



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, March 10, 2022 at 6:30 PM

AGENDA

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

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

Planning Commissioners: Erin Williford, Mark Daniels, Steven McDaniel, Erica Bird, Dave Boeck, Shaun Axton, and Michael Jablonski

ROLL CALL

CONSENT ITEMS

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

Minutes

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the February 10, 2022 Regular Planning Commission Meeting.

Certificates of Survey

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2122-11, a Norman Rural Certificate of Survey submitted by Troy Henderson, Jr. (Pollard & Whited Surveying, Inc.) for HENDERSON ESTATES for 20.008 acres of property located on the east side of 84th Avenue N.E. approximately ½ mile north of Tecumseh Road.
3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2122-12, a Norman Rural Certificate of Survey submitted by Kevin & Julie Haley (Parkhill) for HALEY ESTATES II, a replat of Tracts B and C of HALEY ESTATES for 35.06 acres of property generally located at the northwest corner of E. Lindsey Street and 60th Avenue S.E.

Short Form Plats

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SPF-2122-5, a Short Form Plat submitted by WP Land, L.L.C. (Dodson-Thompson-Mansfield, P.L.L.C.) for MEDWISE CLASSEN for 1.0029 acres of property generally located on the east side of Classen Boulevard and 610' south of East Cedar Lane Road.

NON-CONSENT ITEMS

NORMAN 2025 Amendment & Rezoning

5. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Resolution No. R-2122-94, for Rental Ranch II, L.L.C. and D.L. Hayes Co. request amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation for the east 20 feet of Lot 50 and all of Lot 51, Block 2, WOODSLAWN ADDITION, located at 621 Highland Parkway.
6. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-37, for Rental Ranch II, L.L.C. and D.L. Hayes Co. request rezoning from R-1, Single Family Dwelling District, to C-2, General Commercial District, for the east 20 feet of Lot 50 and all of Lot 51, Block 2, WOODSLAWN ADDITION, located at 621 Highland Parkway.

Special Use for Bar, Lounge or Tavern

7. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-23, BWB2, L.P. requests Special Use for a Bar, Lounge, or Tavern for 1/6 acre of property located at 796 Asp Avenue (Logie's on the Corner).

NORMAN 2025 Plan Amendment & Rezoning

8. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Resolution No. R-2122-95, Dr. Gary Emmert requests amendment of the NORMAN 2025 Land Use & Transportation Plan from High Density Residential Designation to Commercial Designation for 0.34 acres of property located at 1134 McGee Drive.
9. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-38, Dr. Gary Emmert requests rezoning from RM-6, Medium Density Apartment District, to C-2, General Commercial District, for 0.34 acres of property located at 1134 McGee Drive.

Rezoning & Preliminary Plat

- [10.](#) Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-39, JM Civil Engineering requests rezoning from C-1, Local Commercial District, to C-2, General Commercial District, for 1.38 acres of property generally located at the southwest corner of East Cedar Lane Road and Classen Boulevard.
- [11.](#) Consideration of Adoption, Rejection, Amendment, and/or Postponement of PP-2122-10, for Consideration of a Preliminary Plat submitted by JM Civil Engineering for TAKE 5 for 1.38 acres of property generally located at the southwest corner of East Cedar Lane Road and Classen Boulevard.

Ordinance

- [12.](#) CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2122-40 UPON FIRST READING BY TITLE:
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 21-107(B) OF CHAPTER 21 OF THE CODE OF THE CITY OF NORMAN INCREASING WATER LINE CONNECTION CHARGES; AND PROVIDING FOR THE SEVERABILITY THEREOF.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the February 10, 2022 Regular Planning Commission Meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/10/2022

REQUESTER:

PRESENTER: Roné Tromble, Admin. Tech.

ITEM TITLE: Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the February 10, 2022 Regular Planning Commission Meeting.

ACTION NEEDED: Approve, reject, amend or postpone the minutes of the February 10, 2022 Regular Planning Commission meeting.

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

FEBRUARY 10, 2022

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room D, Building A of the Norman Municipal Building, 201 West Gray Street, on the 10th day of February, 2022.

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

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

* * *

Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Erin Williford
Kevan Parker
Steven McDaniel
Erica Bird
Dave Boeck
Shaun Axton
Michael Jablonski

MEMBERS ABSENT

None

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &
Community Development
Lora Hoggatt, Planning Services Manager
Roné Tromble, Recording Secretary
Bryce Holland, Multimedia Specialist
Beth Muckala, Asst. City Attorney
Ken Danner, Subdivision Development
Manager
Jami Short, Traffic Engineer

* * *

Chair Bird welcomed Shaun Axton to the Planning Commission. Mr. Axton introduced himself and his background.

CONSENT DOCKET

Item No. 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE JANUARY 13, 2022 REGULAR PLANNING COMMISSION MEETING.

Item No. 2, being:

COS-2122-10 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY JENSEN ATKINSON (POLLARD & WHITED SURVEYING, INC.) FOR ECHAD WAY ESTATES, WITH A VARIANCE IN THE WIDTH OF THE PRIVATE DRIVE TO 12', FOR 40.04 ACRES OF PROPERTY GENERALLY LOCATED ½ MILE EAST OF 84TH AVENUE N.E. ON THE NORTH SIDE OF TECUMSEH ROAD.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

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

Dave Boeck moved to approve the Consent Docket as presented. Michael Jablonski seconded the motion.

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

YEAS	Erin Williford, Kevan Parker, Steven McDaniel, Erica Bird, Dave Boeck, Shaun Axton, Michael Jablonski
NAYES	None
MEMBERS ABSENT	None

Ms. Tromble announced that the motion, to adopt the Consent Docket as presented, passed by a vote of 7-0.

* * *

Item No. 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE JANUARY 13, 2022 REGULAR PLANNING COMMISSION MEETING.

The minutes of the January 13, 2022 Planning Commission Regular Session were approved as presented on the Consent Docket by a vote of 7-0.

* * *

Item No. 2, being:

COS-2122-10 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY JENSEN ATKINSON (POLLARD & WHITED SURVEYING, INC.) FOR ECHAD WAY ESTATES, WITH A VARIANCE IN THE WIDTH OF THE PRIVATE DRIVE TO 12', FOR 40.04 ACRES OF PROPERTY GENERALLY LOCATED ½ MILE EAST OF 84TH AVENUE N.E. ON THE NORTH SIDE OF TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Certificate of Survey – ECHAD WAY ESTATES
3. Staff Report
4. Variance Request
5. Greenbelt Commission Comments

This item was recommended to City Council for approval on the Consent Docket by a vote of 7-0.

* * *

NON-CONSENT ITEMS

Item No. 3, being:

O-2122-36 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE No. O-2122-36, FOR JAMES L. ADAIR REQUESTS SPECIAL USE FOR A BAR, LOUNGE OR TAVERN, AND RENEWAL OF SPECIAL USE FOR A MIXED BUILDING, FOR PROPERTY CURRENTLY ZONED C-3, INTENSIVE COMMERCIAL DISTRICT, LOCATED AT 205 EAST MAIN STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Aerial Photo Site Plan
4. Pre-Development Summary

PRESENTATION BY STAFF:

1. Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT:

1. Jim Adair, 111 N. Peters Avenue, the applicant, presented the project.
2. Mr. Boeck asked how many residential units; Mr. Adair responded one is currently planned and will be built out, but they may use it as their personal offices for a while.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Boeck acknowledged the presence of several Regional and City Planning students in the audience. He spoke in support of the project bringing more business and more housing to downtown.

Kevan Parker moved to recommend adoption of Ordinance No. O-2122-36 to City Council. Erin Williford seconded the motion.

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

YEAS	Erin Williford, Kevan Parker, Steven McDaniel, Erica Bird, Dave Boeck, Shaun Axton, Michael Jablonski
NAYES	None
MEMBERS ABSENT	None

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2122-36 to City Council, passed by a vote of 7-0.

* * *

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

None

* * *

ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 6:42 p.m.

Norman Planning Commission

File Attachments for Item:

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2122-11, a Norman Rural Certificate of Survey submitted by Troy Henderson, Jr. (Pollard & Whited Surveying, Inc.) for HENDERSON ESTATES for 20.008 acres of property located on the east side of 84th Avenue N.E. approximately ½ mile north of Tecumseh Road.



CITY OF NORMAN, OK STAFF REPORT

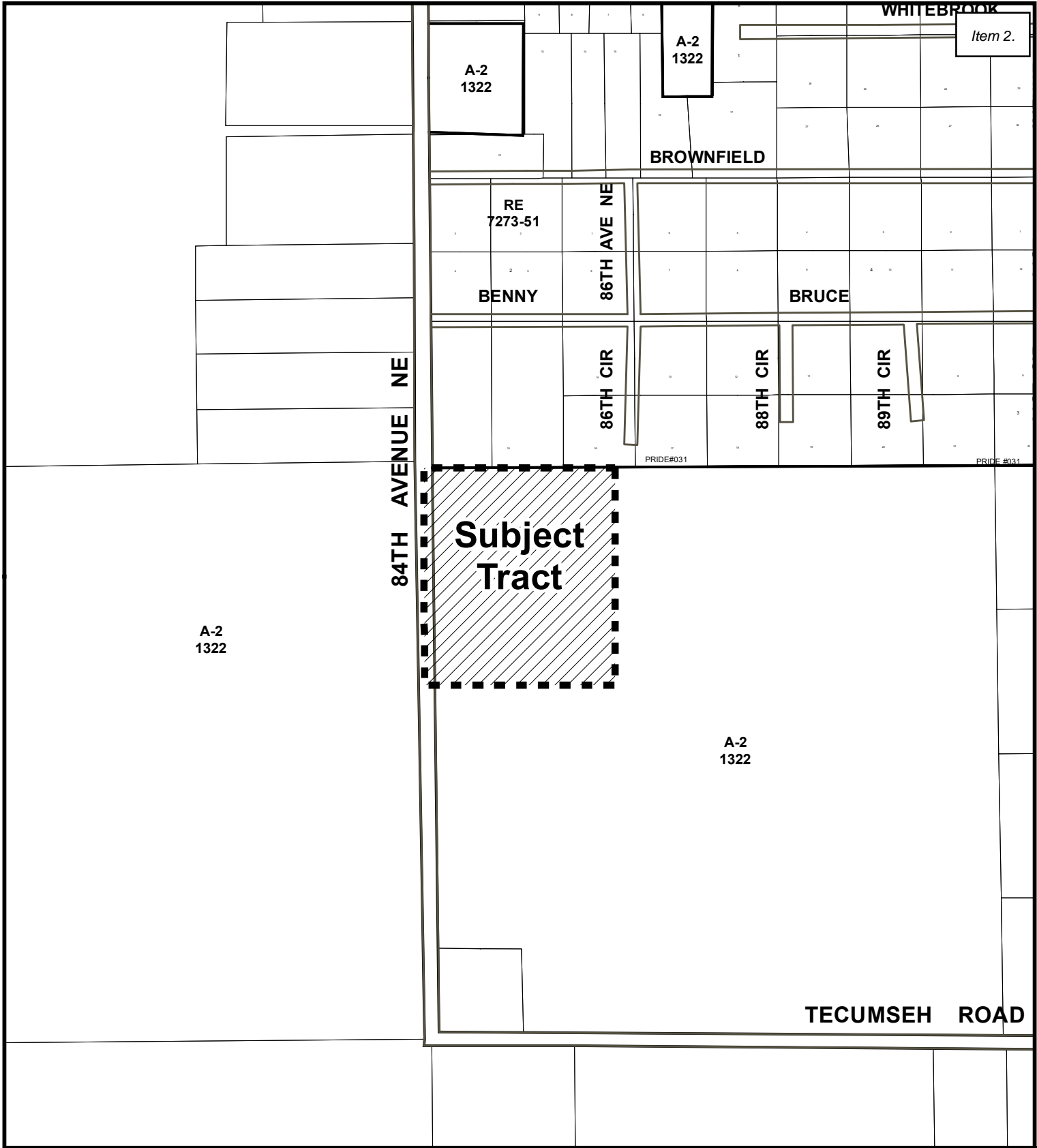
MEETING DATE: 03/10/2022

REQUESTER: Troy Henderson, Jr.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2122-11, a Norman Rural Certificate of Survey submitted by Troy Henderson, Jr. (Pollard & Whited Surveying, Inc.) for HENDERSON ESTATES for 20.008 acres of property located on the east side of 84th Avenue N.E. approximately ½ mile north of Tecumseh Road.

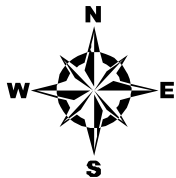
ACTION NEEDED: Recommend approval or disapproval of COS-2122-11 for HENDERSON ESTATES to City Council.



Location Map





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

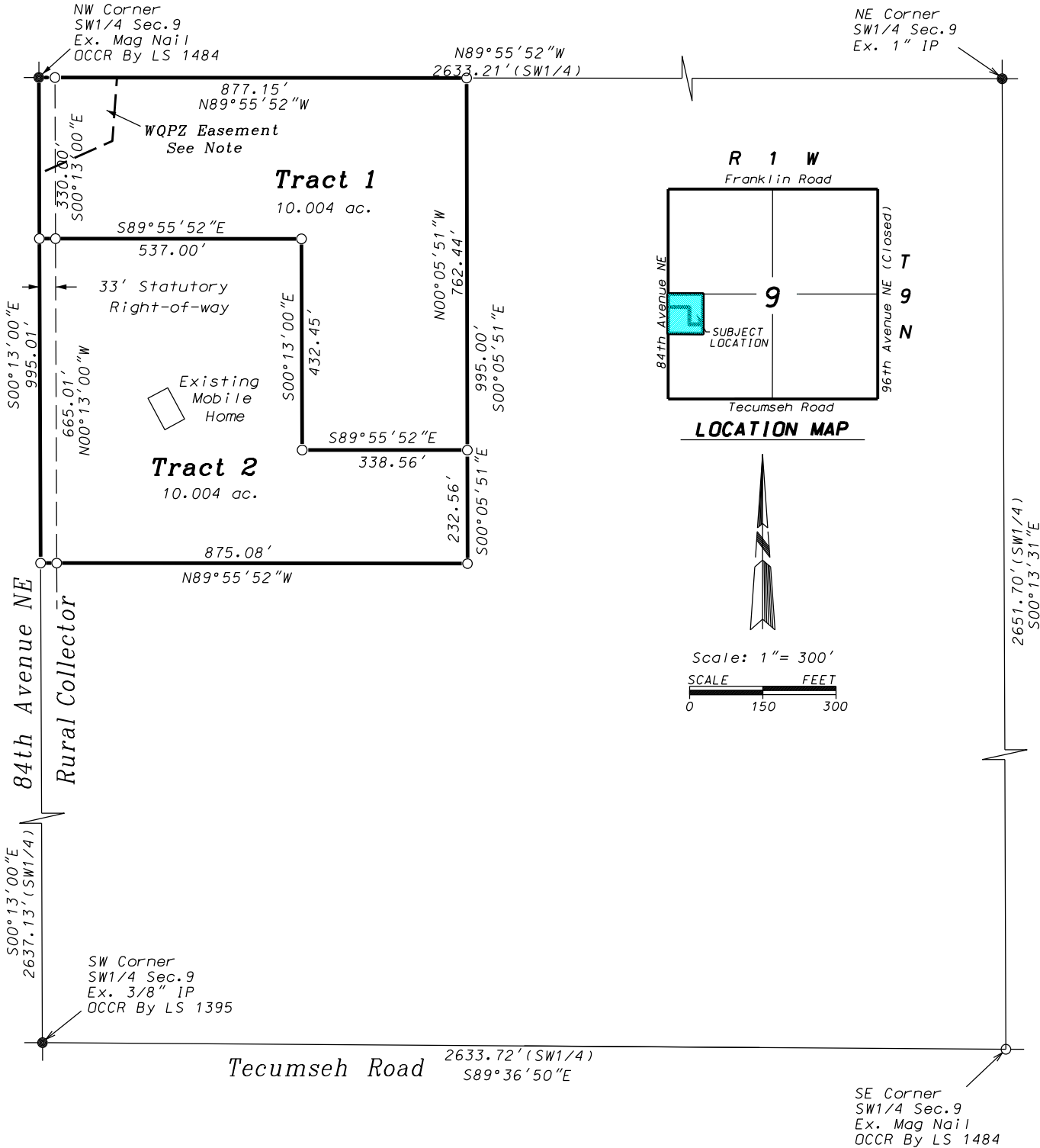


February 8, 2022

0 300 600 Ft.

 Subject Tract
 Zoning

HENDERSON ESTATES
A NORMAN RURAL CERTIFICATE
OF SURVEY SUBDIVISION
PART OF THE SW1/4 OF SECTION 9, T9N, R1W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA
COS 2122-11



NOTE:
Bearings shown are based on a Bearing of S89°36'50"E between existing monuments on the South line of the SW1/4 of Section 9, T9N, R1W, I.M. Norman, Cleveland County, Oklahoma.

(●) - Indicates Existing 3/8" Iron Pin Or Monument As Noted Hereon.
(○) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked " Pollard PLS 1474" Or Set PK Nail With Shiner Marked " P&W Surveying CA 2380".
(OCCR) - Indicates Oklahoma Certified Corner Record on File With The Oklahoma Department of Libraries, Archives Division.
(WQPZ) -Indicates the Water Quality Protective Zone. There shall be no clearing, grading, construction or disturbance of vegetation in this area except as permitted by the Director of Public Works, unless such disturbance is done in accordance with 19-514(E) of the Norman City Code. The WQPZ is subject to protective covenants that may be found in the Land Records and that may restrict disturbance and use of these areas.

POLLARD & WHITED SURVEYING, INC. 2514 Tee Drive Norman, OK 73069 405-366-0001 Off. 405-443-8100 Cell CA 2380 exp.6-30-23 timepwsurveying.com		Troy Henderson	
		Norman Certificate of Survey Subdivision	
		Part of the SW1/4 of Section 9, T9N, R1W, IM	
		Norman, Cleveland County, Oklahoma	
		February 22, 2022	Drawn By: T. Pollard
		9-9n1w.dgn	Sheet 1 of 7

Planning Commission Agenda
March 10, 2022

CERTIFICATE OF SURVEY
COS-2122-11

ITEM NO. 2

STAFF REPORT

ITEM: Consideration of **NORMAN CERTIFICATE OF SURVEY NO. COS-2122-11 FOR HENDERSON ESTATES.**

LOCATION: Generally located on the east side of 84th Avenue N.E. and one-half mile north of Tecumseh Road.

INFORMATION:

1. Owners. Troy Henderson.
2. Developer. Troy Henderson.
3. Surveyor. Pollard & Whited Surveying, Inc.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City Limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Protection. The Norman Fire Department will provide fire protection.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Street. Eighty-fourth Avenue N.E. is classified as a rural collector street. An easement is not required. A drainage easement covering the WQPZ will be required.

5. Acreage. This property consists of 20.008 acres. Tract 1 consists of 10.004 acres and Tract 2 consists of 10.004 acres.
7. WQPZ. Water Quality Protection Zone (WQPZ) is located within Tract 1. The owners will be required to protect these areas. There is sufficient area for each tract to allow proposed structures and private sanitary sewer system without encroaching into the WQPZ.
8. Covenants. Covenants addressing the WQPZ are being reviewed as to form by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2122-11 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Staff recommends approval of Certificate of Survey No. COS-2122-11 for Henderson Estates.

ACTION NEEDED: Recommend approval or disapproval of Certificate of Survey No. COS-2122-11 for Henderson Estates to City Council.

ACTION TAKEN: _____

GBC 22-02

APPLICANT	Troy M. Henderson Jr.
LOCATION	North side of Tecumseh Road approx. ½ mile east of 84th Avenue N.E. and ½ mile south of Franklin Road
PROPOSAL	Henderson Estates Certificate of Survey; Divide approximately 20 acres into 2 tracts of 10-acres each for residential development
NORMAN 2025 LAND USE	Current: Country Residential
LAND USE	Current: Single-family residential Proposed: Single-family residential

Greenbelt Commission Final Comments - GBC 22-02

Greenbelt forwards this item with no additional comments.

File Attachments for Item:

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2122-12, a Norman Rural Certificate of Survey submitted by Kevin & Julie Haley (Parkhill) for HALEY ESTATES II, a replat of Tracts B and C of HALEY ESTATES for 35.06 acres of property generally located at the northwest corner of E. Lindsey Street and 60th Avenue S.E.



CITY OF NORMAN, OK STAFF REPORT

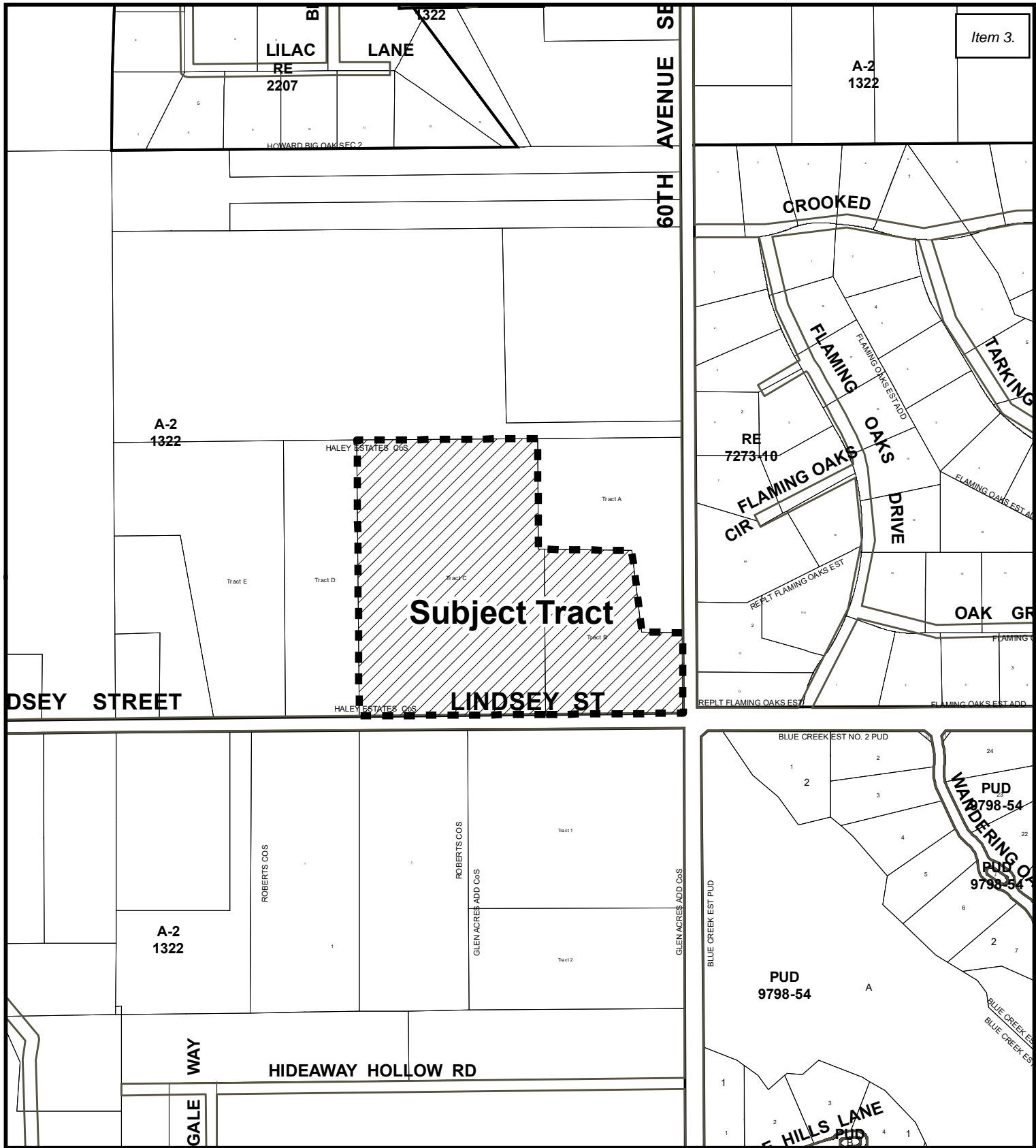
MEETING DATE: 03/10/2022

REQUESTER: Kevin & Julie Haley

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2122-12, a Norman Rural Certificate of Survey submitted by Kevin & Julie Haley (Parkhill) for HALEY ESTATES II, a replat of Tracts B and C of HALEY ESTATES for 35.06 acres of property generally located at the northwest corner of E. Lindsey Street and 60th Avenue S.E.

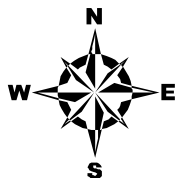
ACTION NEEDED: Recommend approval or disapproval of COS-2122-12 for HALEY ESTATES II, a replat of Tracts B and C of HALEY ESTATES to City Council.



Location Map



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



February 7, 2022

0 300 600 Ft.



Subject Tract



Zoning

HALEY ESTATES II,
a revision of Tracts B and C, Haley Estates
NORMAN RURAL CERTIFICATE OF SURVEY

COS 2122-12

Part of the S/2 of the SE/4 of Sec. 36, T9N, R2W, I.M.
Norman, Cleveland County, Oklahoma

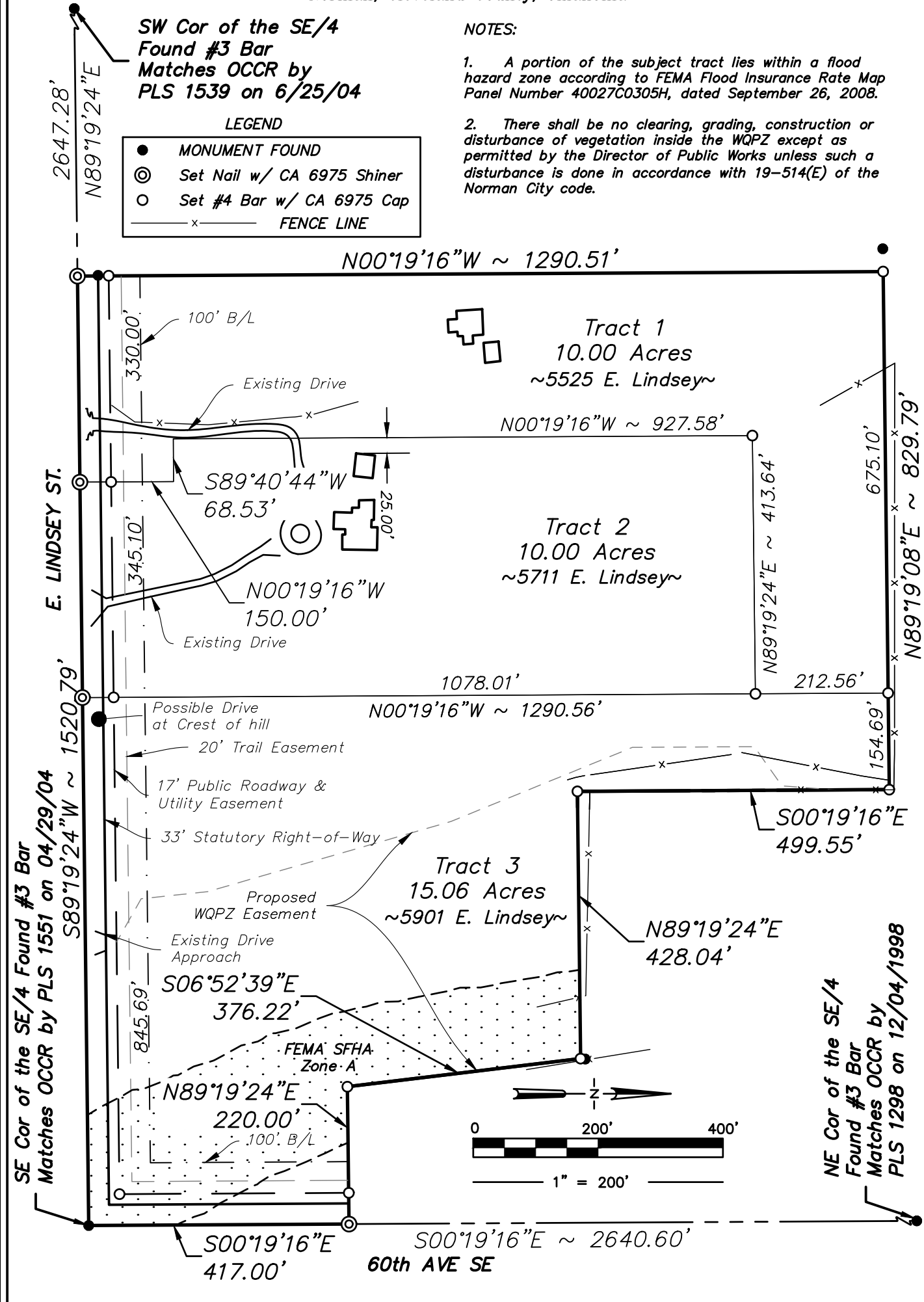
SW Cor of the SE/4
Found #3 Bar
Matches OCCR by
PLS 1539 on 6/25/04

LEGEND

- MONUMENT FOUND
- ⊙ Set Nail w/ CA 6975 Shiner
- Set #4 Bar w/ CA 6975 Cap
- x — FENCE LINE

NOTES:

1. A portion of the subject tract lies within a flood hazard zone according to FEMA Flood Insurance Rate Map Panel Number 40027C0305H, dated September 26, 2008.
2. There shall be no clearing, grading, construction or disturbance of vegetation inside the WQPZ except as permitted by the Director of Public Works unless such a disturbance is done in accordance with 19-514(E) of the Norman City code.



Parkhill

3226 Bart Conner Dr, Norman, OK 73072
http://www.parkhill.com PH.(405)366-8541 CA # 6975

Surveyed By: PR / SM	HALEY ESTATES II - SURVEY
Drawn By: BW	NORMAN RURAL CERTIFICATE OF SURVEY
Approved By: BW	TRACTS B & C, HALEY ESTATES NRCOS, 2007
Date: 02/07/2022	PT SE/4 S36-T9N-R2W, CLEVELAND CO, OKLAHOMA
Scale: 1" = 200'	HALEY FAMILY
Project No: 01459722	

Sheet Number
1
Sheet 1 of 1

Planning Commission Agenda
March 10, 2022

CERTIFICATE OF SURVEY
COS-2122-12

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of **NORMAN CERTIFICATE OF SURVEY NO. COS-2122-12 FOR HALEY ESTATES II (A REVISION OF HALEY ESTATES TRACTS B AND C).**

LOCATION: Located at the northwest corner of the intersection of Lindsey Street and 60th Avenue S.E.

INFORMATION:

1. Owners. Kevin and Julie Haley.
2. Developer. Kevin and Julie Haley.
3. Engineer/Surveyor. Parkhill Engineering and Surveying.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1311 annexing a portion of this property in the Norman Corporate City Limits without zoning.
2. October 21, 1961. City Council adopted Ordinance No. 1312 annexing the remainder of this property into the Norman Corporate City Limits without zoning.
3. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
4. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Protection. The Norman Fire Department will provide fire protection.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system on Tract 2.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing water well on Tract 2.

4. Streets. East Lindsey Street and 60th Avenue S.E. are classified as minor rural arterials. Easements for roadway, drainage and utilities will be required. A 20' trail easement will be required parallel to the roadway easement. A drainage easement covering the WQPZ will be required.
5. Acreage. This property consists of 35.06 acres. Tract 1 consists of 10.00 acres, Tract 2 consists of 10.00 acres and Tract 3 consists of 15.06 acres.
7. WQPZ. Water Quality Protection Zone (WQPZ) is located within Tract 3. The owner will be required to protect this area. There is sufficient area for the tract to allow proposed structures and private sanitary sewer system without encroaching into the WQPZ.
8. Flood Plain. There is Flood Plain within Tract 3.
9. Covenants. Covenants addressing the WQPZ are being reviewed as to form by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2122-12 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Staff recommends approval of Certificate of Survey No. COS-2122-12 for Haley Estates II (a revision of Tracts B and C, Haley Estates).

ACTION NEEDED: Recommend approval or disapproval of Certificate of Survey No. COS-2122-12 for Haley Estates II, (a revision of Tracts B and C, Haley Estates) to City Council.

ACTION TAKEN: _____

GBC 22-04

APPLICANT	Kevin & Julie Haley
LOCATION	NW corner of E. Lindsey Street and 60th Avenue S.E.
PROPOSAL	Haley Estates II Certificate of Survey; Revise approximately 35 acres into two 10-acre tracts and one 15-acre tract each for residential development
NORMAN 2025 LAND USE	Current: Country Residential/Floodplain
LAND USE	Current: Single-family residential/Vacant Proposed: Single-family residential

Greenbelt Commission Final Comments - GBC 22-04

Greenbelt forwards this item with no additional comments.

File Attachments for Item:

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SPF-2122-5, a Short Form Plat submitted by WP Land, L.L.C. (Dodson-Thompson-Mansfield, P.L.L.C.) for MEDWISE CLASSEN for 1.0029 acres of property generally located on the east side of Classen Boulevard and 610' south of East Cedar Lane Road.



CITY OF NORMAN, OK STAFF REPORT

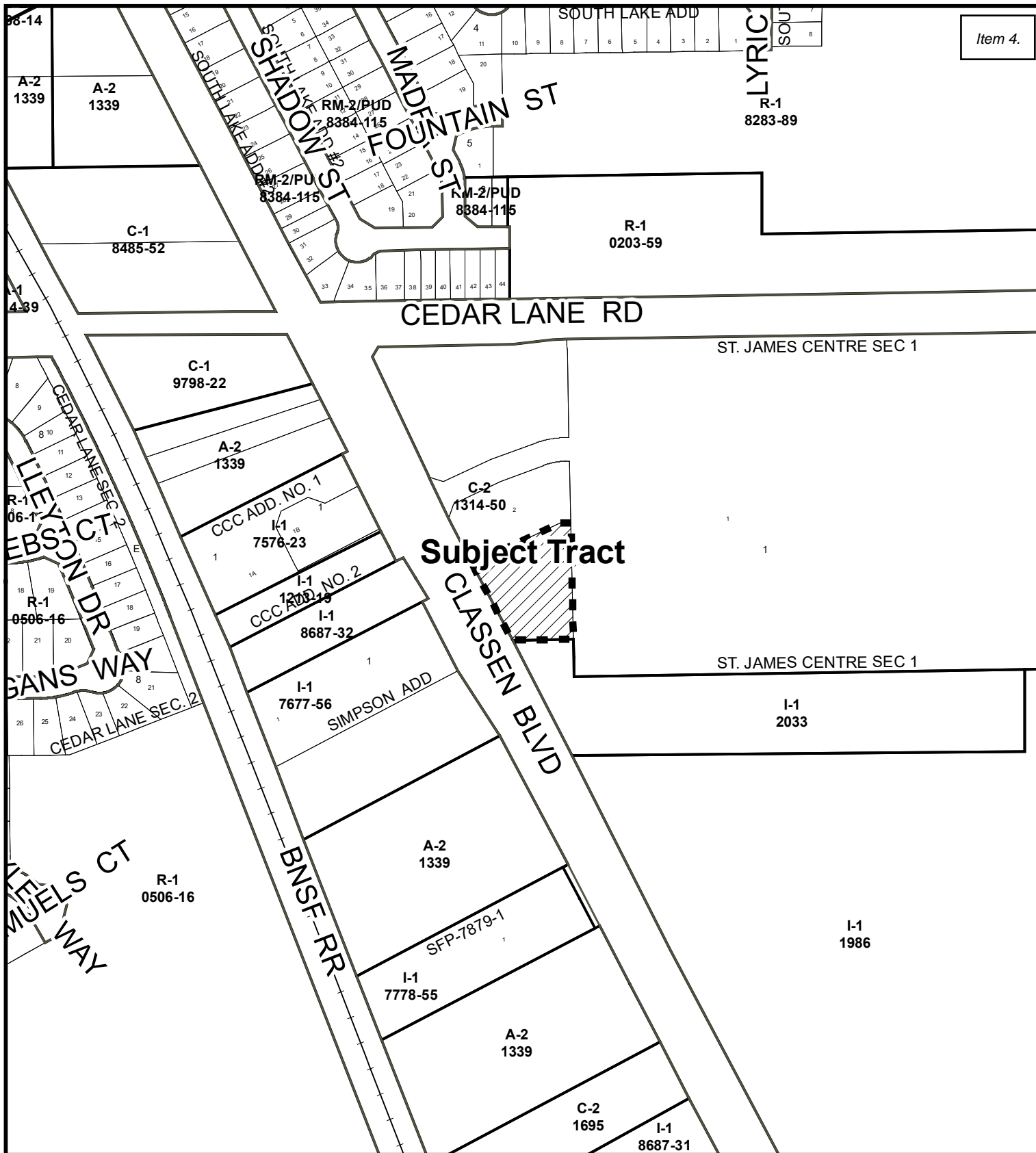
MEETING DATE: 03/10/2022

REQUESTER: WP Land, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SPF-2122-5, a Short Form Plat submitted by WP Land, L.L.C. (Dodson-Thompson-Mansfield, P.L.L.C.) for MEDWISE CLASSEN for 1.0029 acres of property generally located on the east side of Classen Boulevard and 610' south of East Cedar Lane Road.

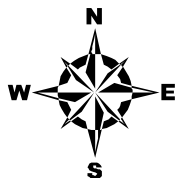
ACTION NEEDED: Approve, or disapprove, SFP-2122-5, the Short Form Plat for MEDWISE CLASSEN.



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.



March 2, 2022

0 150 300 Ft.

 Subject Tract

Planning Commission Agenda
March 10, 2022

SHORT FORM PLAT
SFP-2122-5

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of **SHORT FORM PLAT NO. SFP-2122-5 FOR MEDWISE
CLASSEN ADDITION.**

LOCATION: Generally located on the east side of Classen Boulevard and 610' south of Cedar Lane Road.

INFORMATION:

1. Owner. W.P. Land, LLC and Heritage Fine Homes Investments, LLC.
2. Developer. 2Z Development, LLC.
3. Surveyor. Dodson-Thompson-Mansfield, PLLC.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City Limits without zoning.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. June 20, 1967. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
4. September 12, 1967. City Council adopted Ordinance No. 1986 placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
5. December 14, 1984. Planning Commission approved the preliminary plat for South Lake Industrial Park Addition.
6. December 14, 1989. The preliminary plat for South Lake Industrial Park Addition became null and void.

7. May 8, 2014. The Planning Commission, on a vote of 6-0, postponed a request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for a portion of the property, and from Mixed Use/Special Planning Area 7 and Future Urban Service Area to Commercial Designation and Current Urban Service Area for a portion of the property.
8. May 8, 2014. Planning Commission, on a vote of 6-0, postponed a request to place this property in C-2, General Commercial District and remove it from I-1, Light Industrial District at the request of the attorney for the applicant.
9. May 8, 2014. Planning Commission, on a vote of 6-0, postponed the preliminary plat for St. James Centre Addition, at the request of the attorney for the applicant.
10. June 12, 2014. Planning Commission, on a vote of 6-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for a portion of the property and from Mixed Use/Special Planning Area 7 and Future Urban Service Area to Commercial Designation and Current Urban Service Area for a portion of the property.
11. June 12, 2014. Planning Commission, on a vote of 6-0, recommended to City Council placing this property in C-2, General Commercial District and removing it from I-1, Light Industrial District.
12. June 12, 2014. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for St. James Centre Addition be approved.
13. July 22, 2014. City Council postponed Resolution No. R-1314-123 at the request of the applicant.
14. July 22, 2014. City Council postponed Ordinance No. O-1314-50 at the request of the applicant.
15. July 22, 2014. City Council postponed the preliminary plat for St. James Centre Addition at the request of the applicant.
16. August 12, 2014. City Council amended the NORMAN Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for a portion of the property and from Mixed Use/Special Planning Area 7 and Future Urban Service Area to Commercial Designation and Current Urban Service Area.

17. August 12, 2014. City Council adopted Ordinance No. O-1314-50 placing this property in C-2, General Commercial District and removing it from I-1, Light Industrial District.
18. August 12, 2014. City Council approved the preliminary plat for St. James Centre Addition.
19. August 11, 2021. The Norman Development Committee approved the preliminary plat for St. James Centre Addition for an additional five years.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer is existing.
3. Sidewalks. Sidewalks will be bonded by the developer and constructed prior to a Certificate of Occupancy.
4. Streets. Street improvements are existing.
5. Water. Water improvements are existing.

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: The property consists of 1.0029 acres and one lot. The developer intends to construct a MedWise Urgent Care facility on the property. There are no proposed drives to Classen Boulevard. Access will be internally from the Wal-Mart property. Staff recommends approval of Short Form Plat No. SFP-2122-5 for MedWise Addition.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SPF-2122-5 for MedWise Addition, and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____

File Attachments for Item:

5. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Resolution No. R-2122-94, for Rental Ranch II, L.L.C. and D.L. Hayes Co. request amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation for the east 20 feet of Lot 50 and all of Lot 51, Block 2, WOODSLAWN ADDITION, located at 621 Highland Parkway.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/10/2022

REQUESTER: Rental Ranch II, L.L.C. and D.L. Hayes Co.

PRESENTER: Logan Hubble, Planner I

ITEM TITLE: Consideration of Adoption, Rejection, Amendment, and/or Postponement of Resolution No. R-2122-94, for Rental Ranch II, L.L.C. and D.L. Hayes Co. request amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation for the east 20 feet of Lot 50 and all of Lot 51, Block 2, WOODSLAWN ADDITION, located at 621 Highland Parkway.

ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Resolution No. R-2122-94 to City Council.

RESOLUTION NO. R-2122-94

ITEM NO. 5

STAFF REPORT

ITEM: Rental Ranch II, L.L.C. and D.L. Hayes Co. request amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation for the east 20 feet of Lot 50 and all of Lot 51, Block 2, WOODSLAWN ADDITION, located at 621 Highland Parkway.

SUMMARY OF REQUEST: The applicant is proposing development of a commercial storage building on a 0.22-acre parcel. This development proposal requires rezoning from R-1, Single Family Dwelling District, to C-2, General Commercial District, and a Norman 2025 Land Use and Transportation Plan amendment from Low Density Residential to Commercial.

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?*** There has been minimal redevelopment in the general area, there is a new auto body shop at the corner of Highland Parkway and Flood Avenue and a new office building to the north, but no zoning changes in the last twenty plus years. Special Use was granted for a bar (Oklahoma Axe Factory) with Ordinance No. O-1920-41 at 938 N Flood Ave. Although the SW corner of Robinson Street and Flood Avenue has redeveloped in the last 5 years, it is approximately a quarter-mile north of this subject site. The majority of the surrounding zoning has been in place for nearly 50 years with no changes. The lots to the west are entirely residential, while the lots to the east are entirely commercial.
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?*** Flood Avenue is classified as an urban minor arterial street according to the NORMAN 2025 Land Use & Transportation Plan, while Highland Parkway is not an arterial street. The area is platted as Woodslawn Addition so a traffic impact study is not required. The application is for rezoning from R-1, Single Family Dwelling District to C-2, General Commercial District. The applicant stated on the application the use will be commercial office and storage. Any future use on the site can be any uses allowed in the C-2, General Commercial District.

CONCLUSION: Staff forwards this request for a NORMAN 2025 Land Use & Transportation Plan amendment from Low Density Residential Designation to Commercial Designation as Resolution No. R-2122-94 for consideration by the Planning Commission and a recommendation to City Council.

Applicant: Rental Ranch II, LLC and D.L. Hayes Co.

Project Location: 621 Highland Parkway

Case Number: PD22-02

Time: 5:30 p.m.

Applicant/Representative

Bill Hayes
Chris Hayes
Andy Darks

Attendees

Melissa Hearn

City Staff

Logan Hubble, Planner I

Application Summary

The applicant is requesting a rezoning from R-1, Single Family Dwelling District, to C-2, General Commercial District, as well as a Norman 2025 Land Use and Transportation Plan amendment from Low Density Residential Designation to Commercial Designation.

Neighbor's Comments/Concerns/Responses

Neighbor asked how the site will be used. Applicant said that it will be used for the owner's personal car storage. Neighbor asked how tall the structure will be. Applicant said that it will be about 18 feet tall. Neighbor shared a concern that commercial encroachment in the residential neighborhood will lower property values.

GBC 22-03

APPLICANT	Bill Hayes
LOCATION	East 20 feet of Lot 50 and all of Lot 51, Block 2, Woodslawn Addition, located at 621 Highland Parkway
PROPOSAL	Rental Ranch II, LLC Rezoning; Amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation
NORMAN 2025 LAND USE	Current: Low Density Residential/Commercial
LAND USE	Current: Vacant Proposed: Commercial

Greenbelt Commission Final Comments - GBC 22-03

Greenbelt forwards this item with no additional comments.

File Attachments for Item:

6. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-37, for Rental Ranch II, L.L.C. and D.L. Hayes Co. request rezoning from R-1, Single Family Dwelling District, to C-2, General Commercial District, for the east 20 feet of Lot 50 and all of Lot 51, Block 2, WOODSLAWN ADDITION, located at 621 Highland Parkway.



CITY OF NORMAN, OK STAFF REPORT

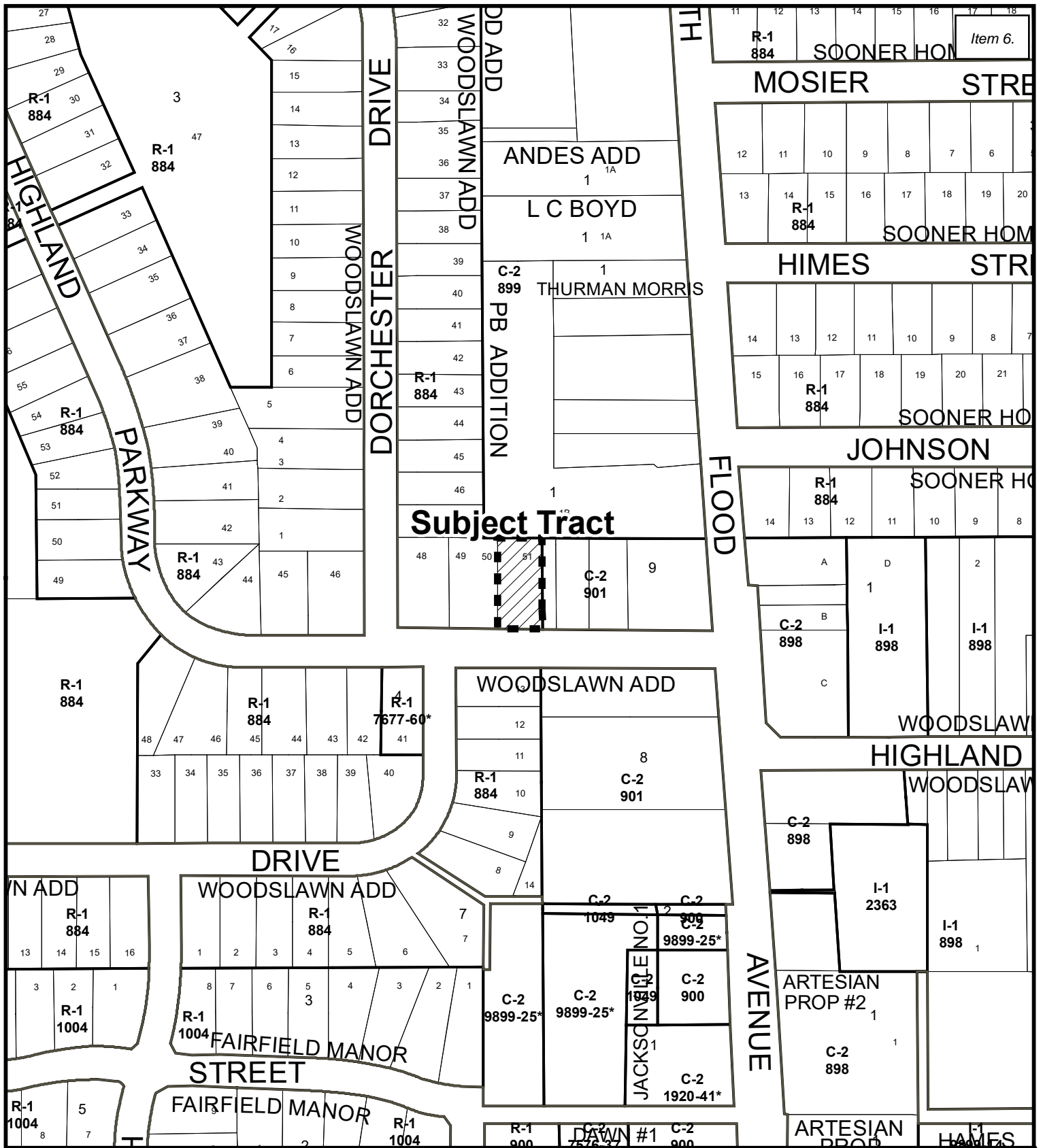
MEETING DATE: 03/10/2022

REQUESTER: Rental Ranch II, L.L.C. and D.L. Hayes Co.

PRESENTER: Logan Hubble, Planner I

ITEM TITLE: Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-37, for Rental Ranch II, L.L.C. and D.L. Hayes Co. request rezoning from R-1, Single Family Dwelling District, to C-2, General Commercial District, for the east 20 feet of Lot 50 and all of Lot 51, Block 2, WOODSLAWN ADDITION, located at 621 Highland Parkway.

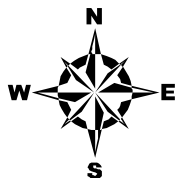
ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2122-37 to City Council.



Location Map



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



February 8, 2022

0 100 200 Ft.



Subject Tract



Zoning

ORDINANCE NO. O-2122-37

ITEM NO. 6

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	Rental Ranch II, L.L.C. and D.L. Hayes Co.
REQUESTED ACTION	Rezoning to C-2, General Commercial District
EXISTING ZONING	R-1, Single Family Dwelling District
SURROUNDING ZONING	North: C-2, General Commercial District East: C-2, General Commercial District South: R-1, Single Family Dwelling District, and C-2, General Commercial District West: R-1, Single Family Dwelling District
LOCATION	621 Highland Parkway
SIZE	0.22 acres
PURPOSE	Commercial Storage Building
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Commercial East: Commercial South: Single Family Residential and Commercial West: Single Family Residential
LAND USE PLAN DESIGNATION	Commercial

SYNOPSIS: The applicants, Rental Ranch, L.L.C. and D.L. Hayes Co., are requesting to rezone from R-1, Single Family Dwelling District, to C-2, General Commercial District, to allow for a commercial office and storage building. The subject property is approximately 0.22 acres.

HISTORY: The subject property and surrounding neighborhood were originally zoned R-1, Single Family Dwelling District, with Ordinance No. 884 on July 13, 1954, when the current

zoning ordinance was originally adopted. The commercial area to the east, along Avenue, was zoned C-2, General Commercial District at about the same time.

ZONING ORDINANCE CITATION: SEC 424.1 – C-2, GENERAL COMMERCIAL DISTRICT

General Description. This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

EXISTING ZONING: The subject property is currently zoned R-1, Single Family Dwelling District. This zoning district allows only for residential and accessory uses. A commercial storage building would not be permitted in R-1.

ANALYSIS: As stated above, a property in the C-2 District requires direct and frequent access. While the nearby Flood Avenue is classified as an urban minor arterial street in the NORMAN 2025 Land Use & Transportation Plan, Highland Parkway is not an arterial street.

SITE PLAN: The proposed site plan shows one building, a 3,900 square foot structure. The applicant stated at the Pre-Development meeting that the site will be used for personal vehicle storage facility. The applicant stated, the site will not have customers, but there are six parking spots. There is one access point off Highland Parkway.

USE: The applicant stated on the application they propose to use the property as a commercial office and storage building. There are a number of other commercial uses allowed by right in the C-2 District, including:

Automobile, farm implement and machinery repair, sales and service, but not automobile wrecking yards or junk yards.

Automobile service station.

Bakery.

Bath.

Bus terminal.

Carpenter and cabinet shop.

Cleaning and dyeing works.

Drive-in movie theater.

Electric sales and service.

Electric transmission station.

Feed and fuel store.

Frozen food locker.

Glass shop.

Golf course, miniature or practice range.

Heating, ventilating or plumbing supplies, sales and service.

Ice plant or storage house for ice and food housing not more than ten (10) tons capacity.

Laundry.

Lodge hall.

Lumber and building materials sales yard.

Medical Marijuana Dispensary, as allowed by state law.

Music, radio or television shop.

Outdoor advertising signs.

Pawn shop.

Printing plant.
Sign painting shop.
Small animal hospital.
Storage warehouse.
Tier I Medical Marijuana Processor, as allowed by state law.
Tier II Medical Marijuana Processor, as allowed by state law.
Trailer camp.
Used auto sales.
Wholesale distributing center.

OTHER AGENCY COMMENTS:

PUBLIC WORKS: The area is platted with public services in close proximity.

PREDEVELOPMENT: PD 22-02, February 24, 2022

Neighbor asked how the site will be used.

Applicant said that it will be used for the owner's personal car storage.

Neighbor asked how tall the structure will be.

Applicant said that it will be about 18 feet tall.

Neighbor shared a concern that commercial encroachment in the residential neighborhood will lower property values.

GREENBELT COMMISSION: GB 22-03, February 15, 2022

Greenbelt forwards this item with no additional comments.

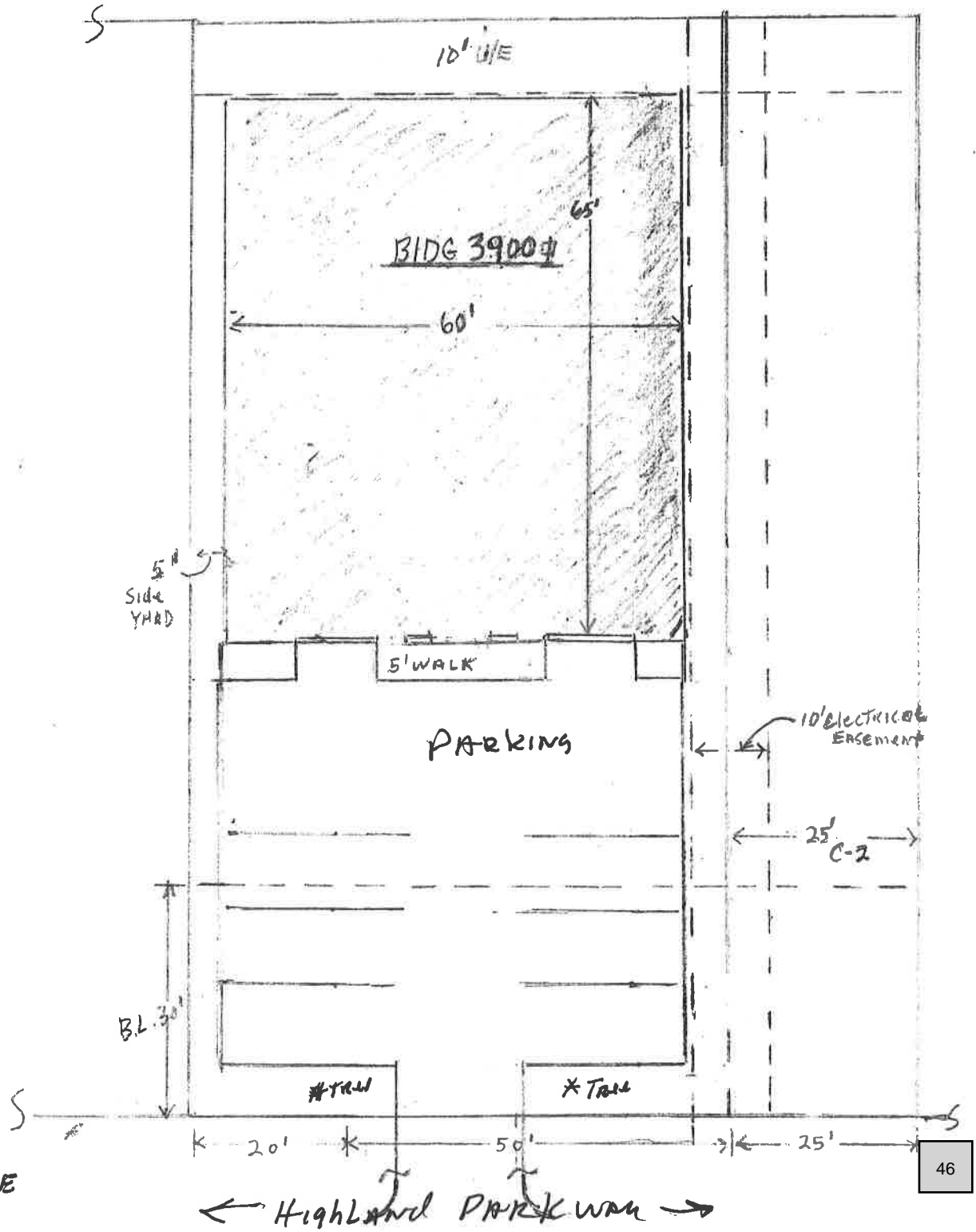
CONCLUSION: Staff forwards this request for rezoning from R-1, Single Family Dwelling District, to C-2, General Commercial District, as Ordinance No. 2122-37 for consideration by the Planning Commission and a recommendation to City Council.

↑ N

SITE PLAN

621 Highland Parkway

SCALE 1:20



1:20 SOME

PLAT OF SURVEY

Property Description:

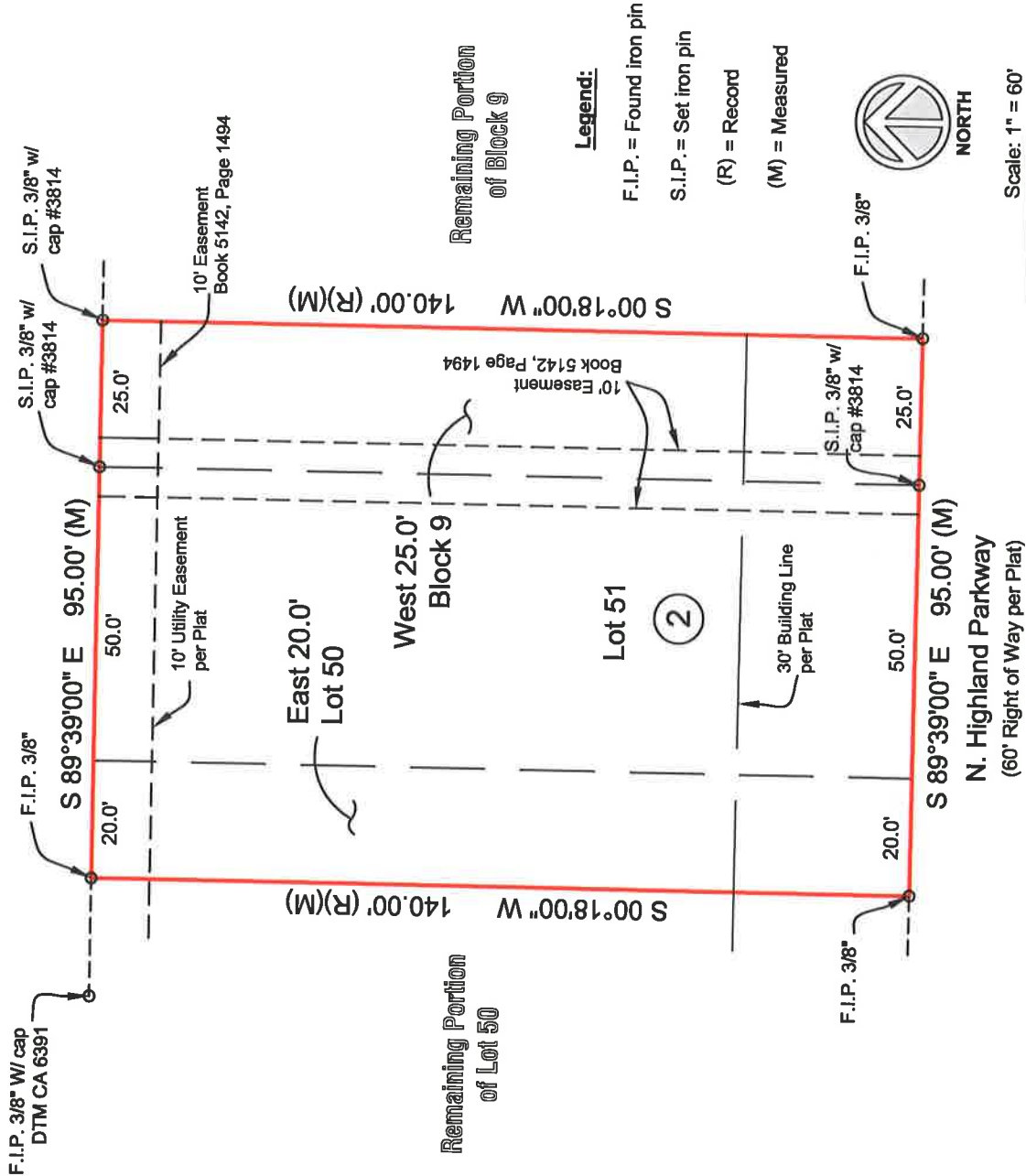
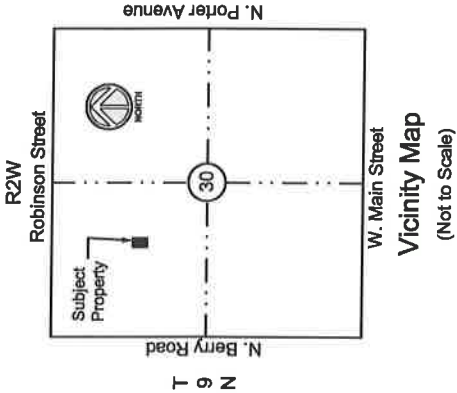
The East 20 feet of Lot Fifty (50), and all of Lot Fifty-One (51), in Block Two (2), And the West 25 feet of Block Nine (9) of WOODSLAWN ADDITION to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

Property Address:

621 Highland Parkway
Norman, Oklahoma

Basis of Bearing:

South line of Block Two (2) of WOODSLAWN ADDITION to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.



Surveyor Note:

A title commitment has not been provided. Easements, rights of way, or any similar items that would be disclosed from an accurate and current title search have not been provided and therefore are not shown on this survey.

Surveyor's Certification:

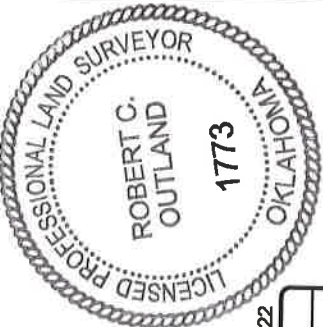
To: Bill Hayes:

I, Robert C. Outland, Licensed Professional Land Surveyor No. 1773 in the state of Oklahoma, do hereby certify that a survey was performed under my supervision of the property described hereon.

I further certify that this Survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

Robert C. Outland
Oklahoma L.S. # 1773

Date: 1-10-2022



Drawn By: RCO
Aprvd. By: RCO
3022

Field Date: 12/20/2021, 12/28/2021 and 1/6/2022
Revision: Date:

Applicant: Rental Ranch II, LLC and D.L. Hayes Co.

Project Location: 621 Highland Parkway

Case Number: PD22-02

Time: 5:30 p.m.

Applicant/Representative

Bill Hayes
Chris Hayes
Andy Darks

Attendees

Melissa Hearn

City Staff

Logan Hubble, Planner I

Application Summary

The applicant is requesting a rezoning from R-1, Single Family Dwelling District, to C-2, General Commercial District, as well as a Norman 2025 Land Use and Transportation Plan amendment from Low Density Residential Designation to Commercial Designation.

Neighbor's Comments/Concerns/Responses

Neighbor asked how the site will be used. Applicant said that it will be used for the owner's personal car storage. Neighbor asked how tall the structure will be. Applicant said that it will be about 18 feet tall. Neighbor shared a concern that commercial encroachment in the residential neighborhood will lower property values.

GBC 22-03

APPLICANT	Bill Hayes
LOCATION	East 20 feet of Lot 50 and all of Lot 51, Block 2, Woodslawn Addition, located at 621 Highland Parkway
PROPOSAL	Rental Ranch II, LLC Rezoning; Amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation
NORMAN 2025 LAND USE	Current: Low Density Residential/Commercial
LAND USE	Current: Vacant Proposed: Commercial

Greenbelt Commission Final Comments - GBC 22-03

Greenbelt forwards this item with no additional comments.

File Attachments for Item:

7. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-23, BWB2, L.P. requests Special Use for a Bar, Lounge, or Tavern for 1/6 acre of property located at 796 Asp Avenue (Logie's on the Corner).



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/10/2022

REQUESTER: BWB2, L.P.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-23, BWB2, L.P. requests Special Use for a Bar, Lounge, or Tavern for 1/6 acre of property located at 796 Asp Avenue (Logie's on the Corner).

ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2122-23 to City Council.

ORDINANCE NO. O-2122-23

ITEM NO. 7

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	BWB2, L.P.
REQUESTED ACTION	Special Use for a Bar, Lounge or Tavern
EXISTING ZONING	C-3, Intensive Commercial District
SURROUNDING ZONING	North: C-3, Intensive Commercial District East: C-3, Intensive Commercial District South: C-3, Intensive Commercial District West: C-3, Intensive Commercial District
LOCATION	796 Asp Avenue
SIZE	1/6 acre
PURPOSE	Sports themed bar and restaurant
EXISTING LAND USE	Sports themed bar and restaurant
SURROUNDING LAND USE	North: Commercial East: Commercial South: Commercial West: Commercial
LAND USE PLAN DESIGNATION	Commercial

SYNOPSIS: The applicant, BWB2, L.P., is requesting Special Use for a Bar, Lounge, or Tavern for approximately 1/6 acre at 796 Asp Avenue. The property is currently zoned C-3, Intensive Commercial District.

HISTORY: The subject property was zoned C-3, Intensive Commercial District, with Ordinance No. 884 on July 13, 1954. The applicant was first licensed with the City as Logan's on the Corner on August 18, 2006. On June 7, 2014, the name was changed to Logie's on the Corner. Logie's has historically been classified as a Restaurant use. In 2018, the State liquor laws changed and following a review of its sales, Logie's has elected to request a Special Use for a Bar, Lounge, or Tavern.

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

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

EXISTING ZONING: The subject property is currently zoned C-3, Intensive Commercial District, which allows for a Restaurant by right and a Bar, Lounge, or Tavern with Special Use approval.

ANALYSIS: Per the applicant, Logie's is not proposing to change its business model at all. They will still offer a full menu of food, including a late night menu. Obtaining the Special Use for a Bar, Lounge, or Tavern will allow them to operate without having to be concerned about the ratio of food to alcohol sales. The site will not change as the applicant will continue using the existing building.

ALTERNATIVES/ISSUES:

IMPACTS: The C-3 zoning district does not have a parking requirement to provide off-street parking for any use. The Campus Corner area has on-street parking available, as well as a few parking lots nearby. Parking for this proposal will not change the existing conditions for this property.

OTHER AGENCY COMMENTS:

PARK BOARD: This application does not go to the Parks Board as it is an existing building on platted property.

PUBLIC WORKS: This property was platted as part of the Larsh's University Addition plat of Norman. No additional public improvements are required for this proposal.

PREDEVELOPMENT: PD21-30, February 24, 2022

Neighboring businesses voiced concerns with allowing Logie's on the Corner the ability to not serve a full menu. Neighboring businesses desire to have lunch and dinner options in Campus Corner and not just bar-only establishments. The applicant explained that the business model of Logie's is not changing and that the same full menu will be offered to customers. The applicant explained that they want Special Use to ensure compliance with City and licensing requirements. Neighboring businesses still had concerns giving Logie's the ability in the future to eliminate their full menu if they so choose.

CONCLUSION: Staff forwards this request for Special Use for a Bar, Lounge, or Tavern and proposed Ordinance No. O-2122-23 to the Planning Commission for a recommendation to City Council.



March 2019 Aerial Photography



October 6, 2021

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 10 20 Feet

Applicant: BWB2, LP

Project Location: 796 Asp Avenue

Case Number: PD21-30

Time: 5:30 p.m.

Applicant/Representative

Robert McCampbell
Joe Bendetti
Tiffany Bendetti
Todd Emerson

Attendees

Jeff Stewart
H. Rainey Powell

City Staff

Beth Muckala, City Attorney
Lora Hoggatt, Planning Services Manager
Colton Wayman, Planner I

Application Summary

The applicant, BWB2, LP, requests Special Use for a Bar, Lounge or Tavern for Logie's on the Corner to ensure compliance with City ordinances and licensing requirements.

Neighbor's Comments/Concerns/Responses

Neighboring businesses voiced concerns with allowing Logie's on the Corner the ability to not serve a full menu. Neighboring businesses desire to have lunch and dinner options in Campus Corner and not just bar-only establishments. The applicant explained that the business model of Logie's is not changing and that the same full menu will be offered to customers. The applicant explained that they want Special Use to ensure compliance with City and licensing requirements. Neighboring businesses still had concerns giving Logie's the ability in the future to eliminate their full menu if they so choose.

File Attachments for Item:

8. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Resolution No. R-2122-95, Dr. Gary Emmert requests amendment of the NORMAN 2025 Land Use & Transportation Plan from High Density Residential Designation to Commercial Designation for 0.34 acres of property located at 1134 McGee Drive.



CITY OF NORMAN, OK STAFF REPORT

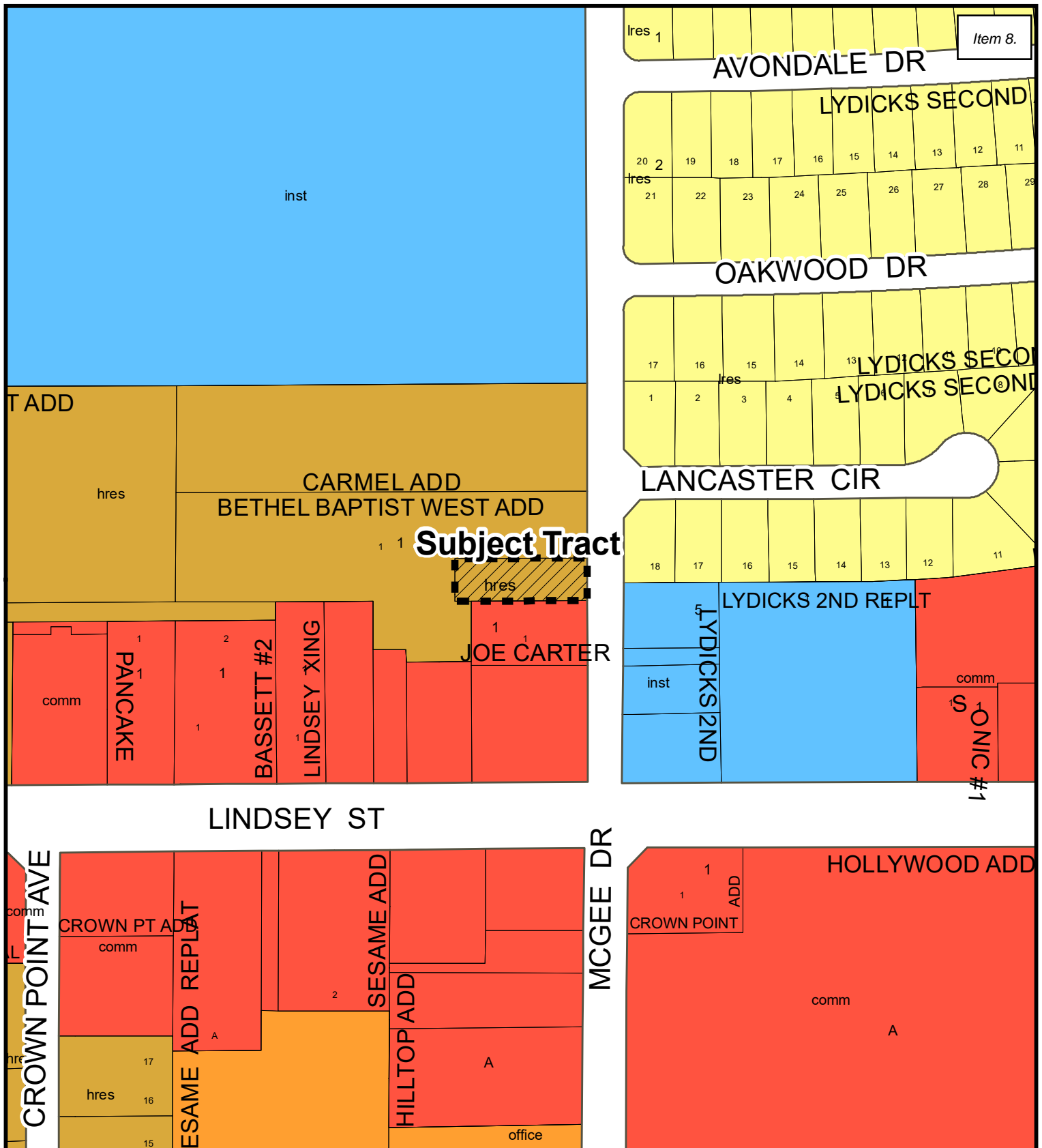
MEETING DATE: 03/10/2022

REQUESTER: Dr. Gary Emmert

PRESENTER: Colton Wayman, Planner I

ITEM TITLE: Consideration of Adoption, Rejection, Amendment, and/or Postponement of Resolution No. R-2122-95, Dr. Gary Emmert requests amendment of the NORMAN 2025 Land Use & Transportation Plan from High Density Residential Designation to Commercial Designation for 0.34 acres of property located at 1134 McGee Drive.

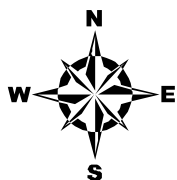
ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Resolution No. R-2122-95 to City Council.



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.



February 9, 2022

0 100 200 Ft.

 Subject Tract

RESOLUTION NO. R-2122-95

ITEM NO. 8

STAFF REPORT

ITEM: Dr. Gary Emmert requests amendment of the NORMAN 2025 Land Use Plan from High Density Residential Designation to Commercial Designation for 0.3 acres of property located at 1134 McGee Drive.

SUMMARY OF REQUEST: The applicant, Dr. Gary Emmert, requests amendment of the existing NORMAN 2025 Land Use & Transportation Plan from High Density Residential Designation to Commercial Designation to allow for a canine aesthetic care facility, offering dog grooming, boarding kennels, and a retail store. The applicant has also submitted for rezoning of the subject tract from RM-6, Medium Density Apartment District, to C-2, General Commercial District.

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

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

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

The general area is built out and has not changed substantially in recent years. The surrounding area is part of the W. Lindsey Street commercial corridor, containing commercial uses such as KFC, Sooner Pharmacy, and McGee Street Animal Hospital. In addition, Bethel Baptist Church Norman and the associated Annex are major public uses in the area. Residential uses exist north and east of the site in the form of single-family homes and apartments.

Overall, the area is a mixture of commercial, residential, and public uses. The change from High Density Residential Designation to Commercial Designation is not out of character for this area.

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 existing use of the site is multifamily residential. Traffic is typically generated by the tenants living in the structure. For the proposed commercial use, traffic patterns are anticipated to increase. The proposed use will operate during normal business hours on weekdays and on the weekends, likely generating more traffic on Saturdays and Sundays. Staff is also anticipated to be at the site during these times.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan from High Density Residential Designation to Commercial Designation as Resolution No. R-2022-95 for consideration by Planning Commission and recommendation to City Council.

Applicant: Dr. Greg Emmert

Project Location: 1134 McGee Drive

Case Number: PD22-03

Time: 6:00 p.m.

Applicant/Representative

Larry Pickering

Attendees

No neighbors attended

City Staff

Logan Hubble, Planner I

Application Summary

The applicant is requesting a rezoning from RM-6, Medium Density Apartment District, to C-2, General Commercial District, as well as a Norman 2025 Land Use and Transportation Plan amendment from High Density Residential designation to Commercial Designation.

Neighbor's Comments/Concerns/Responses

No neighbors attended the meeting.

GBC 22-05

APPLICANT	Dr. Greg Emmert
LOCATION	1134 McGee Drive
PROPOSAL	Rezoning; Amendment of the NORMAN 2025 Land Use & Transportation Plan from High Density Residential Designation to Commercial Designation
NORMAN 2025 LAND USE	Current: High Density Residential
LAND USE	Current: Multi-family residential Proposed: Commercial

Greenbelt Commission Final Comments - GBC 22-05

Greenbelt forwards this item with no additional comments.

File Attachments for Item:

9. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-38, Dr. Gary Emmert requests rezoning from RM-6, Medium Density Apartment District, to C-2, General Commercial District, for 0.34 acres of property located at 1134 McGee Drive.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/10/2022

REQUESTER: Dr. Gary Emmert

PRESENTER: Colton Wayman, Planner I

ITEM TITLE: Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-38, Dr. Gary Emmert requests rezoning from RM-6, Medium Density Apartment District, to C-2, General Commercial District, for 0.34 acres of property located at 1134 McGee Drive.

ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2122-38 to City Council.

ORDINANCE NO. O-2122-38

ITEM NO. 9

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	Dr. Gary Emmert
REQUESTED ACTION	Rezoning to C-2, General Commercial District
EXISTING ZONING	RM-6, Medium Density Apartment District
SURROUNDING ZONING	North: RM-6, Medium Density Apartment District East: R-1, Single-Family Dwelling District, and C-2, General Commercial District South: RM-6, Medium Density Apartment District and C-2, General Commercial District West: RM-6, Medium Density Apartment District
LOCATION	1134 McGee Drive
SIZE	13,000 square feet, more or less
PURPOSE	Allow for dog grooming, boarding, and retail store
EXISTING LAND USE	Multi-family residential
SURROUNDING LAND USE	North: Public/Semi-Public (Church) East: Single-Family Residential South: Commercial West: Public/Semi-Public (Church)
LAND USE PLAN DESIGNATION	High Density Residential

SYNOPSIS: The applicant, Dr. Gary Emmert, requests to rezone 1134 McGee Drive from RM-6, Medium Density Apartment District, to C-2, General Commercial District. A NORMAN 2025 Land Use Plan Amendment is part of this applicant's request. The proposed use for the site is a full service canine aesthetic care facility, offering dog grooming, boarding kennels, and a

retail store. The site consists of a roughly 65'x200' parcel of 13,000 square feet, with a two structure of approximately 3,200 square feet and an accessory structure of approximately 300 square feet.

HISTORY: The property at 1134 McGee Drive was purchased by Gregory D. Emmert in September 2018. Prior to this, the property was owned by the Judy Ann Winn Revocable Living Trust. The primary structure on the property was constructed in 1970 and is approximately 3,200 square feet. The property was zoned RM-6, Medium Density Apartment District by Ordinance No. 2088.

ANALYSIS: As stated, the site is currently zoned RM-6, Medium Density Apartment District, and the applicant is proposing to rezone to C-2, General Commercial District, to allow for commercial uses. The general area is developed with commercial, public, and residential uses such as Bethel Baptist Church Norman, McGee Street Animal Hospital, Whittier Middle School, and Sooner Pharmacy.

The applicant's proposal is to develop a full service canine aesthetic care facility, offering dog grooming, boarding kennels, and a retail store. The applicant will be renovating the existing primary structure in addition to adding an extension used primarily for dog kennels. The smaller storage building to the rear of the lot is to be removed to allow for a proposed dog run and outdoor patio. The existing primary structure has been used for multifamily residential in the past. The applicant will be required to obtain a Kennel License from the City Clerk's office.

This site is located approximately one block south from W. Lindsey Street. There are existing public sidewalks throughout the area. This site, with commercial designation, would be compatible with surrounding nonresidential uses existing in the W. Lindsey Street corridor and on McGee Drive.

ALTERNATIVES/ISSUES:

IMPACTS: Directly north of this parcel is the Bethel Baptist Church Annex. In addition, the Winshire Square Apartments and Whittier Middle School are located north of the subject parcel and are zoned as residential. Directly south of the parcel is the McGee Street Animal hospital. KFC, Sooner Pharmacy, and other nonresidential uses exist to the south fronting W. Lindsey Street – all zoned for commercial uses. East of the subject parcel on the opposite side of McGee Drive, the area is zoned for residential and commercial uses. Single-family homes exist east of McGee Drive and directly across from the subject parcel in the Bethel Baptist Church. In addition, fronting W. Lindsey Street is Bethel Baptist Church Norman and Classic 50's Drive-In – all zoned for commercial uses.

Generally, the subject parcel is an extension of the W. Lindsey Street commercial corridor, with the majority of uses being zoned C-2, General Commercial District, to the south. The corridor has developed with off-street parking centered around accommodating vehicular access. Given that the City does not have minimum parking requirements and that the applicant is proposing to rezone to C-2, proposed renovations to the existing structure and other proposed improvements to the site will be possible.

ACCESS: As outlined above, the request is to adopt the C-2, General Commercial District, regulations to this property. Properties in the City do not have minimum parking requirements. Vehicular access to the site is proposed fronting McGee Drive, repurposing the existing driveway as a parking lot. Additional on-street parking is proposed in the alley south of the

parcel for potential customers. An existing public sidewalk exists along McGee Drive for pedestrian access.

SITE PLAN: Building coverage is proposed to change for the site. The existing primary structure will remain, with interior and exterior remodeling and renovations. An additional extension to the existing structure is proposed along the north property line, used primarily for dog kennels. The existing storage building at the rear of the lot is proposed to be removed to allow for a covered play area, dog run, and covered outdoor patio. Minor adjustments to the paved area at the front of the lot are proposed to allow for a parking lot.

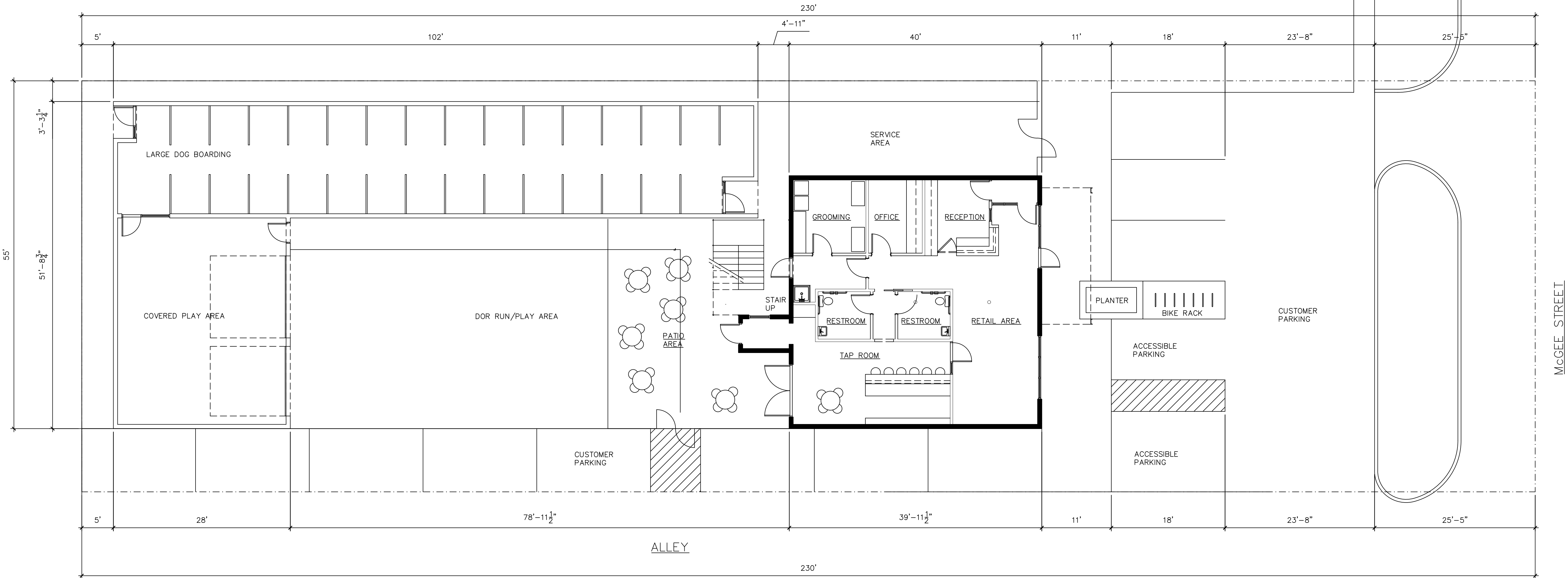
OTHER AGENCY COMMENTS:

PUBLIC WORKS: Existing sanitary sewer and water serve the site and a public alley south of the site is paved. There is an existing sidewalk adjacent to McGee Street. A short form plat is still required and a more accurate site plan will be needed.

CONCLUSION: Staff forwards this request for rezoning from RM-6, Medium Density Apartment District, to C-2, General Commercial District, as Ordinance No. O-2122-38 for consideration by the Planning Commission and for recommendation to City Council.

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
2. DRAWINGS ARE FOR DESIGN INTENT ONLY. FIELD VERIFY ALL EXISTING DIMENSIONS AND NOTIFY THE DESIGNER OF ANY CONFLICTS BETWEEN EXISTING AND DRAWN CONDITIONS.
3. PROVIDE SUBMITTALS, SAMPLES, SHOP DRAWINGS, MOCKUPS FOR DESIGNER APPROVAL FOR THE FOLLOWING (BUT NOT LIMITED TO): MILLWORK, FLOORING, TILE, TRIM, PAINT, FIXTURES, GLAZING, DOORS, HARDWARE, PLASTER/STUCCO, ETC.
4. FINISHES, FIXTURES, AND FURNITURE TO BE SELECTED



1
A1.01

SITE PLAN - MCGEE STREET CANINE SPA

SCALE: 1" = 100'-0"

LEGAL DESCRIPTION:

36-9-3W .3432AC PRT S/2 N/2 SE/4 SE/4 SW/4 BEG SE/C W230'
N65° E230' S65° POB

Applicant: Dr. Greg Emmert

Project Location: 1134 McGee Drive

Case Number: PD22-03

Time: 6:00 p.m.

Applicant/Representative

Larry Pickering

Attendees

No neighbors attended

City Staff

Logan Hubble, Planner I

Application Summary

The applicant is requesting a rezoning from RM-6, Medium Density Apartment District, to C-2, General Commercial District, as well as a Norman 2025 Land Use and Transportation Plan amendment from High Density Residential designation to Commercial Designation.

Neighbor's Comments/Concerns/Responses

No neighbors attended the meeting.

GBC 22-05

APPLICANT	Dr. Greg Emmert
LOCATION	1134 McGee Drive
PROPOSAL	Rezoning; Amendment of the NORMAN 2025 Land Use & Transportation Plan from High Density Residential Designation to Commercial Designation
NORMAN 2025 LAND USE	Current: High Density Residential
LAND USE	Current: Multi-family residential Proposed: Commercial

Greenbelt Commission Final Comments - GBC 22-05

Greenbelt forwards this item with no additional comments.

File Attachments for Item:

10. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-39, JM Civil Engineering requests rezoning from C-1, Local Commercial District, to C-2, General Commercial District, for 1.38 acres of property generally located at the southwest corner of East Cedar Lane Road and Classen Boulevard.



CITY OF NORMAN, OK STAFF REPORT

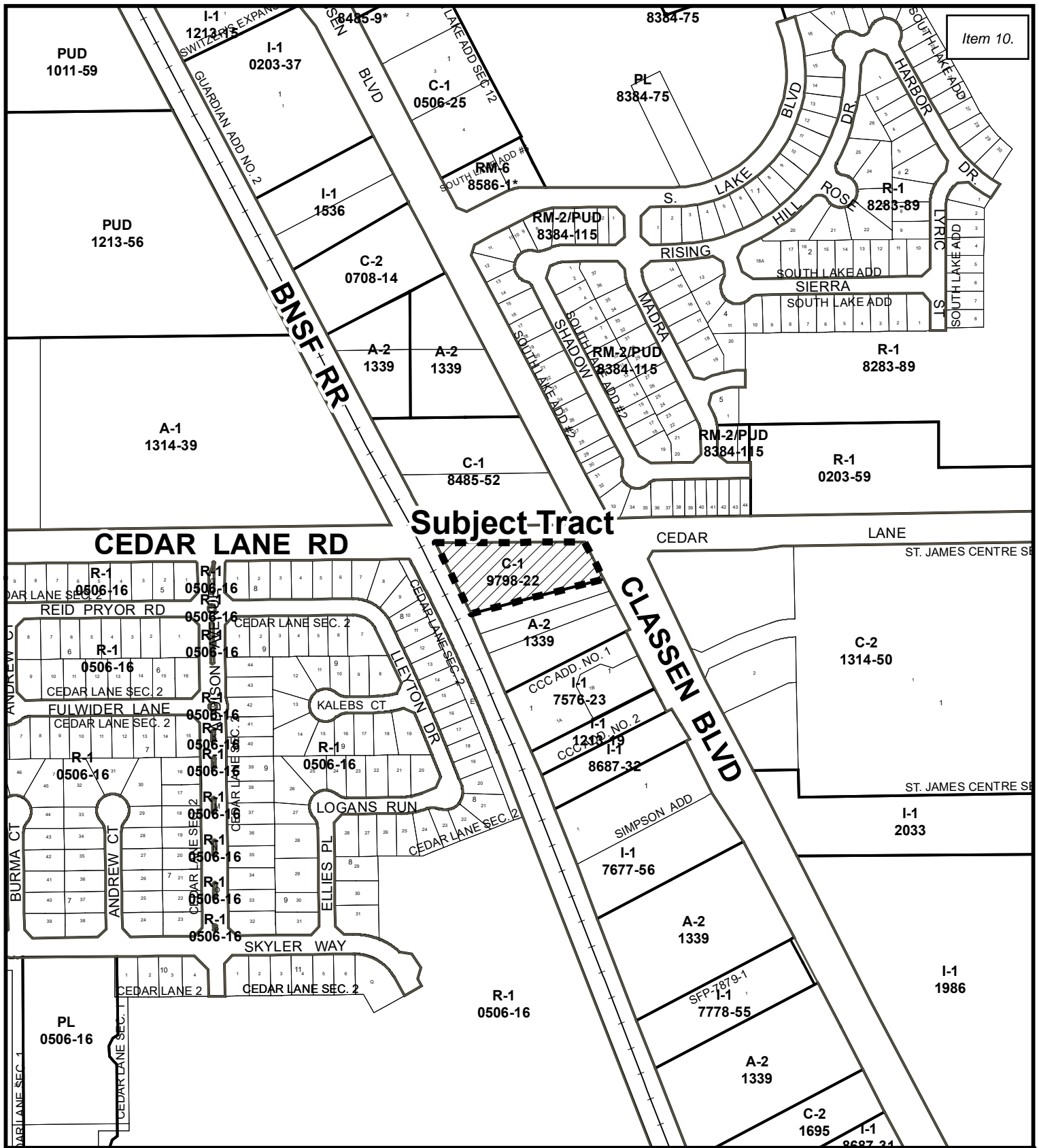
MEETING DATE: 03/10/2022

REQUESTER: JM Civil Engineering

PRESENTER: Colton Wayman, Planner I

ITEM TITLE: Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-39, JM Civil Engineering requests rezoning from C-1, Local Commercial District, to C-2, General Commercial District, for 1.38 acres of property generally located at the southwest corner of East Cedar Lane Road and Classen Boulevard.

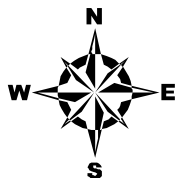
ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2122-39 to City Council.



Location Map



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



February 9, 2022

0 200 400 Ft.



Subject Tract



Zoning

ORDINANCE NO. O-2122-39

ITEM NO. 10

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	JM Civil Engineering
REQUESTED ACTION	Rezoning to C-2, General Commercial District
EXISTING ZONING	C-1, Local Commercial District
SURROUNDING ZONING	North: C-1, Local Commercial District East: C-2, General Commercial District South: A-2, Rural Agricultural District West: R-1, Single-Family Dwelling District
LOCATION	Southwest corner of East Cedar Lane Road and Classen Boulevard
SIZE	1.75 acres
PURPOSE	Allow for automobile service station/oil change (Take 5 Oil Change)
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Commercial/Residential East: Vacant South: Single-family Residential West: Railroad/Single-family Residential
LAND USE PLAN DESIGNATION	Commercial

SYNOPSIS: The applicant, JM Civil Engineering, requests to rezone the southwest corner of East Cedar Lane Road and Classen Boulevard from C-1, Local Commercial District, to C-2, General Commercial District, to allow for an automobile service station/oil change use (Take 5 Oil Change). The site consists of a roughly 1.75-acre parcel, with no structures on the site. The property is currently vacant.

HISTORY: In 1961, the subject property was initially zoned A-2, Rural Agricultural District and shortly thereafter, in 1967, was rezoned to I-1, Light Industrial District. In 1998, the property was zoned C-1, Local Commercial District, and has been zoned such since then. The property has historically been vacant and has yet to be platted.

ZONING ORDINANCE CITATION: SEC 424.1 – C-2, GENERAL COMMERCIAL DISTRICT

General Description. This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

EXISTING ZONING: The property is currently zoned C-1, Local Commercial District. This district is intended for the conduct of retail trade and to provide personal services to meet the regular needs and for the convenience of the people of adjacent residential areas. The C-1 District requires Special Use approval for an Automobile Service Station. Rezoning to C-2, General Commercial District, would allow for an Automobile Service Station by right.

ANALYSIS: As stated, the site is currently zoned C-1, Local Commercial District, and the applicant is proposing to rezone to C-2, General Commercial District, to allow for an Automobile Service Station/oil change use (Take 5 Oil Change). The general area is developed with residential, commercial, and industrial uses with some vacant parcels. Notable developments in this area include Walmart, 77 Storage Place, Norman Automotive, The Links Apartments and Golf Course, The Ave at Norman Apartments, Cobblestone Senior Living, and single family developments to the west.

The applicant's proposal is to develop a Take 5 Oil Change. The applicant will be adding a parking lot, building, landscaping, and detention pond to the site. In addition, the applicant will provide a fence along the southern property line to screen from the adjacent single-family home to the south.

The site contains a continuous public sidewalk on E. Cedar Lane Road but not on Classen Boulevard. The applicant is required to continue the public sidewalk on Classen Boulevard. This site, with commercial designation, would be compatible with surrounding uses existing near the E. Cedar Lane and Classen Boulevard intersection and is consistent with recent development trends in the area.

ALTERNATIVES/ISSUES:

IMPACTS: The zoning directly north of the subject parcel is commercial and industrial, including vacant and commercial uses fronting Classen Boulevard. Adjacent to the subject parcel and directly south is a single-family home zoned A-2. In addition, 77 Storage Place and Norman Automotive are located south of the subject parcel and are zoned as industrial. Directly west of the parcel are single-family homes separated by a railroad track. Club Carwash and Walmart exist east of the site – all zoned for commercial uses. In addition, on the northeast corner of E. Cedar Lane Road and Classen Boulevard are single-family homes and apartments that are zoned for residential uses.

The subject parcel is located on Classen Boulevard in an area zoned primarily C-1, C-2, or I-1, with a large amount of existing uses being nonresidential. The corridor has developed with off-street parking centered around accommodating vehicular access. Given that another

automotive use is close to the subject parcel, the proposed use of the site would not be inconsistent with the existing character of the area.

ACCESS: As outlined above, the request is to adopt the C-2, General Commercial District, regulations to this property to allow for an automobile service station/oil change use. Properties in the City do not have minimum parking requirements. Two driveways are proposed on E. Cedar Lane Road for vehicular access. No driveways are proposed on Classen Boulevard given the potential driveway's proximity to the intersection. An existing public sidewalk exists along E. Cedar Lane Road for pedestrian access. The applicant intends to continue the public sidewalk along Classen Boulevard.

SITE PLAN: The subject parcel is currently vacant. A building will be constructed on the eastern portion of the lot close to the intersection. Off-street parking is proposed close to the southern lot line of the site. In addition, a detention pond will be located in the southwest corner of the parcel to allow for adequate drainage and to mitigate drainage issues for adjacent properties. Landscaping will be required along E. Cedar Lane Road and Classen Boulevard.

OTHER AGENCY COMMENTS:

PUBLIC WORKS: There is an existing fire hydrant to serve the property. A public sanitary sewer main will be installed from the east side of Classen Boulevard to serve the property. Improvements will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Health standards. The agent for the applicant will need to obtain a permit from Department of Transportation for boring under Classen Boulevard.

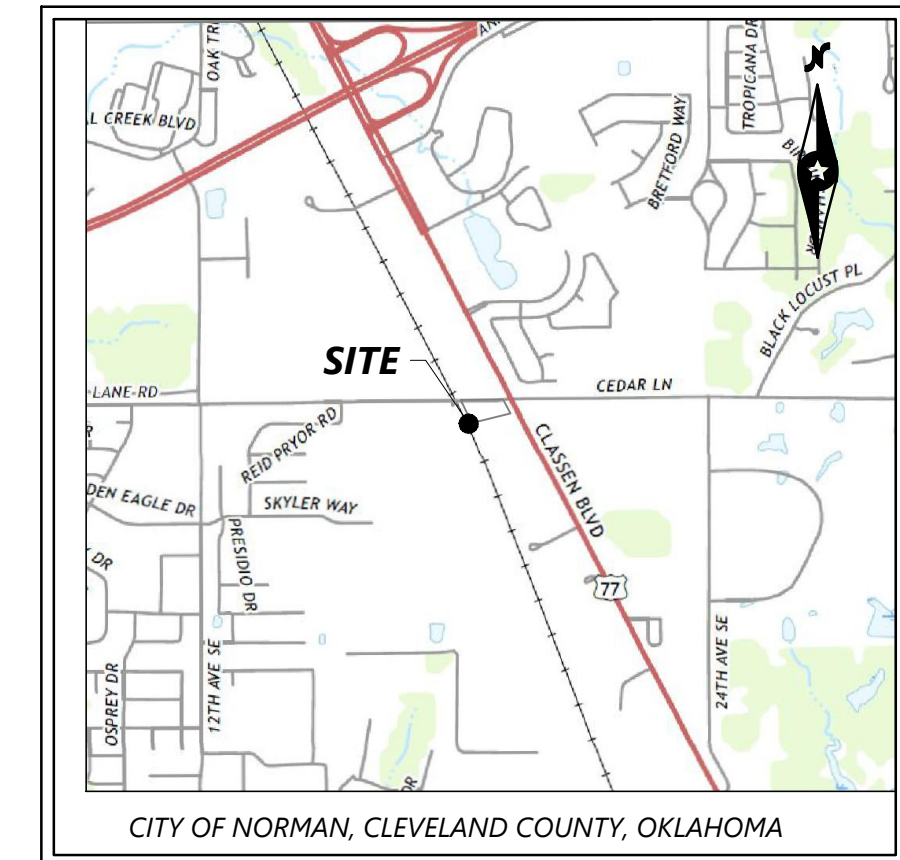
There is an existing sidewalk adjacent to Cedar Lane Road. A sidewalk will be required to be constructed adjacent to Classen Boulevard. In addition, drainage and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. A privately maintained detention facility will be constructed for the conveyance of storm water.

CONCLUSION: Staff forwards this request for rezoning from C-1, Local Commercial District to C-2, General Commercial District as Ordinance No. O-2122-39 for consideration by the Planning Commission and for recommendation to City Council.

SITE DEVELOPMENT PLAN TAKE 5 NORMAN

VICINITY MAP

(SCALE: 1"=2000')



1101 Central Expressway South
Suite 215
Allen, TX 75013

Ph. 214-491-1830

John Measels, PE
CIVIL ENGINEER



TAKE FIVE OIL

3600 Classen Boulevard
Norman, Oklahoma 73071

SITE DEVELOPMENT PLANS

SITE PLAN

C 100

CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

FLOODNOTE
SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 40027C0295 J, DATED FEBRUARY 20, 2013. (TABLE A, ITEM 3)

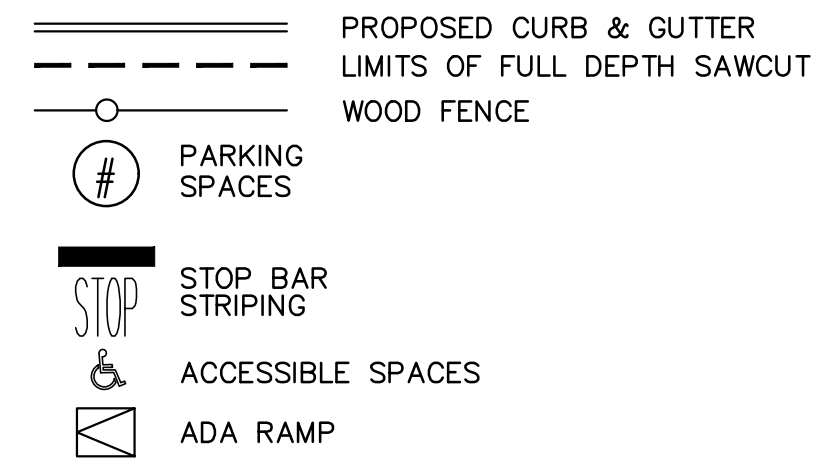
BENCHMARKS

TBM #1: AN "X" CUT SET ON CONCRETE SIDEWALK ALONG THE SOUTH SIDE OF PAVING FOR E. CEDAR LANE ROAD WITHIN SUBJECT PROPERTY, ALLOCATED APPROXIMATELY 12 FEET WEST AND 7 FEET NORTH OF A STORM SEWER MANHOLE. ELEVATION = 1175.48'

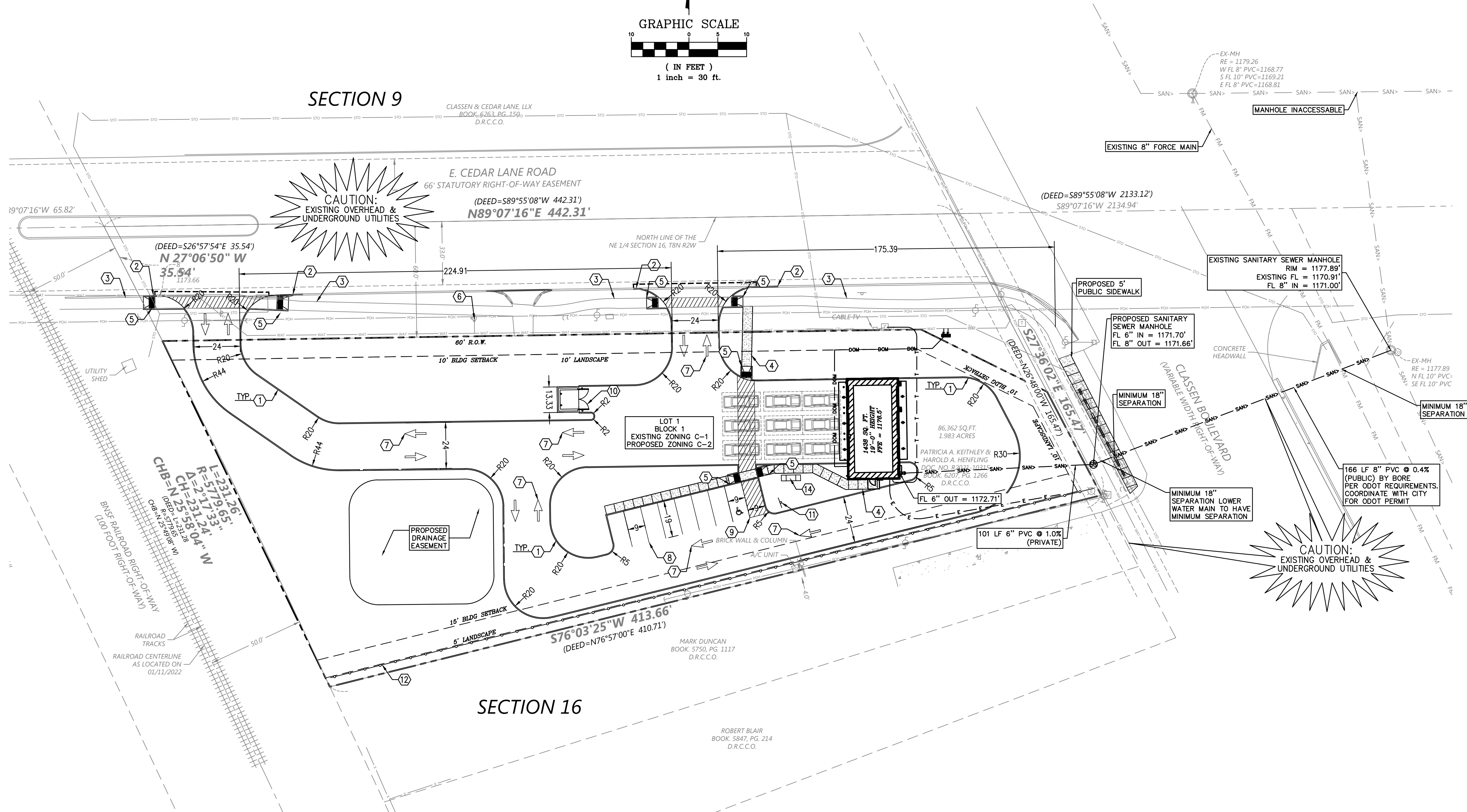
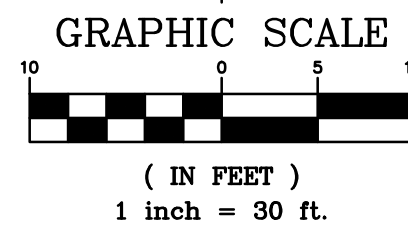
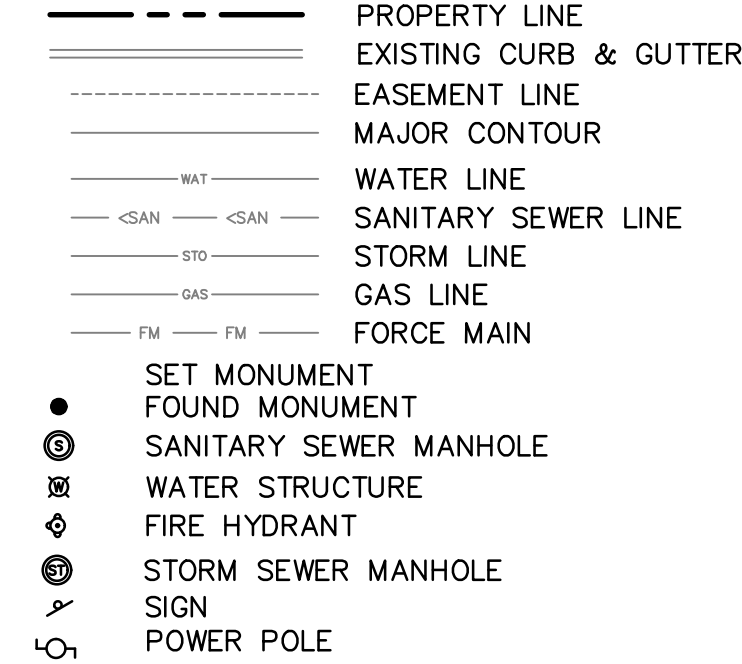
TBM #2: AN "X" CUT SET ON TOP OF A CONCRETE DRAINAGE FLUME ALONG THE WEST SIDE OF PAVING FOR CLASSEN BOULEVARD IN FRONT OF THE SUBJECT PROPERTY, LOCATED APPROXIMATELY 12 FEET EAST AND 9 FEET NORTH OF A POWER POLE NEAR THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 1174.67'

ELEVATIONS SHOWN HEREON ARE REFERENCED TO CITY OF NORMAN MONUMENT #400, BEING A 3 & 1/2 BRONZE DISC SET IN CONCRETE WITH AN ELEVATION OF 1175.56 FEET.

PROPOSED LEGEND:



EXISTING LEGEND:



SITE DATA TABLE

LOCATION:	3600 CLASSEN BOULEVARD NORMAN, OKLAHOMA 73071	
LOT AREA:	1.38 AC. (59,919 S.F.)	
EXISTING ZONING:	C-1	
CURRENT USE:	UNDEVELOPED	
PROPOSED USE:	OIL CHANGE FACILITY	
BUILDING DATA:		
BUILDING AREA:	1,438 S.F.	
BUILDING HEIGHT:	19'-0" (1 STORY)	
BUILDING COVERAGE:	2.40%	
F.A.R.:	0.024:1	
PARKING SUMMARY:	REQUIRED	PROVIDED
2 PER SERVICE BAY		
1 EACH SERVICE VEHICLE		
1 EACH 2 EMPLOYEES		
PARKING SPACES (9'x18')	7	7
ACCESSIBLE SPACES	1	1
TOTAL SPACES	8	8
LANDSCAPE:		
PERVIOUS:	28,995 S.F.	
IMPERVIOUS:	30,924 S.F.	

SITE KEY NOTES:

- CONCRETE CURB AND GUTTER. (PER LOCAL CODES)
- TAPER CURB TO MATCH EXISTING.
- EXISTING PAVEMENT TO REMAIN.
- CONCRETE SIDEWALK, 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE (PER LOCAL CODES).
- SIDEWALK RAMP @ 8.33% MAX. (PER LOCAL CODES)
- EXISTING FIRE HYDRANT.
- DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
- PARKING STALL STRIPING. (PER LOCAL CODES)
- PEDESTRIAN/ACCESSIBLE CROSSWALK STRIPING.
- DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
- "DO NOT ENTER" SIGN.
- PROPOSED 6' WOOD FENCE
- PROPOSED 5' SIDEWALK PER CITY
- PROPOSED BIKE RACK



Know what's below.
Call before you dig.

REV.	DATE	DESCRIPTION	NAME	YOUR
1	02/22/22	Preliminary Plotting, Submit for		
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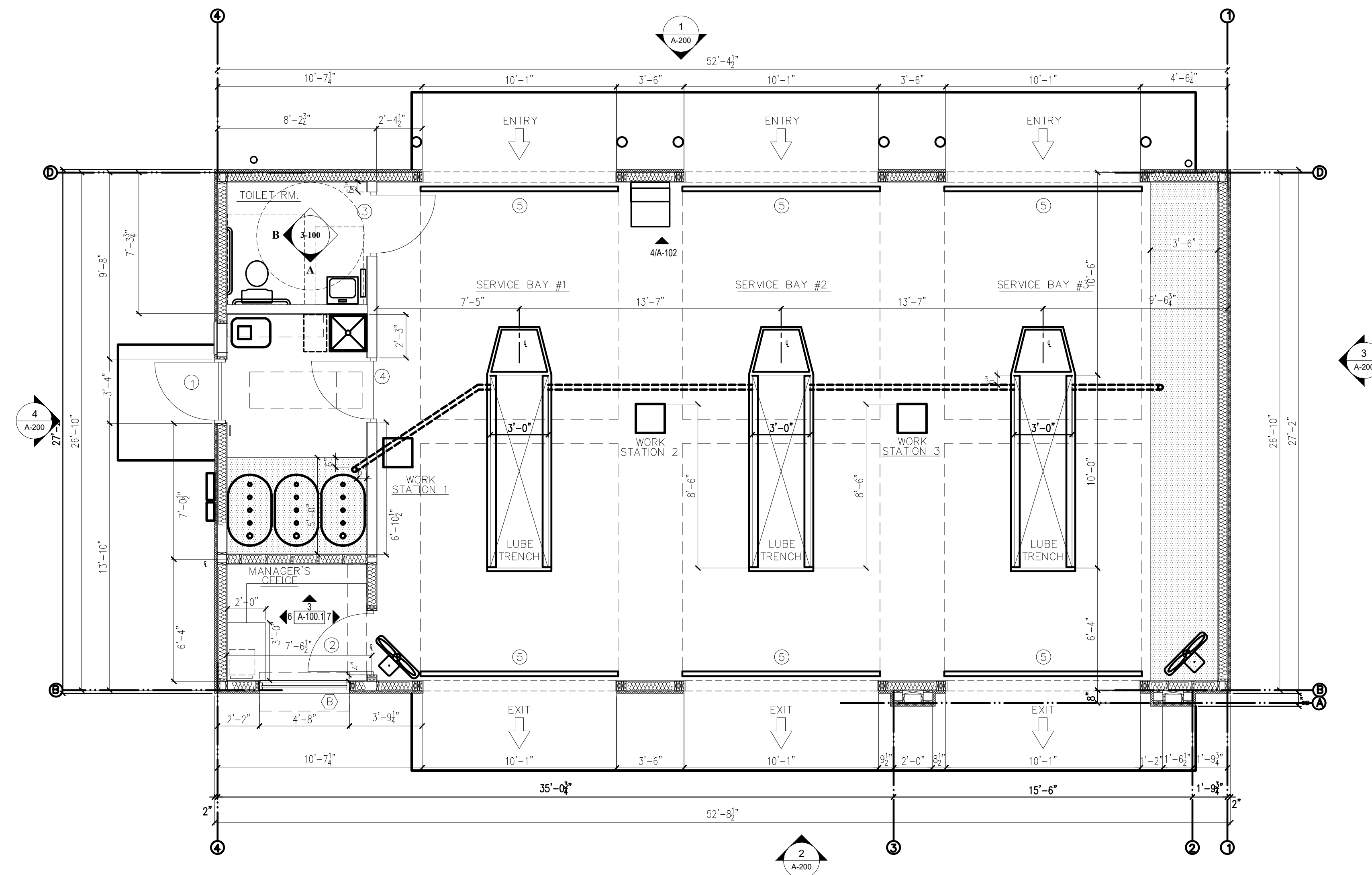
PROJECT NO. JM-F021039

DRAWN BY: JMC

CHECKED BY: JMC

ISSUE DATE: 02/22/22

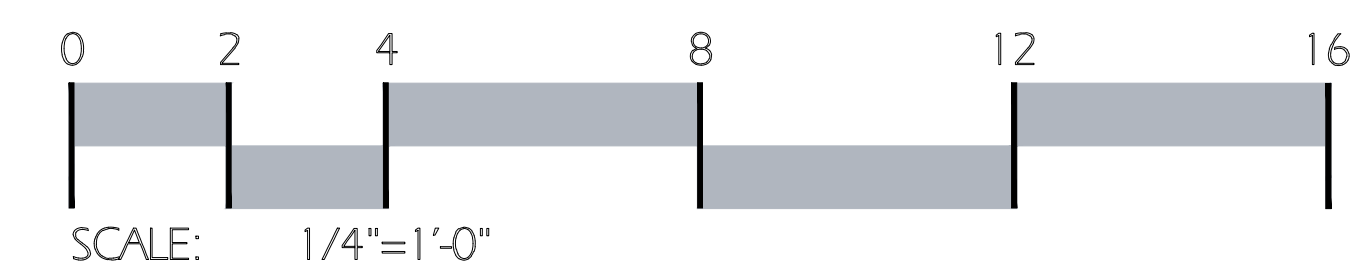
SITE PLAN

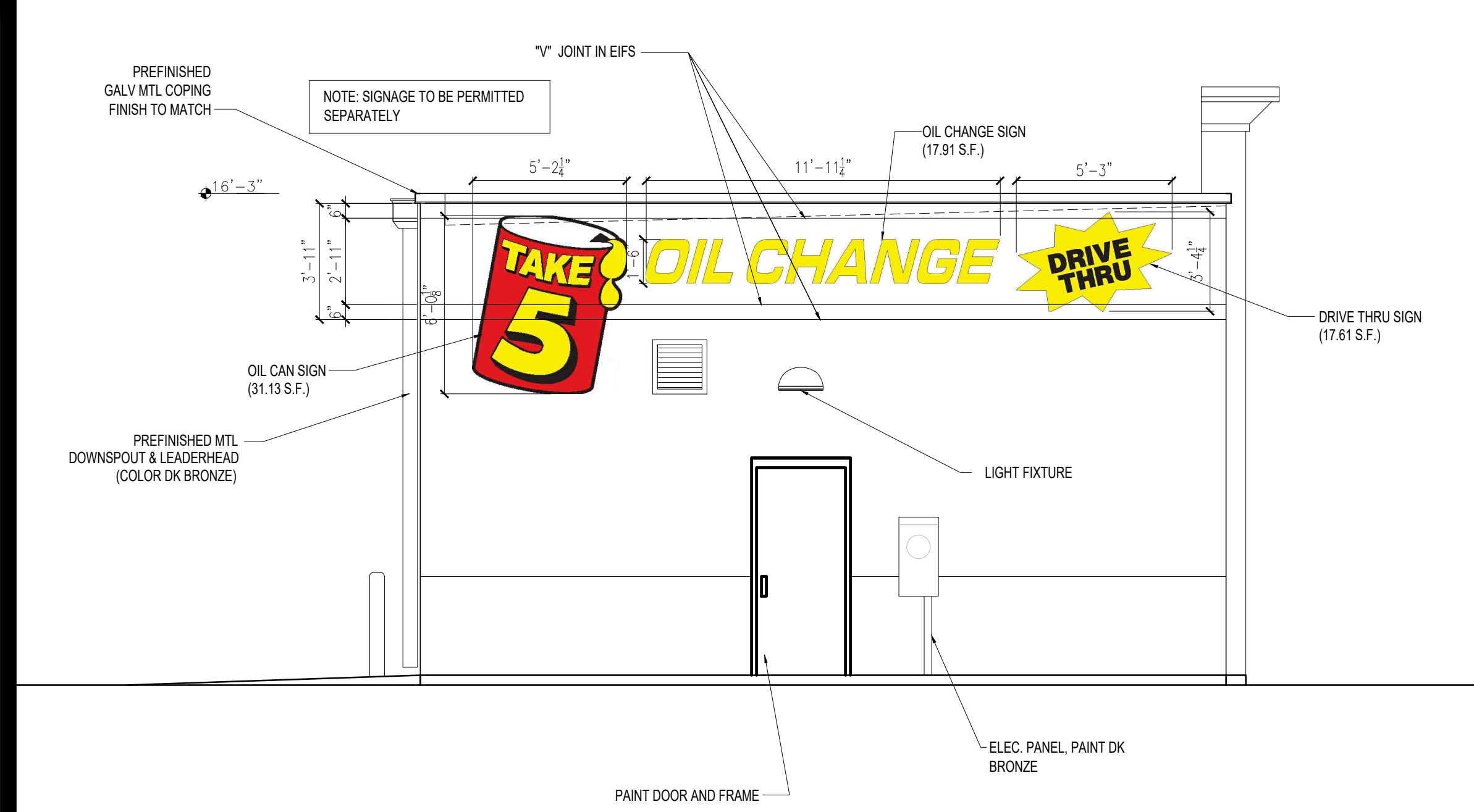


FLOOR PLAN EXHIBIT
DATE : 1-27-22
SCALE : 1/4" = 1'-0"

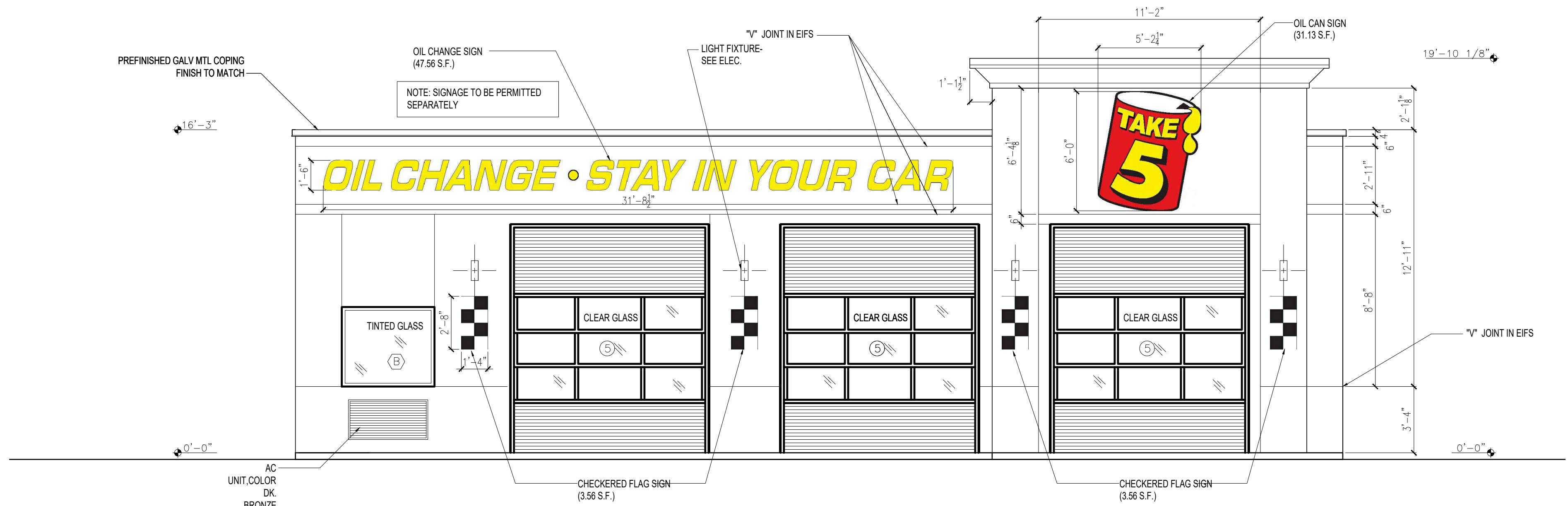
TAKE 5 OIL CHANGE

3600 CLASSEN BLVD.
NORMAN, OK.

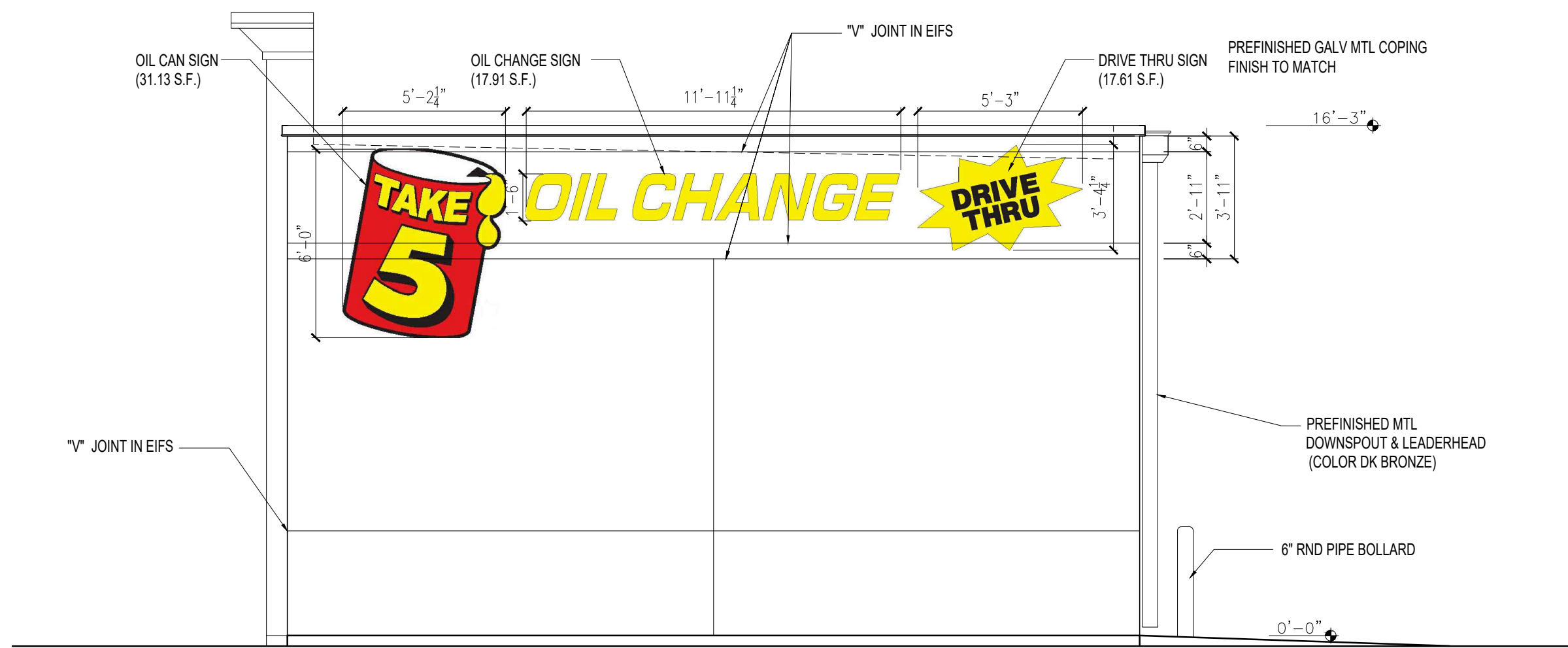




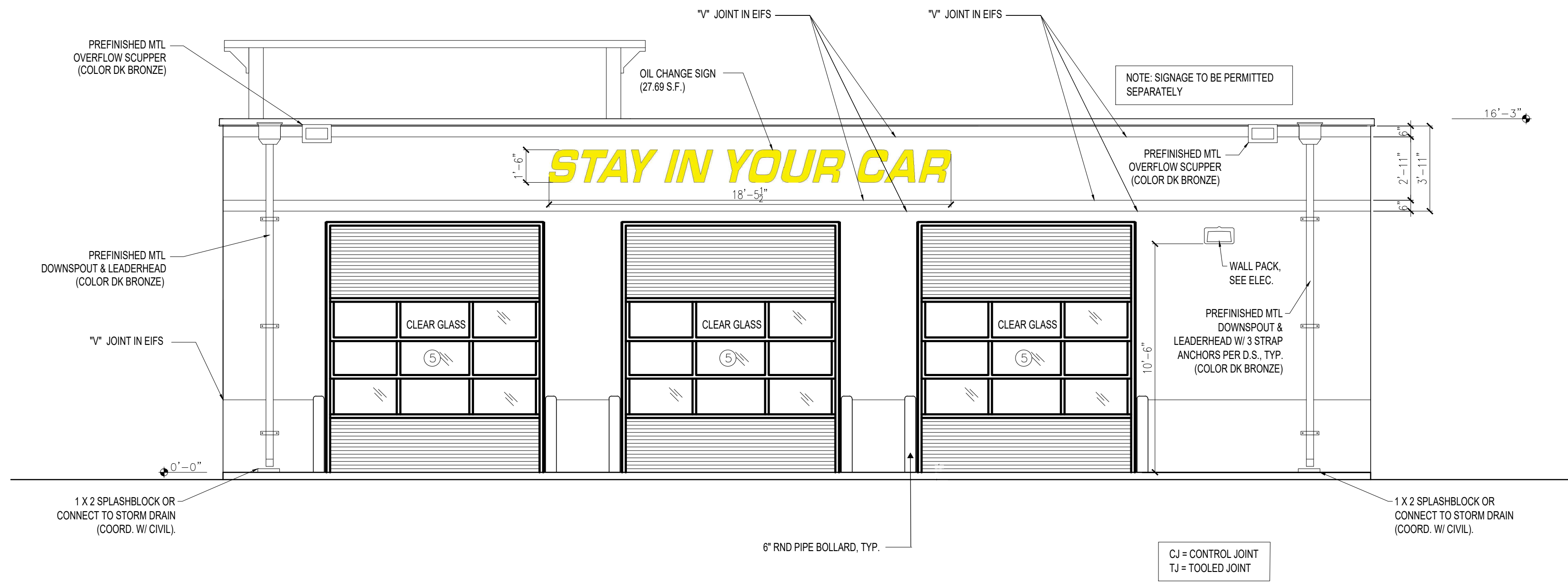
4 SOUTH ELEVATION
1/4"=1'-0"



2 EAST ELEVATION
1/4"=1'-0"



3 NORTH ELEVATION
1/4"=1'-0"



1 WEST ELEVATION
1/4"=1'-0"

EXTERIOR ELEVATIONS EXHIBIT
DATE : 1-27-22
SCALE : 1/4" = 1'-0"

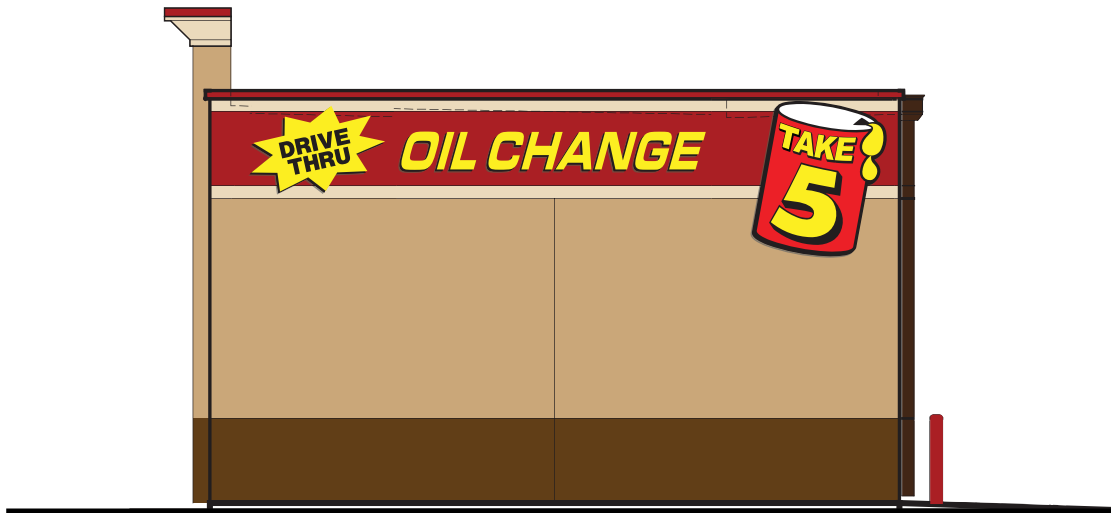
TAKE 5 OIL CHANGE
3600 CLASSEN BLVD.
NORMAN, OK.



4 SOUTH ELEVATION



2 EAST ELEVATION



3 NORTH ELEVATION



1 WEST ELEVATION

Disclaimer : Please note this illustration is only a representation. Due to variations in computer software and printers , these illustrations cannot be considered an exact color nor material match.

SW 7693 Stonebriar EIFS or Stucco Finish , color match Sherwin Williams SW 7693 STONEBRIAR

SW 6097 Sturdy Brown EIFS or Stucco Finish , color match Sherwin Williams SW 6097 STURDY BROWN

SW 6871 Positive Red Coping , color match Sherwin Williams SW 6871 POSITIVE RED

SW 6097 Sturdy Brown Man & Overhead doors , color match Sherwin Williams SW 6097 STURDY BROWN

SW 7678 Cottage Cream EIFS or Stucco Finish , color match Sherwin Williams SW 7678 COTTAGE CREAM

SW 6871 Positive Red EIFS or Stucco Finish , color match Sherwin Williams SW 6871 POSITIVE RED

SW 6871 Positive Red Bollards , color match Sherwin Williams SW 6871 POSITIVE RED

Downspouts & Scuppers , Mfr'f Pre- Finished DARK BRONZE

COLOR ELEVATIONS EXHIBIT
DATE : 1-27-22
SCALE : NTS

TAKE 5 OIL CHANGE
3600 CLASSEN BLVD.
NORMAN, OK.

Applicant: JM Civil Engineering

Project Location: Southwest corner of E Cedar Lane Road and Classen Boulevard

Case Number: PD22-04

Time: 6:00 p.m.

Applicant/Representative

Kyle Flaming

Attendees

Patricia Keithley
Adam Balkema
Mark Cox
Brandon Fisher

City Staff

Beth Muckala, City Attorney
Lora Hoggatt, Planning Services Manager
Colton Wayman, Planner I

Application Summary

The applicant, JM Civil Engineering, requests to plat and rezone the southwest corner of East Cedar Lane Road and Classen Boulevard from C-1, Local Commercial District to C-2, General Commercial District to allow for an automobile service station/oil change use (Take 5 Oil Change).

Neighbor's Comments/Concerns/Responses

Neighbors were interested in reviewing the site plan with the applicant in addition to understanding when it was anticipated to be built. The applicant was unsure when the development is anticipated to break ground but hope to get started within a few months after Council approval. Neighbors were interested in understanding next steps for the development. Staff responded that they will have an opportunity for public comment at the March 10, 2022 Planning Commission meeting. Neighbors were in support of the site plan that was presented by the applicant. Neighbors asked if the site plan and detention plan have been approved by Engineering. Staff explained the Development Review Team process and that Engineering has approved the proposed plans. Neighbors also asked if there would be a drive off Classen Blvd. The applicant explained ODOT will not allow a drive off Classen Blvd at this location.

GBC 22-06

APPLICANT	JM Civil Engineering
LOCATION	SW Corner of E. Cedar Lane Rd. and Classen Blvd.
PROPOSAL	Take 5 Oil Change Preliminary Plat; Plat and rezone approximately 1.38 acres from C-1, Local Commercial District, to C-2, General Commercial District, to allow for an automobile service station/oil change
NORMAN 2025 LAND USE	Current: Commercial
LAND USE	Current: Vacant Proposed: Commercial

Greenbelt Commission Final Comments - GBC 22-06

Greenbelt forwards this item with no additional comments.

File Attachments for Item:

11. Consideration of Adoption, Rejection, Amendment, and/or Postponement of PP-2122-10, for Consideration of a Preliminary Plat submitted by JM Civil Engineering for TAKE 5 for 1.38 acres of property generally located at the southwest corner of East Cedar Lane Road and Classen Boulevard.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/10/2022

REQUESTER: JM Civil Engineering

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Adoption, Rejection, Amendment, and/or Postponement of PP-2122-10, for Consideration of a Preliminary Plat submitted by JM Civil Engineering for TAKE 5 for 1.38 acres of property generally located at the southwest corner of East Cedar Lane Road and Classen Boulevard.

ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of PP-2122-10 to City Council.

PROPERTY DESCRIPTION (PER DEED DOC. NO. R2021-10315 - BOOK 6207, PG. 1266)

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4; THENCE S 89°55'08"W ON THE NORTH LINE OF SAID NE/4 FOR A DISTANCE OF 2133.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 77; THENCE S 89°55'08" W ON THE NORTH LINE OF SAID NE/4 FOR A DISTANCE OF 442.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN-SANTA FE RAILROAD; THENCE S 26°57'54" E ON SAID EAST RIGHT-OF-WAY FOR A DISTANCE OF 35.54 FEET; THENCE SOUTHEASTERLY ON SAID EAST RIGHT-OF-WAY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 5779.65 FEET, A CHORD BEARING OF S 25°49'08" E FOR A CURVE DISTANCE OF 231.26 FEET; THENCE N 76°57'00" E FOR A DISTANCE OF 410.71 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 77; THENCE N 26°48'00" W ON SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 165.47 FEET TO THE POINT OF BEGINNING.

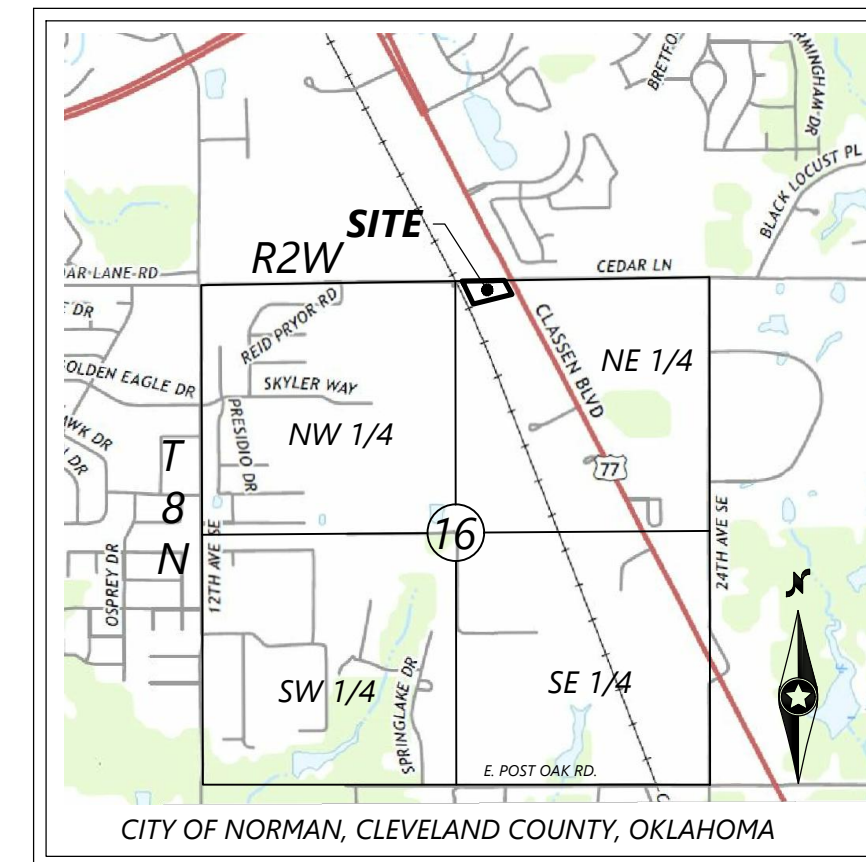
PRELIMINARY PLAT

TAKE FIVE NORMAN
LOT 1, BLOCK 1

1.983 ACRES OUT OF THE NORTHEAST QUARTER (NE/4)
OF SECTION 16, TOWNSHIP 8 NORTH,
RANGE 2 WEST OF THE INDIAN MERIDIAN
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA
PAGE 1 OF 1

VICINITY MAP

(SCALE: 1"=2000')



PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, SCOTT R. BERGHERR, DO CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, AND THAT THE ANNEXED PLAT OF LOT 1, BLOCK 1, TAKE FIVE NORMAN, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, CONSISTING OF ONE (1) SHEET, REPRESENTS A SURVEY MADE UNDER MY DIRECT SUPERVISION ON THE 11TH DAY OF JANUARY, 2022 AND THAT THE MONUMENTS NOTED HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN; AND THIS ORIGINAL SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11, SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

JM CIVIL ENGINEERING
1011 CENTRAL EXPRESSWAY SOUTH #215
ALLEN, TX 75013

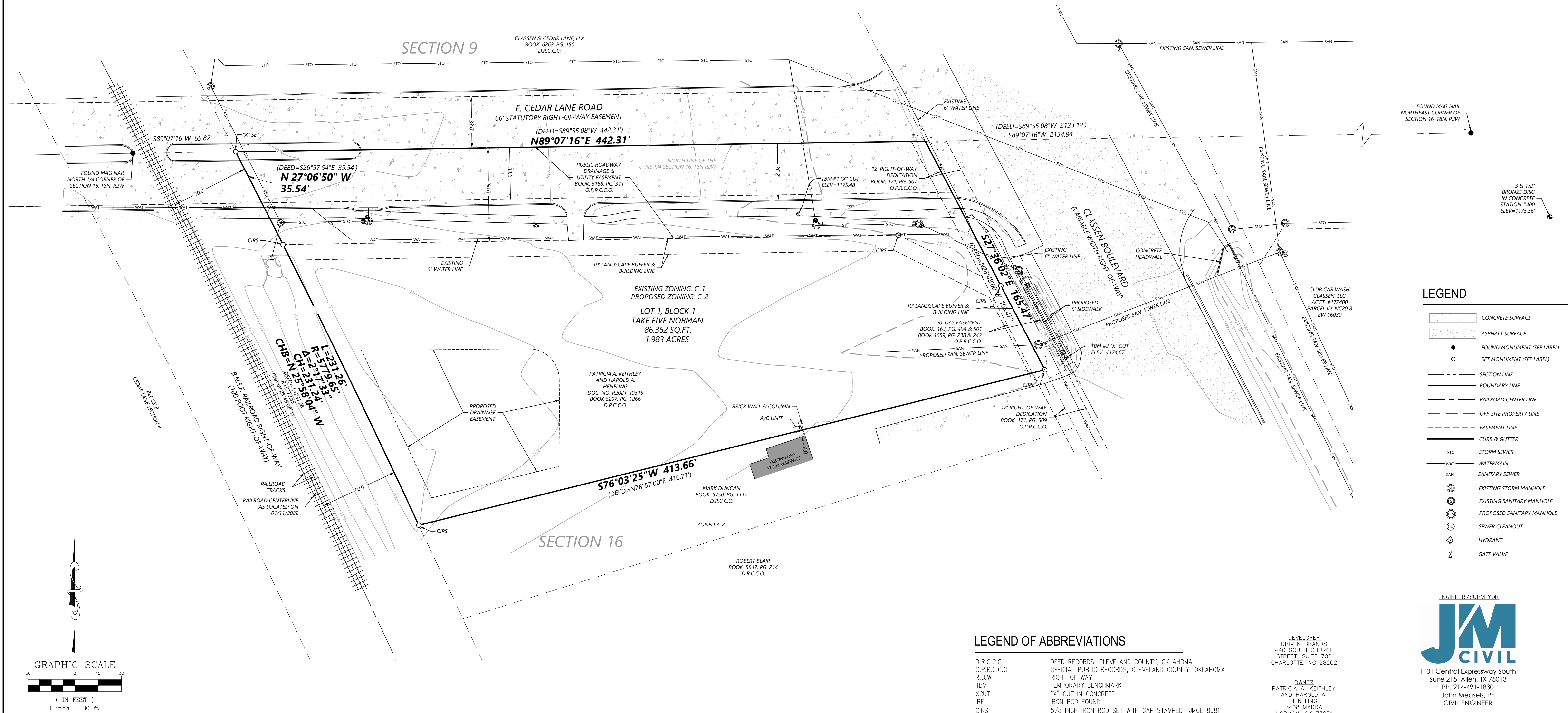
SCOTT BERGHERR, PLS DATE:
OK LICENSE NO. 1996
CERTIFICATE OF AUTHORIZATION NO. 8681

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.

GENERAL NOTES

- SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 40027C0295 J, DATED FEBRUARY 20, 2013. (TABLE A, ITEM 3)
- BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE OKLAHOMA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT WITH A COMBINED SCALE FACTOR OF 1.00012.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO CITY OF NORMAN MONUMENT #400, BEING A 3 & 1/2 INCH BRONZE DISC SET IN CONCRETE WITH AN ELEVATION OF 1175.56 FEET.
- EASEMENTS DEDICATED PURSUANT TO THIS PLAT ARE ONLY THOSE THAT LIE WITHIN THE PLAT BOUNDARY.



Planning Commission Agenda
March 10, 2022

PRELIMINARY PLAT
PP-2122-10

ITEM NO. 11

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **TAKE 5 ADDITION.**

LOCATION: Located at the southwest corner of the intersection of Cedar Lane Road and Classen Boulevard.

INFORMATION:

1. Owner. The Henfling Living Trust: Patricia Keithley.
2. Developer. Driven Brands, Inc.
3. Engineer. JM Civil Engineering.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City Limits without zoning.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. June 20, 1967. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
4. September 12, 1967. City Council adopted Ordinance No. 1986 placing this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
5. November 13, 1997. Planning Commission, on a vote of 8-0, postponed the request to place this property in the C-1, Local Commercial District with special use for gasoline sales and removing it from I-1, Light Industrial District at the request of staff.
6. November 13, 1997. Planning Commission, on a vote of 8-0, postponed the preliminary plat for Diane Addition at the request of staff.

7. December 11, 1997. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the C-1, Local Commercial District without a special use for gasoline sales and removed from I-1, Light Industrial District.
8. December 11, 1997. Planning Commission, on a vote of 7-0, approved the preliminary plat for Diane Addition.
9. February 24, 1998. City Council adopted Ordinance No. O-9798-22 placing this property in C-1, Local Commercial District and removing it from I-1, Light Industrial District. With the applicant's concurrence, rezoning with special use for gas sales was deleted.
10. March 10, 2022. The applicant has requested that this property be placed in the C-2, General Commercial District and removed from C-1, Local Commercial District.

IMPROVEMENT PROGRAM:

1. Fire Hydrant. There is an existing fire hydrant to serve the property.
2. Permanent Markers. Permanent markers will be installed prior to filing of a final plat.
3. Sanitary Sewers. A public sanitary sewer main will be installed from the east side of Classen Boulevard to serve the property. Improvements will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Health standards. The agent for the applicant will need to obtain a permit from Department of Transportation for boring under Classen Boulevard.
4. Sidewalks. There is an existing sidewalk adjacent to Cedar Lane Road. A sidewalk will be required to be constructed adjacent to Classen Boulevard.
5. Drainage. Drainage and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facility will be constructed for the conveyance of storm water.
6. Streets. Cedar Lane Road and Classen Boulevard street paving are existing.
7. Water Mains. There is an existing 12-inch water main adjacent to Cedar Lane Road and 8-inch and 12-inch adjacent to Classen Boulevard.

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: The owner is proposing an automotive oil change facility on a 1.38 acres lot. Staff recommends approval of the preliminary plat for Take 5 Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Take 5 Addition to City Council.

ACTION TAKEN: _____



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: February 17, 2022

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

PROJECT NAME: Take 5 Oil Change PP

PROJECT TYPE: Commercial

Developer: Driven Brands
Developer's Engineer: JM Civil
Developer's Traffic Engineer: Traffic Engineering Consultants

SURROUNDING ENVIRONMENT (Streets, Developments)

The areas surrounding this site are generally commercial to the east and south with low density residential to the north and west. Cedar Lane Road connects to 12th Avenue SE to the west which connects to State Highway 9 a mile north and 84th Avenue SE to the east. Classen Boulevard, which is also US Highway 77, connects to State Highway 9 to the north and extends to Alameda Street further north and connects to the south city limits to the south.

ALLOWABLE ACCESS:

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

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

Cedar Lane Road: 4 lanes (existing and future). Speed Limit—40 mph. No sight distance problems. Median at railroad crossing to the west.

Classen Boulevard/US-77: 4 lanes (existing and future). Speed Limit—50 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE: YES ☒ NO ☐

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

TRIP GENERATION

	Total	In	Out
Weekday	120	60	60
A.M. Peak Hour	9	6	3
P.M. Peak Hour	15	8	6

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact memorandum documenting the trip generation information for this development. The development is proposed for location on the southwest corner of the intersection of Cedar Lane Road and Classen Boulevard/US-77.

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

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

The proposed addition will access Cedar Lane Road to the north of the development by way of two driveways. Access to Classen Boulevard/US-77 will be via Cedar Lane Road. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated.

SITE DEVELOPMENT PLAN TAKE 5 NORMAN

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

FLOODNOTE

SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 40027C0295 J, DATED FEBRUARY 20, 2013. (TABLE A, ITEM 3)

BENCHMARKS

TBM #1: AN "X" CUT SET ON CONCRETE SIDEWALK ALONG THE SOUTH SIDE OF PAVING FOR E. CEDAR LANE ROAD WITHIN SUBJECT PROPERTY, ALLOCATED APPROXIMATELY 12 FEET WEST AND 7 FEET NORTH OF A STORM SEWER MANHOLE. ELEVATION = 1175.48'

TBM #2: AN "X" CUT SET ON TOP OF A CONCRETE DRAINAGE FLUME ALONG THE WEST SIDE OF PAVING FOR CLASSEN BOULEVARD IN FRONT OF THE SUBJECT PROPERTY, LOCATED APPROXIMATELY 12 FEET EAST AND 9 FEET NORTH OF A POWER POLE NEAR THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 1174.67'

ELEVATIONS SHOWN HEREON ARE REFERENCED TO CITY OF NORMAN MONUMENT #400, BEING A 3 & 1/2 BRONZE DISC SET IN CONCRETE WITH AN ELEVATION OF 1175.56 FEET.

PROPOSED LEGEND:

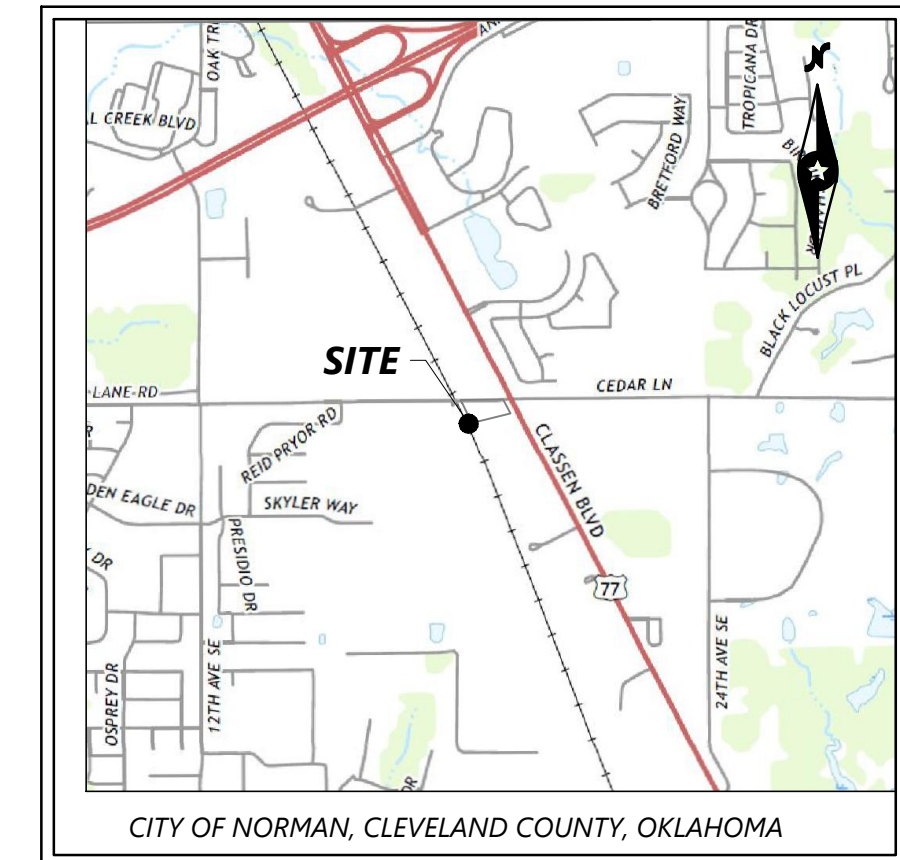
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- WOOD FENCE
- # PARKING SPACES
- STOP STOP BAR STRIPING
- ACCESSIBLE SPACES
- ADA RAMP

EXISTING LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- EASEMENT LINE
- MAJOR CONTOUR
- WATER LINE
- SANITARY SEWER LINE
- STORM LINE
- GAS LINE
- FORCE MAIN
- SET MONUMENT
- FOUND MONUMENT
- SANITARY SEWER MANHOLE
- WATER STRUCTURE
- FIRE HYDRANT
- STORM SEWER MANHOLE
- SIGN
- POWER POLE

VICINITY MAP

(SCALE: 1"=2000')



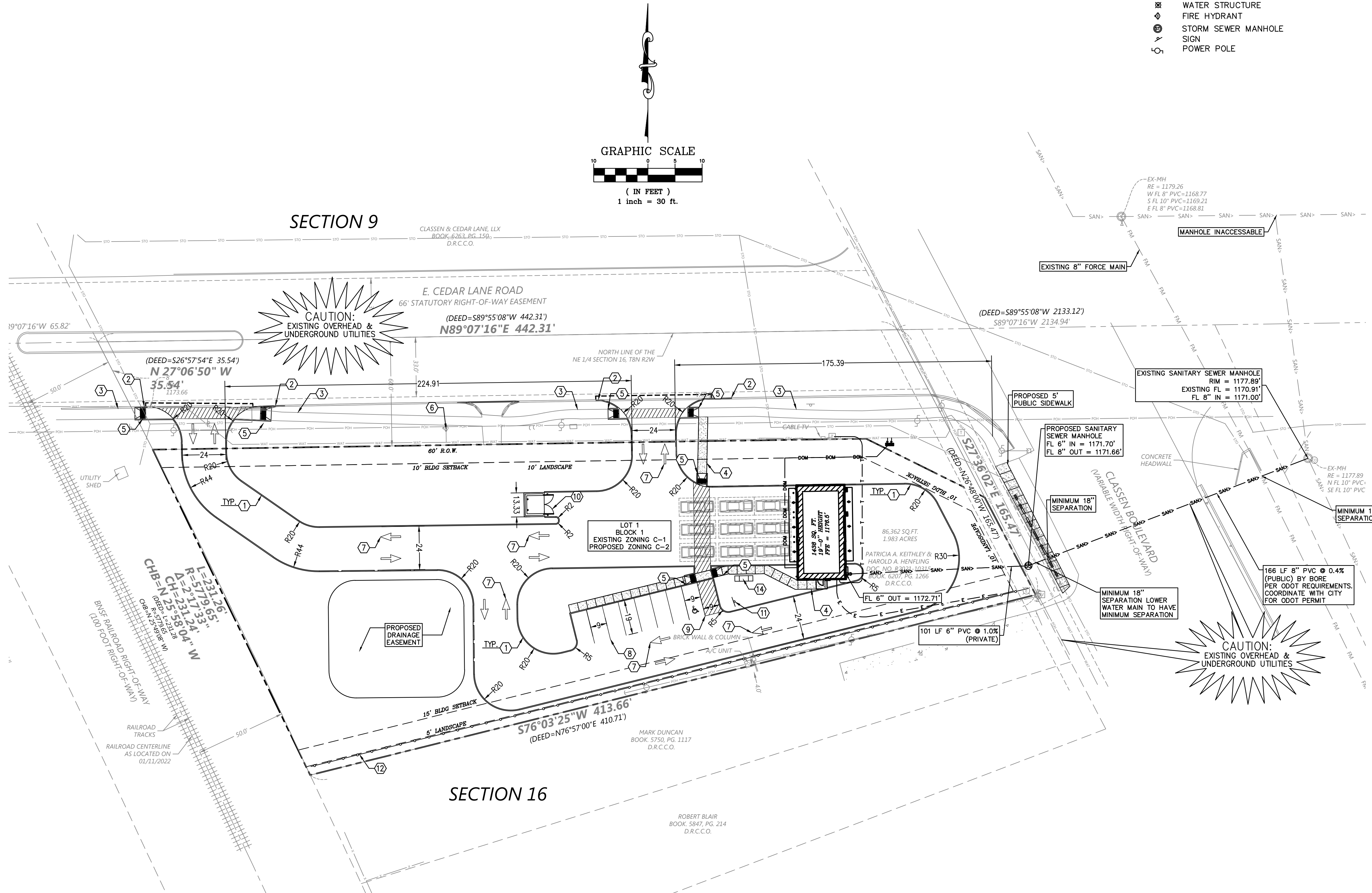
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA

SITE DATA TABLE

LOCATION:	3600 CLASSEN BOULEVARD NORMAN, OKLAHOMA 73071	
LOT AREA:	1.38 AC. (59,919 S.F.)	
EXISTING ZONING:	C-1	
CURRENT USE:	UNDEVELOPED	
PROPOSED USE:	OIL CHANGE FACILITY	
BUILDING DATA:		
BUILDING AREA:	1,438 S.F.	
BUILDING HEIGHT:	19'-0" (1 STORY)	
BUILDING COVERAGE:	2.40%	
F.A.R.:	0.024:1	
PARKING SUMMARY:	REQUIRED	PROVIDED
2 PER SERVICE BAY		
1 EACH SERVICE VEHICLE		
1 EACH 2 EMPLOYEES		
PARKING SPACES (9'x18')	7	7
ACCESSIBLE SPACES	1	1
TOTAL SPACES	8	8
LANDSCAPE:		
PERVIOUS:	28,995 S.F.	
IMPERVIOUS:	30,924 S.F.	

SITE KEY NOTES:

- 1 CONCRETE CURB AND GUTTER. (PER LOCAL CODES)
- 2 TAPER CURB TO MATCH EXISTING.
- 3 EXISTING PAVEMENT TO REMAIN.
- 4 CONCRETE SIDEWALK, 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE (PER LOCAL CODES).
- 5 SIDEWALK RAMP @ 8.33% MAX. (PER LOCAL CODES)
- 6 EXISTING FIRE HYDRANT.
- 7 DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
- 8 PARKING STALL STRIPING. (PER LOCAL CODES)
- 9 PEDESTRIAN/ACCESSIBLE CROSSWALK STRIPING.
- 10 DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
- 11 "DO NOT ENTER" SIGN.
- 12 PROPOSED 6" WOOD FENCE
- 13 PROPOSED 5' SIDEWALK PER CITY
- 14 PROPOSED BIKE RACK



TAKE FIVE OIL

3600 Classen Boulevard
Norman, Oklahoma 73071

SITE DEVELOPMENT PLANS

REV.	DATE	DESCRIPTION	NAME	YOUR
1	02/22/22	Preliminary Plotting, Submit		
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PROJECT NO:

JM-F021039

DRAWN BY:

JMCE

CHECKED BY:

JMCE

ISSUE DATE:

02/22/22

SITE PLAN



Know what's below.
Call before you dig.

C 100

Applicant: JM Civil Engineering

Project Location: Southwest corner of E Cedar Lane Road and Classen Boulevard

Case Number: PD22-04

Time: 6:00 p.m.

Applicant/Representative

Kyle Flaming

Attendees

Patricia Keithley
Adam Balkema
Mark Cox
Brandon Fisher

City Staff

Beth Muckala, City Attorney
Lora Hoggatt, Planning Services Manager
Colton Wayman, Planner I

Application Summary

The applicant, JM Civil Engineering, requests to plat and rezone the southwest corner of East Cedar Lane Road and Classen Boulevard from C-1, Local Commercial District to C-2, General Commercial District to allow for an automobile service station/oil change use (Take 5 Oil Change).

Neighbor's Comments/Concerns/Responses

Neighbors were interested in reviewing the site plan with the applicant in addition to understanding when it was anticipated to be built. The applicant was unsure when the development is anticipated to break ground but hope to get started within a few months after Council approval. Neighbors were interested in understanding next steps for the development. Staff responded that they will have an opportunity for public comment at the March 10, 2022 Planning Commission meeting. Neighbors were in support of the site plan that was presented by the applicant. Neighbors asked if the site plan and detention plan have been approved by Engineering. Staff explained the Development Review Team process and that Engineering has approved the proposed plans. Neighbors also asked if there would be a drive off Classen Blvd. The applicant explained ODOT will not allow a drive off Classen Blvd at this location.

GBC 22-06

APPLICANT	JM Civil Engineering
LOCATION	SW Corner of E. Cedar Lane Rd. and Classen Blvd.
PROPOSAL	Take 5 Oil Change Preliminary Plat; Plat and rezone approximately 1.38 acres from C-1, Local Commercial District, to C-2, General Commercial District, to allow for an automobile service station/oil change
NORMAN 2025 LAND USE	Current: Commercial
LAND USE	Current: Vacant Proposed: Commercial

Greenbelt Commission Final Comments - GBC 22-06

Greenbelt forwards this item with no additional comments.

File Attachments for Item:

12. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2122-40 UPON FIRST READING BY TITLE:
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 21-107(B) OF CHAPTER 21 OF THE CODE OF THE CITY OF NORMAN INCREASING WATER LINE CONNECTION CHARGES; AND PROVIDING FOR THE SEVERABILITY THEREOF.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/08/22

REQUESTER: Chris Mattingly, Director of Utilities

PRESENTER: Chris Mattingly, Director of Utilities

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2122-40 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 21-107(B) OF CHAPTER 21 OF THE CODE OF THE CITY OF NORMAN INCREASING WATER LINE CONNECTION CHARGES; AND PROVIDING FOR THE SEVERABILITY THEREOF.

BACKGROUND:

The City of Norman currently collects a "Connection Charge" from anyone wishing to connect to the City's water and/or sewer service. The Connection Charge is paid prior to the furnishing of such service or prior to the issuance of a building permit. The Connection Charge increases as the water service meter size increases due to the maximum flow rate for continued operation for different sized meters. The current Connection Charges were last increased on August 1, 2016. The current Connection Charges are split between the Water Fund and the Wastewater Fund (\$1,000 for the water portion and \$275 for the sewer portion based on a ¾-inch meter equivalent).

In 2021, the City engaged Raftelis Financial Consultants, Inc. (Raftelis) to update their 2016 Final Water and Wastewater Connection Charge Study to determine whether the current fee captured the cost of additional capacity required to serve new development. The results of Raftelis' analysis were presented to City Council for discussion in multiple meetings on November 2, 2021, December 7, 2021 (briefly), January 25, 2022, and February 22, 2022.

Within the Raftelis 2022 Water and Wastewater Connection Fee Study Update, three alternatives for connection fees are presented based upon alternative sources of water. The three water supply alternatives evaluated were:

1. Augmentation: Augmenting or supplementing the water supplies in Lake Thunderbird with treated water from Norman's Water Reclamation Facility (WRF). The primary goal of this alternative is to increase the reliable yield from the lake.
2. OKC: Purchasing more wholesale water from Oklahoma City in lieu of constructing new facilities to meet future supply needs.
3. Wells: Drilling additional groundwater supply wells in the Garber-Wellington.

The resulting fee alternatives for the water portion in the following table (for a 3/4-inch meter equivalent) as determined by Raftelis were:

Alternative	Connection Fee (Charge) per 3/4-Inch Meter Equivalent
Current	\$1,000
Alternative 1: Augmentation	\$3,180
Alternative 2: OKC	\$2,010
Alternative 3: Wells	\$2,150

For the sewer or wastewater component of the connection charge, Raftelis evaluated the combined connection charge (sewer portion) and wastewater excise tax to determine if the combined charges were sufficient. Their analysis determined that the combined fee would be approximately \$3,280. This fee is relatively equal with the fees collected for a 2,280 square-foot house which fits within the range of typical homes constructed in Norman. Based on these findings, Raftelis recommended no change to the sewer connection charges.

DISCUSSION:

Ordinance O-2122-40 proposes to raise the Connection Charge found in Chapter 21-107(b) of the City Code to provide additional funding to cover costs associated with new connections to water service. After presentation and discussion with the City Council, Staff was directed to bring forward an ordinance amendment that would implement a 25 percent increase in the portion of the connection charge attributable to new water connections. The proposed 25 percent increase in the portion of the connection charge attributable to new water connections does not exceed any of the three fee alternatives presented by Raftelis. The current fees and proposed changes are set out below:

Water Service Size	Current Connection Charge	Proposed Connection Charge
3/4"	\$1,275.00	\$1,525.00
1"	\$2,217.00	\$2,633.75
1 1/2"	\$4,433.00	\$5,266.25
2"	\$8,592.00	\$10,258.75
3"	\$19,292.00	\$22,958.75
4"	\$35,988.00	\$42,988.13

Water Service Size	Current Connection Charge	Proposed Connection Charge
6"	\$76,048.00	\$90,464.75

The proposed increase to the water portion was discussed by Council and is equal to the percentage increase requested through the proposed water rate increase. Additionally, staff will be able to have better information regarding reuse and its viability as a water supply option for Norman at the next biennial review of the connection charge.

Based on Raftelis' recommendation, Council agreed there was no need to increase the sewer portion of the connection fee.

RECOMMENDATION:

Staff recommends approval of Ordinance O-2122-40 upon Second and Final Reading.

AN ORDINANCE OF THE COUNCIL OF THE CITY OF
NORMAN, OKLAHOMA, AMENDING SECTION 21-107(B) OF
CHAPTER 21 OF THE CODE OF THE CITY OF NORMAN
INCREASING WATER LINE CONNECTION CHARGES; AND
PROVIDING FOR THE SEVERABILITY THEREOF.

- § 1. WHEREAS, connection charges set forth in Section 21-107 of the City Code are fees associated with new connections to the City's water and sewer system intended to capture costs associated with providing additional water and sewer capacity associated with new connections; and
- § 2. WHEREAS, the portion of the connection charge set forth in Section 21-107 attributable to water connections were last increased by the City effective August 1, 2016; and
- § 3. WHEREAS, the adequacy of the connection charges has been reviewed at least biennially since the last effective rate increase in 2016; and
- § 4. WHEREAS, the City engaged Raftelis Financial Consultants, Inc. ("Raftelis") to update its 2015 Study of the City's connection charges to determine whether the current fee captured the cost of additional capacity required to serve new development; and
- § 5. WHEREAS, Raftelis has examined the portion of the connection charge set forth in Section 21-107 that is attributable to capacity needs for new sewer connections is adequate and not in need of an increase; and
- § 6. WHEREAS, in light of 68 O.S. §895, Raftelis has evaluated an increase in the portion of the connection charge set forth in Section 21-107 attributable to water connections and provided three different fee alternatives based on different supply sources that may be accessed to support capital projects that increase water system capacity; and
- § 7. WHEREAS, after presentation and discussion with the City Council, Staff was directed to bring forward an ordinance amendment that would implement a 25% increase in the portion of the connection charge attributable to new water connections; and
- § 8. WHEREAS, a 25% increase in the portion of the connection charge attributable to new water connections does not exceed any of the three fee alternatives presented by Raftelis.

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

- § 9. That Section 21-107 of Chapter 21 of the Code of the City of Norman, Oklahoma, **Fees and Charges**, shall be amended read as follows:
- (a) *Capital improvement charge.* The City Controller shall increase, charge, and collect for sewer or water service furnished by the City, to all consumers and users for such service the following monthly rates or charges, which shall be in addition to the rates of sections 21-111, 21-112, and 21-113 of this Code; to wit:

- (1) Two dollars (\$2.00) per each residence, apartment or mobile home to be applied fifty cents (\$0.50) to sewer line maintenance and one dollar and fifty cents (\$1.50) to water line maintenance.
- (2) Sixty (60) percent of the sewer rate as calculated per section 21-112 of this Code, for all rooming, boarding, or fraternal housing institutions, industrial users, and commercial establishments.
- (b) *Connection charge.* The following charges shall be assessed based upon the size of the water service line leading into and to be utilized for the furnishing of water to any use or structure:

(1) *Multi-family residential structures:*

<i>Water Service Size</i>	<i>Connection Charge</i>
¾" 1-4 living units 1" 5-8 living units	Effective May 11, 2007 \$850 per living unit
1½" 9-16 living units	Effective August 1, 2015:
2" 17-28 living units	\$1,075 per living unit
3" 29-64 living units	Effective August 1, 2016:
4" 65-114 living units	\$1,275 per living unit
6" 115-257 living units	<u>\$1,525.00 per living unit</u>

(2) *Single family, commercial, industrial and other users not otherwise listed:*

<i>Water Service Size</i>	<i>Connection Charge Effective May 11, 2007</i>	<i>Connection Charge Effective August 1, 2015</i>	<i>Connection Charge Effective August 1, 2016</i>	<i>Connection Charge</i>
¾"	\$850	\$ 1,075	\$ 1,275	<u>\$ 1,525.00</u>
1"	\$1,420	\$ 1,883	\$ 2,217	<u>\$ 2,633.75</u>
1½"	\$2,840	\$ 3,767	\$ 4,483	<u>\$ 5,266.25</u>
2"	\$5,670	\$ 7,258	\$ 8,592	<u>\$10,258.75</u>
3"	\$13,600	\$16,358	\$19,292	<u>\$22,958.75</u>
4"	\$23,800	\$30,388	\$35,988	<u>\$42,988.13</u>
6"	\$52,140	\$64,514	\$76,048	<u>\$90,464.75</u>

These connection charges shall be collected prior to the furnishing of water or sewer service, or prior to the issuance of a building permit for the construction of or addition to any residential, commercial, or industrial structural unit located within five hundred (500) feet of any water or sewer line owned and operated by the City.

Should a request be made to connect a use, structure or group of structures to the water or sewer systems, by an applicant under conditions not requiring the issuance of a building permit, or if such connection is otherwise required by law or by this Code, and no charge

has theretofore been collected which is attributable to such use, structure or group of structures, then, and in that event, the charges herein authorized, based upon the size of the water service line leading into and furnishing water to such use, structure or group of structures, shall be paid and a separate receipt for each use, structure or group of structures will be issued which shall constitute the permit to make such connection by the applicant.

Where an addition is to be made to any use, structure or group of structures, and such addition will require the installation of a larger water service line to service the total structure after alteration, the charge for such addition, which shall be the difference between the rate set for the line originally installed to serve said structure and the rate for the larger line to be installed shall be paid.

The City Controller shall establish and create an appropriate account into which all connection charges shall be daily deposited. All funds deposited in such account shall be expended for the acquisition, construction, replacement and extension of the water and sewer systems of the City, including water and sewer plants, or for the payment of bonds issued for the same purposes, and for no other. The account shall be a special utility account, created on a revolving basis pursuant to the law, in such case made and provided, without the necessity of appropriation. However, no expenditures for the acquisition, construction, replacement or extension of the water and sewer systems shall be made without an appropriation having been made for the specific expenditures to be undertaken.

City Council shall begin reviewing the connection fees no later than November 1, 2016, and on a regular basis thereafter, to determine the appropriateness of the fees in accordance with Oklahoma Statutes, Title 62, Section 895.

* * * * *

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

ADOPTED this_____day of
_____, 2022.

NOT ADOPTED this_____day of
_____, 2022.

Breea Clark, Mayor

Breea Clark, Mayor

ATTEST:
Brenda Hall, City Clerk