LLC

PRESENTER:

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-10:
CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HIGHWAY 9 JENKINS M&J INVESTMENTS, L.L.C. (CRAFTON TULL) FOR SOONER VILLAGE, A PLANNED UNIT DEVELOPMENT FOR 56.54 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE.

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