CITY OF NORMAN, OK
PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, February 08, 2024 at 6:30 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5446, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

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

ROLL CALL

CONSENT ITEMS

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

Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE JANUARY 11, 2024 REGULAR PLANNING COMMISSION MEETING.

Short Form Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2324-10: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY MARK KRITTENBRINK (POLLARD & WHITED) FOR ELM AVENUE COTTAGES FOR APPROXIMATELY 0.31 ACRES OF PROPERTY LOCATED AT 463 ELM AVENUE.

Preliminary Plats

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-14: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HALLBROOKE DEVELOPMENT GROUP (SMC CONSULTING ENGINEERS, P.C.) FOR HALLBROOKE ADDITION, WITH A VARIANCE IN CUL-DE-SAC LENGTH FOR GREENSBORO WAY, FOR 41.57 ACRES OF PROPERTY GENERALLY LOCATED SOUTH AND WEST OF E. ROCK CREEK ROAD AND 24TH AVENUE N.E.

NON-CONSENT ITEMS

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

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-75: SHAZ INVESTMENT GROUP, L.L.C REQUESTS AN AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM LOW-DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION (25.12 ACRES) AND HIGH-DENSITY RESIDENTIAL DESIGNATION (14.82 ACRES) TO ALLOW FOR COMMERCIAL AND RESIDENTIAL USES ON PROPERTY GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48TH AVENUE N.W.
5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-27: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, AND RM-6, MEDIUM DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48TH AVENUE N.W.)

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-9: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SHAZ DEVELOPMENT GROUP, INC. (SMC CONSULTING ENGINEERS, P.C.) FOR WHISPERING TRAILS ADDITION FOR 39.94 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48TH AVENUE N.W.

NORMAN 2025, SPUD Zoning & Preliminary Plat

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-104: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (1720 NORTH PORTER AVENUE)

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-38: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1720 NORTH PORTER AVENUE)

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-13: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY ANTHONY BLATT, ON BEHALF OF THE OWNER FOR VCN DEVELOPMENT, A SIMPLE PLANNED UNIT DEVELOPMENT. (1720 NORTH PORTER AVENUE)

Zoning Ordinance Amendment

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-39: **AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-514 (R-1, SINGLE FAMILY DWELLING DISTRICT), 36-515 (R-1-A, SINGLE-FAMILY ATTACHED DWELLING DISTRICT), 36-516 (R-2, TWO-FAMILY DWELLING DISTRICT), 36-519 (RM-6, MEDIUM DENSITY APARTMENT DISTRICT), 36-520 (R-3, MULTIFAMILY DWELLING DISTRICT), AND SECTION 36-521 (RO, RESIDENCE-OFFICE DISTRICT) OF ARTICLE 36-V OF CHAPTER 36 ("ZONING"), TO REMOVE THE BUILDING COVERAGE MAXIMUM; AND PROVIDING FOR THE SEVERABILITY THEREOF.**

Zoning Ordinance Amendment

11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-40: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 36 ("ZONING"), SECTIONS 36-101 ("DEFINITIONS"), 36-511 ("A-1, GENERAL AGRICULTURAL DISTRICT"), 36-512 ("A-2, RURAL AGRICULTURAL DISTRICT"), 36-513 ("RE, RESIDENTIAL ESTATE DWELLING DISTRICT"), 36-514 ("R-1, SINGLE-FAMILY DWELLING DISTRICT") AND 36-570 ("BOARD OF ADJUSTMENT") IN ORDER TO DEFINE AND CREATES USES FOR ACCESSORY DWELLING UNITS, AND OTHER ZONING ORDINANCE AMENDMENTS FOR THE PURPOSES OF

COMPATABILITY THEREWITH; AND PROVIDING FOR THE SEVERABILITY THEREOF.

PUD Zoning & Preliminary Plat

12. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-35: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE PART OF THE EAST HALF (E/2) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED EAST OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD)

13. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY UNIVERSITY NORTH PARK, L.L.C. FOR UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 90 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD.

NORMAN 2025, PUD Zoning & Preliminary Plat

14. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-76: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

15. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-28: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

16. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-10: CONSIDERATION OF A PRELIMINARY

PLAT SUBMITTED BY HIGHWAY 9 JENKINS M&J INVESTMENTS, L.L.C. (CRAFTON TULL) FOR SOONER VILLAGE, A PLANNED UNIT DEVELOPMENT FOR 56.54 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE JANUARY 11, 2024 REGULAR PLANNING COMMISSION MEETING.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 02/08/2024

REQUESTER: Roné Tromble

PRESENTER: Roné Tromble, Admin. Tech. IV

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE JANUARY 11, 2024 REGULAR PLANNING COMMISSION MEETING.

ACTION NEEDED: Approve, accept, reject, amend, or postpone the minutes of the January 11, 2024 Regular Planning Commission Meeting.

CITY OF NORMAN, OK
PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, January 11, 2024 at 6:30 PM

MINUTES

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

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

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

ROLL CALL
PRESENT
Cameron Brewer
Steven McDaniel
Liz McKown
Kevan Parker
Erica Bird
Doug McClure
Jim Griffith
Michael Jablonski

ABSENT
Maria Kindel

STAFF PRESENT
Lora Hoggatt, Planning Services Manager
Beth Muckala, Assistant City Attorney
Todd McLellan, Development Engineer
David Riesland, Transportation Engineer
Bryce Holland, Multimedia Specialist
Roné Tromble, Admin. Tech. IV

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1. Election of Officers for 2024
   Motion by McKown, seconded by Griffith, to elect Erica Bird as Chair, Michael Jablonski as Vice Chair, and Kevan Parker as Secretary for 2024.

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

   The motion to elect the slate of officers for 2024 passed by a vote of 8-0.

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CONSENT ITEMS

Motion made by Jablonski, seconded by Griffith, to remove Item 3, SFP-2324-9 from the Consent Docket.

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

The motion to remove Item 3 from the Consent Docket was adopted by a vote of 8-0.

Minutes

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

   Motion made by McDaniel, seconded by Griffith, to approve the Minutes of the December 14, 2023 Regular Planning Commission meeting as presented.

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

   The motion to approve the December 14, 2023 minutes was adopted by a vote of 8-0.

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Short Form Plats

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-9: Consideration of a Short Form Plat submitted by OnCue RE, L.L.C. (SMC Consulting Engineers, P.C.) for Lots 1 & 2, Block 1, Cedarwood Addition Section 2 for property located at 2920 and 2910 Classen Boulevard.

   PRESENTATION BY STAFF:
   Todd McLellan reviewed the project.

   Mr. Jablonski asked about the amount of concrete/impervious surface and any trees. Ms. Hoggatt explained there is a 10' landscape buffer along the street which will have to have trees, as well as around the parking.

   Mr. Griffith asked how many trees would be required. Ms. Hoggatt responded one tree for every 40 linear feet.

   PRESENTATION BY THE APPLICANT:
   Mohammad Khan, SMC Consulting Engineers, presented the project.

   DISCUSSION AND ACTION BY THE PLANNING COMMISSION:
   Motion made by Parker, seconded by Griffith, to approve SFP-2324-9, the Short Form Plat for Lots 1 & 2, Block 1, Cedarwood Addition Section 2.

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

   The motion to approve SFP-2324-9 was adopted by a vote of 8-0.

NON-CONSENT ITEMS

Chair Bird announced that the applicants for the following items, Items 4-14, have requested postponement or continuance to the February 8, 2024 Planning Commission meeting.

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

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-75: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation (25.12 acres) and High Density Residential Designation (14.82 acres) for property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

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

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

NORMAN 2025, PUD & Preliminary Plat

7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-76: Highway 9 Jenkins M&J Investments, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service area for 11.7286 acres of property, and from Industrial Designation to Mixed Use Designation for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-28: Highway 9 Jenkins M&J Investments, L.L.C. requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-10: Consideration of a Preliminary Plat submitted by Highway 9 Jenkins M&J Investments, L.L.C. (Crafton Tull) for SOONER VILLAGE, A Planned Unit Development for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

PUD & Preliminary Plat

10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-35: University North Park, L.L.C. requests rezoning from PUD, Planned Unit Development, to PUD, Planned Unit Development, for approximately 90 acres of property generally located East of I-35, between Corporate Center Drive and Rock Creek Road.

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-12: Consideration of a Preliminary Plat submitted by University North Park, L.L.C. for UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A Planned Unit Development, for approximately 90 acres of property generally located East of I-35, between Corporate Center Drive and Rock Creek Road.

NORMAN 2025, SPUD & Preliminary Plat

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of R-2324-104: Anthony Blatt, on behalf of the Owner, requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Office Designation for approximately 4.05 acres of property generally located immediately north of 1700 N. Porter Avenue.

13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2324-38: Anthony Blatt, on behalf of the Owner, requests rezoning from PUD, Planned Unit Development (O-2122-4) to SPUD, Simple Planned Unit Development for approximately 4.05 acres of property generally located immediately north of 1700 N. Porter Avenue.

14. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-13: Consideration of a Preliminary Plat submitted by Anthony Blatt, on behalf of the Owner, for approximately 4.05 acres of property generally located immediately north of 1700 N. Porter Avenue.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Griffith, seconded by McKown, to postpone/continue items 4 through 14 to the February 8, 2024 meeting.

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

The motion to postpone/continue Items 4 through 14 to the February 8, 2024 meeting passed by a vote of 8-0.

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MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Ms. Hoggatt noted the AIM Norman community meetings that will be held in February and March. There are new questions about transportation on AIMNorman.com.

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 6:49 p.m.

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Planning Commission

File Attachments for Item:

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2324-10: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY MARK KRITTENBRINK (POLLARD & WHITED) FOR ELM AVENUE COTTAGES FOR APPROXIMATELY 0.31 ACRES OF PROPERTY LOCATED AT 463 ELM AVENUE.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 02/08/2024

REQUESTER: Mark Krittenbrink

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2324-10: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY MARK KRITTENBRINK (POLLARD & WHITED) FOR ELM AVENUE COTTAGES FOR APPROXIMATELY 0.31 ACRES OF PROPERTY LOCATED AT 463 ELM AVENUE.

LOCATION: Located at 463 Elm Avenue.

INFORMATION:

1. Owners. 463 Elm, L.L.C.
2. Developer. Ryan Dodson, 463 Elm, LLC.
3. Surveyor. Pollard & Whited Surveying, Inc.

HISTORY:

1. May 20, 1899. The final plat for Elmwood Addition was filed of record with the Cleveland County Clerk.

2. May 20, 1913. City Council adopted Ordinance No. 209 annexing this property into the Norman Corporate City Limits.

3. July 13, 1954. City Council adopted Ordinance No. 884 placing this property in the R-3, Multi-Family Dwelling District.

4. October 13, 2016. Planning Commission, on a vote of 9-0, recommended placing this property in the R-1, Single-Family Dwelling District and removing it from R-3, Multi-Family Dwelling District.

5. November 8, 2016. City Council adopted Ordinance No. O-1617-9 placing this property in the R-1, Single-Family Dwelling District and removing it from R-3, Multi-Family Dwelling District.

6. November 9, 2023. Planning Commission, on a vote of 8-0, recommended to City Council placing this property in the SPUD, Simple Planned Unit Development and removing it from R-1, Single-Family Dwelling District.

7. January 23, 2024. City Council adopted Ordinance No. O-2324-29 placing this property in the SPUD, Simple Planned Unit Development and removing it from R-1, Single-Family Dwelling District.

IMPROVEMENT PROGRAM:

1. All public improvements are existing.

PUBLIC DEDICATIONS:

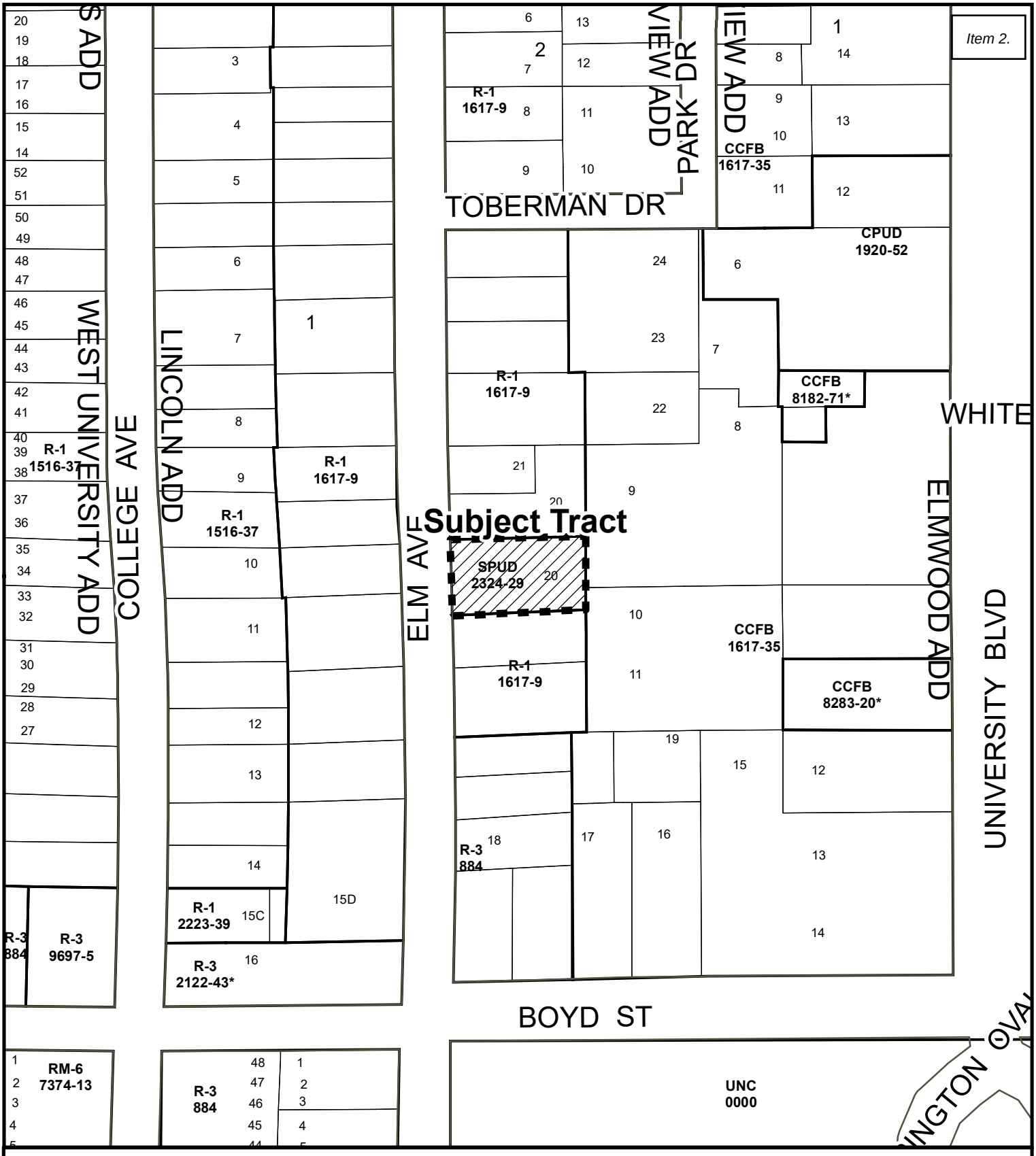
1. Right-of-Way. Street right-of-way is existing.

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

STAFF COMMENTS AND RECOMMENDATION: The developer proposes two residential lots. This property consists of .3 acres. Staff recommends approval of Short Form Plat No. SFP-2324-10 for Elm Avenue Cottages Addition, a Simple Planned Unit Development, a Replat of a part of Lots 20 and 20 ½ Elmwood Addition.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SFP-2324-10 for Elm Avenue Cottages Addition, a Simple Planned Unit Development, a Replat of a part of Lots 20 and 20 ½ Elmwood Addition and direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN:_____



Location Map

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

January 31, 2024

0 75 150 Ft.

Subject Tract

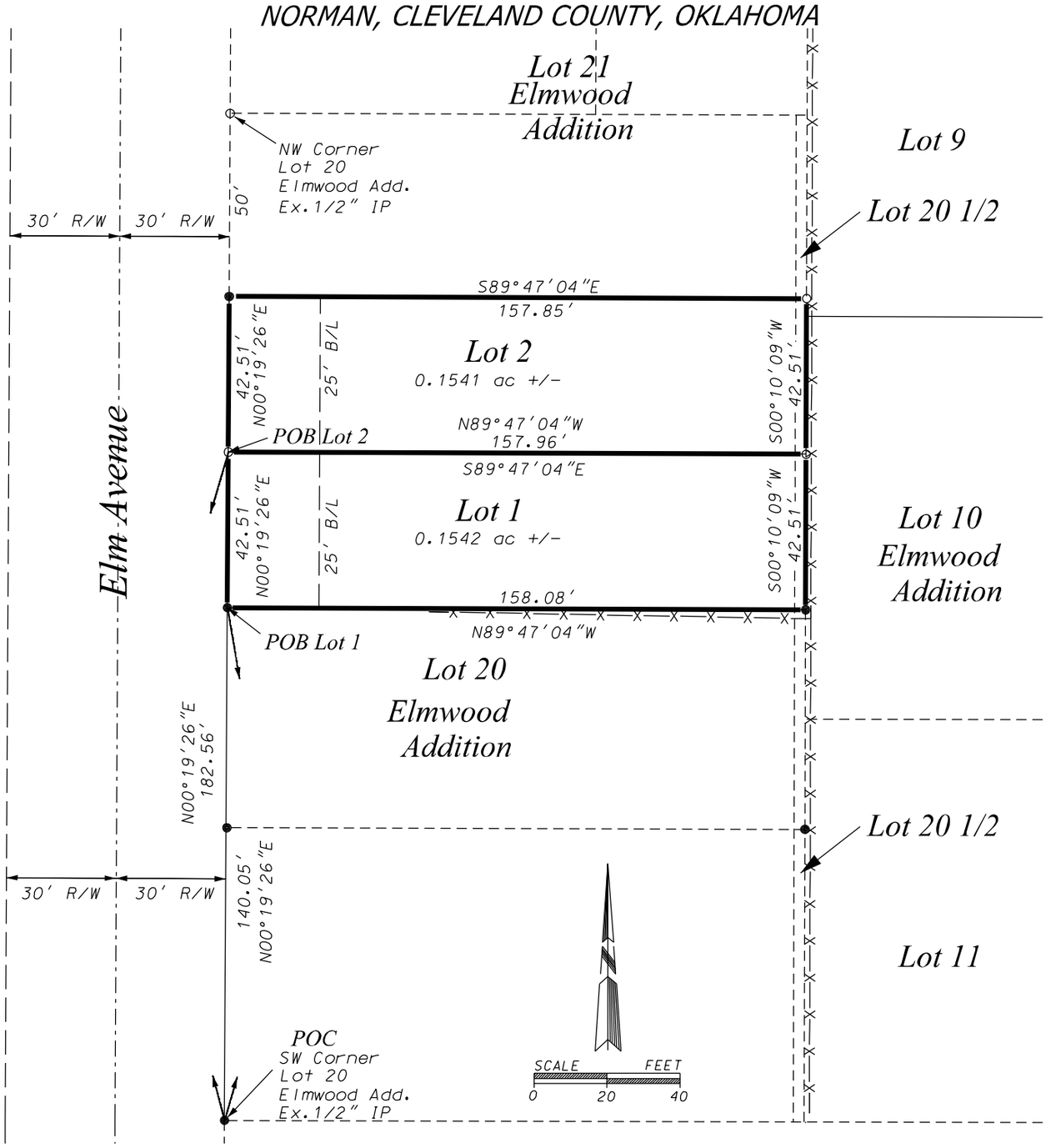
Zoning

G:\ArcGIS10.Map Templates\8x11_LocationMapArcMap10.mxd

SHORT FORM PLAT

ELM AVENUE COTTAGES
A SIMPLE PLANNED UNIT DEVELOPMENT

PART OF LOT 20 & 20 1/2 ELMWOOD ADDITION
NORMAN, CLEVELAND COUNTY, OKLAHOMA



Note: Bearings Are Based On An Arbitrary Bearing of N00°19'26"E Between Existing Monuments on the West Line of Lot 20 of Elmwood Addition to Norman, Cleveland County, Oklahoma As Recorded in Plat Book 1 at Page 9 Dated May 20, 1899 in the Cleveland County Clerk's records.

(—X—X—X—) - Indicates Existing Fence Line.

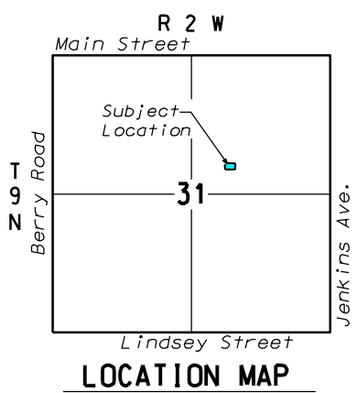
(●) - Indicates Existing 1/2" Iron Pin or Monument As Noted

(o) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked " PLS 1474"

(U/E) - Indicates Platted Utility Easement.

(B/L) - Indicates Platted Building Line Set Back

(R/W) - Indicates Platted Street Right-of-way



LOCATION MAP

POLLARD & WHITED SURVEYING, INC.
2514 Tee Drive Norman, OK 73069
405-366-0001
CA 2380 exp.6-30-25 tim@pwsurveying.com

Ryan Dodson	
Short Form Plat of Elm Avenue Cottages	
Part of Lot 20 & 20 1/2 Elmwood Addition	
Norman, Cleveland County, Oklahoma	
December 21, 2023	Drawn By:T.Pollard
File: Elmwood Addition.dgn	Sheet 1 of 3

File Attachments for Item:

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-14: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HALLBROOKE DEVELOPMENT GROUP (SMC CONSULTING ENGINEERS, P.C.) FOR HALLBROOKE ADDITION, WITH A VARIANCE IN CUL-DE-SAC LENGTH FOR GREENSBORO WAY, FOR 41.57 ACRES OF PROPERTY GENERALLY LOCATED SOUTH AND WEST OF E. ROCK CREEK ROAD AND 24TH AVENUE N.E.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 02/08/2024

REQUESTER: Hallbrooke Development Group

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-14: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HALLBROOKE DEVELOPMENT GROUP (SMC CONSULTING ENGINEERS, P.C.) FOR HALLBROOKE ADDITION, WITH A VARIANCE IN CUL-DE-SAC LENGTH FOR GREENSBORO WAY, FOR 41.57 ACRES OF PROPERTY GENERALLY LOCATED SOUTH AND WEST OF E. ROCK CREEK ROAD AND 24TH AVENUE N.E.

LOCATION: Generally south and west of the intersection of East Rock Creek Road and 24th Avenue N.E.

INFORMATION:

1. Owner. Hallbrooke Development Group, LLC.
2. Developer. Hallbrooke Development Group, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. September 23, 2003. City Council adopted Ordinance No. O-0304-17 annexing and placing this property in R-1, Single-Family Dwelling District (Previously a part of Hall Park).

2. February 5, 2004. The Norman Board of Parks Commissioners, on a vote of 9-0, recommended private park land for Hallbrooke Addition.

3. February 12, 2004. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in PUD, Planned Unit Development and removed from R-1, Single-Family Dwelling District.

4. February 12, 2004. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Hallbrooke Addition be approved.

5. March 23, 2004. City Council adopted Ordinance No. O-0304-50 placing a portion of this property in PUD, Planned Unit Development and removing it from R-1, Single-Family Dwelling District.

6. March 23, 2004. City Council approved the preliminary plat for Hallbrooke Addition.

7. March 23, 2009. The approvals of the preliminary plat became null and void.

8. March 11, 2010. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Hallbrooke Addition be approved.

9. April 27, 2010. City Council approved the preliminary plat for Hallbrooke Addition.

10. April 27, 2017. The approvals of the preliminary plat became null and void.

11. October 12, 2017. Planning Commission, on a vote of 5-0, recommended to City Council that the preliminary plat for Hallbrooke Addition be approved.

12. November 14, 2017. City Council approved the preliminary plat for Hallbrooke Addition.

13. November 10, 2022. The City of Norman Development Committee approved the preliminary plat for Hallbrooke Addition.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing will be installed adjacent to Rock Creek Road and 24th Avenue N.E. for the residential lots backing up to the arterial streets.

2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.

3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks will be constructed adjacent to East Rock Creek Road and 24th Avenue N.E.

5. Storm Sewers. Stormwater drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be utilized.

6. Streets. Interior streets will be constructed in accordance with approved plans and City paving standards. The cul-de-sac, Greensboro Way serving the PUD exceeds the required cul-de-sac length by three hundred and fifty feet (350'). However an emergency access has been provided accessing Rock Creek Road. East Rock Creek Road will be constructed as an arterial street. Staff will recommend deferral with final platting. Twenty-fourth Avenue N.E. is existing.

7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 16" water main adjacent to East Rock Creek Road and a 16" water main adjacent to 24th Avenue N.E.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.

2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, typical site plan for the PUD, preliminary plat and request for a variance in the cul-de-sac length are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The preliminary plat for Hallbrooke Addition includes areas that have the stream planning corridor (SPC) identified. Areas within the SPC and in the Lake Thunderbird watershed are subject to the Water Quality Protection Zone (WQPZ) Ordinance (O-1011-52) adopted by City Council on June 28, 2011. This ordinance establishes requirements for stream buffers to protect the stream corridors and Lake Thunderbird. The buffers provide vegetative materials that reduce water velocities and help remove harmful contaminants from the runoff from storm events.

The WQPZ Ordinance Section 19-601.C contains the following language under the "Variations and Exceptions" Article to the subdivision regulation ordinance:

> "Whenever infrastructure has been installed that will benefit the full build-out of a Preliminary Plat which was approved within five (5) years prior to the effective date of this ordinance, the Preliminary Plat shall not be deemed expired, for purposes only of the application of this ordinance, even after the passage of three (3) years from the date of approval of the Preliminary Plat, or five (5) years from the date of approval of the Preliminary Plat if a Final Plat has been filed on a part of the land embraced in the Preliminary Plat."

This provision has been interpreted to provide an exemption of the WQPZ Ordinance if factual circumstances described exist for a particular subdivision. Staff supports this exception for the Preliminary Plat for Hallbrooke Addition, as it appears to meet the factual circumstances described in this section to qualify for the exemption.

However, after careful consideration of the WQPZ Ordinance and the preliminary plat for Hallbrooke Addition, staff has determined that the preliminary plat meets or exceeds the requirements of the WQPZ Ordinance. The developer and engineer utilized thoughtful and responsible land planning and development principles that meet the current WQPZ. The previous sections of Hallbrooke Addition utilized large open space areas around drainage channels and ponds adjacent to the remaining area to be developed with this preliminary plat. These areas when utilized with WQPZ width

averaging exceed the buffer width requirements in the WQPZ Ordinance. In addition, there are multiple ponds in series allowing the water to have adequate storage time to reduce contaminants. Although the applicant does not intend to provide private engineering analysis to support technical compliance, Staff's review of the submittals indicates that an acceptable engineered solution is contained in the development plan to support a reduction in the total width of the WQPZ.

The developer proposes to develop the property as single family development. There have been 242 single-family residential lots filed of record with the Cleveland County Clerk consisting of 187 R-1, single-family lots and 55 PUD lots. There are 41.57 remaining acres to be developed. With this proposal, there are 31 R-1, single-family residential lots and 54 PUD lots remaining for a total of 324 lots within the total 142 acres of the development. Planning Commission and City Council have previously approved the preliminary plat with the exception of the street layout within the undeveloped PUD area. Rather than constructing more street paving, the engineer is proposing a cul-de-sac with emergency access to Rock Creek Road. Due to the length of the cul-de-sac for Greensboro Way, the engineer for the developer has requested a variance in the cul-de-sac length. With the emergency access, staff supports the request. Staff recommends approval of the preliminary plat for Hallbrooke Addition.

ACTION NEEDED: Recommend approval or disapproval of the request for a variance in the cul-de-sac length for Greensboro Way and approval or disapproval of the preliminary plat for Hallbrooke Addition to City Council.

ACTION TAKEN: _____

CITY OF NORMAN
Development Review Form
Transportation Impacts

DATE: January 9, 2024

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

PROJECT NAME: Hallbrooke
PROJECT TYPE: Residential
Owner: Hallbrooke Development Group, LLC
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)
Low density residential development surrounds these subsequent phases of the development with some open space to the west as well as very low density residential to the north and east.

ALLOWABLE ACCESS:
The subsequent phases of the development will access Rock Creek Road through an existing street and a proposed but permitted street. All access points meet the applicable requirements in the Engineering Design Criteria.

EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)
Rock Creek Road: 2 lanes (existing). Speed Limit - 50 mph. No sight distance problems. No median.
24th Avenue NE: 4 lanes (existing and future). Speed Limit - 40 mph. No sight distance problems. Landscaped median.

ACCESS MANAGEMENT CODE COMPLIANCE: **YES** ■ **NO** ☐

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

TRIP GENERATION

Time Period	Total	In	Out
Weekday	707	353	354
A.M. Peak Hour	53	13	40
P.M. Peak Hour	71	45	26

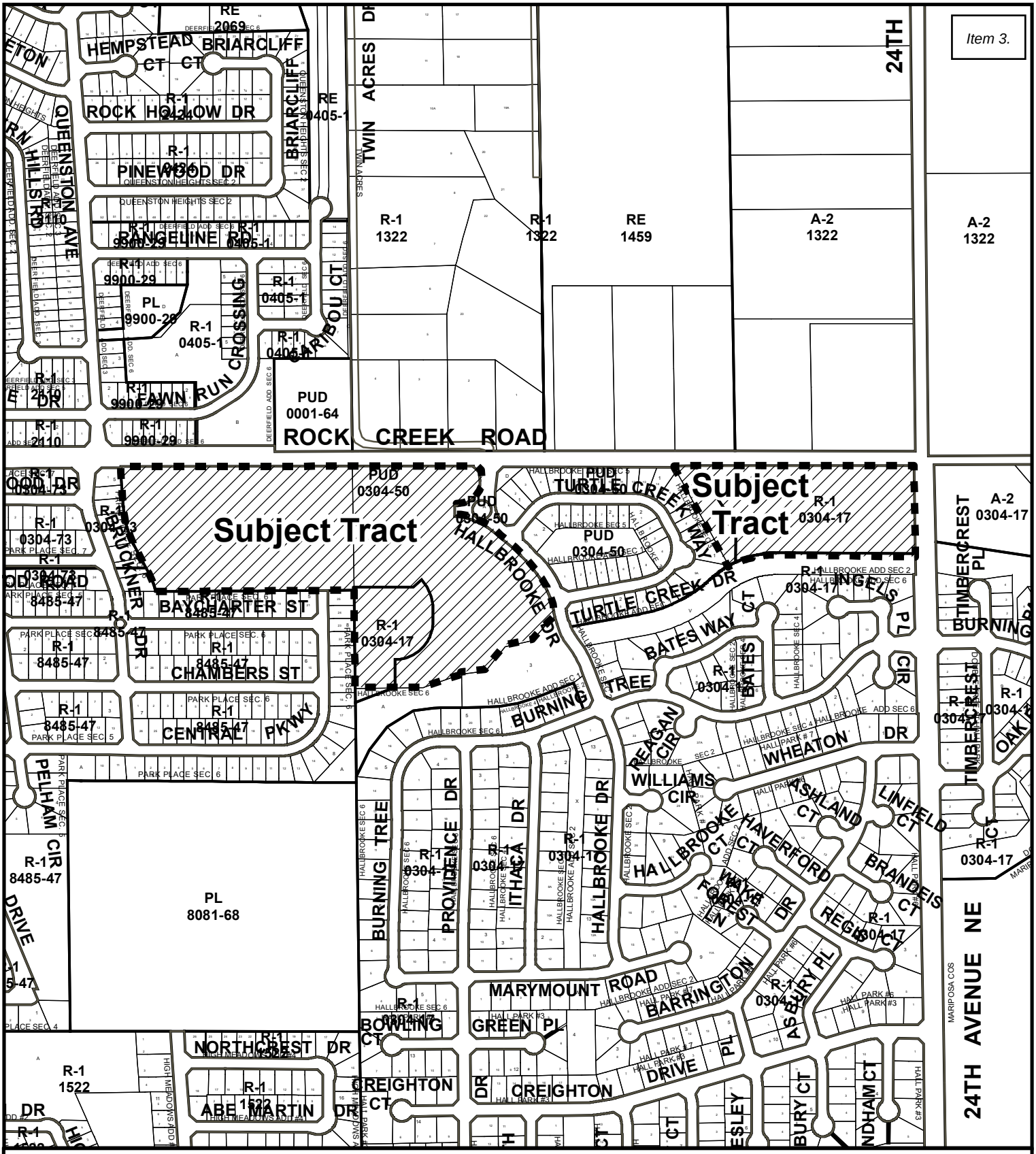
TRANSPORTATION IMPACT STUDY REQUIRED? **YES** ☐ **NO** ■

Being below the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact memorandum in January, 2024. The subsequent phases of the development will access Rock Creek Road via one existing street and one proposed but permitted street. The proposed connection to the public roadway will afford full access.

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

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

The proposed development is expected to generate approximately 707 trips per day, 53 AM peak hour trips, and 71 PM peak hour trips. Traffic capacities on Rock Creek Road and 24th Avenue NE exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.



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.

January 5, 2024

0 300 600 Ft.

Subject Tract

Zoning

G:\ArcGIS10.Map Templates\8x11_LocationMapArcMap10.mxd

PRELIMINARY PLAT

HALLBROOKE ADDITION

A PLANNED UNIT DEVELOPMENT

A PART OF THE N. 1/2, SECTION 21, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

Being tracts of land lying in a part of the N.E. 1/4 and the N.W. 1/4, Section 21, T9N, R2W, of the INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, more particularly described as follows:

COMMENCING at the Northeast corner of said N.E. ¼; THENCE North 89°06'18" West along the North line of said N.E. 1/4 a distance of 83.66 feet to the POINT OF BEGINNING;

THENCE South 00°53'42" West a distance of 60.00 feet to a point on the West right-of-way line of 24th Avenue S.E.; THENCE South 44°44'48" East along said West right-of-way line a distance of 35.75 feet; THENCE South 00°23'18" East along said West right-of-way line a distance of 175.00 feet; THENCE South 04°12'09" East along said West right-of-way line a distance of 150.33 feet; THENCE South 00°23'18" East along said West right-of-way line a distance of 30.32 feet to a point on the North Property line of Hallbrooke Addition Section 2 (as filed in Book 20 Page 187-188), said point being POINT 'A'; THENCE along the North Property line of Hallbrooke Addition Section 2 the following two (2) courses;

1) North 89°06'18" West a distance of 626.79 feet to a point of curvature
2) Along a curve to the left having a radius of 450.00 feet (said curve subtended by a chord which bears South 75°48'47" West a distance of 234.18 feet) with an arc length of 236.91 feet

THENCE North 28°28'58" West a distance of 517.48 feet; THENCE North 00°53'42" West a distance of 50.00 feet to a point on the North line of said N.E. ¼, said point being POINT 'A'; THENCE South 89°06'18" East a distance of 1063.25 feet to the POINT OF BEGINNING.

Said tract contains 10.16 acres, more or less.

And also,

COMMENCING at said POINT 'A'; THENCE North 89°06'18" West along the North line of said N.E. ¼ a distance of 915.46 feet to the POINT OF BEGINNING;

THENCE South 00°53'42" West a distance of 50.00 feet to a point on the West right-of-way line of Hallbrooke Drive; THENCE South 44°06'18" East along said West right-of-way line a distance of 35.36 feet; THENCE South 00°53'42" East along said West right-of-way line a distance of 36.78 feet to a point of curvature; THENCE along said West right-of-way line along a curve to the right having a radius of 100.00 feet (said curve subtended by a chord which bears South 21°33'01" West a distance of 91.05 feet) with an arc length of 94.53 feet to a point of continuing curvature; THENCE along said West right-of-way line continuing along a curve to the right having a radius of 125.03 feet (said curve subtended by a chord which bears South 69°46'11" West a distance of 90.17 feet) with an arc length of 92.25 feet; THENCE South 00°28'08" West a distance of 50.00 feet to a point on a non-tangent curve and a point on the West right-of-way line of Hallbrooke Drive; THENCE along said West right-of-way line along a curve to the right having a radius of 210.00 feet (said curve subtended by a chord which bears South 76°54'57" East a distance of 91.73 feet) with an arc length of 92.48 feet to a point of reverse curvature; THENCE continuing along said West right-of-way line along a curve to the left having a radius of 220.00 feet (said curve subtended by a chord which bears South 66°51'30" East a distance of 19.64 feet) with an arc length of 19.64 feet to a point of reverse curvature; THENCE continuing along said West right-of-way line along a curve to the right having a radius of 210.00 feet (said curve subtended by a chord which bears South 59°23'04" East a distance of 73.16 feet) with an arc length of 73.53 feet; THENCE South 49°21'11" East along said West right-of-way line a distance of 131.50 feet to a point of curvature; THENCE continuing along said West right-of-way line along a curve to the right having a radius of 395.00 feet (said curve subtended by a chord which bears South 40°07'47" East a distance of 44.42 feet) with an arc length of 44.44 feet to a point of continuing curvature; THENCE continuing along said West right-of-way line along a curve to the right having a radius of 1157.94 feet (said curve subtended by a chord which bears South 40°06'27" East a distance of 113.09 feet) with an arc length of 113.14 feet to a point of continuing curvature; THENCE continuing along said West right-of-way line along a curve to the right having a radius of 395.00 feet (said curve subtended by a chord which bears South 22°57'42" East a distance of 195.75 feet) with an arc length of 197.81 feet to a point of reverse curvature; THENCE continuing along said West right-of-way line along a curve to the left having a radius of 360.00 feet (said curve subtended by a chord which bears South 09°56'30" East a distance of 16.67 feet) with an arc length of 16.67 feet; THENCE South 47°15'58" West a distance of 66.99 feet; THENCE South 41°33'50" West a distance of 85.68 feet; THENCE South 78°52'23" West a distance of 126.72 feet; THENCE South 39°08'13" West a distance of 145.16 feet; THENCE South 83°39'14" West a distance of 111.06 feet; THENCE South 71°29'34" West a distance of 186.20 feet; THENCE North 89°53'25" West a distance of 313.92 feet to a point on the West line of said N.E. ¼; THENCE North 00°06'35" East along said West line a distance of 449.31 feet; THENCE North 89°31'53" West a distance of 912.02 feet to a point on a non-tangent curve; THENCE along a curve to the left having a radius of 272.12 feet (said curve subtended by a chord which bears North 18°39'23" West a distance of 73.54 feet) with an arc length of 73.77 feet; THENCE North 26°25'21" West a distance of 163.17 feet to a point of curvature; THENCE along a curve to the right having a radius of 454.23 feet (said curve subtended by a chord which bears North 14°45'15" West a distance of 183.73 feet) with an arc length of 185.01 feet; THENCE North 03°05'09" West a distance of 178.04 feet; THENCE North 00°28'07" East a distance of 50.00 feet to a point on the North line of said Section 21; THENCE South 89°31'53" East along said North line a distance of 1065.31 feet to a point, said point being the Northwest corner of said N.E. 1/4; THENCE North 89°06'18" West along said North line a distance of 557.72 feet to the POINT OF BEGINNING.

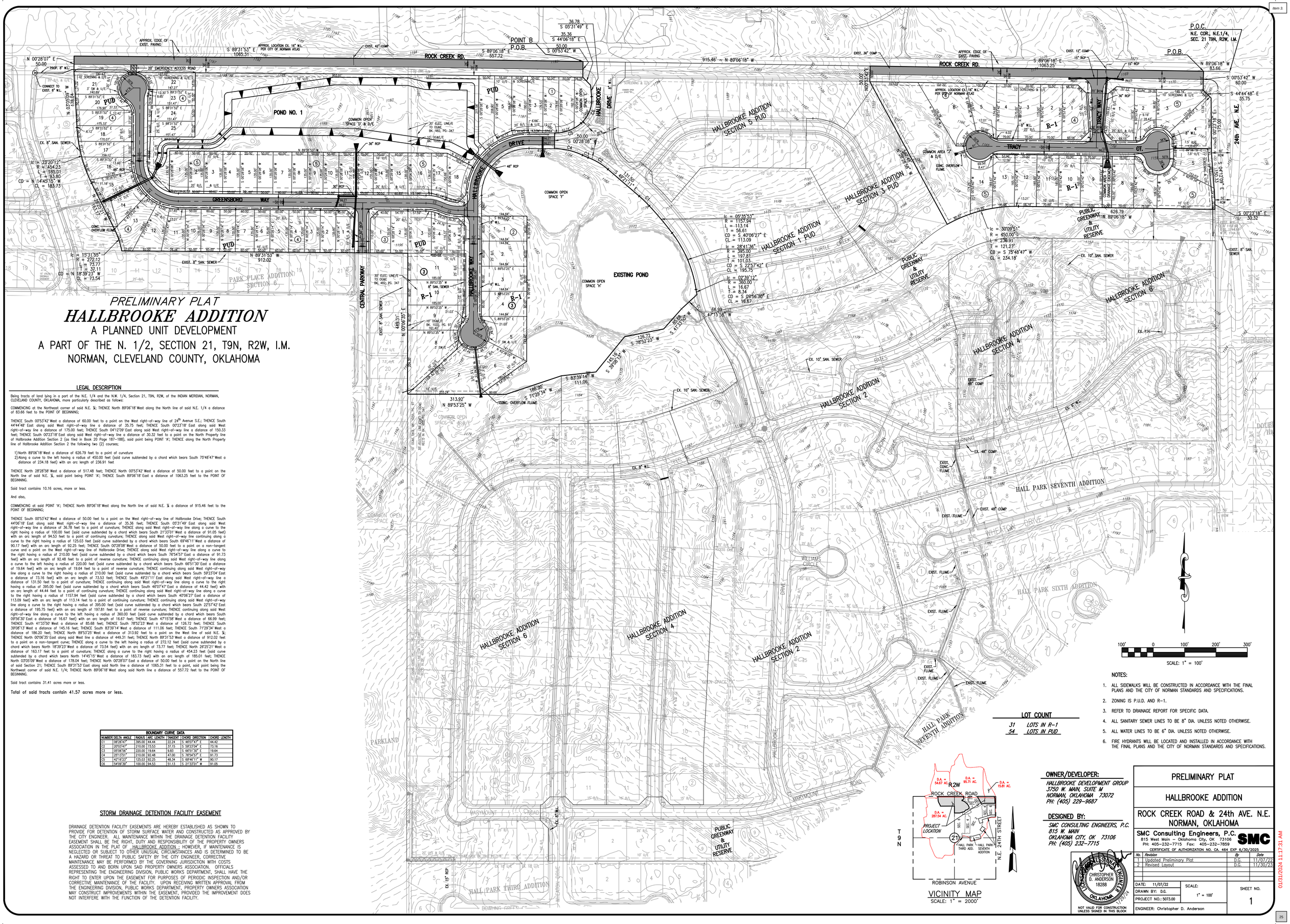
Said tract contains 31.41 acres more or less.

Total of said tracts contain 41.57 acres more or less.

BOUNDARY CURVE DATA						
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	06°28'47"	395.00	44.44	22.24	S 40°07'47" E	44.42
C2	20°03'47"	210.00	73.53	37.15	S 59°23'04" E	73.16
C3	05°06'56"	220.00	19.64	9.83	S 66°51'30" E	19.64
C4	25°13'51"	210.00	92.48	47.00	S 76°54'57" E	91.73
C5	42°16'23"	125.03	92.25	48.34	S 69°46'11" W	90.17
C6	54°09'39"	100.00	94.53	51.13	S 21°33'01" W	91.05

STORM DRAINAGE DETENTION FACILITY EASEMENT

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



NOTES:

1. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ZONING IS P.U.D. AND R-1.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
5. ALL WATER LINES TO BE 6" DIA. UNLESS NOTED OTHERWISE.
6. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.

LOT COUNT

31 *LOTS IN R-1*
54 *LOTS IN PUD*

VICINITY MAP
SCALE: 1" = 2000'

OWNER/DEVELOPER:

HALLBROOKE DEVELOPMENT GROUP
3750 W. MAIN, SUITE M
NORMAN, OKLAHOMA 73072
PH: (405) 229-9687

DESIGNED BY:

SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN
OKLAHOMA CITY, OK 73106
PH: (405) 232-7715

CHRISTOPHER D. ANDERSON 18288 — REGISTERED PROFESSIONAL ENGINEER — OKLAHOMA — EXPIRES 6/30/2025

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

PRELIMINARY PLAT

HALLBROOKE ADDITION

ROCK CREEK ROAD & 24th AVE. N.E.
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
815 West Main – Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7859
CERTIFICATE OF AUTHORIZATION NO. CA. 464 EXP. 6/30/2025

No.	Revision	By	Date
1	Updated Preliminary Plat	D.G.	11/07/22
2	Revised Layout	D.G.	11/30/23

DATE: 11/07/22
DRAWN BY: D.G.
PROJECT NO.: 5073.00
SCALE: 1" = 100'
ENGINEER: Christopher D. Anderson
SHEET NO. 1

01/31/2024 11:17:31 AM

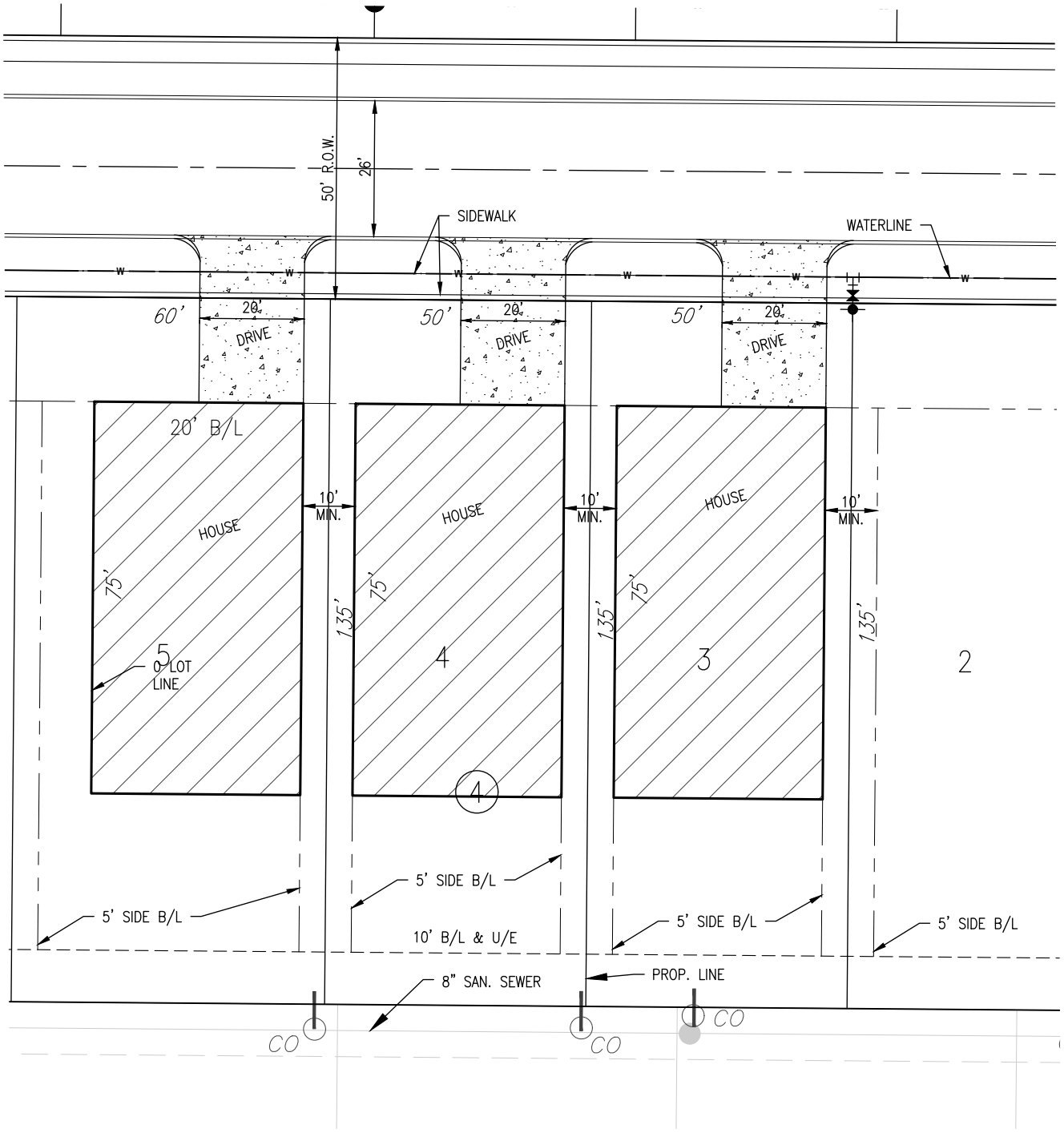


EXHIBIT "A"
TYPICAL LOT PLAN
HALLBROOKE ADDITION
PLANNED UNIT DEVELOPMENT

NOT TO SCALE

SMC
Your Civil Engineering Solution

Consulting Engineers, P.C.
815 West Main
Oklahoma City, OK 73106
405-232-7715
FAX 405-232-7859
www.smcokc.com

Civil Engineering
Land Development
Storm Water Management

Terence L. Haynes
Christopher D. Anderson
Muhammad A. Khan

January 29, 2024

Mr. Scott Sturtz, Norman Public Works Director
Members of the Norman Planning Commission
Members of the Norman City Council

Re : Hallbrooke Addition Preliminary Plat
Variance Request for Length of Cul-De-Sac
Norman, Oklahoma
SMC #4113.00

To Whom It May Concern,

This letter is being sent to request a variance for the length of the cul-de-sac in this project.

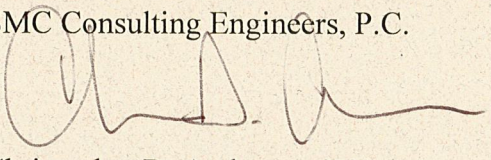
The previous version of this preliminary plat included a single sided loop road around a pond in the western portion of the plat. This revised plat eliminates the single sided road and consolidates the lots along both sides of a road that ends in a cul-de-sac. The length of the cul-de-sac is approximately 1020 feet. The City of Norman requirements for maximum length of a cul-de-sac is 600 feet. This requirement primarily has to do with limiting the amount of area that would lose access for emergency service vehicles if the road were to become blocked off due to an accident.

After some discussions with the City staff, we were able overcome the safety issues related to the length of the "cul-de-sac" serving this site, by providing an emergency access drive from the end of the cul-de-sac to Rock Creek Road. This access will be gated and will only allow access for emergency vehicles. It will not be used as a secondary access point for residential traffic. All of the residential traffic will still access Rock Creek Road by the existing Hallbrooke Drive (which stays consistent with the previous version of the plat).

Therefore, with this design, we respectfully request a variance regarding the length of the cul-de-sac for this project.

Sincerely,

SMC Consulting Engineers, P.C.



Christopher D. Anderson, P.E.

c.c. Trey Bates
File

F:\USER\CHRIS\DOCUMENT\4113.07 variance request.doc

Applicant: Hallbrooke Development Group

Project Location: South and West of the intersection of Rock Creek Rd. and 24th Ave. NE.

Case Number: 24-01

Time: 6:00 p.m.

Applicant Representative:
Chris Anderson, SMC Consulting Engineers
Trey Bates, Hallbrooke Development Group, Applicant
Attendees:
Planning Commissioner Erica Bird, Chairman

City Staff:
Justin Fish, Planner I
Kelly Abell, Planner I
Melissa Navarro, Planner II
Lora Hoggatt, Planning Services Manager
Beth Muckala, Assistant City Attorney
Scott Sturtz, interim Director Public Works

Application Summary:
A request for a preliminary plat for Hallbrooke Addition. The two subject tracts are zoned PUD, Planned Unit Development, and R-1, Single Family Dwelling District. The applicant is only seeking a preliminary plat and not a rezoning.

Neighbor's Comments/Concerns/Responses:
No neighbors in attendance.

Erica Bird

PRE-DEVELOPMENT ITEM NAME & NO.: 24-01 Hallbrooke Development Group Preliminary Plat Rockcreek Rd. and 24th Ave NE.
DATE: 1-25-24

PRINT NAME PLEASE	E-MAIL	ADDRESS	TELEPHONE
Chris Anderson	chris.anderson@smcok.com	815 W. Main	405-232-7715
Trey Bates	trey@hallbrooke.com	2110 Hallbrooke Dr. 73507	405 [illegible] 9687
Erica Bird	ebird@NextOK.com	3401 W Rock Creek	405-724-6294

File Attachments for Item:

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-75: SHAZ INVESTMENT GROUP, L.L.C REQUESTS AN AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM LOW-DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION (25.12 ACRES) AND HIGH-DENSITY RESIDENTIAL DESIGNATION (14.82 ACRES) TO ALLOW FOR COMMERCIAL AND RESIDENTIAL USES ON PROPERTY GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48TH AVENUE N.W.

CITY OF NORMAN, OK
STAFF REPORT

MEETING DATE: 02/08/2024

REQUESTER: City of Norman

PRESENTER: Melissa Navarro, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-75: SHAZ INVESTMENT GROUP, L.L.C REQUESTS AN AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM LOW-DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION (25.12 ACRES) AND HIGH-DENSITY RESIDENTIAL DESIGNATION (14.82 ACRES) TO ALLOW FOR COMMERCIAL AND RESIDENTIAL USES ON PROPERTY GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48TH AVENUE N.W.

BACKGROUND:
The applicant proposes to amend the NORMAN 2025 Land Use & Transportation Plan from Low-Density Residential Designation to Commercial Designation (25.12 acres) on the southern portion of the subject tract and High-Density Residential Designation (14.82 acres) on the northern portion of the property. The southern portion would allow for commercial and office uses. The northern portion would allow for multifamily apartments and duplexes.

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

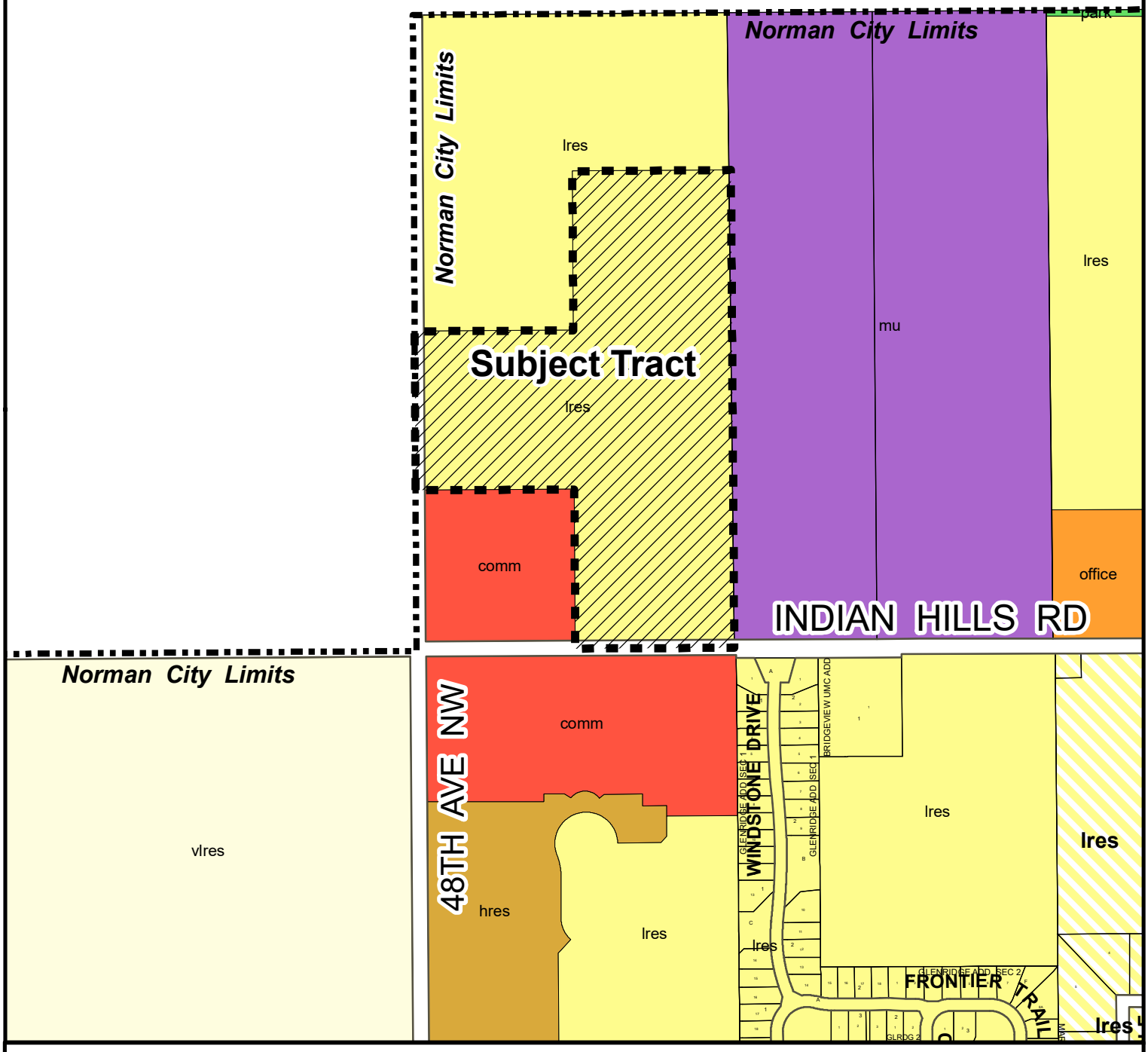
The role of the NORMAN 2025 Plan in the City's ongoing and diverse planning activities states the document must be flexible, and that it is updated and amended periodically. The Plan defines the desired land use patterns for use and development of all private sector properties. This Plan will serve as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

1. ***Has there been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest?***
   The general vicinity has developed in the last two decades, mainly with housing, which has made utilities available. These developments include Glenridge Addition, Carrington Lakes, and Crystal Springs. Bridgeview at Carrington, located to the south, and Redlands to the east, are two approved mixed-use developments that proposed similar uses to the

subject property. There are more housing developments to the north, which are not within Norman's limits. The subject property will increase the housing offered with multifamily options and add commercial possibilities, creating a mixed-use sense to the neighborhood while taking advantage of the existing infrastructure; the area already has access to water, sewer, and storm drainage.

2. ***Is there a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity?***
   The proposed development will increase the density in the area; it is expected to increase traffic due to new housing and commercial offers. However, the applicant has worked with the City's Traffic Engineer/staff to address these changes and mitigate the negative traffic-related impacts.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Low Density Residential Designation to Commercial Designation and High Density Residential Designation as Resolution No. R-2324-75 for consideration by Planning Commission and recommendation to City Council.



Norman 2025 Land Use Plan

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

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October 10, 2023

0 300 600 Ft.

Subject Tract

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Applicant: Shaz Investment Group, L.L.C.

Project Location: NE Corner of Indian Hills Road and 48th Avenue N.W.

Case Number: PD 23-37

Time: 6:00 p.m.

Applicant Representative:
Gunner Joyce, Rieger Law Group
Sean Rieger, Rieger Law Group
Libby Smith, Rieger Law Group

Attendees:
None

City Staff:
Lora Hoggatt, Planning Services Manager
Heather Poole, Assistant City Attorney

Application Summary:
The applicant is requesting to rezone from PUD, Planned Unit Development, to C-2, General Commercial District, and RM-6, Medium-Density Apartment District. They are also requesting a NORMAN 2025 Land Use Plan Amendment from Low Density Residential Designation to Commercial and High Density Residential Designations. They are also proposing a new preliminary plat.

Neighbor's Comments/Concerns/Responses:
No neighbors attended this meeting.

File Attachments for Item:

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-27: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, AND RM-6, MEDIUM DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48TH AVENUE N.W.)

CITY OF NORMAN, OK
STAFF REPORT

MEETING DATE: 02/08/2024

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

PRESENTER: Melissa Navarro, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-27: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, AND RM-6, MEDIUM DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48TH AVENUE N.W.)

APPLICANT/REPRESENTATIVE	Shaz Investment Group, L.L.C. Rieger Law Group
WARD	3
CORE AREA	No

BACKGROUND: The property is currently zoned PUD, Planned Unit Development, with Ordinance No. O-1011-43, adopted in 2011 that proposed single-family detached residential. The applicant seeks to rezone to C-2, General Commercial District, for 63% of the lot, and RM-6, Medium Density Apartment District, for the remaining 37%.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION MEETING: GBC23-27, October 17, 2023

The October meeting of the Greenbelt Commission was canceled due to no quorum.

PRE-DEVELOPMENT MEETING: PD23-37 October 26, 2023

No neighbors attended this meeting.

BOARD OF PARKS COMMISSIONER: February 1, 2024

Parks staff recommended to support the developer's request for a fee-in-lieu of park land decision. Please see the attached report and exhibits. The decision was unanimous for fee-in-lieu by a vote of 6-0.

ZONING ORDINANCE CITATION:

SECTION 36-525, 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.

SECTION 36-519, RM-6, Medium-Density Apartment District: Purposes. The RM-6 district is designed to encourage the developing of neighborhoods having a variety of dwelling types, including townhouses, thus providing for the varying requirements of families. The regulations are intended to ensure compatibility with adjacent existing and proposed low-density apartment development.

EXISTING ZONING: The existing zoning allows for a single-family residential development. It does not allow for multifamily or commercial/office uses.

ANALYSIS: The subject property is located on the border of Norman and Moore. Multiple housing developments are completed or under construction in this general area. On the south side, an existing PUD called Bridgeview at Carrington proposed a mixed-use development on 370 acres. The applicant proposes to add medium-density housing and some commercial space to the area. The property is currently zoned for single-family residential uses only.

The proposed zoning would allow for duplex and multifamily residential development on the north side of the subject property and commercial/office development on the south side.

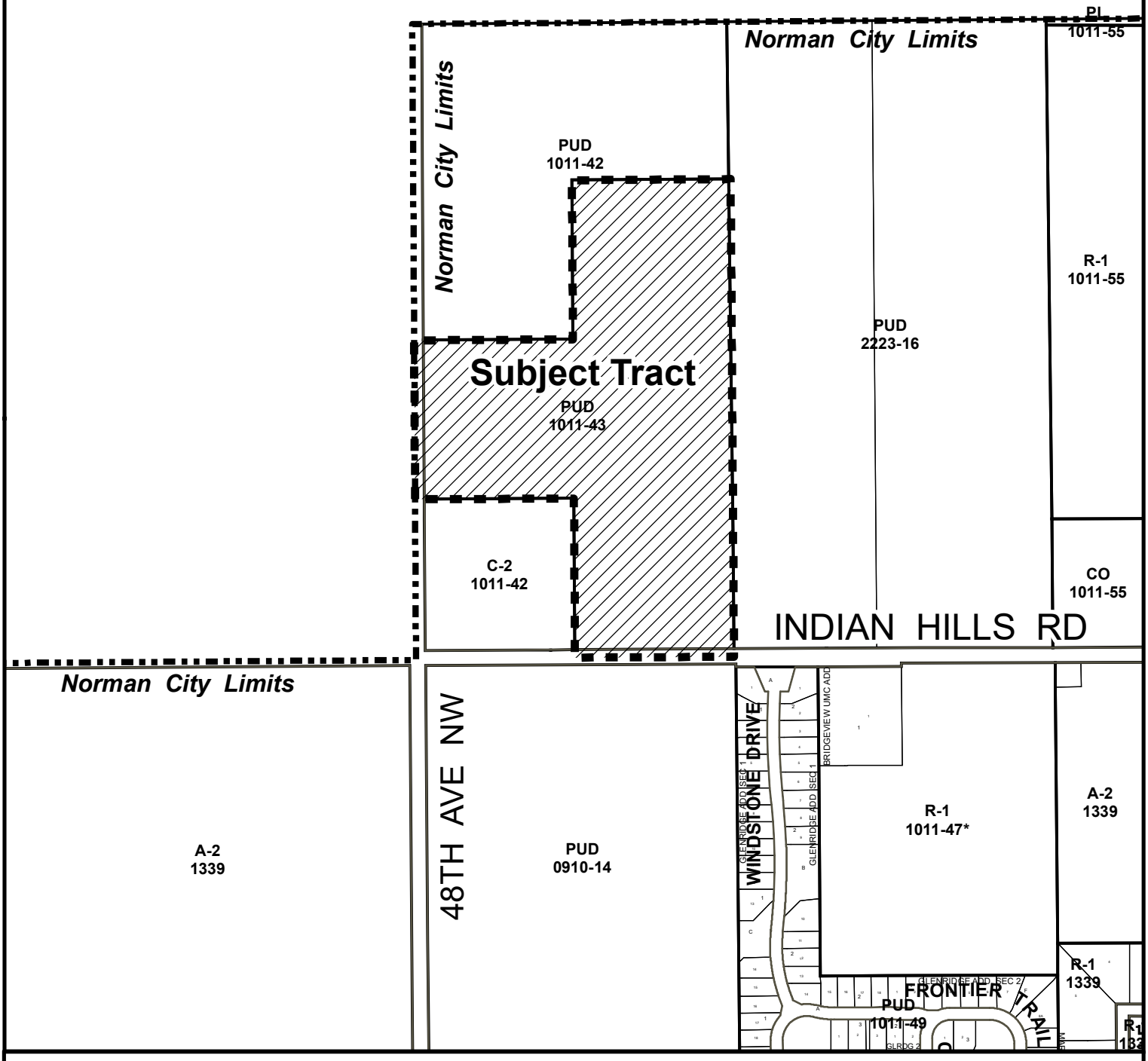
ALTERNATIVES/ISSUES:

- **IMPACTS** The surrounding area has access to water, sewer, and storm water, making the subject property suitable for development. The proposed increase in density and commercial uses will likely increase the traffic in the area. The traffic engineer states there are no negative traffic impacts anticipated with this development.
- **SITE PLAN** The site plan submitted with the application presents the two different tracts; Tract 1 on the south to be rezoned C-2, General Commercial District, and Tract 2 on the north, to be rezoned RM-6, Medium Density Apartment District.

OTHER AGENCY COMMENTS:

- **FIRE DEPARTMENT:** Items regarding fire hydrants and fire codes will be considered at building permit stage.
- **PUBLIC WORKS:** Please see the attached report from Engineering.
- **TRAFFIC ENGINEERING:** Please see the attached report from the City Traffic Engineer.
- **UTILITIES:** City utilities are available in this area.

CONCLUSION: Staff forwards this request for rezoning from PUD, Planned Unit Development, Ordinance No. O-1011-43, to C-2, General Commercial District, and RM-6, Medium Density Apartment District, to the Planning Commission for consideration and recommendation to City Council.



Location Map

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

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October 10, 2023

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Subject Tract

Zoning

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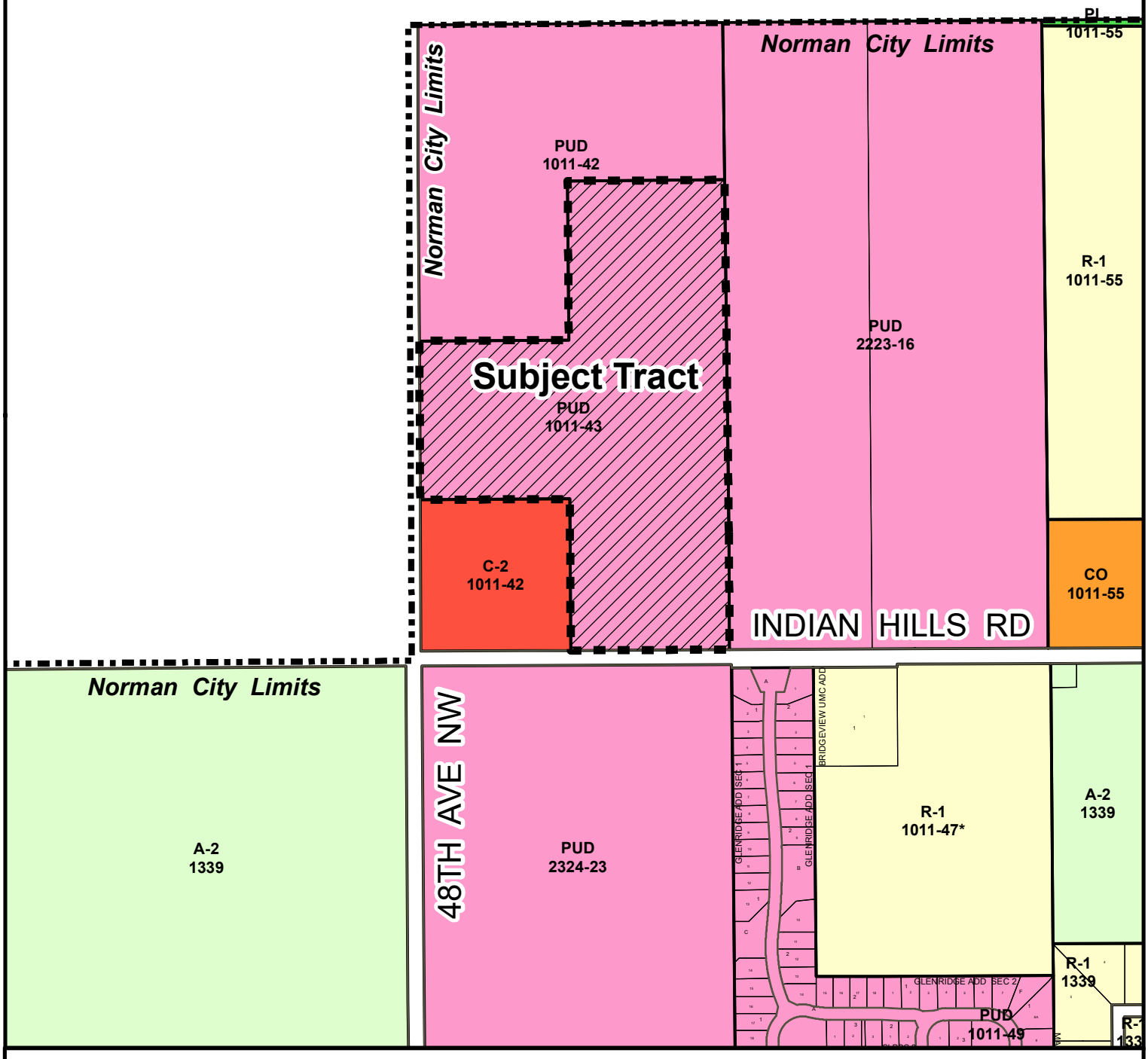

Location Map

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.

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January 31, 2024

0 300 600 Ft.

Subject Tract

Zoning

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PRELIMINARY PLAT

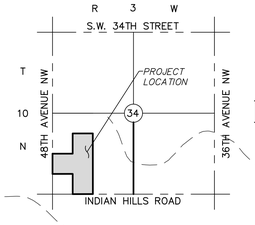
WHISPERING TRAILS ADDITION

A PART OF THE S.W. 1/4 OF SECTION 34, T10N, R3W, I.M.

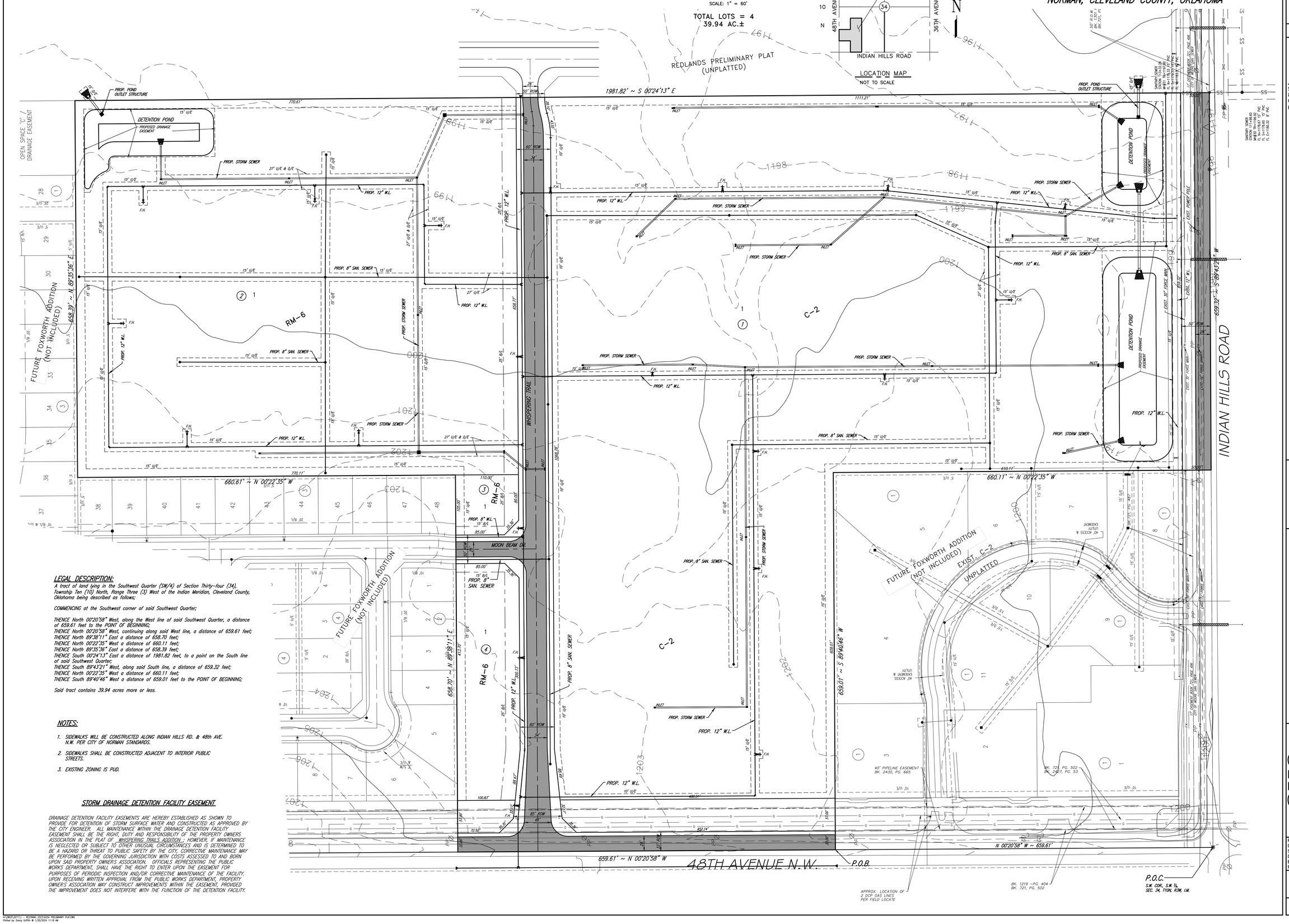
NORMAN, CLEVELAND COUNTY, OKLAHOMA

SCALE: 1" = 60'

TOTAL LOTS = 4
39.94 AC.±



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION:

A tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma being described as follows;

COMMENCING at the Southwest corner of said Southwest Quarter;

THENCE North 00°20'58" West, along the West line of said Southwest Quarter, a distance of 659.61 feet to the POINT OF BEGINNING;
THENCE North 00°20'58" West, continuing along said West line, a distance of 659.61 feet;
THENCE North 89°38'11" East a distance of 658.70 feet;
THENCE North 00°22'35" West a distance of 660.11 feet;
THENCE North 89°35'36" East a distance of 658.39 feet;
THENCE South 00°24'13" East a distance of 1981.82 feet, to a point on the South line of said Southwest Quarter;
THENCE South 89°43'21" West, along said South line, a distance of 659.32 feet;
THENCE North 00°22'35" West a distance of 660.11 feet;
THENCE South 89°40'46" West a distance of 659.01 feet to the POINT OF BEGINNING;

Said tract contains 39.94 acres more or less.

NOTES:

1. SIDEWALKS WILL BE CONSTRUCTED ALONG INDIAN HILLS RD. & 48th AVE. N.W. PER CITY OF NORMAN STANDARDS.
2. SIDEWALKS SHALL BE CONSTRUCTED ADJACENT TO INTERIOR PUBLIC STREETS.
3. EXISTING ZONING IS PUD.

STORM DRAINAGE DETENTION FACILITY EASEMENT

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

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OWNER/DEVELOPER:
SHAZ DEVELOPMENT GROUP INC.
P.O. BOX 720088
NORMAN, OK 73070

DESIGNED BY :
SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN
OKLAHOMA CITY, OK 73106
(405) 232-7715

NOT VALID FOR CONSTRUCTION
STATE OF OKLAHOMA
Christopher D. Anderson
18288
REGISTERED PROFESSIONAL ENGINEER
1/30/24
UNLESS SIGNED IN THIS BLOCK

PRELIMINARY PLAT

48th AVE. N.W. & INDIAN HILLS RD.
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
315 W. Gray, Suite B, Norman, OK 73069
P.O. Box 721374, Norman, OK 73070
Ph: 405-232-7715 Fax: 405-701-7826
Website: www.smcokc.com
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 1414 EXP. ON 06/30/2025

No.	Revision	Date
1	Revised layout	10/24/23
2	Revised per staff comments	01/30/24

PROJECT NO.: 6254.00
DATE: 9/21/23
SCALE: 1" = 60'
DRAWN BY: D.G.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: #18288

PRELIMINARY PLAT

SHEET NO.
1

N:\JMOS\5011\2 - REZONING 2023\6254 PRELIMINARY PLAT.DWG
Plotted by: Danny Griffith @ 1/30/2024 11:18 AM

Staff Recommendation for
Whispering Trails Addition PUD

Whispering Trails Addition PUD is located in the east half of the Southwest Quarter (SW/4) of Section 34 Township 10 North, Range 3 West of the Indian Meridian and is located north of Indian Hill Road that lies on the border of Moore, between 36th Avenue and 48th Avenue Northwest.

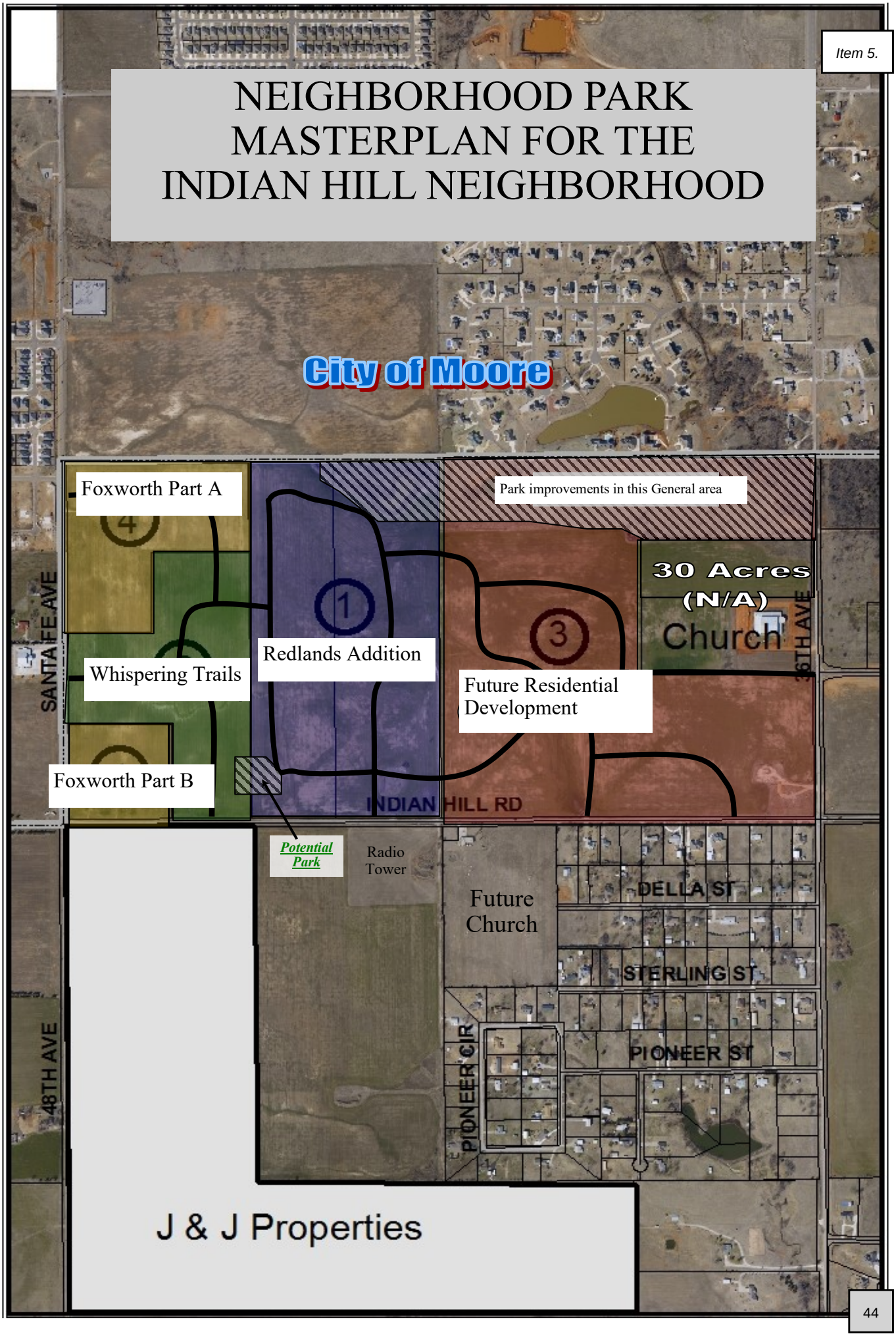
Whispering Trails Addition is part of the Indian Hill Neighborhood Park Master Plan, which was approved by park board in 2010. That plan covers a ½ section of land which is broken into five different ownerships; four of which have single-family development potential. (See the attached neighborhood concept plan). All total, these four developments would yield a combined 6.387 acre park land dedication; assuming a 3 lots per-acre density. There is more than enough land on the northern border of the half-section to accommodate the park land dedication.

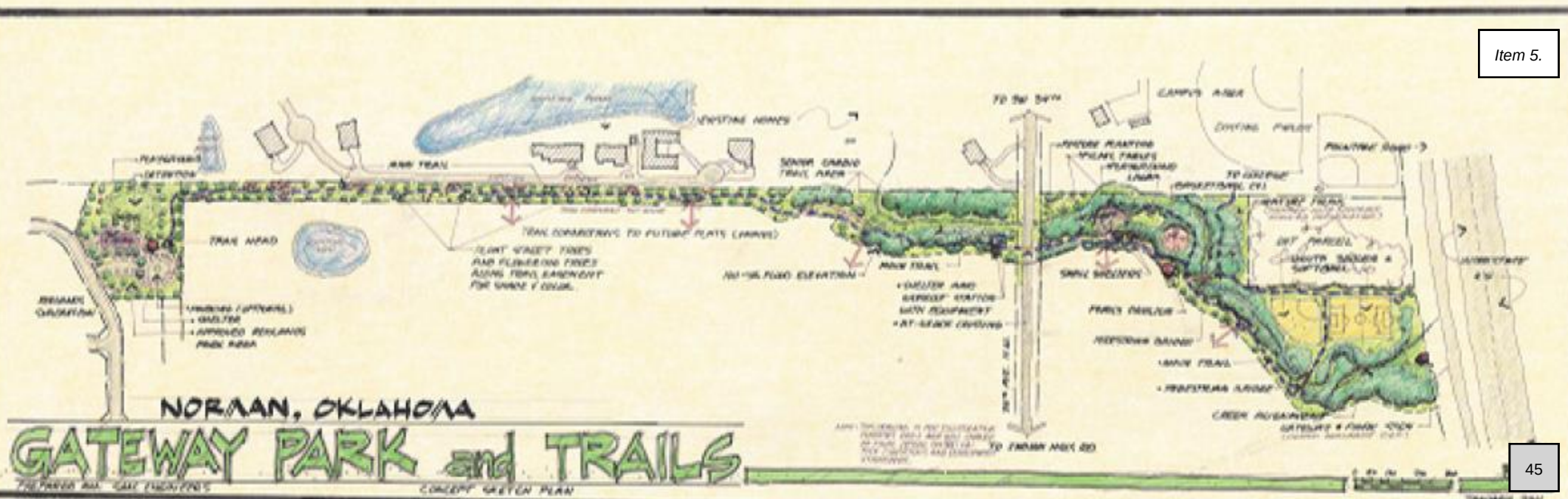
In 2010, Whispering Trails Addition PUD was platted with a total of 288 single-family lots. At this density, the addition would have generated a parkland dedication requirement of 1.89 acres. The revised plat now being presented contains 252 units of multi-family housing (either apartment or duplex), which calls for a parkland dedication of only 1.1151 acres. There is now a larger amount of commercial development in the rest of the plat; however, the streets in Whispering Trails are connected internally to those in the adjacent Redlands Addition (which was a plat approved last year by Park Board). The public park in Redlands is the western end of a linear park that stretches along the northern boundary of the developments in this area; across 36th Avenue NW, and then continuing east to the area set aside west of 36th Avenue to create a "Gateway Park" area at the border of Moore and Norman (see attached). The fees collected from Whispering Trails would be used to purchase a portion of the land for this linear park between the Redlands Park site and the 36th Avenue park area in the Commerce Parkway Addition, approved years ago.

When completed, Whispering Trails Addition's building permits will also generate $18,900 in Neighborhood Park Development Fees, and the same amount in Community Park Development Fees ($150 per unit; split between the Neighborhood and Community Park Funds).

Staff recommends that the Board of Park Commissioners make a fee-in-lieu of land decision for the revised preliminary plat of Whispering Trails Addition PUD.

NEIGHBORHOOD PARK MASTERPLAN FOR THE INDIAN HILL NEIGHBORHOOD




NORMAN, OKLAHOMA
GATEWAY PARK and TRAILS
CONCEPT SKETCH PLAN

Applicant: Shaz Investment Group, L.L.C.

Project Location: NE Corner of Indian Hills Road and 48th Avenue N.W.

Case Number: PD 23-37

Time: 6:00 p.m.

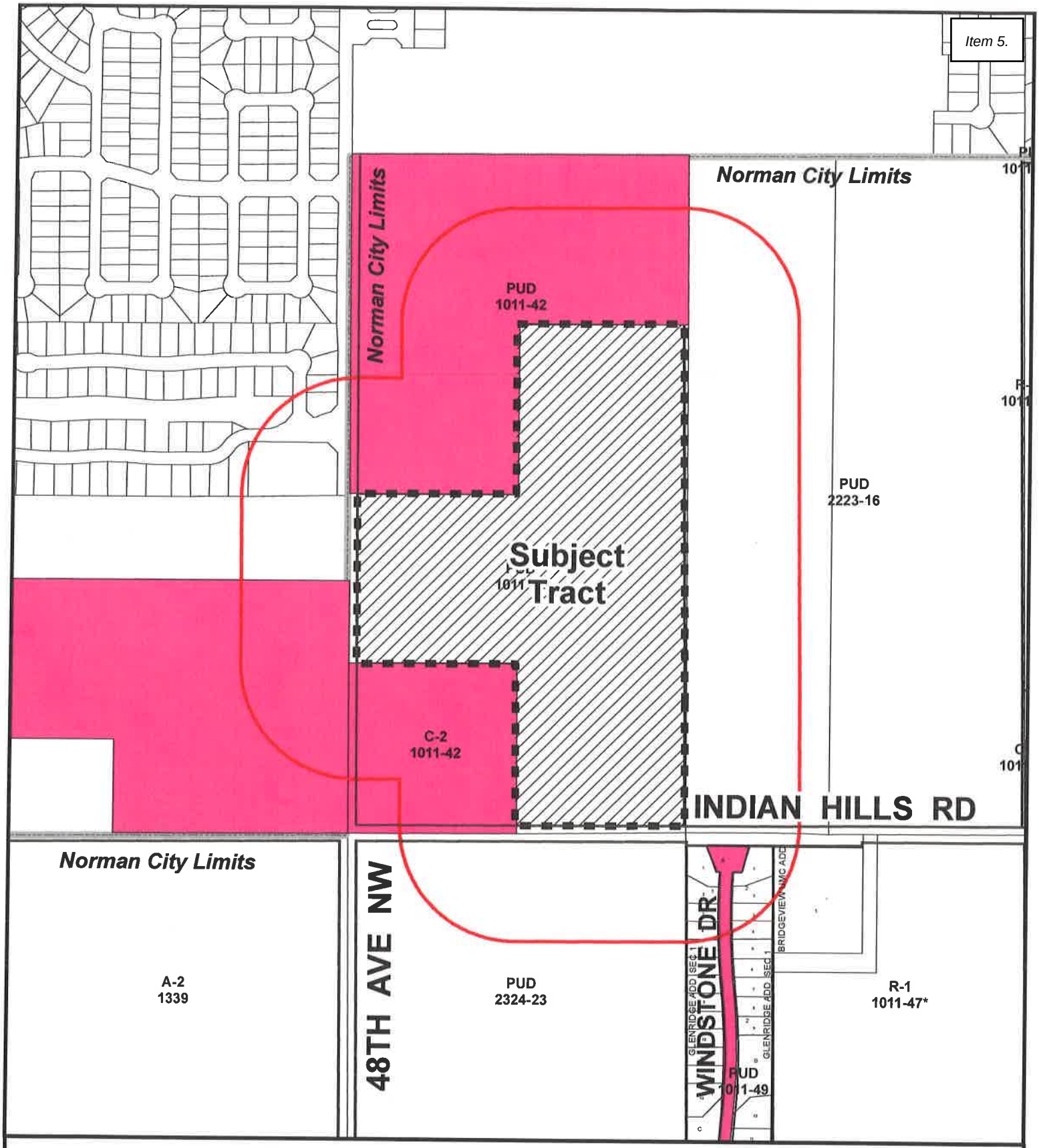
Applicant Representative:
Gunner Joyce, Rieger Law Group
Sean Rieger, Rieger Law Group
Libby Smith, Rieger Law Group

Attendees:
None

City Staff:
Lora Hoggatt, Planning Services Manager
Heather Poole, Assistant City Attorney

Application Summary:
The applicant is requesting to rezone from PUD, Planned Unit Development, to C-2, General Commercial District, and RM-6, Medium-Density Apartment District. They are also requesting a NORMAN 2025 Land Use Plan Amendment from Low Density Residential Designation to Commercial and High Density Residential Designations. They are also proposing a new preliminary plat.

Neighbor's Comments/Concerns/Responses:
No neighbors attended this meeting.



Protest Map

45.8% Protest Within Notification Area

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

N
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0 250 500 Feet

February 8, 2024

Subject Tract
Notification Area
Protest

Sassan K. Moghadam

3110 N. Interstate Dr., Suite 210

Norman, OK 73072

405-535-8860

Feb. 8, 2024

Dear Mrs. Hudson,

Please accept this letter as my protest against the proposed zoning change for Whispering Pines Addition.

In 2009, few developers that own properties between 48TH & 36Th NW and Indian Hills Rd. cooperated in a joint effort to bring sewer north for future development of their land. Subject property was one of the parcels. I own the parcel directly to the west of proposed zoning change identified as Foxworth Addition. At that time, all developers planned mostly residential development for this area including subject tract. Since that time may things have changed and none of us imagined that we all would be impacted by the proposed E-W Turnpike thru our land. The proposed zoning change from R-1 to RM-6 will have a direct impact in marketability of my single family homes to the west, specifically the ones that abuts along the west side of Whispering Pines Addition. In addition to RM-6 being proposed next to R-1, the connecting streets that was once there in the original preliminary plans are no longer there which again has a direct impact on development of my property by needing a secondary means ingress and egress for emergency vehicles in case the main entry is blocked during a disaster. I have had one zoom meeting with the applicant to discuss their development, and I was told to rezone my property to RM-6 as well, as a solution. Affordable housing units seem to be what is in real need for our community and that is what I intend to do with my property, not more apartments.
My property and most of Whispering Pines will be over 600' north of the proposed turnpike and the turnpike will have no impact on developing residential instead of RM-6. I am respectfully requesting the applicant's zoning request to be denied and be brought back up with what was the intended use (R-1) was, at least along the north and west side of Whispering Pines Addition to create a buffer within the applicant's addition instead of putting that burden on my land. I am not against their right to develop their land, but I am against what impact their development will have on my development.

Respectfully,

Sassan K. Moghadam

File Attachments for Item:

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-9: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SHAZ DEVELOPMENT GROUP, INC. (SMC CONSULTING ENGINEERS, P.C.) FOR WHISPERING TRAILS ADDITION FOR 39.94 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48TH AVENUE N.W.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 02/08/2024

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

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-9: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SHAZ DEVELOPMENT GROUP, INC. (SMC CONSULTING ENGINEERS, P.C.) FOR WHISPERING TRAILS ADDITION FOR 39.94 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48TH AVENUE N.W.

LOCATION: Generally located one-quarter mile east of 48th Avenue NW on the north side of Indian Hills Road.

INFORMATION:

1. Owners. Shaz Investment Group, LLC.
2. Developer. Shaz Investment Group, LLC.
3. Engineer. SMC Consulting Engineering, P.C.

HISTORY:

1. November 17, 1961. City Council adopted Ordinance No. 1323 annexing this property into the Corporate City Limits without zoning.

2. December 19, 1961. Planning Commission recommended that this property be placed in the A-2, Rural Agricultural District.

3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.

4. February 3, 2011. The Norman Board of Parks Commissioners on a vote of 7-0, recommended land decision provided the land is contiguous with land being provided by the Redlands and Foxworth Additions.

5. February 10, 2011. Planning Commission, on a vote 7-0, recommended to City Council that the NORMAN 2025 Land Use and Transportation Plan be amended from Future Urban Service Area to Current Service area.

6. February 10, 2011. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the Planned Unit Development and removed from A-2, Rural Agricultural District.

7. February 10, 2011. Planning Commission, on a vote of 7-0 recommended to City Council that the preliminary plat for Whispering Trails Addition, a Planned Unit Development, be approved.

8. .March 22, 2011. City Council approved amending the NORMAN 2025 Land Use and Transportation Plan placing this property in the Current Service Area and removing it from Future Service Area.

9. March 22, 2011. City Council adopted Ordinance No. O-1011-43 placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District.

10. March 22, 2011. City Council approved the preliminary plat for Whispering Trails Addition, a Planned Unit Development.

11. March 22, 2016. The approval of the preliminary plat for Whispering Trails Addition, a Planned Unit Development became null and void.

12. February 1, 2024. The Norman Board of Parks Commissioners is scheduled to consider the preliminary plat for Whispering Trails Addition. Results of that review will be presented separately.

13. February 8, 2024. Planning Commission is scheduled to consider amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation and High Density Designation.

14. February 8, 2024. Planning Commission is scheduled to consider placing this property in the C-2, General Commercial District and RM-6, Medium District Apartment District and removing it from PUD, Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been reviewed by the Fire Department. Additional fire hydrants will be required for the large tracts with final platting.

2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.

3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

4. Sidewalks. Sidewalks will be constructed adjacent to Indian Hills Road and 48th Avenue N.W. Sidewalks will be constructed adjacent to the interior street.

5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately-maintained detention facilities located throughout the property including a pond at the northeast corner of the property as well as 2 ponds along Indian Hills Road. A property owner association will be responsible for maintenance of the detention ponds.

6. Streets.. The interior street will be constructed in accordance with approved plans and City paving standards. Indian Hills Road will be constructed as a Principal Urban Arterial street. Forty-Eighth Avenue N.W. is designated as Collector Street. However, with the impacts of the developments in this area, staff has determined that two (2) northbound lanes will be required. The developers have agreed to install the two (2) lanes. What makes this property unusual is the west side of 48th Avenue N.W. is in another municipality. City staff may recommend deferral of paving improvements for Indian Hills Road and 48th Avenue N.W. with submittal of final plats.

7. Water Main. There is an existing twelve-inch (12") water main adjacent to Indian Hills Road. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. Depending on how the property is phased, some interior twelve-inch (12") water mains may be required.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.

2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.

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

STAFF COMMENTS AND RECOMMENDATION: The developer has proposed general commercial and multi-family uses for the property. The property consists of 39.94 acres with one (1) large commercial lot consisting of 25.12 acres, three (3) multifamily lots consisting of 14.82 acres. There are access locations connecting to the Redlands Addition to the east and Foxworth development to the north. Staff recommends approval of the preliminary plat for Whispering Trails Addition.

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

ACTION TAKEN: _____

CITY OF NORMAN
Development Review Form
Transportation Impacts

DATE: December 11, 2023 **STAFF REVIEW BY:** Awet Frezgi, P.E.
City Traffic Engineer

PROJECT NAME: Whispering Trails Addition **PROJECT TYPE:** Mixed Use
Owner: Shaz Development Group, Inc.
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)
Very low residential development surrounds the proposed site to the southeast and northwest with open space to the southwest and northeast.

ALLOWABLE ACCESS:
The site proposes three access points located along 48th Avenue NW, and Indian Hills Road. The locations of the access points Driveway #1, #2, and #3 do not meet the minimum driveway spacing requirement in the Engineering Design Criteria and will require variance requests. Drive #3 is going to be a Public Collector Street roadway classification.

EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)
Indian Hills Road: 2 lanes (existing). Speed Limit - 50 mph. No sight distance problems. No median
48th Avenue NW : 2 lanes (existing). Speed Limit - 50 mph. No sight distance problems. No median

ACCESS MANAGEMENT CODE COMPLIANCE: **YES** ■ **NO** ☐
Proposed number of access points for the development is in compliance with what is allowed in the subdivision regulations.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	7,489	3,744	3,745
A.M. Peak Hour	211	106	105
P.M. Peak Hour	678	338	340

TRANSPORTATION IMPACT STUDY REQUIRED? **YES** ■ **NO** ☐

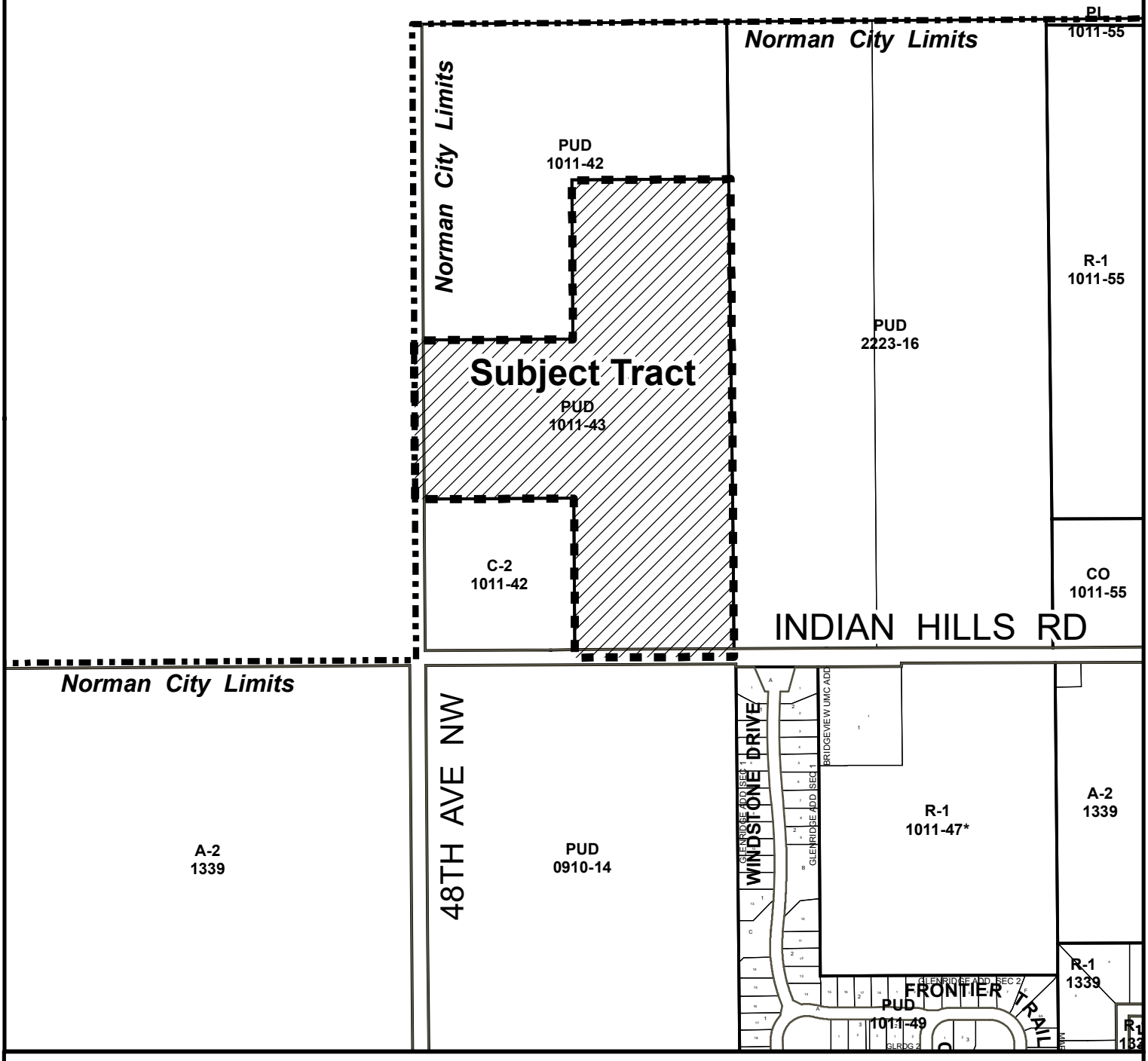
Being well above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact analysis in August, 2023 (revised Memorandum #2 December 2023), documenting the trip generation characteristics of the site as well as the proposed access locations with respect to existing driveways and/or streets on the 48th Avenue NW and the Indian Hills Road corridors. The development will feature three access points—two located along 48th Avenue NW corridor and one along Indian Hills Road. The proposed connections to the public roadways will afford full access.

While no negative traffic impacts anticipated, an assessment of impact fees was previously established in an earlier traffic study at $194.66 per PM peak hour trip for a series of future traffic signals on 36th Avenue NW intersecting Indian Hills Road (440 PM Trips), 48th Avenue NW with Indian Hills Road (193 PM Trips), 36th Avenue NW intersecting Franklin Road (68 PM Trips), and 48th Avenue NW with Franklin Road (68 PM Trips). In total, $149,693.54 in traffic impact fees for these four intersections on Indian Hills Road and Franklin Road will need to be collected with the filing of the Final Plat.

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

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

The proposed development is expected to generate approximately 7,489 trips per day, 211 AM peak hour trips, and 678 PM peak hour trips. Future traffic capacities on 48th Avenue NW and Indian Hills Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. Regardless, $149,693.54 in traffic impact fees will need to be collected with the filing of the Final Plat for future traffic signals on Indian Hills Road and Franklin Road intersecting 48th Avenue NW and 36th Avenue NW.



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.

N
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October 10, 2023

0 300 600 Ft.

Subject Tract

Zoning

G:\ArcGIS10.Map Templates\8x11_LocationMapArcMap10.mxd

PRELIMINARY PLAT

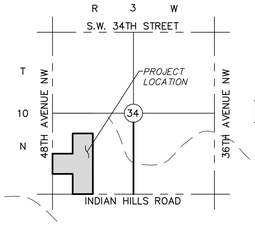
WHISPERING TRAILS ADDITION

A PART OF THE S.W. 1/4 OF SECTION 34, T10N, R3W, I.M.

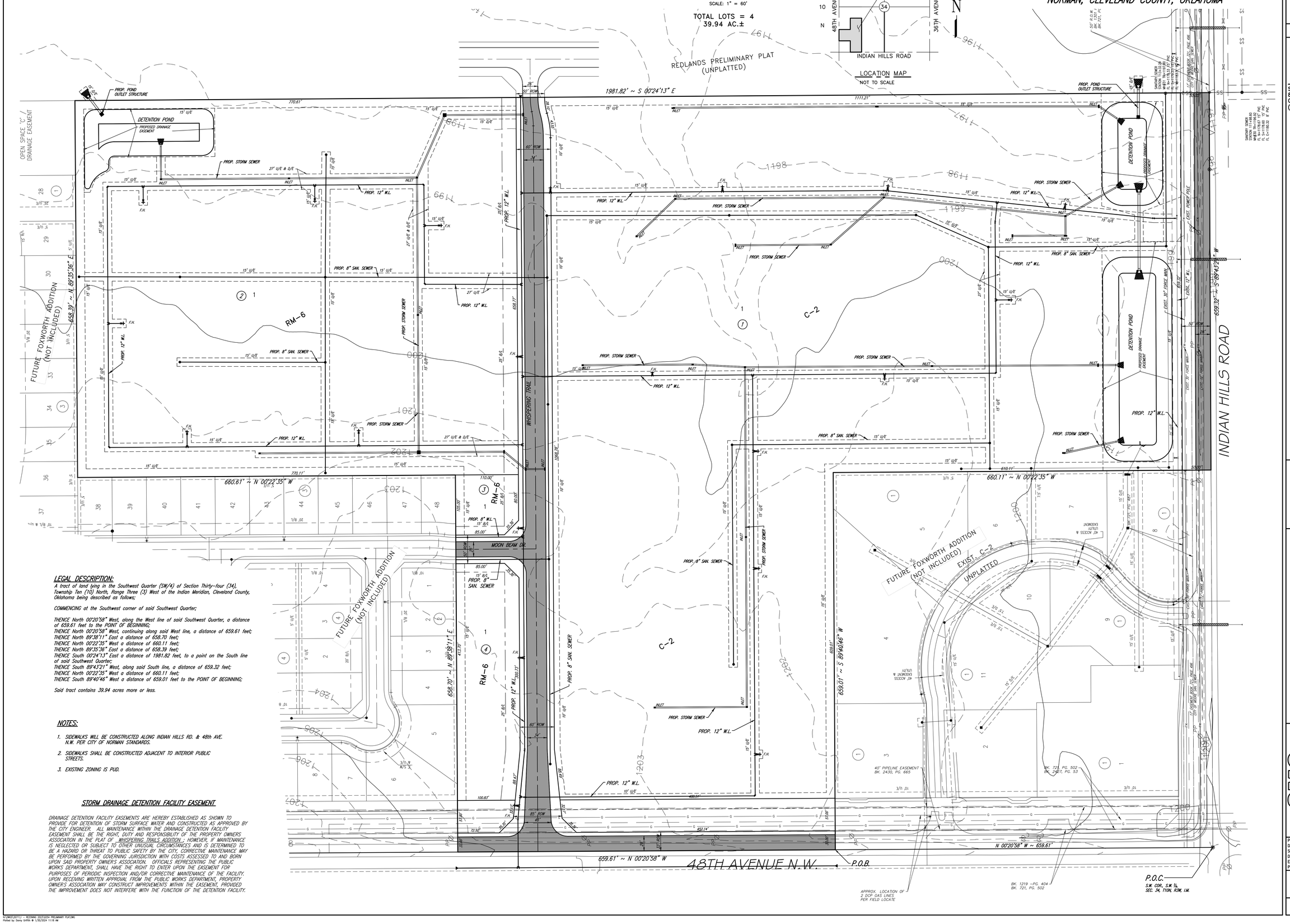
NORMAN, CLEVELAND COUNTY, OKLAHOMA

SCALE: 1" = 60'

TOTAL LOTS = 4
39.94 AC.±



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION:

A tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma being described as follows;

COMMENCING at the Southwest corner of said Southwest Quarter;

THENCE North 00°20'58" West, along the West line of said Southwest Quarter, a distance of 659.61 feet to the POINT OF BEGINNING;
THENCE North 00°20'58" West, continuing along said West line, a distance of 659.61 feet;
THENCE North 89°38'11" East a distance of 658.70 feet;
THENCE North 00°22'35" West a distance of 660.11 feet;
THENCE North 89°35'36" East a distance of 658.39 feet;
THENCE South 00°24'13" East a distance of 1981.82 feet, to a point on the South line of said Southwest Quarter;
THENCE South 89°43'21" West, along said South line, a distance of 659.32 feet;
THENCE North 00°22'35" West a distance of 660.11 feet;
THENCE South 89°40'46" West a distance of 659.01 feet to the POINT OF BEGINNING;

Said tract contains 39.94 acres more or less.

NOTES:

1. SIDEWALKS WILL BE CONSTRUCTED ALONG INDIAN HILLS RD. & 48th AVE. N.W. PER CITY OF NORMAN STANDARDS.
2. SIDEWALKS SHALL BE CONSTRUCTED ADJACENT TO INTERIOR PUBLIC STREETS.
3. EXISTING ZONING IS PUD.

STORM DRAINAGE DETENTION FACILITY EASEMENT

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

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OWNER/DEVELOPER:
SHAZ DEVELOPMENT GROUP INC.
P.O. BOX 720088
NORMAN, OK 73070

DESIGNED BY :
SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN
OKLAHOMA CITY, OK 73106
(405) 232-7715

NOT VALID FOR CONSTRUCTION
STATE OF OKLAHOMA
Christopher D. Anderson
18288
REGISTERED PROFESSIONAL ENGINEER
1/30/24
UNLESS SIGNED IN THIS BLOCK

PRELIMINARY PLAT

48th AVE. N.W. & INDIAN HILLS RD.
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
315 W. Gray, Norman, OK 73069
P.O. Box 721, Norman, OK 73070
405-232-7715 Phone 405-232-7399 Fax
Website: www.smcokc.com
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 1414 EXP. ON 06/30/2025

No.	Revision	Date
1	Revised, layout	10/24/23
2	Revised per staff comments	01/30/24

PROJECT NO.: 6254.00
DATE: 9/21/23
SCALE: 1" = 60'
DRAWN BY: D.G.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

PRELIMINARY PLAT

SHEET NO.
1

N:\JOBS\2021\21 - REZONING 2023\6254 PRELIMINARY PLAT.DWG
Plotted by: Danny Griffith @ 1/30/2024 11:18 AM

Applicant: Shaz Investment Group, L.L.C.

Project Location: NE Corner of Indian Hills Road and 48th Avenue N.W.

Case Number: PD 23-37

Time: 6:00 p.m.

Applicant Representative:
Gunner Joyce, Rieger Law Group
Sean Rieger, Rieger Law Group
Libby Smith, Rieger Law Group

Attendees:
None

City Staff:
Lora Hoggatt, Planning Services Manager
Heather Poole, Assistant City Attorney

Application Summary:
The applicant is requesting to rezone from PUD, Planned Unit Development, to C-2, General Commercial District, and RM-6, Medium-Density Apartment District. They are also requesting a NORMAN 2025 Land Use Plan Amendment from Low Density Residential Designation to Commercial and High Density Residential Designations. They are also proposing a new preliminary plat.

Neighbor's Comments/Concerns/Responses:
No neighbors attended this meeting.

File Attachments for Item:

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-104: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (1720 NORTH PORTER AVENUE)

CITY OF NORMAN, OK
STAFF REPORT

MEETING DATE: 02/08/2024

REQUESTER: Anthony Blatt, on behalf of the Owner

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-104: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (1720 NORTH PORTER AVENUE)

BACKGROUND: The subject property is currently zoned SPUD, Simple Planned Unit Development, which allowed for a single-family residential development (O- 2122-41). The applicant is proposing to rezone the property to a new SPUD to allow for an office development. The applicant proposes to amend the NORMAN 2025 Land Use & Transportation Plan from Low-Density Residential Designation to Office Designation to allow for an office development with two buildings and associated parking. The subject property is approximately 4 acres and is currently vacant.

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.

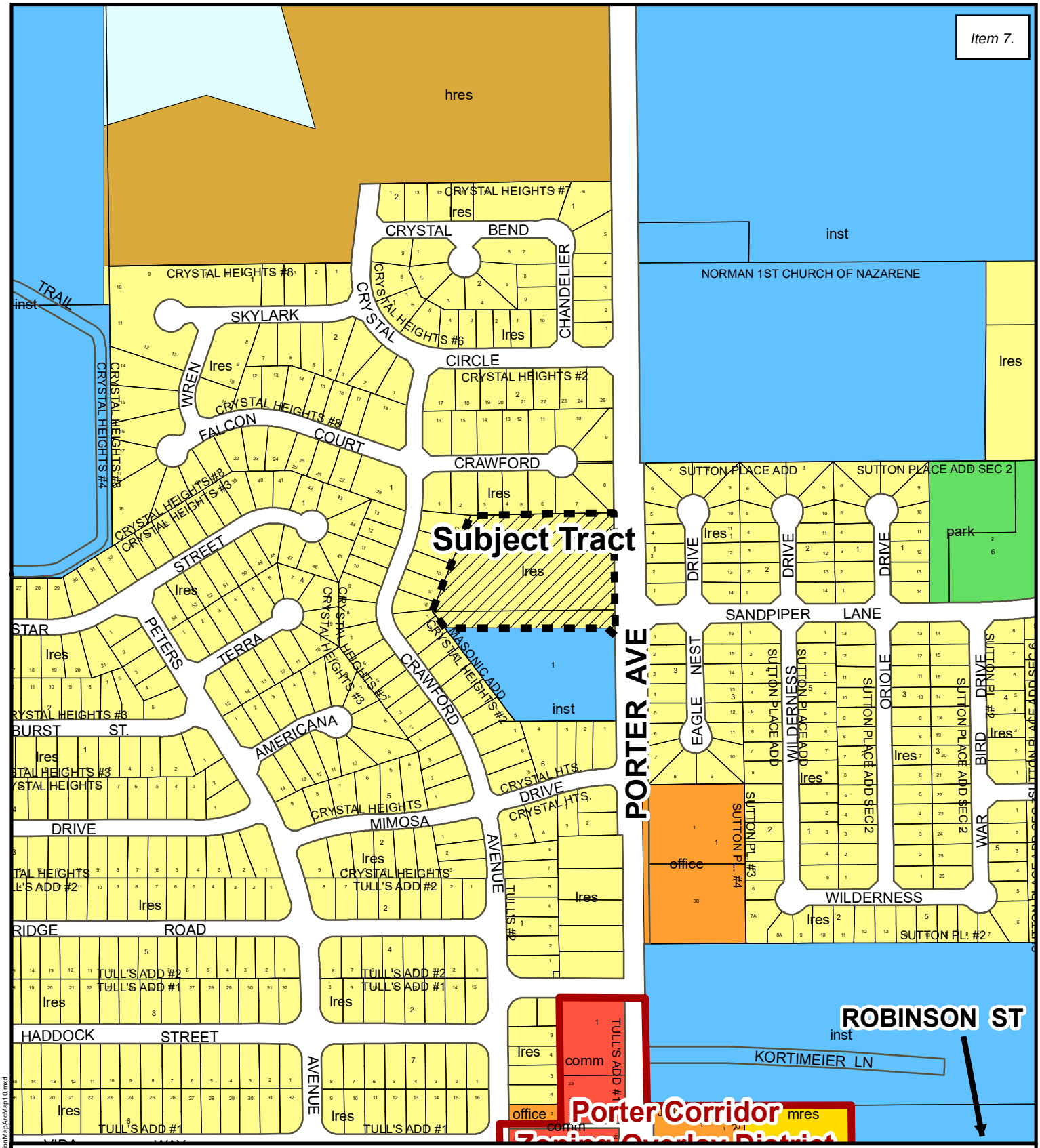
1. ***Has there been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest?***
   The general area has seen minimal changes in recent years. The residential properties surrounding the subject property were developed in the 70s and 80s. The adjacent property to the south, the Masonic Norman Lodge, is Institutional Designation. Further south along N. Porter Ave are multiple healthcare providers with Office and Mixed Use land use designations, such as DaVita Sooner Dialysis, Norman Endoscopy Center,

Mercy, and Norman Regional Hospital. Also, because of the proximity to the intersection between N. Porter Ave. and E. Robison St., the neighborhood has seen a Taco Mayo, a Dunkin Drive thru, and 360 Sign company develop in recent years. The Taco Mayo and Dunkin access from Robinson Street. The sign company has access on Robinson Street and Dale Street on the north.

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

   The proposed development will introduce a new commercial/office use to the immediate area. The City Traffic Engineer has determined there are no negative traffic impacts anticipated with this project.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Low Density Residential Designation to Office Designation as Resolution No. R-2324-104 for consideration by Planning Commission and recommendation to City Council.



Norman 2025 Land Use Plan

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

January 2, 2024

0 200 400 Ft.

Subject Tract

Zoning

\\con-isilon\city\departments\GIS\ArcGIS10.MapTemplates\8x11_LocationMapArcMap10.mxd

Applicant: Anthony Blatt on behalf of the owner

Project Location: 1720 N. Porter Avenue

Case Number: PD 23-41

Time: 5:30 p.m.

Applicant/Representative:
Anthony Blatt
Julie Blatt
Stephen Landes

Attendees
Erica Bird
Leanna Boyd
Kevin Boyd

City Staff
Kelly Abell, Planner I
Justin Fish, Planner I
Melissa Navarro, Planner II
Lora Hoggatt, Planning Services Manager
Scott Sturtz, Interim Public Works Director
Beth Muckala, City Attorney

Application Summary: The applicant is requesting to rezone from a SPUD, Simple Planned Unit Development, for a single-family residential development to a new SPUD for a medical/office development. The applicant is also requesting a NORMAN 2025 Land Use Plan Amendment from Low Density Residential to Office Designation. This proposal also requires a new preliminary plat.

Neighbor's Comments/Concerns/Responses
The applicant explained there will be two buildings on the site, one used for a medical use and the other used as medical or office space. Neighbors were concerned with landscaping items, specifically a large ash tree at the corner of the lot and the types of trees to be planted. The applicant explained they've designed the site in order to leave the large tree undisturbed and explained the typical plants they use in their designs. The neighbors asked what kind of screening would be placed between the residential uses and the new development. The applicant explained there will be a 6' stockade fence along the property lines abutting residential properties. The neighbors were concerned about the parking lot lighting. The applicant explained they will meet the City requirements for full cut-off lights and they will be placed to shine toward the buildings and Porter and not toward the residential uses.

File Attachments for Item:

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-38: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1720 NORTH PORTER AVENUE)

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 02/08/2024

REQUESTER: Anthony Blatt, on behalf of the Owner

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-38: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1720 NORTH PORTER AVENUE)

APPLICANT/REPRESENTATIVE	Anthony Blatt, ADGBlatt, on behalf of the owner Hampton Investments Prime, L.L.C. – Owner
WARD	8
CORE AREA	No

BACKGROUND: The applicant is requesting to rezone the subject property from the Avadon Terrace SPUD, Simple Planned Unit Development, which allowed for a single-family residential development, to a new SPUD to allow for an office development with two lots, two buildings and associated parking. The subject property is approximately 4 acres. The property is currently vacant.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC24-01 January 16, 2024

The January meeting of the Greenbelt Commission was canceled due to inclement weather. Because this Commission is advisory to Planning Commission, the cancelation of meetings does not preclude items from moving forward. There are required sidewalks along Porter and no other trail designations.

PRE-DEVELOPMENT MEETING: PD23-41, January 25, 2024

The applicant explained there will be two buildings on the site, one used for a medical use and the other used as medical or office space. Neighbors were concerned with landscaping items, specifically a large ash tree at the corner of the lot and the types of trees to be planted. The applicant explained they've designed the site in order to leave the large tree undisturbed and explained the typical plants they use in their designs. The neighbors asked what kind of screening would be placed between the residential uses and the new development. The applicant explained there will be a 6' stockade fence along the property lines abutting residential properties. The neighbors were concerned about the parking lot lighting. The applicant explained they will meet the City requirements for full cut-off lights and they will be placed to shine toward the buildings and Porter and not toward the residential uses.

BOARD OF PARKS COMMISSIONERS:

A meeting with the Board of Parks Commissioners was not required for this application because it is a commercial development with no residential components.

ZONING ORDINANCE CITATION:

SEC 36-510 – SIMPLE PLANNED UNIT DEVELOPMENTS

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

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

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

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

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

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

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

Approval of a zone change to a SPUD adopts the Master Plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for

the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

EXISTING ZONING: The current zoning is Avadon Terrace SPUD, Simple Planned Unit Development, Ordinance No. O-2122-41, which allows for the development of single-family residential on smaller lots than typical R-1 developments.

STAFF ANALYSIS: The particulars of this SPUD include:

USE: The proposed uses for the subject property are listed in Exhibit C. The applicant intends to use the property for a medical office in one building and another office in the second.

SITE PLAN/ACCESS: The site plan presented as Exhibit B in the SPUD Narrative shows an entrance to Lot 1 and Lot 2 from Porter Avenue. There is an existing traffic light at this intersection. Two buildings are proposed in this development. The building closest to the street is proposed to be approximately 22,000 square feet. The building to the west is proposed to be approximately 10,000 square feet. Parking is proposed around both buildings. The stormwater detention pond is proposed along the western boundary of the subject property.

LANDSCAPING: This development will include large trees to be planted in accordance with Appendix D of the Zoning Ordinance, Section 36-551, Landscaping Requirements for Off-Street Parking Facilities. The large tree at the northwest side of the lot will be preserved if possible. Large trees between the subject property and the Masonic Lodge to the south will remain.

SIGNAGE: All signs shall comply with the requirements outlined in the City's sign code, Chapter 28, Section 28-506, Office Zone Sign Standards.

LIGHTING: All exterior lighting shall be installed in conformance with the City of Norman's commercial outdoor lighting standards, as described in Section 36-549, as amended from time to time.

SANITATION/UTILITIES: The utility services for this development are existing. Roll off dumpsters will be used for temporary construction purposes.

PARKING: Parking shall be developed in compliance with the parking layout shown on Exhibit B Site Plan, subject to changes allowed by Chapter 36-510 (k). The parking shall be installed to Norman's applicable parking ordinances as amended from time to time.

SIDEWALKS: There is an existing sidewalk which runs adjacent to Porter Avenue. Sidewalks will be installed in compliance with the City of Norman's standards.

EXTERIOR BUILDING MATERIALS: The SPUD Narrative states the exterior materials will include masonry veneer, simulated stucco/exterior insulation and finish systems (EIFS), and concealed fastener architectural metal panels.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed uses for the SPUD, Simple Planned Unit Development, are similar to the existing office uses to the south of this proposal. City Staff does not anticipate negative traffic impacts – access is by way of a signalized intersection.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: Items dealing with hydrants and fire code will be handled at the time of building permit.

PUBLIC WORKS/ENGINEERING: Please see the attached staff report from Engineering staff regarding the outstanding review items for this site.

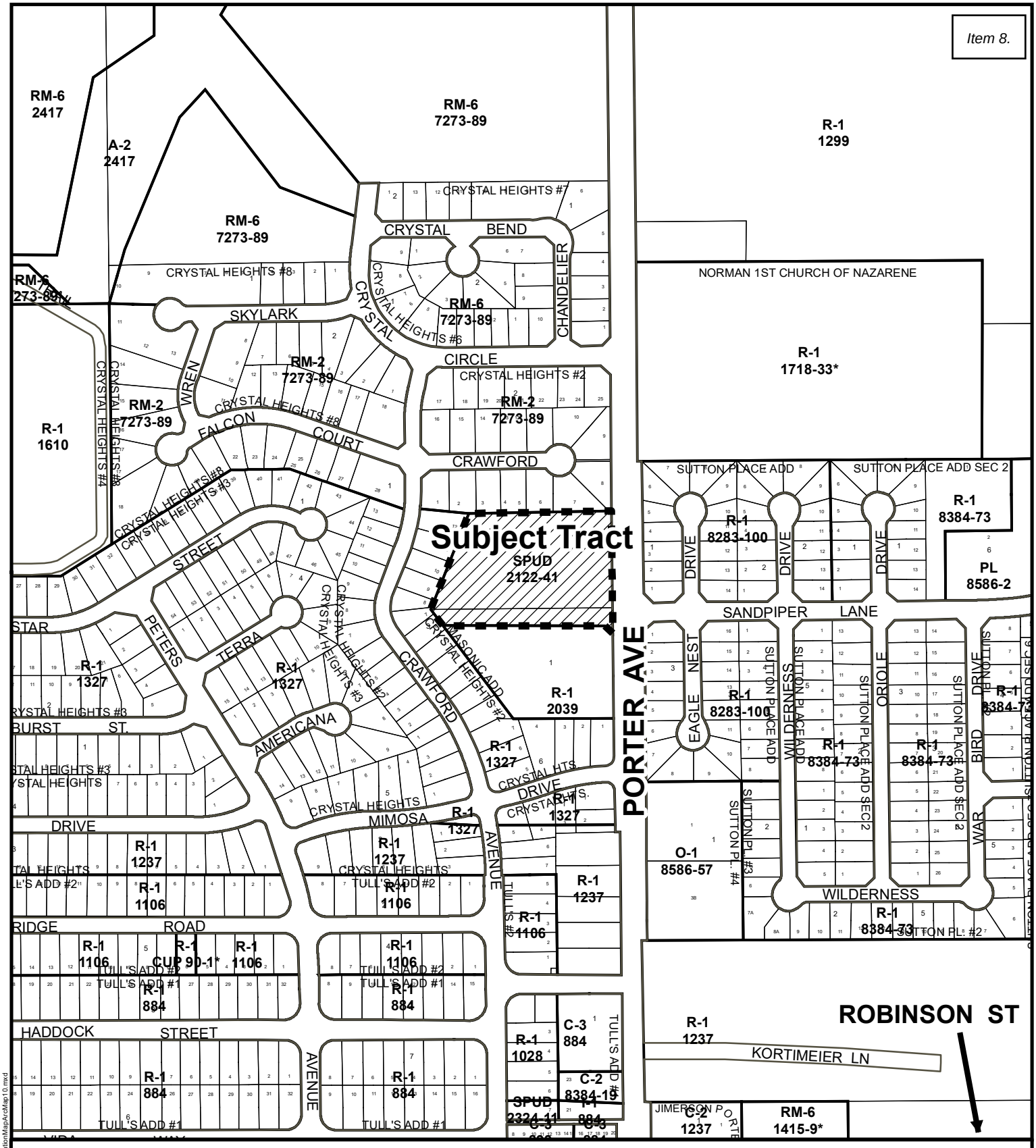
TRAFFIC ENGINEER: Please see the attached report from the City Traffic Engineer.

UTILITIES: Items regarding water line design will be handled at building permit stage.

CONCLUSION:

Part of the requirements for a SPUD is to have an approved preliminary site development plan. Due to late submittal of the companion item: preliminary plat and preliminary site development plan, and ongoing review of those documents, this item does not have the required preliminary site development plan. The SPUD request cannot stand on its own merits, an approved preliminary site development plan must move forward with this item.

Staff forwards this request for rezoning to a new SPUD, Simple Planned Unit Development, and Ordinance No. O-2324-38 to the Planning Commission for consideration and recommendation to City Council.



Location Map

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

N W E S

January 2, 2024

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Subject Tract

Zoning

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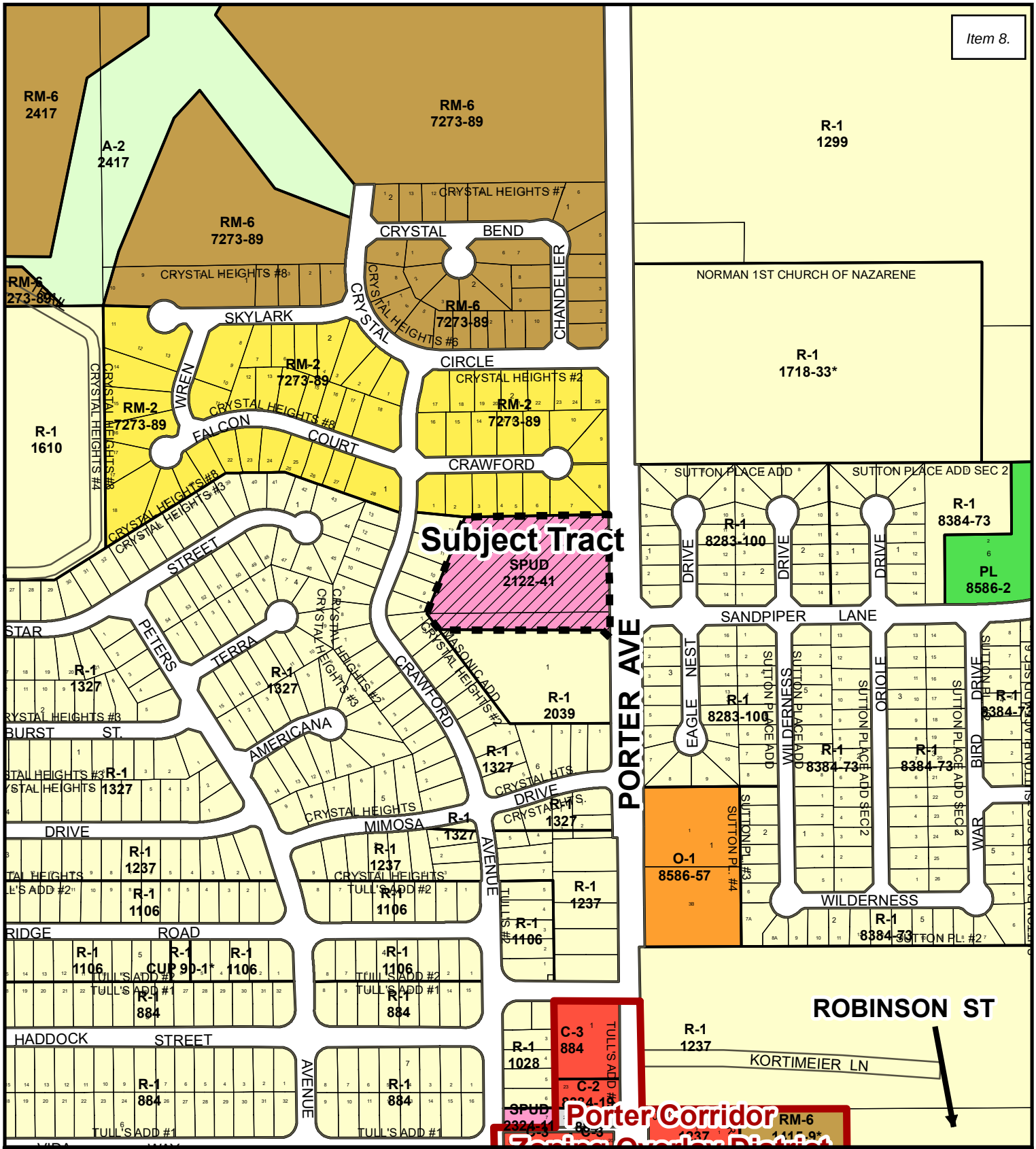

Location Map

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.

N W E S

January 31, 2024

0 200 400 Ft.

Subject Tract

Zoning

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VCN Development

A Simple Planned Unit Development

Norman, Oklahoma

APPLICANT:

ADG Blatt / Architect on behalf of the Developer

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

Submitted December 1, 2023
Revisions January 29, 2024

PREPARED BY:

ADG Blatt
920 West Main Street
Oklahoma City, OK 73106
405-232-5700
ablatt@adgblatt.com

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D. Drainage
E. Utility Services
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G. Traffic Circulation and Access

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

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B. Area Regulations
C. Miscellaneous Development Criteria

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B. Site Development Plan
C. Allowable Uses

I. INTRODUCTION

This Simple Planned Unit Development seeks to rezone a tract of property, containing approximately 4.05 acres, located in Ward 8 of the City of Norman. The site will be a commercial development. The property is located on the west side of Porter Avenue just under a half mile north of Robinson Street. It is surrounded on the north and west sides by Crystal Heights No. 2 Addition which was developed in the mid-1970s. The south side of the parcel is Lot 1 of the Masonic Addition. To allow for proper street alignment, the north 50 feet of Lot 1, Masonic Addition was purchased to be included in this development and utilized for the parking drive alignment that will be constructed on the south side of the property. The property is more particularly described on the attached Exhibit A (the "Property"). The Property is currently zoned Avadon Terrace Planned Unit Development, which does not accommodate the proposed commercial development, therefore, the Applicant seeks to rezone the Property to allow for the commercial site layout.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location:

The property is located on the west side of Porter Avenue just under ½ mile north of Robinson Street.

B. Existing Land Use and Zoning:

The Property is currently zoned Avadon Terrace Planned Unit Development and the Property's NORMAN 2025 Land Use Plan Designation isLow Density Residential. The properties to the North are designated RM-2, Low-Density Apartment District with all additional urban developed properties surrounding the property being R-1, Single-Family Dwelling District.

C. Elevation and Topography:

The Property slopes from the Southeast to the Northwest comer of the property.

D. Drainage

As defined above, the topography falls at an average 1.0% slope to the Northwest corner. During development of Crystal Heights No.2 Addition, a storm sewer system was developed to collect storm sewer from this parcel to an underground system serving Crystal Heights Addition. The end of the pipe will be modified with a control box that will regulate the pre & post development flow conditions not to exceed the capacity of the existing system by meeting or exceeding the reduction in pre-development flow conditions.

E. Utility Services

The Property has a 12" water main located along North Porter Avenue and 8" sanitary sewer lines around the perimeter of the Crystal Heights No. 2 Addition.

The necessary utility services for this development are existing or will be capable of being extended to provide full service.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by applicable City codes, ordinances, and/or regulations. Required fire hydrants are existing or will be installed to meet City of Norman code requirements.

G. Traffic Circulation and Access

An additional 50' was obtained from Lot 1 of the Masonic Addition to allow alignment with the south parking lot drive lane and the existing traffic light located at the intersection.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate commercial development. The Property shall be developed in compliance with the Site Development Plan, attached hereto as Exhibit B. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference, and further depict the development criteria for the Property. Two (2) commercial lots are proposed in this development.

A. Uses Permitted:
The allowable uses for the Property is attached as Exhibit C.

B. Area Regulations:

The lots within the Property shall comply with the following regulations:

Minimum lot size shall be 40,000 square feet.

Front Yard:

The minimum depth of the front yard setback shall be twenty five (25') feet.

Rear Yard:

The minimum depth of the rear yard setback shall be fifteen (15') feet.

Lot Coverage: The maximum lot coverage for all structures, as well as impervious area, shall be no more than seventy-five percent (75%) of the total lot area.

Maximum Height:

35'-0" and two stories in height.

C. Miscellaneous Development Criteria

1. Site Plan

The Site Development Plan for the Property is concurrently submitted with this SPUD and shall be incorporated herein as an integral part of the SPUD and the development of the property shall be constructed as presented thereon, subject to final design development and the changes allowed by Section 36-510(k) of the City of Norman's SPUD Ordinance.

2. Signage

The entrance to the Property from Porter Avenue may contain entryway signage on a monument sign. The signage may be lighted and landscaped with appropriate vegetation as not to interfere with traffic sight lines. All signage will have a maximum area of 490 sq. ft.

3. Traffic Access/Circulation and Sidewalks

Access to the property is at the intersection of Porter Avenue and Sandpiper Lane which will align with the parking drive lane on the south side of the property. Sidewalks will be installed in compliance with the City's standards.

4. Landscaping/Parkland

Landscaping for the development shall be provided in accordance with City of Norman standards. Basis of design shall be provided for O-1, Office-Institutional District zoned properties. Large trees between the existing Masonic Lodge and the proposed entrance and development will be preserved if at all possible. Utilities will all be constructed on the north side of the access drive on the south side of the property to not impact the root system of the existing tree line. Trees must be selected from the list provided in Appendix D of the City of Norman Zoning Ordinance and be at least 2" caliper (diameter measured 6" above ground level).

5. Roll Off Dumpsters

Roll off dumpsters shall be allowed for temporary construction purposes on the Property.

Fencing and Screening

Fencing for the property will be installed in accordance with Section 36-552, Fencing, Walls, and Screening.

Lighting

All exterior lighting will be installed in accordance with Section 36-549, Commercial Outdoor Lighting Standards.

6. Exterior Building Materials

Exterior materials used in construction of the buildings will include the following:

Masonry Veneer
Simulated Stucco / Exterior Insulation and Finish Systems (EIFS)
Concealed fastener Architectural Metal Panels

EXHIBIT A

Legal Description of the Property

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, AND MORE PARTICULARLY DESCRIBED AS:

BEGNNING AT THE NORTHEAST CORNER (NE/C) OF LOT ONE (1), BLOCK ONE (1) OF MASONIC ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH ALONG THE WEST 100 FOOT RIGHT OF WAY LINE OF NORTH PORTER AVENUE A DISTANCE OF 298.52 FEET TO THE SOUTH CORNER OF LOT 8, CRYSTAL HEIGHTS #2 ADDITION, BLOCK 2, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID CRYSTAL HEIGHTS #2 ADDITION A DISTANCE OF 440.00 FEET TO THE SOUTHEAST CORNER (SE/C) OF LOT 2 OF SAID CRYSTAL HEIGHTS #2 ADDITION, BLOCK 2; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF CRYSTAL HEIGHTS #2 ADDITION, BLOCK 3, ACCORDING TO THE RECORDED PLAT THEREOF, A DISTANCE OF 321.46 FEET TO THE NORTHWEST CORNER (NW/C) OF SAID MASONIC ADDITION, LOT 1; THENCE EAST ALONG THE NORTH LINE OF SAID MASONIC ADDITION, LOT 1, A DISTANCE OF 559.25 FEET TO THE POINT OF BEGINNING, THE NORTH 50.00 FEET OF SAID MASONIC ADDITION, LOT 1. SAID DESCRIBED TRACT CONTAINS A TOTAL OF 4.04 ACRES, MORE OR LESS.

EXHIBIT C
Allowable Uses

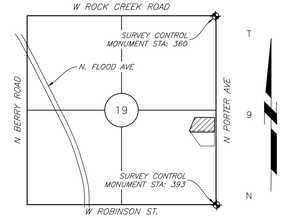
- Office buildings and offices for such professional services as follows:
  - Accountant
  - Architect
  - Attorney
  - Dentist or dental surgeon
  - Engineer
  - Geologist or geophysicist
  - Physician or surgeon
  - Registered nurse
- No retail sales nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional uses or a pharmacy which may be located only in a building providing space for medical offices.
- Childcare center as specified in NCC 36-566
-

PRELIMINARY PLAT

VCN Development

A SIMPLE PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, AND A PART OF LOT 1, MASONIC ADDITION, ALL LOCATED IN NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP

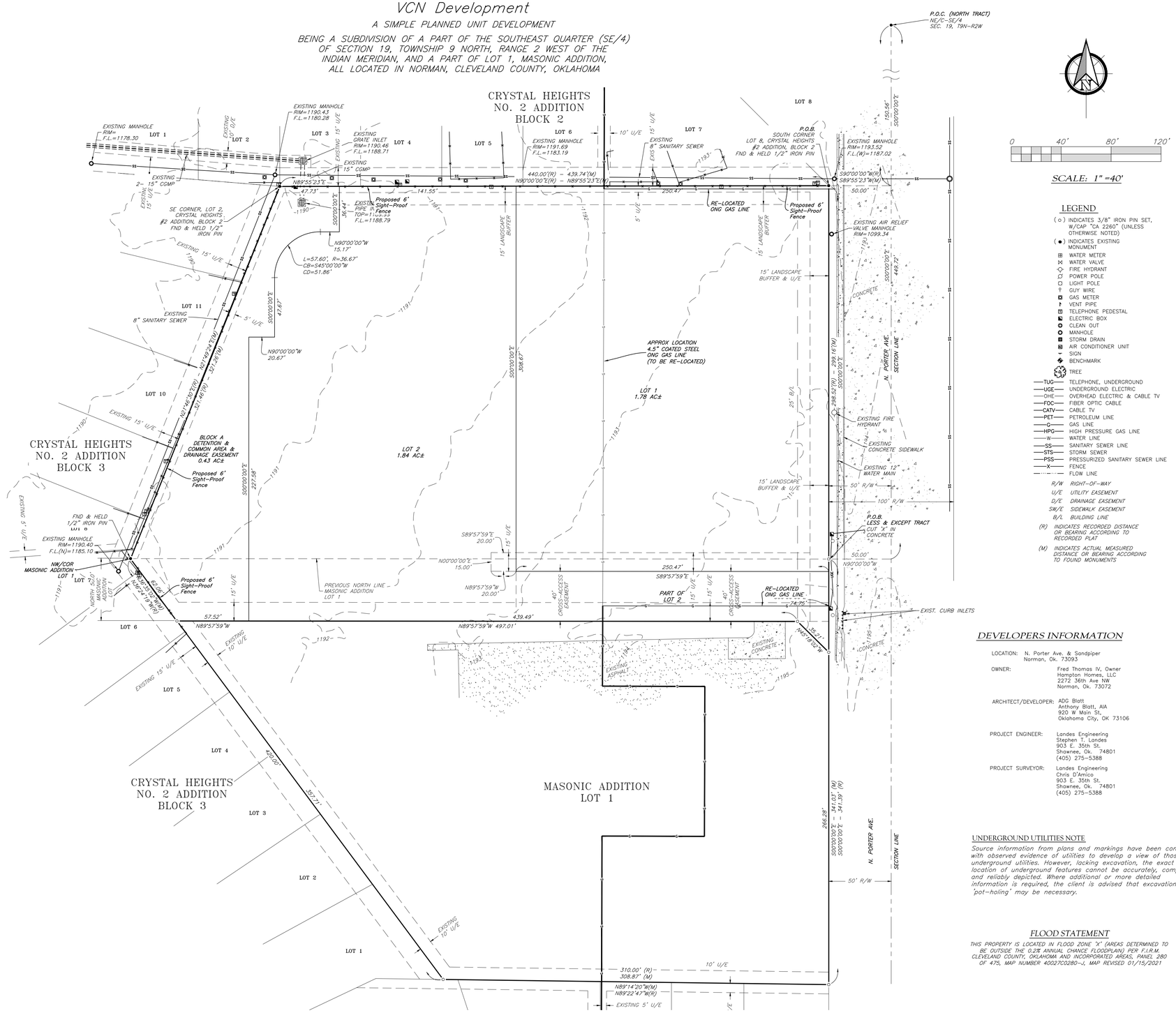
SCALE: 1" = 2000'

CITY OF NORMAN SURVEY CONTROL MONUMENT

STATION NO.: 360
MONUMENT DESC.: 3.5" BRONZE DISC IN CONCRETE
HORIZONTAL DATUM: OKLAHOMA STATE PLANE
NAD83 (CORS96) SOUTH ZONE (U.S. FOOT)
NORTHING: 696,963.327
EASTING: 2,135,292.382
VERTICAL DATUM: NAVD 88 (U.S. FOOT)
ELEVATION: 1178.78
GEODETIC COORDINATES
NORTH LATITUDE: 35°14'49.7452"
WEST LONGITUDE: 97°26'29.0724"

CITY OF NORMAN SURVEY CONTROL MONUMENT

STATION NO.: 393
MONUMENT DESC.: 3.5" BRONZE DISC IN CONCRETE
HORIZONTAL DATUM: OKLAHOMA STATE PLANE
NAD83 (CORS96) SOUTH ZONE (U.S. FOOT)
NORTHING: 691,702.045
EASTING: 2,135,478.859
VERTICAL DATUM: NAVD 88 (U.S. FOOT)
ELEVATION: 1192.87
GEODETIC COORDINATES
NORTH LATITUDE: 35°13'57.7000"
WEST LONGITUDE: 97°26'27.1756"

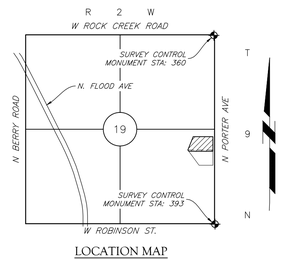

CRYSTAL HEIGHTS NO. 2 ADDITION BLOCK 2
CRYSTAL HEIGHTS NO. 2 ADDITION BLOCK 3
CRYSTAL HEIGHTS NO. 2 ADDITION BLOCK 3
MASONIC ADDITION LOT 1
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 10
LOT 11
P.O.C. (NORTH TRACT) NE/C-SE/4 SEC. 19, T9N-R2W
P.O.B. SOUTH CORNER LOT 8, CRYSTAL HEIGHTS #2 ADDITION, BLOCK 2 FND & HELD 1/2" IRON PIN
P.O.B. LESS & EXCEPT TRACT CUT 'X' IN CONCRETE
SE CORNER, LOT 2, CRYSTAL HEIGHTS #2 ADDITION, BLOCK 2 FND & HELD 1/2" IRON PIN
NW/COR MASONIC ADDITION LOT 1
FND & HELD 1/2" IRON PIN
EXISTING MANHOLE RIM=1178.30 F.L.=1178.30
EXISTING MANHOLE RIM=1190.43 F.L.=1180.28
EXISTING GRATE INLET RIM=1190.46 F.L.=1188.71
EXISTING MANHOLE RIM=1191.69 F.L.=1183.19
EXISTING MANHOLE RIM=1193.52 F.L.(W)=1187.02
EXISTING MANHOLE RIM=1190.40 F.L.(N)=1185.10
EXISTING PIPE IN TOP=1190.79 F.L.=1188.79
EXISTING 15" CGMP
EXISTING 8" SANITARY SEWER
EXISTING 2" GAS LINE
EXISTING 12" WATER MAIN
EXISTING AIR RELIEF VALVE MANHOLE RIM=1099.34
EXISTING FIRE HYDRANT
EXISTING CONCRETE SIDEWALK
EXISTING CONCRETE
EXISTING ASPHALT
EXIST. CURB INLETS
Proposed 6' Sight-Proof Fence
RE-LOCATED ONG GAS LINE
APPROX LOCATION 4.5" COATED STEEL ONG GAS LINE (TO BE RE-LOCATED)
BLOCK A DETENTION & COMMON AREA & DRAINAGE EASEMENT 0.43 AC±
LOT 1 1.78 AC±
LOT 2 1.84 AC±
15' LANDSCAPE BUFFER & U/E
25' B/L
50' R/W
100' R/W
N. PORTER AVE.
SECTION LINE
PREVIOUS NORTH LINE MASONIC ADDITION LOT 1
40' CROSS-ACCESS EASEMENT
PART OF LOT 2
S90°00'00"W(R)
S89°55'23"W(M)
N90°00'00"E(R) - N89°55'23"E(M)
440.00'(R) - 439.74'(M)
N89°55'23"E
S89°57'59"E 20.00'
N00°00'00"E 15.00'
N89°57'59"W 20.00'
N89°57'59"W 497.01'
N89°57'59"W
S89°57'59"E
N21°46'30"E(R) - N21°49'24"E(M)
N21°46'30"E(R) - N21°49'24"E(M) - 321.26'(M)
N21°46'30"E(R) - N21°49'24"E(M) - 321.46'(R)
N00°00'00"W 15.17'
L=57.60', R=36.67'
CB=S45°00'00"W
CD=51.86'
N90°00'00"W 20.67'
S00°00'00"E 47.67'
S00°00'00"E 227.58'
S00°00'00"E 308.67'
S00°00'00"E 298.52'(R) - 299.16'(M)
S00°00'00"E 150.56'
S00°00'00"E 449.22'
N00°00'00"W 50.00'
N00°00'00"W 250.47'
N00°00'00"W 57.52'
N00°00'00"W 439.49'
N00°00'00"W 74.75'
N00°00'00"W 35.21'
N45°18'02"W
N36°24'19"W(R), N36°35'02"W(M) 62.29'
N36°24'19"W(R), N36°35'02"W(M) 57.71'
S00°00'00"E - 341.03'(M) - 341.59'(R)
S00°00'00"E 266.28'
N89°14'20"W(M) N89°22'47"W(R) 310.00'(R) 308.82'(M)
10' U/E
5' U/E
15' U/E
EXISTING 10' U/E
EXISTING 5' U/E
EXISTING 15' U/E
EXISTING 5' U/E
EXISTING 15' U/E
EXISTING 10' U/E
EXISTING 15' U/E
EXISTING 15' U/E
EXISTING 15

DEVELOPMENT PLANS

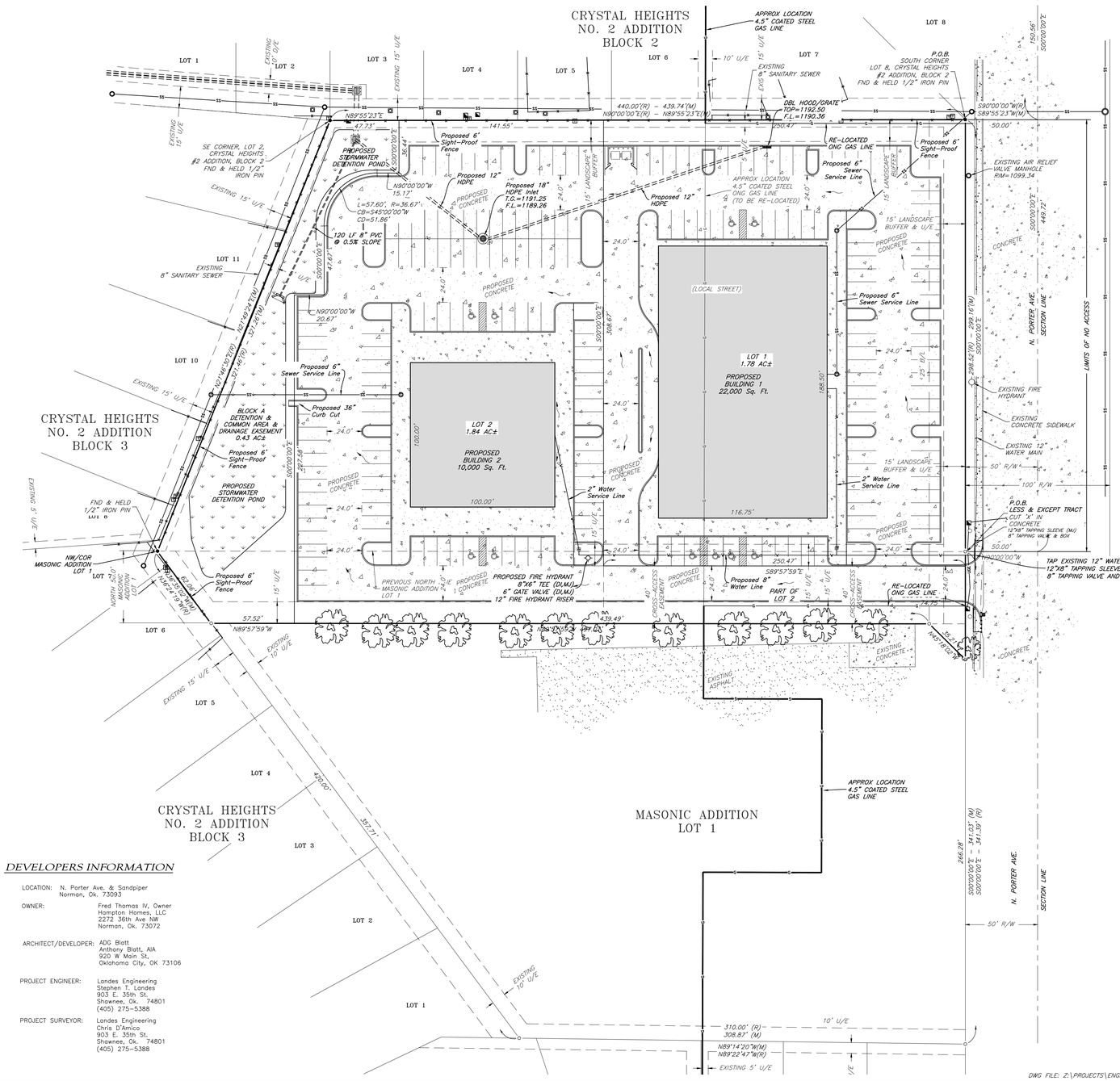
VCN Development

A SIMPLE PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, AND A PART OF LOT 1, MASONIC ADDITION, ALL LOCATED IN CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'



SCALE: 1" =40'

0 40' 80' 120'

LEGEND

- (o) INDICATES 3/8" IRON PIN SET, W/CAP "CA 2260" (UNLESS OTHERWISE NOTED)
- (●) INDICATES EXISTING MONUMENT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- GUY WIRE
- GAS METER
- VENT PIPE
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- CLEAN OUT
- MANHOLE
- STORM DRAIN
- AIR CONDITIONER UNIT
- SIGN
- BENCHMARK
- TREE
- TUG — TELEPHONE, UNDERGROUND
- UGE — UNDERGROUND ELECTRIC
- OHE — OVERHEAD ELECTRIC & CABLE TV
- FOC — FIBER OPTIC CABLE
- CATV — CABLE TV
- PET — PETROLEUM LINE
- G — GAS LINE
- HPG — HIGH PRESSURE GAS LINE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- STS — STORM SEWER
- PSS — PRESSURIZED SANITARY SEWER LINE
- X — FENCE
- FLOW LINE

CITY OF NORMAN SURVEY CONTROL MONUMENT

STATION NO.: 393
MONUMENT DESC.: 3.5" BRONZE DISC IN CONCRETE
HORIZONTAL DATUM: OKLAHOMA STATE PLANE
NAD83 (CORS96) SOUTH ZONE (U.S. FOOT)
NORTHING: 691,702.045
EASTING: 2,135,478.859
VERTICAL DATUM: NAVD 88 (U.S. FOOT)
ELEVATION: 1192.87
GEODETIC COORDINATES
NORTH LATITUDE: 35°13'57.7000"
WEST LONGITUDE: 97°26'27.1756"

CITY OF NORMAN SURVEY CONTROL MONUMENT

STATION NO.: 360
MONUMENT DESC.: 3.5" BRONZE DISC IN CONCRETE
HORIZONTAL DATUM: OKLAHOMA STATE PLANE
NAD83 (CORS96) SOUTH ZONE (U.S. FOOT)
NORTHING: 696,963.337
EASTING: 2,135,292.382
VERTICAL DATUM: NAVD 88 (U.S. FOOT)
ELEVATION: 1178.78
GEODETIC COORDINATES
NORTH LATITUDE: 35°14'49.7452"
WEST LONGITUDE: 97°26'29.0724"

LEGAL DESCRIPTION:
(NORTH TRACT)
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER (NE/C) OF THE SE/4 OF SAID SECTION 19; THENCE S00°00'00"E A DISTANCE OF 150.56 FEET; THENCE S90°00'00"W(R), S89°55'23"W(M) A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E A DISTANCE OF 298.52(R), 299.16(M) FEET; THENCE N90°00'00"W(R), N89°57'59"W(M) A DISTANCE OF 559.25(R), 559.17(M) FEET; THENCE N21°46'30"E(R), N21°49'24"E(M) A DISTANCE OF 321.46(R), 321.26(M) FEET; THENCE N90°00'00"E(R), N89°55'23"E(M) A DISTANCE OF 440.00(R), 439.74(M) FEET TO THE POINT OF BEGINNING

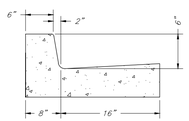
AND

COMMENCING AT THE NORTHEAST CORNER (NE/C) OF THE SE/4 OF SAID SECTION 19; THENCE S00°00'00"E A DISTANCE OF 449.72 FEET; THENCE S90°00'00"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E A DISTANCE OF 74.75 FEET; THENCE N45°18'02"W A DISTANCE OF 35.21 FEET; THENCE N89°57'59"W A DISTANCE OF 497.01 FEET; THENCE N36°24'19"W(R), N36°35'02"W(M) A DISTANCE OF 62.29 FEET; THENCE N90°00'00"W(R), S89°57'59"E(M) A DISTANCE OF 559.25(R), 559.17(M) FEET TO THE POINT OF BEGINNING.
CONTAINS 4.05 ACRES, MORE OR LESS, COMBINED.

LEGAL DESCRIPTION:
(SOUTH TRACT)
LOT ONE (1), BLOCK ONE (1), MASONIC ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA

LESS AND EXCEPT

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER (NE/C) OF THE SE/4 OF SAID SECTION 19; THENCE S00°00'00"E A DISTANCE OF 449.72 FEET; THENCE S90°00'00"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E A DISTANCE OF 74.75 FEET; THENCE N45°18'02"W A DISTANCE OF 35.21 FEET; THENCE N89°57'59"W A DISTANCE OF 497.01 FEET; THENCE N36°24'19"W(R), N36°35'02"W(M) A DISTANCE OF 62.29 FEET; THENCE N90°00'00"W(R), S89°57'59"E(M) A DISTANCE OF 559.25(R), 559.17(M) FEET TO THE POINT OF BEGINNING.
CONTAINS 0.63 ACRES, MORE OR LESS.
3.38 ACRES, MORE OR LESS, REMAINING.



6" BARRIER CURB & GUTTER
NOT TO SCALE
(NORMAN STANDARD 'ST 11')
(SEE DETAIL, SHEET P-3)

DEVELOPERS INFORMATION

LOCATION: N. Porter Ave. & Sandpiper Norman, Ok. 73093

OWNER: Fred Thomas IV, Owner
Hampton Homes, LLC
2272 36th Ave NW
Norman, Ok. 73072

ARCHITECT/DEVELOPER: ADG Blatt
Anthony Blatt, AIA
920 W Main St.
Oklahoma City, OK 73106

PROJECT ENGINEER: Landes Engineering
Stephen T. Landes
903 E. 35th St.
Shawnee, Ok. 74801
(405) 275-5388

PROJECT SURVEYOR: Landes Engineering
Chris D'Amico
903 E. 35th St.
Shawnee, Ok. 74801
(405) 275-5388

UNDERGROUND UTILITIES NOTE

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

FLOOD STATEMENT

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. CLEVELAND COUNTY, OKLAHOMA AND INCORPORATED AREAS, PANEL 280 OF 475, MAP NUMBER 40027C0280--J, MAP REVISED 01/15--2021

DWG FILE: Z:\PROJECTS\ENGINEERING\2021\ENG 1208-21 HAMPTON INVEST. NORMAN\SITE DESIGN_REVISED.DWG

LANDES ENGINEERING L.L.C.
www.landesengineering.net
903 E. 35th Street * P.O. BOX 1032
Shawnee, OK 74802-1032
(405) 275-5388 * Fax (405) 275-9047
CA # 2260 EXP. 6-30-25

Client: Kayley Garriott/ADG Blatt
Project: VCN Development
Sheet Title: Title Sheet
Sheet: C-1
Design: STL | Check: STL
Drawn: mj | Date: 1/29/2024

Revisions

No.	Date	Desc
1	10/10/2022	MARK-UPS PER CITY REVIEW

Stephen T. Landes OK #19539 Date

Applicant: Anthony Blatt on behalf of the owner

Project Location: 1720 N. Porter Avenue

Case Number: PD 23-41

Time: 5:30 p.m.

Applicant/Representative:
Anthony Blatt
Julie Blatt
Stephen Landes

Attendees
Erica Bird
Leanna Boyd
Kevin Boyd

City Staff
Kelly Abell, Planner I
Justin Fish, Planner I
Melissa Navarro, Planner II
Lora Hoggatt, Planning Services Manager
Scott Sturtz, Interim Public Works Director
Beth Muckala, City Attorney

Application Summary: The applicant is requesting to rezone from a SPUD, Simple Planned Unit Development, for a single-family residential development to a new SPUD for a medical/office development. The applicant is also requesting a NORMAN 2025 Land Use Plan Amendment from Low Density Residential to Office Designation. This proposal also requires a new preliminary plat.

Neighbor's Comments/Concerns/Responses
The applicant explained there will be two buildings on the site, one used for a medical use and the other used as medical or office space. Neighbors were concerned with landscaping items, specifically a large ash tree at the corner of the lot and the types of trees to be planted. The applicant explained they've designed the site in order to leave the large tree undisturbed and explained the typical plants they use in their designs. The neighbors asked what kind of screening would be placed between the residential uses and the new development. The applicant explained there will be a 6' stockade fence along the property lines abutting residential properties. The neighbors were concerned about the parking lot lighting. The applicant explained they will meet the City requirements for full cut-off lights and they will be placed to shine toward the buildings and Porter and not toward the residential uses.

File Attachments for Item:

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-13: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY ANTHONY BLATT, ON BEHALF OF THE OWNER FOR VCN DEVELOPMENT, A SIMPLE PLANNED UNIT DEVELOPMENT. (1720 NORTH PORTER AVENUE)

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 02/08/2024

REQUESTER: Anthony Blatt, on behalf of the Owner

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-13: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY ANTHONY BLATT, ON BEHALF OF THE OWNER FOR VCN DEVELOPMENT, A SIMPLE PLANNED UNIT DEVELOPMENT. (1720 NORTH PORTER AVENUE)

LOCATION: Generally located approximately one-half mile north of Robinson Street on the west side of Porter Avenue (1720 North Porter).

INFORMATION:

1. Owners. Hampton Investments Prime, L.L.C. and Norman Lodge 38 AF & AM
2. Developer. TBA
3. Engineer. Landes Engineering.

HISTORY:

1. August 7, 1961. City Council adopted Ordinance No. 1299 annexing this property into the Norman Corporate City Limits.
2. November 21, 1961. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District.
3. December 26, 1961. City Council adopted Ordinance No. 1327 placing this property in the R-1, Single-Family Dwelling District.
4. February 6, 1968. Planning Commission, on a vote of 6-0-3, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District with Permissive Use for Masonic Lodge and removing it from R-1, Single-Family Dwelling District.

5. March 12, 1968. City Council adopted Ordinance No. 2039 placing this property in R-1, Single-Family District with Permissive Use for Masonic Lodge and removing it from R-1, Single-Family Dwelling District.

6. June 10, 1971. Planning Commission, on a vote of 7-0, approved the preliminary plat for Crystal Heights Addition including this property.

7. October 14, 1971. Planning Commission approved the final plat for Masonic Addition.

8. November 23, 1971. City Council approved the final plat for Masonic Addition.

9. December 3, 1971. The final plat for Masonic Addition was filed of record with the Cleveland County Clerk.

10. April 7, 2022. The Norman Board of Parks Commissioners recommended fee in lieu of park land requirements for Avadon Terrace Addition, a Simple Planned Unit Development.

11. April 14, 2022. Planning Commission, on a vote of 5-1, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan placing a portion of this property in the Medium Density Residential Designation and removing it from Institutional Designation.

12. April 14, 2022. Planning Commission, on a vote of 6-0, recommended to City Council placing a portion of this property in the SPUD, Simple Planned Unit Development and removing it from R-1, Single-Family Dwelling District with Permissive Use for a Masonic Lodge.

13. April 14, 2022. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for Avadon Terrace Addition, a Simple Planned Unit Development be approved.

14. May 24, 2022. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing a portion of this property in the Medium Density Residential Designation and removing it from Institutional Designation.

15. May 24, 2022. City Council adopted Ordinance No. O-2122-41 placing a portion of this property in the SPUD, Simple Planned Unit Development and removing it from R-1, Single-Family Dwelling District.

16. May 24, 2022. City Council approved the preliminary plat for Avadon Terrace Addition, a Simple Planned Unit Development.

17. February 8, 2024. Planning Commission is scheduled to consider a request to amend the NORMAN Land Use and Transportation Plan from Medium Density Residential to Office Designation.

18. February 8, 2024. Planning Commission is scheduled to consider placing a portion of this property in the SPUD, Simple Planned Unit Development and removing a portion of this property from SPUD, Simple Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.

2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.

3. Sanitary Sewers. Sanitary sewer is existing.

4. Sidewalks. Sidewalk is existing.

5. Storm Sewers. Incomplete drainage report.

6. Street. Porter Avenue paving is existing

7. Water Mains. There is an existing 12-inch water main located within the Porter Avenue right-of-way. Water lines will be installed to serve fire hydrants.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.

2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.

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

STAFF COMMENTS AND RECOMMENDATION: The preliminary plat consists of 7.16 acres with Three (3) lots. The Masonic Lodge lot consist of 2.79 acres. The two (2) north lots consist of 4.37 acres. With the subdividing of the Masonic Lodge platted lot, a Replat will need to go through the process at a later date.

Per City Code, preliminary plats must be in “complete and final form” as required by the City Development Code when submitted, which is to occur “before 1:30 p.m. Monday, not less than 31 days prior to the next Planning Commission Meeting.” NMC 30-402(b). City Staff has historically endeavored to work with applicant’s submitted information later than this requirement, including changes responding to protests, etc. In this case, the applicant provided updated information to City Staff after 11 a.m. on Friday, February 2. Due to the late submittal, City Staff was not afforded sufficient time to complete review prior to finalization and distribution of Planning Commission’s agenda. Staff considers the application incomplete because staff was not permitted sufficient time to review and verify the submittal of the drainage corrections, which may require changes to the preliminary plat and preliminary site development plan, which

may impact the companion zoning item, SPUD, Simple Planned Unit Development. Thus, City Staff recommends postponement or disapproval of the preliminary plat for VCN Development a Simple Planned Unit Development.

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment or postponement, of the preliminary plat for VCN Development, a Simple Planned Unit Development to the City Council.

ACTION TAKEN:_____

CITY OF NORMAN
Development Review Form
Transportation Impacts

DATE: January 17, 2024

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

PROJECT NAME: 1720 N. Porter **PROJECT TYPE:** Commercial

Owner: Fred Thomas IV
Developer's Engineer: Landes Engineering/ADG Blatt
Developer's Traffic Engineer: Landes Engineering

SURROUNDING ENVIRONMENT (Streets, Developments)
Low density residential development surrounds these subsequent phases of the development with some open space to the west as well as very low density residential to the north and east.

ALLOWABLE ACCESS:
The development will access Porter Avenue through an existing traffic signal at Sandpiper Lane. Access meets the applicable requirements in the Engineering Design Criteria.

EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)
Porter Avenue: 4 lanes (existing). Speed Limit - 40 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE: **YES** ■ **NO** ☐

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

TRIP GENERATION

Time Period	Total	In	Out
Weekday	1,427	713	714
A.M. Peak Hour	93	73	20
P.M. Peak Hour	278	139	139

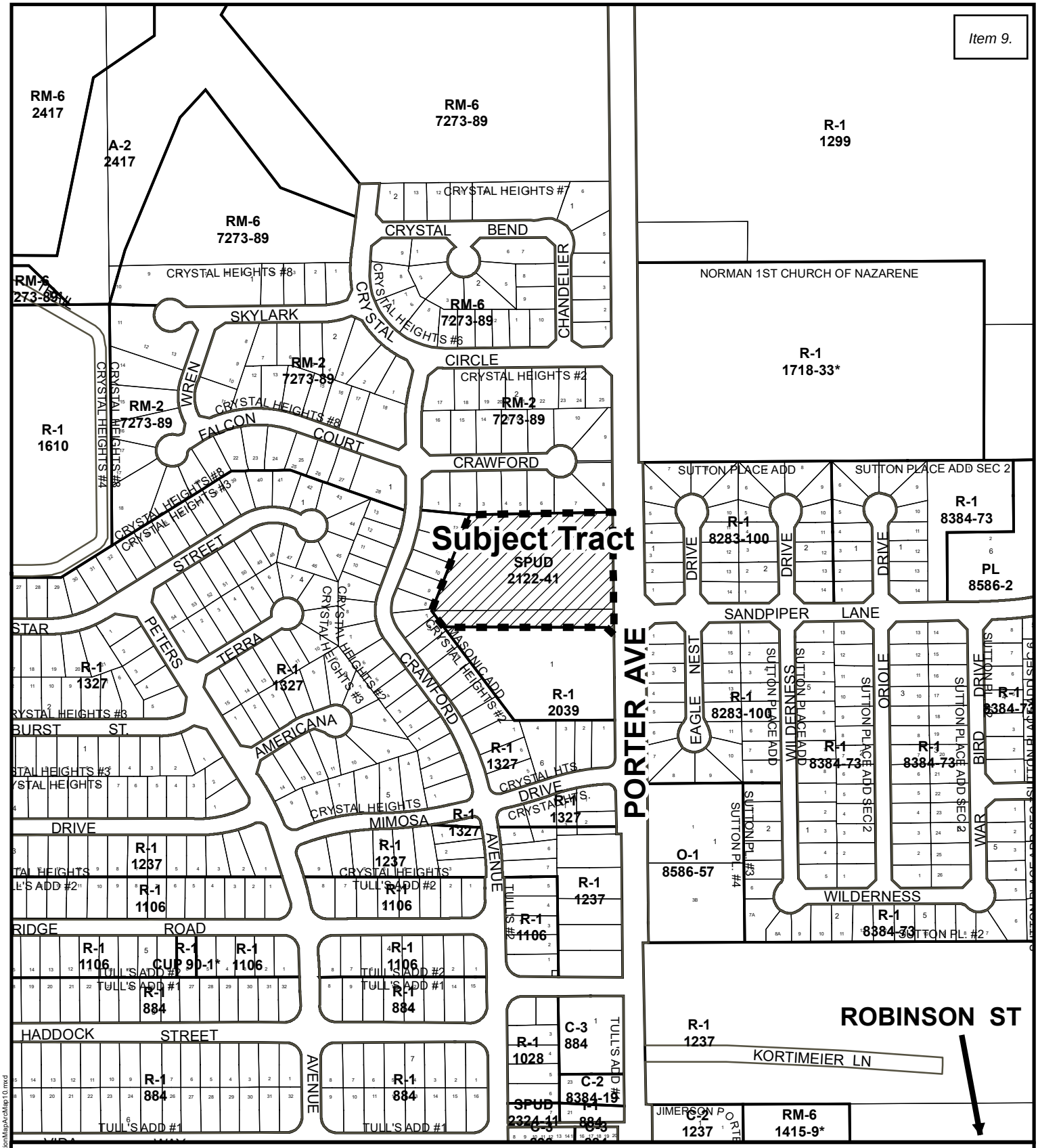
TRANSPORTATION IMPACT STUDY REQUIRED? **YES** ■ **NO** ☐

Being above the threshold for when a traffic impact study is required, Landes Engineering, LLC, submitted a traffic information statement in December, 2023. The development will access Porter Avenue via the existing traffic signal at Sandpiper Lane. The connection to the public roadway affords full access.

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

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

The proposed development is expected to generate approximately 1,427 trips per day, 93 AM peak hour trips, and 278 PM peak hour trips. Traffic capacities on Porter Avenue exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.



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.

N W E S

January 2, 2024

0 200 400 Ft.

Subject Tract

Zoning

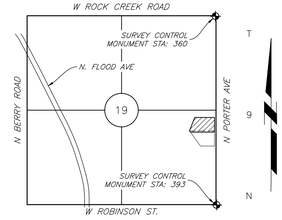
\\con-iis\cityldepartments\GIS\ArcGIS10.Map Templates\8x11_LocationMapArcMap10.mxd

PRELIMINARY PLAT

VCN Development

A SIMPLE PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, AND A PART OF LOT 1, MASONIC ADDITION, ALL LOCATED IN NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP

SCALE: 1" = 2000'

CITY OF NORMAN SURVEY CONTROL MONUMENT

STATION NO.: 360
MONUMENT DESC.: 3.5" BRONZE DISC IN CONCRETE
HORIZONTAL DATUM: OKLAHOMA STATE PLANE
NAD83 (CORS96) SOUTH ZONE (U.S. FOOT)
NORTHING: 696,963.327
EASTING: 2,135,292.382
VERTICAL DATUM: NAVD 88 (U.S. FOOT)
ELEVATION: 1178.78
GEODETIC COORDINATES
NORTH LATITUDE: 35°14'49.7452"
WEST LONGITUDE: 97°26'29.0724"

CITY OF NORMAN SURVEY CONTROL MONUMENT

STATION NO.: 393
MONUMENT DESC.: 3.5" BRONZE DISC IN CONCRETE
HORIZONTAL DATUM: OKLAHOMA STATE PLANE
NAD83 (CORS96) SOUTH ZONE (U.S. FOOT)
NORTHING: 691,702.045
EASTING: 2,135,478.859
VERTICAL DATUM: NAVD 88 (U.S. FOOT)
ELEVATION: 1192.87
GEODETIC COORDINATES
NORTH LATITUDE: 35°13'57.7000"
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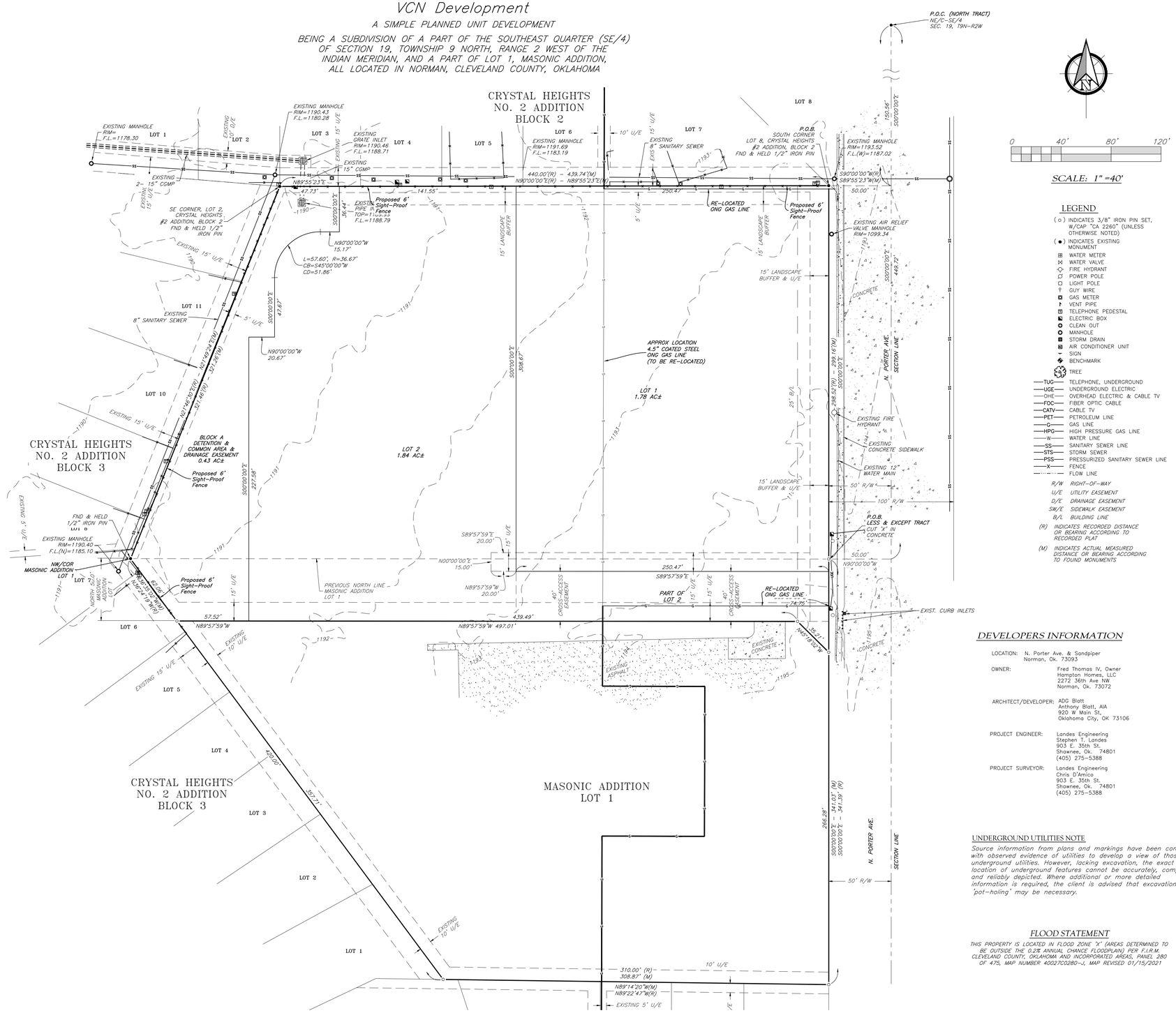

SCALE: 1" =40'

LEGEND

- (○) INDICATES 3/8" IRON PIN SET, W/CAP "CA 2260" (UNLESS OTHERWISE NOTED)
- (●) INDICATES EXISTING MONUMENT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- GUY WIRE
- GAS METER
- VENT PIPE
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- CLEAN OUT
- MANHOLE
- STORM DRAIN
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- PSS — PRESSURIZED SANITARY SEWER LINE
- X — FENCE
- FLOW LINE
- R/W — RIGHT-OF-WAY
- U/E — UTILITY EASEMENT
- D/E — DRAINAGE EASEMENT
- SW/E — SIDEWALK EASEMENT
- B/L — BUILDING LINE
- (R) INDICATES RECORDED DISTANCE OR BEARING ACCORDING TO RECORDED PLAT
- (M) INDICATES ACTUAL MEASURED DISTANCE OR BEARING ACCORDING TO FOUND MONUMENTS

LEGAL DESCRIPTION:
(NORTH TRACT)

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER (NE/C) OF THE SE/4 OF SAID SECTION 19; THENCE S00°00'00"E A DISTANCE OF 150.56 FEET; THENCE S90°00'00"W(R), S89°55'23"W(M) A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E A DISTANCE OF 298.52(R), 299.16(M) FEET; THENCE N90°00'00"W(R), N89°57'59"W(M) A DISTANCE OF 559.25(R), 559.17(M) FEET; THENCE N21°46'30"E(R), N21°49'24"E(M) A DISTANCE OF 321.46(R), 321.26(M) FEET; THENCE N90°00'00"E(R), N89°55'23"E(M) A DISTANCE OF 440.00(R), 439.74(M) FEET TO THE POINT OF BEGINNING

AND

COMMENCING AT THE NORTHEAST CORNER (NE/C) OF THE SE/4 OF SAID SECTION 19; THENCE S00°00'00"E A DISTANCE OF 449.72 FEET; THENCE S90°00'00"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E A DISTANCE OF 74.75 FEET; THENCE N45°18'02"W A DISTANCE OF 35.21 FEET; THENCE N89°57'59"W A DISTANCE OF 497.01 FEET; THENCE N36°24'19"W(R), N36°35'02"W(M) A DISTANCE OF 62.29 FEET; THENCE N90°00'00"W(R), S89°57'59"E(M) A DISTANCE OF 559.25(R), 559.17(M) FEET TO THE POINT OF BEGINNING.
CONTAINS 4.05 ACRES, MORE OR LESS, COMBINED.

LEGAL DESCRIPTION:
(SOUTH TRACT)

LOT ONE (1), BLOCK ONE (1), MASONIC ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA

LESS AND EXCEPT

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CONTAINS 0.63 ACRES, MORE OR LESS.
3.38 ACRES, MORE OR LESS, REMAINING.

DEVELOPERS INFORMATION

LOCATION: N. Porter Ave. & Sandpiper Norman, Ok. 73093

OWNER: Fred Thomas IV, Owner
Hampton Homes, LLC
2272 36th Ave NW
Norman, Ok. 73072

ARCHITECT/DEVELOPER: ADG Blatt
Anthony Blatt, AIA
920 W Main St.
Oklahoma City, OK 73106

PROJECT ENGINEER: Landes Engineering
Stephen T. Landes
903 E. 35th St.
Shawnee, Ok. 74801
(405) 275-5388

PROJECT SURVEYOR: Landes Engineering
Chris D'Amico
903 E. 35th St.
Shawnee, Ok. 74801
(405) 275-5388

UNDERGROUND UTILITIES NOTE

Source information from plans and markings have been combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation or 'pot-holing' may be necessary.

FLOOD STATEMENT

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. CLEVELAND COUNTY, OKLAHOMA AND INCORPORATED AREAS, PANEL 280 OF 475, MAP NUMBER 40027C0280-J, MAP REVISED 01/15/2021

LANDES ENGINEERING L.L.C.
www.landesengineering.net
903 E. 35th Street * P.O. BOX 1032
Shawnee, OK 74802-1032
(405) 275-5388 * Fax (405) 275-9047
CA # 2260 EXP. 6-30-25

Client: Kayley Garriott/ADG Blatt
Project: VCN Development
Sheet Title: Preliminary Plat
Design: STL | Check: STL | Date: 01/29/2024
Drawn: ml
Sheet: 1 of 1

Revisions

No.	Date	Desc

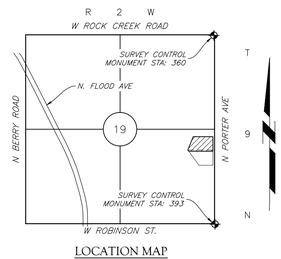
Stephen T. Landes P.E. #19539 Date

DEVELOPMENT PLANS

VCN Development

A SIMPLE PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, AND A PART OF LOT 1, MASONIC ADDITION, ALL LOCATED IN CLEVELAND COUNTY, OKLAHOMA



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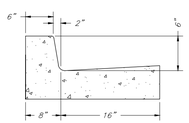
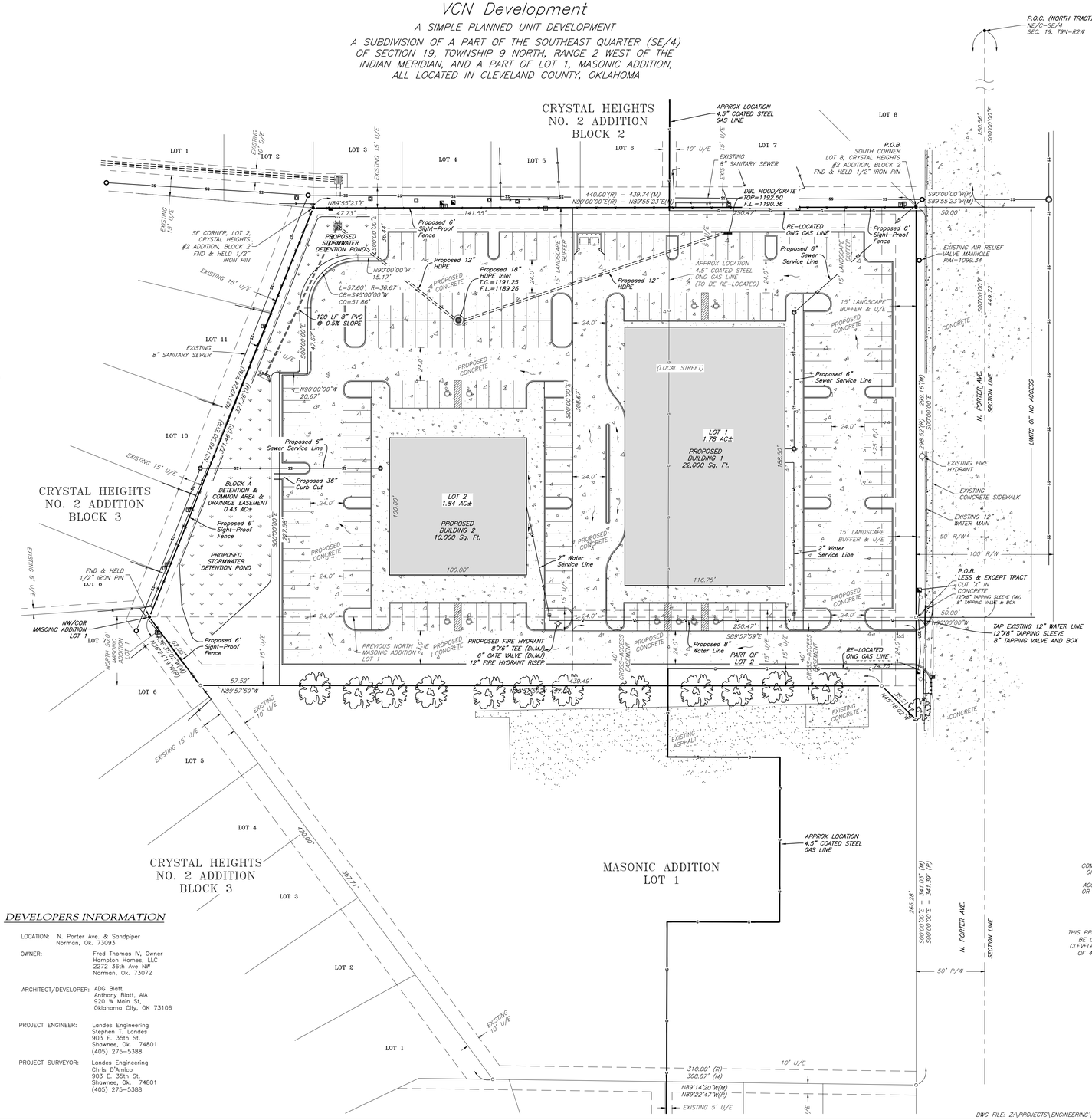


6" BARRIER CURB & GUTTER

NOT TO SCALE

(NORMAN STANDARD 'ST 11')

(SEE DETAIL, SHEET P-3)



0 40' 80' 120'

SCALE: 1" =40'

LEGEND

- (o) INDICATES 3/8" IRON PIN SET, W/CAP "CA 2260" (UNLESS OTHERWISE NOTED)
- (●) INDICATES EXISTING MONUMENT
- WATER METER
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- STS — STORM SEWER
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- X — FENCE
- FLOW LINE

CITY OF NORMAN SURVEY CONTROL MONUMENT

STATION NO.: 393
MONUMENT DESC.: 3.5" BRONZE DISC IN CONCRETE
HORIZONTAL DATUM: OKLAHOMA STATE PLANE
NAD83 (CORS96) SOUTH ZONE (U.S. FOOT)
NORTHING: 691,702.045
EASTING: 2,135,478.859
VERTICAL DATUM: NAVD 88 (U.S. FOOT)
ELEVATION: 1192.87
GEODETIC COORDINATES
NORTH LATITUDE: 35°13'57.7000"
WEST LONGITUDE: 97°26'27.1756"

CITY OF NORMAN SURVEY CONTROL MONUMENT

STATION NO.: 360
MONUMENT DESC.: 3.5" BRONZE DISC IN CONCRETE
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NAD83 (CORS96) SOUTH ZONE (U.S. FOOT)
NORTHING: 696,963.337
EASTING: 2,135,292.382
VERTICAL DATUM: NAVD 88 (U.S. FOOT)
ELEVATION: 1178.78
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NORTH LATITUDE: 35°14'49.7452"
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ARCHITECT/DEVELOPER: ADG Blatt
Anthony Blatt, AIA
920 W Main St.
Oklahoma City, OK 73106

PROJECT ENGINEER: Landes Engineering
Stephen T. Landes
903 E. 35th St.
Shawnee, Ok. 74801
(405) 275-5388

PROJECT SURVEYOR: Landes Engineering
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903 E. 35th St.
Shawnee, Ok. 74801
(405) 275-5388

UNDERGROUND UTILITIES NOTE

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

FLOOD STATEMENT

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. CLEVELAND COUNTY, OKLAHOMA AND INCORPORATED AREAS, PANEL 280 OF 475, MAP NUMBER 40027C0280--J, MAP REVISED 01/15--2021

DWG FILE: Z:\PROJECTS\ENGINEERING\2021\ENG 1208-21 HAMPTON INVEST. NORMAN\SITE DESIGN_REVISED.DWG

Revisions

No.	Date	Desc
1	10/10/2022	MARK-UPS PER CITY REVIEW

LANDES ENGINEERING L.L.C.
www.landesengineering.net
903 E. 35th Street * P.O. BOX 1032
Shawnee, OK 74802-1032
(405) 275-5388 * Fax (405) 275-9047
CA # 2260 EXP. 6-30-25

Client: Kayley Garriott/ADG Blatt
Project: VCN Development
Sheet Title: Title Sheet
Design: STL | Check: STL | Date: 1/29/2024
Drawn: mj
Sheet: C-1

OKLAHOMA REGISTERED ENGINEERING STEPHEN T. LANDES 19539 DUAL

Stephen T. Landes #19539 Date

Applicant: Anthony Blatt on behalf of the owner

Project Location: 1720 N. Porter Avenue

Case Number: PD 23-41

Time: 5:30 p.m.

Applicant/Representative:
Anthony Blatt
Julie Blatt
Stephen Landes

Attendees
Erica Bird
Leanna Boyd
Kevin Boyd

City Staff
Kelly Abell, Planner I
Justin Fish, Planner I
Melissa Navarro, Planner II
Lora Hoggatt, Planning Services Manager
Scott Sturtz, Interim Public Works Director
Beth Muckala, City Attorney

Application Summary: The applicant is requesting to rezone from a SPUD, Simple Planned Unit Development, for a single-family residential development to a new SPUD for a medical/office development. The applicant is also requesting a NORMAN 2025 Land Use Plan Amendment from Low Density Residential to Office Designation. This proposal also requires a new preliminary plat.

Neighbor's Comments/Concerns/Responses
The applicant explained there will be two buildings on the site, one used for a medical use and the other used as medical or office space. Neighbors were concerned with landscaping items, specifically a large ash tree at the corner of the lot and the types of trees to be planted. The applicant explained they've designed the site in order to leave the large tree undisturbed and explained the typical plants they use in their designs. The neighbors asked what kind of screening would be placed between the residential uses and the new development. The applicant explained there will be a 6' stockade fence along the property lines abutting residential properties. The neighbors were concerned about the parking lot lighting. The applicant explained they will meet the City requirements for full cut-off lights and they will be placed to shine toward the buildings and Porter and not toward the residential uses.

File Attachments for Item:

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-39: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-514 (R-1, SINGLE FAMILY DWELLING DISTRICT), 36-515 (R-1-A, SINGLE-FAMILY ATTACHED DWELLING DISTRICT), 36-516 (R-2, TWO-FAMILY DWELLING DISTRICT), 36-519 (RM-6, MEDIUM DENSITY APARTMENT DISTRICT), 36-520 (R-3, MULTIFAMILY DWELLING DISTRICT), AND SECTION 36-521 (RO, RESIDENCE-OFFICE DISTRICT) OF ARTICLE 36-V OF CHAPTER 36 (“ZONING”), TO REMOVE THE BUILDING COVERAGE MAXIMUM; AND PROVIDING FOR THE SEVERABILITY THEREOF.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 02/08/2024

REQUESTER: City of Norman

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-39: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-514 (R-1, SINGLE FAMILY DWELLING DISTRICT), 36-515 (R-1-A, SINGLE-FAMILY ATTACHED DWELLING DISTRICT), 36-516 (R-2, TWO-FAMILY DWELLING DISTRICT), 36-519 (RM-6, MEDIUM DENSITY APARTMENT DISTRICT), 36-520 (R-3, MULTIFAMILY DWELLING DISTRICT), AND SECTION 36-521 (RO, RESIDENCE-OFFICE DISTRICT) OF ARTICLE 36-V OF CHAPTER 36 ("ZONING"), TO REMOVE THE BUILDING COVERAGE MAXIMUM; AND PROVIDING FOR THE SEVERABILITY THEREOF.

BACKGROUND:

The core portions of Norman's zoning ordinance date to 1954, when there were only three residential districts. Numerous amendments to the code have expanded that number and created various requirements since the 1954 adoption.

In recent years, many residents, and developers in the community have approached city staff regarding building coverage requirements on residential lots. The current coverage requirements for residential lots is as follows: building coverage (all buildings) is limited to 40% and the overall lot coverage is capped at 65%. In many cases the design and development of a lot is in stages, working with the prospective buyer and architect/draftsman to fit the new building on the lot. In other cases, a property owner would like to add an additional room onto the existing house for the growing family/aging parents – and if zoning allows, an accessory dwelling unit/garage apartment. In both cases, there are several meetings back and forth to trim a little here, add a little there, all to keep the building coverage at or under the 40% requirement. When the 40% requirement cannot be met, the applicant has the option of requesting a variance from the Board of Adjustment. Since 2012 to current, Board of Adjustment has heard 22 applications regarding coverage variances: 15 passed, four failed, and three withdrew. The time and cost for an application to the Board of Adjustment is 30-days (or more) and approximately $500 in cost to the applicant.

In 1996, the building coverage in R-1 and R-1A was previously capped at 35%. With the adoption of Ordinance No. O-9697-07 the coverage was increased to 40%. This was done in part to the changes in development trends (older tenants requesting single-story, less yard to maintain) and to stay in line with similar communities. In 1996 there was not an adopted ordinance controlling the maximum coverage for the overall lot.

In April of 2008, the 65% overall coverage requirement was adopted with Ordinance No. O-0708-36; overall coverage had not been included in the previous Zoning Code. In April of 2022, staff presented to the Oversight Committee the discussion item to amend the current requirement of 40% lot coverage, while still maintaining the required overall coverage maximum of 65%. Staff received positive feedback for the item as long as the overall coverage will still be met.

In response to the recent Strong Towns discussions in 2023, staff was directed to draft an accessory dwelling unit (ADU) ordinance. While researching the new ADU ordinance, staff considered lot sizes in the core area of Norman. Many of these lots are smaller than the current lot size requirement, typically 6,000 SF. This can create difficulty in designing an ADU to fit on a lot with an existing single-family home. As reiterated multiple times in the recent Strong Towns initiative, make the next smallest change and then the next smallest to benefit the community. This proposal to remove the 40% building coverage is that next smallest step. The somewhat companion item, next on the agenda, for ADUs is the next smallest step.

As noted, the Zoning Ordinance has been in place since 1954 and development trends change over time. With the exception of writing an entirely new code, the options are to continue to update sections as trends adjust while addressing possible life safety/negative impacts to the community.

DISCUSSION:

The attached proposed amendments remove the structure coverage maximum of 40% of the lot area from the following zoning districts:

- R-1, Single-Family Dwelling District,
- R-1-A, Single-Family Attached Dwelling District,
- R-2, Two-Family Dwelling District,
- RM-6, Medium-Density Apartment District,
- R-3, Multifamily Dwelling District, and
- RO, Residence-Office District.

The impervious coverage maximum of 65% of the lot will remain in each district. This change does not increase impervious areas – a roof, sidewalk, patio area are all impervious, expanding a roof line and reducing a patio will all still be required to meet that 65%.

RECOMMENDATION:

Staff forwards this proposed amendment to the current building coverage maximum requirements located in Chapter 36, Zoning Ordinance, as Ordinance No. O-2324-39 to the Planning Commission for consideration and recommendation to City Council.

ORDINANCE NO. O-2324-39

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-514 (R-1, SINGLE FAMILY DWELLING DISTRICT), 36-515 (R-1-A, SINGLE-FAMILY ATTACHED DWELLING DISTRICT), 36-516 (R-2, TWO-FAMILY DWELLING DISTRICT), 36-519 (RM-6, MEDIUM-DENSITY APARTMENT DISTRICT), 36-520 (R-3, MULTIFAMILY DWELLING DISTRICT), AND SECTION 36-521 (RO, RESIDENCE-OFFICE DISTRICT) OF ARTICLE 36-V OF CHAPTER 36 ("ZONING"), TO REMOVE THE BUILDING COVERAGE MAXIMUM; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

§ 1. That, Section 36-514 (R-1, Single Family Dwelling District) of the Code of the City of Norman shall be amended to read as follows:

(5) *Intensity of use*. There shall be a lot area of not less than 6,000 square feet, except that where a lot has less area than herein required and all the boundary lines of that lot touch lands under other ownership on the effective date of the ordinance from which this article is derived, July 13, 1954 that lot may be used for any of the uses permitted by this section.

~~(6) *Building coverage*. Coverage allowed under this provision shall be no more than 40 percent of the total lot area.~~

~~(7)~~ (6) *Impervious area*. The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than 65 percent of a lot. Paving for parking as required in NCC 36-548, including other impervious surfaces, shall not cover more than 50 percent of the required 25-foot front yard, and comply with NCC 36-550(a)(3). Total impervious area of the front yard can be increased to 70 percent when one or more of the following circumstances occur:

a) The driveway is needed to access a garage for three or more cars;
b) The driveway is part of a circular driveway that includes a landscaped separation from the sidewalk; or
c) The driveway is located on a cul-de-sac lot with lot frontage of less than 40 feet.

§ 2. That, Section 36-515 (R-1-A, Single-Family Attached Dwelling District) of the Code of the City of Norman shall be amended to read as follows:

(3) *Accessory buildings*. Except as hereinafter provided in NCC 36-544; unattached, one-story buildings of accessory use shall be set back five feet from any interior side lot line; provided, however, that accessory buildings shall not be required to set back more than three feet from the interior side lot line when all parts of said building are located not more than 50 feet from the rear property line or rear utility easement line. Such structures may not be constructed within any required ten-foot maintenance easement.

(4) *Intensity of use*.

a. *Lot area*. There shall be a lot area of not less than 4,500 square feet per lot.

~~b. *Building coverage*. Main and accessory buildings shall not cover more than 40 percent of the area of the lot.~~

~~c.~~ b. *Impervious area*. The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than 65 percent of a lot. Paving for parking as required in NCC 36-548, including other impervious surfaces, shall not cover more than 50 percent of the required 20-foot front yard and comply with NCC 36-550(a)(3). Total impervious area of the front yard can be increased to 70 percent when one or more of the following circumstances occur:

1. The driveway is needed to access a garage for three or more cars;
2. The driveway is part of a circular driveway that includes a landscaped separation from the sidewalk; or
3. The driveway is located on a cul-de-sac lot with lot frontage of less than 40 feet.

(e) *Height regulations*.

(1) Except, as provided in NCC 36-546, no building shall exceed 27 feet in height, unless side and rear setback lines are increased one foot for each additional foot of height above 27 feet; however, the maximum height allowed shall be 35 feet.
(2) Any accessory building exceeding 12 feet in height shall have the required side and rear yard setbacks increased by one foot for each additional foot of height above 12 feet; provided, however, that no accessory building shall exceed the height of the principal building to which it is accessory.

§ 3. That, Section 36-516 (R-2, Two-Family Dwelling District) of the Code of the City of Norman shall be amended to read as follows:

(5) *Intensity of use*.
a. There shall be a lot area of not less than 5,000 square feet for a single-family dwelling; 7,000 square feet for a two-family dwelling or a single-family dwelling and a garage apartment on the same lot.
b. Where a lot has less area than herein required and all boundary lines of that lot touch lands under other ownership on the effective date of the ordinance from which this article is derived (July 13, 1954), that lot may be used only for the uses permitted in R-1, Single-Family Dwelling District.

~~(6) *Building coverage*. Main and accessory buildings shall not cover more than 40 percent of the lot area;~~ accessory buildings shall not cover more than 20 percent of the rear yard~~.~~

~~(7)~~ (6) *Impervious area*. The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than 65 percent of a lot. Paving for parking as required in NCC 36-548, and other impervious surfaces, shall not cover more than 50 percent of the front yard. Total impervious area of the front yard can be increased to 70 percent when one or more of the following circumstances occur:

c. The driveway is needed to access a garage for three or more cars;

d. The driveway is part of a circular driveway that includes a landscaped separation from the sidewalk; or
e. The driveway is located on a cul-de-sac lot with lot frontage of less than 40 feet.

§ 4. That, Section 36-519 (RM-6, Medium-Density Apartment District) of the Code of the City of Norman shall be amended to read as follows:

(3) *Rear yard*. The minimum depth of the rear yard shall be 20 feet. One-story unattached buildings of accessory use shall be set back one foot from the utility easement or alley line.
(4) *Intensity of residential use*. One-family and two-family dwellings.
a. *Minimum lot area*. The minimum area of a lot for single-family use shall be 5,000 square feet, subject to the provisions of NCC 36-544(g), and the minimum area of a lot for two-family use shall be 6,500 square feet.
~~b. *Building coverage*. Main buildings shall not cover more than 40 percent of the lot area;~~ accessory buildings shall not cover more than 20 percent of the rear yard.
(5) *Intensity of residential use*. Apartment houses and quasi-unit quarters.
a. *Minimum lot area*. The minimum area of a lot for apartment house use shall be 9,000 square feet.
b. *Floor area ratio*. The ratio of floor area to the land area of the site shall not exceed four-tenths (0.4).
c. *Open space ratio*. The ratio of open space to floor area shall be at least one and eight-tenths (1.8).
d. *Livability space ratio*. The ratio of livability space to floor area shall be at least 95 hundredths (0.95).
e. *Recreation space ratio*. The ratio of recreation space to floor area shall be at least 13 hundredths (0.13).

§ 5. That, Section 36-520 (R-3, Multifamily Dwelling District) of the Code of the City of Norman shall be amended to read as follows:

(5) *Intensity of use*.
a. There shall be a lot area of not less than 5,000 square feet for a single-family dwelling, and 7,000 square feet for a two-family dwelling or a single-family dwelling and a garage apartment.
b. There shall be a lot area of not less than 9,000 square feet for apartment houses, and 3,000 square feet additional area for each dwelling unit more than three on the lot.
c. When a lot of less area than herein required having all boundary lines touching lands under other ownership on the effective date of the ordinance from which this article is derived, July 13, 1954, that lot may be used only for single-family purposes.
~~(6) *Building coverage*. Main and accessory buildings shall not cover more than 40 percent of the lot area;~~ accessory buildings shall not cover more than 30 percent of the rear yard.
(7) *Impervious area*. The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than 65 percent of a lot. Paving for parking as required in NCC 36-548, and other impervious surfaces, shall not cover more than 50 percent of the front yard and comply with NCC 36-550(a)(3). Total impervious area of the front yard can be increased to 70 percent when one or more of the following circumstances occur:
a. The driveway is needed to access a garage for three or more cars;
b. The driveway is part of a circular driveway that includes a landscaped separation from the sidewalk; or
c. The driveway is located on a cul-de-sac lot with lot frontage of less than 40 feet.

§ 6. That, Section 36-521 (RO, Residence-Office District) of the Code of the City of Norman shall be amended to read as follows:

(5) *Intensity of residential use; options*.

a. *Large lots*. In the case of a lot which is either at least 40,000 square feet in area or bounded on all sides by streets, alleys, railroads, public lands, or physical barriers, the provisions of either subsection (d)(6) or (7) of this section shall apply, at the option of the applicant for a building permit.

b. *Small lots*. In the case of all other lots, the provisions of subsection (d)(6) of this section shall apply.

(6) *Intensity of residential use; general option*.

a. *Minimum lot area*. The minimum area of a lot for residential use shall be 6,000 square feet, subject to the provisions of NCC 36-544(g).

b. *Floor area ratio*. The ratio of floor area to lot area shall not exceed six-tenths (0.6).

~~c. *Building coverage*. Main and accessory buildings shall not cover more than 40 percent of the lot area;~~ Accessory buildings shall not cover more than 30 percent of the rear yard.

(7) *Intensity of residential use; large lot option*.

a. The ratio of floor area to the land area of the site shall not exceed eight-tenths (0.8).

b. The ratio of open space to floor area shall be at least 85 hundredths (0.85).

c. The ratio of livability space to floor area shall be at least four-tenths (0.4).

d. The ratio of recreation space to floor area shall be at least 95 thousandths (0.095).

~~e. Building coverage. Main and accessory buildings shall not cover more than 40 percent of the lot area;~~ Accessory buildings shall not cover more than 30 percent of the rear yard.

(8) *Intensity of mixed-uses*. The residential portion of a mixed building shall be subject to the intensity provisions of residential buildings. The ratio of the floor area of a mixed building to the area of the lot or the land area shall not exceed the following limits:

a. General option: 0.80.

b. Large lot option: 1.00.

(9) *Intensity of nonresidential uses*.

a. *Floor area ratio*. The ratio of the floor area of a nonresidential building to the area of the lot or the land areas shall not exceed the following limits:

1. General option: 1.00.
2. Large lot option: 1.25.

~~b. *Building coverage*. In the case of the general option, main and accessory buildings shall not cover more than 50 percent of the lot area.~~

(10) *Impervious area*. The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than 65 percent of a lot. Paving for parking as required in NCC 36-548, including other impervious surfaces, shall not cover more than 50 percent of the required ten-foot front yard, and comply with NCC 36-550(a)(3). Total impervious area of the front yard can be increased to 70 percent when one or more of the following circumstances occur:

a. The driveway is needed to access a garage for three or more cars;

b. The driveway is part of a circular driveway that includes a landscaped separation from the sidewalk; or

c. The driveway is located on a cul-de-sac lot with lot frontage of less than 40 feet.

§ 7. 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, except that the effective date provision shall not be severable from the operative provisions of the ordinance.

ADOPTED this _____ day of _____, 2024.

_____
(Mayor)

NOT ADOPTED this _____ day of _____, 2024.

_____
(Mayor)

ATTEST:

_____
(City Clerk)

File Attachments for Item:

11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-40: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 36 ("ZONING"), SECTIONS 36-101 ("DEFINITIONS"), 36-511 ("A-1, GENERAL AGRICULTURAL DISTRICT"), 36-512 ("A-2, RURAL AGRICULTURAL DISTRICT"), 36-513 ("RE, RESIDENTIAL ESTATE DWELLING DISTRICT"), 36-514 ("R-1, SINGLE-FAMILY DWELLING DISTRICT") AND 36-570 ("BOARD OF ADJUSTMENT") IN ORDER TO DEFINE AND CREATES USES FOR ACCESSORY DWELLING UNITS, AND OTHER ZONING ORDINANCE AMENDMENTS FOR THE PURPOSES OF COMPATABILITY THEREWITH; AND PROVIDING FOR THE SEVERABILITY THEREOF.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 02/08/2024

REQUESTER: City of Norman

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-40: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 36 ("ZONING"), SECTIONS 36-101 ("DEFINITIONS"), 36-511 ("A-1, GENERAL AGRICULTURAL DISTRICT"), 36-512 ("A-2, RURAL AGRICULTURAL DISTRICT"), 36-513 ("RE, RESIDENTIAL ESTATE DWELLING DISTRICT"), 36-514 ("R-1, SINGLE-FAMILY DWELLING DISTRICT") AND 36-570 ("BOARD OF ADJUSTMENT") IN ORDER TO DEFINE AND CREATES USES FOR ACCESSORY DWELLING UNITS, AND OTHER ZONING ORDINANCE AMENDMENTS FOR THE PURPOSES OF COMPATABILITY THEREWITH; AND PROVIDING FOR THE SEVERABILITY THEREOF.

BACKGROUND:

Accessory Dwelling Units (ADUs) have been a topic of conversation in Norman in recent years. In 2023, the City had a contract with the Strong Towns organization. One of the main ideas to come from the Community Action Lab was to explore options for an Accessory Dwelling Unit (ADU) ordinance. The community would like more options to incrementally increase density without overbuilding lots or cause undue strain on infrastructure.

Staff went to the Council Business and Community Affairs Committee on December 7, 2023, to present general ideas for the ordinance and to gain Council feedback. It was determined the ordinance should not remove or replace some allowable uses, such as garage apartments or guesthouses. The intent is to allow more flexibility with these uses, such as allowing for a one-story, accessible garage apartment.

After more discussions, it was determined the ordinance should only apply in the below mentioned zoning districts. Other residential districts not included already allow for higher density housing and do not require an ADU allowance.

DISCUSSION:

The attached ordinance provides for an ADU by right in the following districts:

- A-1, General Agricultural District,
- A-2, Rural Agricultural District,
- RE, Residential Estate Dwelling District, and
- R-1, Single-Family Dwelling District.

In A-1, A-2, and RE, the guesthouse use has been an allowable use. The definition of guesthouse has been expanded to allow for permanent or rental use. Guesthouses have historically been considered accessory uses to single-family dwelling units but not occupied fulltime. The accessory definition has been updated to allow for ADUs. There is no square footage limit for an ADU in these three zoning districts.

In R-1, a new use has been added which states, “one accessory dwelling unit with a total area of no more than six hundred fifty square feet (650 SF) (“ADU”).”

The Board of Adjustment Special Exception to permit a mobile home to serve as a temporary second dwelling to relieve a medical hardship language has been updated. This Special Exception will now only be permitted on a parcel which does not already have an ADU. Any lot utilizing the Special Exception may not add an ADU to the same parcel.

Mobile homes are not permitted to be used as an ADU in any district. The utility connection fees for utilities will remain the same as currently is required.

RECOMMENDATION:

Staff forwards this possible amendment for the addition of Accessory Dwelling Units (ADUs) to Chapter 36, Zoning Ordinance, as Ordinance No. O-2324-40 to the Planning Commission for consideration and recommendation to City Council.

Ordinance No. O-2324-40

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 36 ("ZONING"), SECTIONS 36-101 ("DEFINITIONS"), 36-511 ("A-1, GENERAL AGRICULTURAL DISTRICT"), 36-512 ("A-2, RURAL AGRICULTURAL DISTRICT"), 36-513 ("RE, RESIDENTIAL ESTATE DWELLING DISTRICT"), 36-514 ("R-1, SINGLE-FAMILY DWELLING DISTRICT") AND 36-570 ("BOARD OF ADJUSTMENT") IN ORDER TO DEFINE AND CREATES USES FOR ACCESSORY DWELLING UNITS, AND OTHER ZONING ORDINANCE AMENDMENTS FOR THE PURPOSES OF COMPATIBILITY THEREWITH; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

§ 1. That Section 36-101 ("Definitions") of the Code of the City of Norman shall be amended, and hereafter read, as follows:

36-101 Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

* * *

Accessory means a use, building, structure, part of a building, or part of a structure which is clearly subordinate to, and the use of which is incidental to, that of the ~~main~~ principal building, structure, or use on the same parcel~~lot, including a private garage~~. If a building otherwise qualified as an accessory building is attached to the ~~main~~principal building by a common wall or roof, such building shall be considered a part of the ~~main~~principal building. Accessory buildings include, but are not limited to, barns, sheds, guest houses without cooking facilities ,and private garages~~, and servant's quarters~~. Where "Accessory Dwelling Unit ("ADU") is specifically allowed as a listed use in a zoning district, "accessory" shall also include an ADU, as further defined herein. Accessory uses include customary house occupations, the keeping of pets, off-street parking and loading facilities. Live entertainment, when offered in conjunction with an otherwise unrelated legal commercial use, will be considered an accessory use when it constitutes no more than ten percent of the gross monthly revenue of the establishment. Uses accessory to apartment houses include prepackaged food and toiletries stores, subject to the provisions of NCC 36-515.

Accessory dwelling unit or ADU means a dwelling unit that is:

(a) attached to the principal dwelling by a common wall or roof; or

(b) detached from a principal dwelling unit on the same parcel (notwithstanding other language within this chapter, where an ADU is detached, it must be located no further forward than the rear 25% of the principal structure's depth).

AND

(c) is clearly subordinate to the principal dwelling unit in size, including height; and

(d) is not a manufactured or mobile home; and

(e) is located on a legal conforming or legal nonconforming parcel (the burden to establish legal non-conforming status is on the parcel owner or applicant); and

(f) complies the development standards of the applicable zoning district in which it is located (unless legal non-conforming status is otherwise established).

* * *

Cooking facilities means an installed oven and/or countertop cooking surface.

* * *

Dwelling means any building or portion thereof which is designed for use for residential purposes.

(a) *Dwelling, multiple*, means a building designed for occupancy by three or more families living independently of each other, exclusive of auto or trailer courts or camps, hotels or resort type hotels.

(b) *Dwelling, single-family*, means a building designed to be occupied by one family. (See NCC 36-101.)

(c) *Dwelling, two-family*, means a building designed to be occupied by not more than two families.

(d) *Dwelling unit* means any room or group of rooms located within a dwelling and forming a single habitable unit with facilities (including cooking facilities, as defined herein) which are used or intended to be used for living, sleeping, cooking, and eating. In quasi-unit quarters, accommodations for every three persons shall be counted as a dwelling unit.

* * *

Guest house means ~~an~~ type of accessory dwelling unit ~~building~~ which is subordinate to~~, or smaller than,~~ the principal residence on the same lot, in the same manner as other ADUs. ~~It is intended to house occasional visitors or non-paying guests of the occupants of the principal residence on the same lot.~~

* * *

§ 2. That Section 36-511 ("A-1, General Agricultural District") of the Code of the City of Norman shall be amended, and hereafter read, as follows:

36-511 A-1, General Agricultural District

* * *

(b) Uses permitted. Property and buildings in an A-1, General Agricultural District shall be used only for the following purposes:

* * *

(8) Accessory buildings including barns, sheds, and other farm buildings which are not part of the ~~main~~principal building. ~~One guest house may be utilized provided:~~

~~a. It is clearly secondary to the larger main dwelling;~~

~~b. The structure is not rented or leased, nor used as a permanent dwelling; and~~

~~c. Is not a mobile home.~~

(9) One accessory dwelling unit ("ADU").

(10~~9~~) Medical Marijuana commercial grower, as allowed by State law.

(11~~0~~) Medical Marijuana education facility (cultivation activities only), as allowed by State law.

(12~~1~~) Short-term rentals.

* * *

(d) *Area regulations*.

(1) *Front yard*. All buildings shall be set back from street or section line right-of-way lines to comply with the following front yard requirements:

a. The minimum depth of the front yard shall be 25 feet.

b. When a lot has double frontage the front yard requirements shall be provided on both streets.

(2) *Side yard*.

a. For dwellings of one story located on interior lots there shall be a side yard on each side of the main building of not less than five feet and of not less than eight feet for dwellings of more than one story, except as hereinafter provided in NCC 36-544. For

unattached buildings of accessory use, including ADUs, there shall be a side yard of not less than five feet; provided, however, that unattached one-story buildings of accessory use shall not be required to set back more than three feet from an interior side lot line when all parts of the accessory building are located not less than 60 feet from the front property line.

b. For dwellings and accessory buildings located on corner lots there shall be a side yard setback from the intersecting street property line of not less than 15 feet in case such lot is back-to-back with another corner lot, and 20 feet in every other case. The interior side yard shall be the same as for dwellings and accessory buildings on an interior lot.

c. ~~Main~~ Principal and accessory buildings, other than dwellings, shall set back from all exterior and interior side lot lines a distance of not less than 35 feet.

(3) *Rear yard*. There shall be a rear yard for a main building of not less than 20 feet or 20 percent of the depth of the lot, whichever amount is smaller. Unattached buildings of accessory use may be located in the rear yard of a main building.

(4) *Lot width*. For dwellings there shall be a minimum lot width of 50 feet at the front building line, and such lot shall abut on a street for a distance of not less than 35 feet.

(5) *Intensity of use*.

a. For each principal dwelling and buildings accessory thereto, including ADUs, there shall be a lot area of not less than two acres.

b. Where a lot has less area than herein required and all of the boundary lines of that lot touch lands under other ownership at the effective date of the ordinance from which this section is derived, July 13, 1954, that lot may be used for one single-family dwelling unit and one ADU or for the uses set forth in this subsection b, but not for the raising of animals.

c. For churches, ~~main~~ principal and accessory buildings other than dwellings, and buildings accessory to dwellings the lot area shall be adequate to provide the yard areas required by this section and the off-street parking areas recommended in NCC 36-548 through 36-552.

(6) *Coverage*. ~~Main~~Principal and accessory buildings shall not cover more than 25 percent of the lot area on interior lots, and 30 percent of the lot area on corner lots. Accessory buildings, including ADUs, shall not cover more than 20 percent of the rear yard.

§ 3. That Section 36-512 ("A-2, Rural Agricultural District") of the Code of the City of Norman shall be amended, and hereafter read, as follows:

36-512 A-2, General Agricultural District

* * *

(b) *Uses permitted*. Property and buildings in an A-2, Rural Agricultural District shall be used only for the following purposes:

(7) Accessory buildings, including barns, sheds and other farm buildings which are not part of the ~~main~~principal building. ~~One guest house may be utilized provided:~~

~~a. It is clearly secondary to the larger main dwelling;~~

~~b. The structure is not rented or leased, nor used as a permanent dwelling; and~~

~~c. Is not a mobile home.~~

(8) One accessory dwelling unit ("ADU").

(9~~8~~) Type 2 mobile home.

(10~~9~~) Medical Marijuana commercial grower, as allowed by State law.

(11~~0~~) Medical Marijuana educational facility (cultivation activities only), as allowed by State law.

(12~~1~~) Short-term rentals.

* * *

(d) *Area regulations*.

* * *

(6) *Intensity of use*.

a. For each principal dwelling or other permitted use allowed within the district, and buildings accessory thereto**,** including ADUs, there shall be a lot area of not less than ten acres. Notwithstanding, only one principal dwelling and one ADU may be permitted on any legal A-2 parcel.

b. Where required by NCC 36-533(b)(7) in order to accomplish the transfer of density out of the floodplain areas, lots may be reduced to a minimum of two acres.

c. However, in the area depicted as Ten Mile Flat Conservation Area (as delineated on the attached Ten Mile Flat Conservation Area map dated November 16, 2004, and made a part of this chapter hereto), the lot area shall be not less than 20 acres, except, as provided below.

d. Where a lot has less area than herein required and all of the boundary lines of that lot touch lands under other ownership at the effective date of the ordinance from which this section is derived, July 13, 1954, of this section that lot may be used for the purpose authorized in this district.

(7) *Coverage*. ~~Main~~Principal and accessory buildings shall not cover more than 25 percent of the lot area on interior lots, and 30 percent of the lot area on corner lots. Accessory buildings, including ADUs, shall not cover more than 20 percent of the rear yard. In the Ten Mile Flat Conservation Area as depicted on the attached map, the ~~main~~principal and accessory buildings shall not cover more than 15 percent of the lot area and accessory buildings, including ADUs, shall not cover more than ten percent of the rear yard.

(8) *Building envelope*. In the Ten Mile Flat Conservation Area, the area required for any building envelope (as defined in NCC 36-533(c), as amended) for permissible principal and accessory buildings and on-site waste disposal systems shall be minimized to the maximum extent feasible. When applicable, all building envelopes and the location and extent of on-site waste disposal systems shall be subject to approval of the Floodplain Permit Committee.

§ 4. That Section 36-513 ("RE, Rural Estate Dwelling District") of the Code of the City of Norman shall be amended, and hereafter read, as follows:

36-513 RE, Residential Estate Dwelling District

* * *

(b) *Uses permitted*. Property and buildings in an RE, Residential Estate Dwelling District shall be used only for the following purposes:

* * *

(5) Accessory buildings, including barns, sheds and other farm buildings which are not a part of the main building. ~~One guest house may be utilized provided:~~

~~a. It is clearly secondary to the larger main dwelling;~~

~~b. The structure is not rented or leased, nor used as a permanent dwelling;~~

~~c. Is not a mobile home.~~

(6) One accessory dwelling unit ("ADU").

(7~~6~~) Short-term rentals.

* * *

(d) *Area and setback regulations*.

(1) *Front yard*. All buildings shall be set back from street right-of-way lines to comply with the following front yard requirements:

a. The minimum depth of the front yard shall be 50 feet.

b. When a lot has double frontage the front yard requirements shall be provided on both streets.

(2) *Side yard*.

a. The minimum width of side yard shall be 25 feet for the principal structure. Unattached one-story buildings of accessory use, including ADUs, shall be located at least ten feet from the side property line, or 15 feet if more than one-story, provided such structures are located within the rear half of the lot.

b. On any corner lot a building shall set back from the right-of-way line of the intersecting street a distance of at least 40 feet.

(3) *Rear yard*. There shall be a rear yard having a depth of at least 30 feet. Unattached one-story buildings of accessory use, including ADUs, shall be set back at least ten feet from the rear property line or utility easement, or 15 feet if more than one story, provided such structures are located within the rear half of the lot.

(4) *Lot width*. There shall be a minimum lot width of 150 feet at the building line, and such lot shall abut on a street for a distance of not less than 65 feet except that on a cul-de-sac turn-around this may be reduced to 50 feet.

(5) *Lot depth*. The maximum depth of any lot shall be not more than four times the lot width or 640 feet, whichever be greater.

(6) *Intensity of use*. There shall be a lot area of not less than two acres, except that where a lot or parcel has less area than herein required and all boundary lines of that lot touch lands under other ownership on the effective date of the ordinance from which this article is derived, May 8, 1962, that lot may be used for any of the uses permitted by this section but may not be split or divided into smaller lots or parcels; provided, however, that the lot size may be reduced to one acre in those cases where the rear one acre portion of the lot is either being dedicated to the public for park or drainage purposes, or reserved by plat as common open space for recreation or drainage purposes.

(7) *Limit on buildings*. Not more than one ~~main~~ principal building and one accessory dwelling unit shall be constructed on any one lot.

(e) *Height regulations*. Except, as provided in NCC 36-546, no building shall exceed 35 feet in height.

§ 5. That Section 36-514 ("R-1, Single-Family Dwelling District") of the Code of the City of Norman shall be amended, and hereafter read, as follows:

36-514 R-1, Single-Family Dwelling District

* * *

(a) *Uses permitted*. Property and buildings in an R-1, Single-Family Dwelling District shall be used only for the following purposes:

* * *

(6) Accessory buildings.

(7) One accessory dwelling unit with a total area of no more than six hundred fifty square feet (650 SF) ("ADU").

(8~~7~~) Commercial parking only on days when the University of Oklahoma football team plays at home, subject to the following restrictions and conditions:

a. On all sides of the parking area abutting other property a barrier shall be erected so as to prevent vehicles from damaging fences, trees, shrubs or other improvements on the adjoining property, such barrier to be at least two feet within the property line of the property used for parking. All vehicles shall be parked within the property line of such property.

b. An attendant over 18 years of age shall be on duty at all times when vehicles are parked on the property.

c. All papers, containers and other trash shall be removed from the premises immediately after the vehicles have been removed.

d. No vehicle shall ever be parked between the property line and any adjoining street.

e. Unless a driveway is provided, a wooden or metal incline shall be placed in the gutter next to the curb on any street where there is a concrete curb, and the same shall be removed immediately after the last parked vehicle has departed. Such incline shall not exceed 25 feet in length or 12 inches in width.

f. Any violation of the foregoing restrictions, whether by the owner of the property, driver of a vehicle, or other person, shall constitute an offense, and in addition to the other penalties provided by law, the owner or operator of such property so used for parking, upon conviction of such offense, shall not use said property for such purpose for the remainder of the year during which such violation occurs.

(9~~8~~) Model home, subject to an annual permit, as defined in NCC 36-101, for no more than four years.

(10~~9~~) Short-term rentals.

* * *

(c) Area *regulations.*

(1) *Front yard.* All buildings shall be set back from street right-of-way lines to comply with the following front yard requirements:

a. The minimum depth of the front yard shall be 25 feet.

b. When a lot has double frontage, the front yard requirements shall be provided on both streets, unless a limits of no access has been established across the rear of the lot.

(2) *Side yard.*

a. Except as hereinafter provided in NCC 36-515 and 36-544, there shall be a side yard on each side of a ~~main~~principal building which shall have a width of not less than five feet; unattached, one-story buildings of accessory use, including ADUs, shall be set back five feet from any side lot line; provided, however, that accessory buildings shall not be required to set back more than three feet from the interior side lot line when all parts of said building are located not more than 50 feet from the rear property line or rear utility easement line.

b. On any corner lot a main building shall set back from the right-of-way line of the intersecting street a distance of 15 feet in case such lot is back-to-back with another corner lot, and 20 feet in every other case. Accessory buildings, including ADUs, shall be set back from the right-of-way line of the intersecting street ten feet in case such lot is back-to-back with another corner lot, and 20 feet in every other case.

c. In no case shall a garage which faces a street be located closer than 20 feet to that street property line.

(3) *Rear yard*. There shall be a rear yard having a depth of not less than 20 feet or 20 percent of the depth of the lot, whichever amount is smaller; unattached one-story buildings of accessory use, including ADUs, shall set back one foot from the utility easement or alley line.

(4) *Lot width*. There shall be a minimum lot width of 50 feet at the building line, and such lot shall abut on a street for a distance of not less than 35 feet.

(5) *Intensity of use*. There shall be a lot area of not less than 6,000 square feet, except that where a lot has less area than herein required and all the boundary lines of that lot touch lands under other ownership on the effective date of the ordinance from which this article is derived, July 13, 1954 that lot may be used for any of the uses permitted by this section.

~~(6) *Building coverage*. Coverage allowed under this provision shall be no more than 40 percent of the total lot area.~~

(6~~7~~) *Impervious area*. The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than 65 percent of a lot. Paving for parking as required in NCC 36-548, including other impervious surfaces, shall not cover more than 50 percent of the required 25-foot front yard, and comply with NCC 36-550(a)(3). Total impervious area of the front yard can be increased to 70 percent when one or more of the following circumstances occur:

a. The driveway is needed to access a garage for three or more cars;

b. The driveway is part of a circular driveway that includes a landscaped separation from the sidewalk; or

c. The driveway is located on a cul-de-sac lot with lot frontage of less than 40 feet.

(7~~8~~) *Limit on buildings*. Not more than one ~~main~~principal dwelling and one ADU shall be constructed on any one lot.

(d) *Height regulations*.

(1) Except, as provided in NCC 36-546, no building shall exceed two stories in height. A three-story building may be constructed if the side yards are increased an additional five feet.

(2) Any accessory building, including an ADU, shall not exceed a wall height of ten feet unless the required side and rear yard setbacks are increased by one foot for each additional foot of wall height above ten feet; provided, however, that no accessory building shall exceed the height of the principal building to which it is accessory.

§ 6. That Section 36-570 (“Board of Adjustment”) of the Code of the City of Norman shall be amended, and hereafter read, as follows:

36-570 Board of Adjustment

* * *

(g) *Special exceptions defined and enumerated*.

* * *

(2) The Board of Adjustment is hereby empowered and authorized to grant the following exceptions, to wit:

* * *

f. Where an ADU is not already existing on a parcel, t~~T~~o permit a mobile home to serve as a temporary second dwelling to relieve a medical hardship. The application must include a doctor's statement indicating that the patient is in need of the care of his or her family. The mobile home must meet all City of Norman Building Code requirements and State of Oklahoma requirements for septic systems. The Exception can be approved for up to three years on any lot that is five acres or greater in the A-2 zoning district. The Exception can be renewed every three years by filing an application for an administrative extension, including a new doctor's statement. Only two (2) administrative extensions may be granted. If a third extension is needed, a new application will be required for Board of Adjustment review. Once the need for the mobile home no longer exists, the mobile home must be removed. While an applicant utilizes this special exception, an ADU may not be added to the same parcel.

* * *

§ 7. 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, except that the effective date provision shall not be severable from the operative provisions of the ordinance.

ADOPTED this _____ day of _____, 2024.

_____
(Mayor)

NOT ADOPTED this _____ day of _____, 2024.

_____
(Mayor)

ATTEST:

_____

(City Clerk)

Ordinance No. O-2324-40

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 36 ("ZONING"), SECTIONS 36-101 ("DEFINITIONS"), 36-511 ("A-1, GENERAL AGRICULTURAL DISTRICT"), 36-512 ("A-2, RURAL AGRICULTURAL DISTRICT"), 36-513 ("RE, RESIDENTIAL ESTATE DWELLING DISTRICT"), 36-514 ("R-1, SINGLE-FAMILY DWELLING DISTRICT") AND 36-570 ("BOARD OF ADJUSTMENT") IN ORDER TO DEFINE AND CREATES USES FOR ACCESSORY DWELLING UNITS, AND OTHER ZONING ORDINANCE AMENDMENTS FOR THE PURPOSES OF COMPATIBILITY THEREWITH; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

§ 1. That Section 36-101 ("Definitions") of the Code of the City of Norman shall be amended, and hereafter read, as follows:

36-101 Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

* * *

Accessory means a use, building, structure, part of a building, or part of a structure which is clearly subordinate to, and the use of which is incidental to, that of the ~~main~~ principal building, structure, or use on the same parcel~~lot, including a private garage~~. If a building otherwise qualified as an accessory building is attached to the ~~main~~principal building by a common wall or roof, such building shall be considered a part of the ~~main~~principal building. Accessory buildings include, but are not limited to, barns, sheds, guest houses without cooking facilities ,and private garages~~, and servant's quarters~~. Where "Accessory Dwelling Unit ("ADU") is specifically allowed as a listed use in a zoning district, "accessory" shall also include an ADU, as further defined herein. Accessory uses include customary house occupations, the keeping of pets, off-street parking and loading facilities. Live entertainment, when offered in conjunction with an otherwise unrelated legal commercial use, will be considered an accessory use when it constitutes no more than ten percent of the gross monthly revenue of the establishment. Uses accessory to apartment houses include prepackaged food and toiletries stores, subject to the provisions of NCC 36-515.

Accessory dwelling unit or ADU means a dwelling unit that is:

(a) attached to the principal dwelling by a common wall or roof; or

(b) detached from a principal dwelling unit on the same parcel (notwithstanding other language within this chapter, where an ADU is detached, it must be located no further forward than the rear 25% of the principal structure's depth).

AND

(c) is clearly subordinate to the principal dwelling unit in size, including height; and

(d) is not a manufactured or mobile home; and

(e) is located on a legal conforming or legal nonconforming parcel (the burden to establish legal non-conforming status is on the parcel owner or applicant);

(f) complies the development standards of the applicable zoning district in which it is located (unless legal non-conforming status is otherwise established); and

(g) may be utilized only within the A-1, A-2, RE, R-1, and R-1-A Zoning Districts.

* * *

Cooking facilities means an installed oven and/or countertop cooking surface.

* * *

Dwelling means any building or portion thereof which is designed for use for residential purposes.

(a) *Dwelling, multiple*, means a building designed for occupancy by three or more families living independently of each other, exclusive of auto or trailer courts or camps, hotels or resort type hotels.

(b) *Dwelling, single-family*, means a building designed to be occupied by one family. (See NCC 36-101.)

(c) *Dwelling, two-family*, means a building designed to be occupied by not more than two families.

(d) *Dwelling unit* means any room or group of rooms located within a dwelling and forming a single habitable unit with facilities (including cooking facilities, as defined herein) which are used or intended to be used for living, sleeping, cooking, and eating. In quasi-unit quarters, accommodations for every three persons shall be counted as a dwelling unit.

* * *

Guest house means ~~a~~an type of accessory dwelling unit ~~building~~ which is subordinate to~~, or smaller than,~~ the principal residence on the same lot, in the same manner as other ADUs. ~~It is intended to house occasional visitors or non-paying guests of the occupants of the principal residence on the same lot.~~

* * *

§ 2. That Section 36-511 ("A-1, General Agricultural District") of the Code of the City of Norman shall be amended, and hereafter read, as follows:

36-511 A-1, General Agricultural District

* * *

(b) Uses permitted. Property and buildings in an A-1, General Agricultural District shall be used only for the following purposes:

* * *

(8) Accessory buildings including barns, sheds, and other farm buildings which are not part of the ~~main~~principal building. ~~One guest house may be utilized provided:~~

~~a. It is clearly secondary to the larger main dwelling;~~

~~b. The structure is not rented or leased, nor used as a permanent dwelling; and~~

~~c. Is not a mobile home.~~

(9) One accessory dwelling unit ("ADU").

(10~~9~~) Medical Marijuana commercial grower, as allowed by State law.

(11~~0~~) Medical Marijuana education facility (cultivation activities only), as allowed by State law.

(12~~1~~) Short-term rentals.

* * *

(d) *Area regulations*.

(1) *Front yard*. All buildings shall be set back from street or section line right-of-way lines to comply with the following front yard requirements:

a. The minimum depth of the front yard shall be 25 feet.

b. When a lot has double frontage the front yard requirements shall be provided on both streets.

(2) *Side yard*.

a. For dwellings of one story located on interior lots there shall be a side yard on each side of the main building of not less than five feet and of not less than eight feet for

dwellings of more than one story, except as hereinafter provided in NCC 36-544. For unattached buildings of accessory use, including ADUs, there shall be a side yard of not less than five feet; provided, however, that unattached one-story buildings of accessory use shall not be required to set back more than three feet from an interior side lot line when all parts of the accessory building are located not less than 60 feet from the front property line.

b. For dwellings and accessory buildings located on corner lots there shall be a side yard setback from the intersecting street property line of not less than 15 feet in case such lot is back-to-back with another corner lot, and 20 feet in every other case. The interior side yard shall be the same as for dwellings and accessory buildings on an interior lot.

c. ~~Main~~ Principal and accessory buildings, other than dwellings, shall set back from all exterior and interior side lot lines a distance of not less than 35 feet.

(3) *Rear yard*. There shall be a rear yard for a main building of not less than 20 feet or 20 percent of the depth of the lot, whichever amount is smaller. Unattached buildings of accessory use may be located in the rear yard of a main building.

(4) *Lot width*. For dwellings there shall be a minimum lot width of 50 feet at the front building line, and such lot shall abut on a street for a distance of not less than 35 feet.

(5) *Intensity of use*.

a. For each principal dwelling and buildings accessory thereto, including ADUs, there shall be a lot area of not less than two acres.

b. Where a lot has less area than herein required and all of the boundary lines of that lot touch lands under other ownership at the effective date of the ordinance from which this section is derived, July 13, 1954, that lot may be used for one single-family dwelling unit and one ADU or for the uses set forth in this subsection b, but not for the raising of animals.

c. For churches, ~~main~~ principal and accessory buildings other than dwellings, and buildings accessory to dwellings the lot area shall be adequate to provide the yard areas required by this section and the off-street parking areas recommended in NCC 36-548 through 36-552.

(6) *Coverage*. ~~Main~~Principal and accessory buildings shall not cover more than 25 percent of the lot area on interior lots, and 30 percent of the lot area on corner lots. Accessory buildings, including ADUs, shall not cover more than 20 percent of the rear yard.

§ 3. That Section 36-512 ("A-2, Rural Agricultural District") of the Code of the City of Norman shall be amended, and hereafter read, as follows:

36-512 A-2, General Agricultural District

* * *

(b) *Uses permitted*. Property and buildings in an A-2, Rural Agricultural District shall be used only for the following purposes:

(7) Accessory buildings, including barns, sheds and other farm buildings which are not part of the ~~main~~principal building. ~~One guest house may be utilized provided:~~

~~a. It is clearly secondary to the larger main dwelling;~~

~~b. The structure is not rented or leased, nor used as a permanent dwelling; and~~

~~c. Is not a mobile home.~~

(8) One accessory dwelling unit ("ADU").

(9~~8~~) Type 2 mobile home.

(10~~9~~) Medical Marijuana commercial grower, as allowed by State law.

(11~~0~~) Medical Marijuana educational facility (cultivation activities only), as allowed by State law.

(12~~1~~) Short-term rentals.

* * *

(d) *Area regulations*.

* * *

(6) *Intensity of use*.

a. For each principal dwelling or other permitted use allowed within the district, and buildings accessory thereto**,** including ADUs, there shall be a lot area of not less than ten acres. Notwithstanding, only one principal dwelling and one ADU may be permitted on any legal A-2 parcel.

b. Where required by NCC 36-533(b)(7) in order to accomplish the transfer of density out of the floodplain areas, lots may be reduced to a minimum of two acres.

c. However, in the area depicted as Ten Mile Flat Conservation Area (as delineated on the attached Ten Mile Flat Conservation Area map dated November 16, 2004, and made a part of this chapter hereto), the lot area shall be not less than 20 acres, except, as provided below.

d. Where a lot has less area than herein required and all of the boundary lines of that lot touch lands under other ownership at the effective date of the ordinance from which this section is derived, July 13, 1954, of this section that lot may be used for the purpose authorized in this district.

(7) *Coverage*. ~~Main~~Principal and accessory buildings shall not cover more than 25 percent of the lot area on interior lots, and 30 percent of the lot area on corner lots. Accessory buildings, including ADUs, shall not cover more than 20 percent of the rear yard. In the Ten Mile Flat Conservation Area as depicted on the attached map, the ~~main~~principal and accessory buildings shall not cover more than 15 percent of the lot area and accessory buildings, including ADUs, shall not cover more than ten percent of the rear yard.

(8) *Building envelope*. In the Ten Mile Flat Conservation Area, the area required for any building envelope (as defined in NCC 36-533(c), as amended) for permissible principal and accessory buildings and on-site waste disposal systems shall be minimized to the maximum extent feasible. When applicable, all building envelopes and the location and extent of on-site waste disposal systems shall be subject to approval of the Floodplain Permit Committee.

§ 4. That Section 36-513 ("RE, Rural Estate Dwelling District") of the Code of the City of Norman shall be amended, and hereafter read, as follows:

36-513 RE, Residential Estate Dwelling District

* * *

(b) *Uses permitted*. Property and buildings in an RE, Residential Estate Dwelling District shall be used only for the following purposes:

* * *

(5) Accessory buildings, including barns, sheds and other farm buildings which are not a part of the main building. ~~One guest house may be utilized provided:~~

~~a. It is clearly secondary to the larger main dwelling;~~

~~b. The structure is not rented or leased, nor used as a permanent dwelling;~~

~~c. Is not a mobile home.~~

(6) One accessory dwelling unit ("ADU").

(7~~6~~) Short-term rentals.

* * *

(d) *Area and setback regulations*.

(1) *Front yard*. All buildings shall be set back from street right-of-way lines to comply with the following front yard requirements:

a. The minimum depth of the front yard shall be 50 feet.

b. When a lot has double frontage the front yard requirements shall be provided on both streets.

(2) *Side yard*.

a. The minimum width of side yard shall be 25 feet for the principal structure. Unattached one-story buildings of accessory use, including ADUs, shall be located at least ten feet from the side property line, or 15 feet if more than one-story, provided such structures are located within the rear half of the lot.

b. On any corner lot a building shall set back from the right-of-way line of the intersecting street a distance of at least 40 feet.

(3) *Rear yard*. There shall be a rear yard having a depth of at least 30 feet. Unattached one-story buildings of accessory use, including ADUs, shall be set back at least ten feet from the rear property line or utility easement, or 15 feet if more than one story, provided such structures are located within the rear half of the lot.

(4) *Lot width*. There shall be a minimum lot width of 150 feet at the building line, and such lot shall abut on a street for a distance of not less than 65 feet except that on a cul-de-sac turn-around this may be reduced to 50 feet.

(5) *Lot depth*. The maximum depth of any lot shall be not more than four times the lot width or 640 feet, whichever be greater.

(6) *Intensity of use*. There shall be a lot area of not less than two acres, except that where a lot or parcel has less area than herein required and all boundary lines of that lot touch lands under other ownership on the effective date of the ordinance from which this article is derived, May 8, 1962, that lot may be used for any of the uses permitted by this section but may not be split or divided into smaller lots or parcels; provided, however, that the lot size may be reduced to one acre in those cases where the rear one acre portion of the lot is either being dedicated to the public for park or drainage purposes, or reserved by plat as common open space for recreation or drainage purposes.

(7) *Limit on buildings*. Not more than one ~~main~~ principal building and one accessory dwelling unit shall be constructed on any one lot.

(e) *Height regulations*. Except, as provided in NCC 36-546, no building shall exceed 35 feet in height.

§ 5. That Section 36-514 ("R-1, Single-Family Dwelling District") of the Code of the City of Norman shall be amended, and hereafter read, as follows:

36-514 R-1, Single-Family Dwelling District

* * *

(a) *Uses permitted*. Property and buildings in an R-1, Single-Family Dwelling District shall be used only for the following purposes:

* * *

(6) Accessory buildings.

(7) One accessory dwelling unit with a total area of no more than six hundred fifty square feet (650 SF) ("ADU"), except that this use shall not be adopted by reference into the uses allowed in R-2 ("Two-Family Dwelling District), RM-2 ("Low-Density Apartment District"), and R-3 ("Multifamily Dwelling District).

(8~~7~~) Commercial parking only on days when the University of Oklahoma football team plays at home, subject to the following restrictions and conditions:

a. On all sides of the parking area abutting other property a barrier shall be erected so as to prevent vehicles from damaging fences, trees, shrubs or other improvements on the adjoining property, such barrier to be at least two feet within the property line of the property used for parking. All vehicles shall be parked within the property line of such property.

b. An attendant over 18 years of age shall be on duty at all times when vehicles are parked on the property.

c. All papers, containers and other trash shall be removed from the premises immediately after the vehicles have been removed.

d. No vehicle shall ever be parked between the property line and any adjoining street.

e. Unless a driveway is provided, a wooden or metal incline shall be placed in the gutter next to the curb on any street where there is a concrete curb, and the same shall be removed immediately after the last parked vehicle has departed. Such incline shall not exceed 25 feet in length or 12 inches in width.

f. Any violation of the foregoing restrictions, whether by the owner of the property, driver of a vehicle, or other person, shall constitute an offense, and in addition to the other penalties provided by law, the owner or operator of such property so used for parking, upon conviction of such offense, shall not use said property for such purpose for the remainder of the year during which such violation occurs.

(9~~8~~) Model home, subject to an annual permit, as defined in NCC 36-101, for no more than four years.

(10~~9~~) Short-term rentals.

* * *

(c) Area *regulations*.

(1) *Front yard*. All buildings shall be set back from street right-of-way lines to comply with the following front yard requirements:

a. The minimum depth of the front yard shall be 25 feet.

b. When a lot has double frontage, the front yard requirements shall be provided on both streets, unless a limits of no access has been established across the rear of the lot.

(2) *Side yard*.

a. Except as hereinafter provided in NCC 36-515 and 36-544, there shall be a side yard on each side of a ~~main~~principal building which shall have a width of not less than five feet; unattached, one-story buildings of accessory use, including ADUs, shall be set back five feet from any side lot line; provided, however, that accessory buildings shall not be required to set back more than three feet from the interior side lot line when all parts of said building are located not more than 50 feet from the rear property line or rear utility easement line.

b. On any corner lot a main building shall set back from the right-of-way line of the intersecting street a distance of 15 feet in case such lot is back-to-back with another corner lot, and 20 feet in every other case. Accessory buildings, including ADUs, shall be set back from the right-of-way line of the intersecting street ten feet in case such lot is back-to-back with another corner lot, and 20 feet in every other case.

c. In no case shall a garage which faces a street be located closer than 20 feet to that street property line.

(3) *Rear yard*. There shall be a rear yard having a depth of not less than 20 feet or 20 percent of the depth of the lot, whichever amount is smaller; unattached one-story buildings of accessory use, including ADUs, shall set back one foot from the utility easement or alley line.

(4) *Lot width*. There shall be a minimum lot width of 50 feet at the building line, and such lot shall abut on a street for a distance of not less than 35 feet.

(5) *Intensity of use*. There shall be a lot area of not less than 6,000 square feet, except that where a lot has less area than herein required and all the boundary lines of that lot touch lands under other ownership on the effective date of the ordinance from which this article is derived, July 13, 1954 that lot may be used for any of the uses permitted by this section.

~~(6) *Building coverage*. Coverage allowed under this provision shall be no more than 40 percent of the total lot area.~~

(6~~7~~) *Impervious area*. The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than 65 percent of a lot. Paving for parking as required in NCC 36-548, including other impervious surfaces, shall not cover more than 50 percent of the required 25-foot front yard, and comply with NCC 36-550(a)(3). Total impervious area of the front yard can be increased to 70 percent when one or more of the following circumstances occur:

a. The driveway is needed to access a garage for three or more cars;

b. The driveway is part of a circular driveway that includes a landscaped separation from the sidewalk; or

c. The driveway is located on a cul-de-sac lot with lot frontage of less than 40 feet.

(7~~8~~) *Limit on buildings*. Not more than one ~~main~~principal dwelling and one ADU shall be constructed on any one lot.

(d) *Height regulations*.

(1) Except, as provided in NCC 36-546, no building shall exceed two stories in height. A three-story building may be constructed if the side yards are increased an additional five feet.

(2) Any accessory building, including an ADU, shall not exceed a wall height of ten feet unless the required side and rear yard setbacks are increased by one foot for each additional foot of wall height above ten feet; provided, however, that no accessory building shall exceed the height of the principal building to which it is accessory.

§ 6. That Section 36-570 (“Board of Adjustment”) of the Code of the City of Norman shall be amended, and hereafter read, as follows:

36-570 Board of Adjustment

* * *

(g) *Special exceptions defined and enumerated*.

* * *

(2) The Board of Adjustment is hereby empowered and authorized to grant the following exceptions, to wit:

* * *

f. Where an ADU is not already existing on a parcel, t~~T~~o permit a mobile home to serve as a temporary second dwelling to relieve a medical hardship. The application must include a doctor's statement indicating that the patient is in need of the care of his or her family. The mobile home must meet all City of Norman Building Code requirements and State of Oklahoma requirements for septic systems. The Exception can be approved for up to three years on any lot that is five acres or greater in the A-2 zoning district. The Exception can be renewed every three years by filing an application for an administrative extension, including a new doctor's statement. Only two (2) administrative extensions may be granted. If a third extension is needed, a new application will be required for Board of Adjustment review. Once the need for the mobile home no longer exists, the mobile home must be removed. While an applicant utilizes this special exception, an ADU may not be added to the same parcel.

* * *

§ 7. 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, except that the effective date provision shall not be severable from the operative provisions of the ordinance.

ADOPTED this _____ day of _____, 2024.

_____
(Mayor)

NOT ADOPTED this _____ day of _____, 2024.

_____
(Mayor)

ATTEST:

_____

(City Clerk)

File Attachments for Item:

12. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-35: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE PART OF THE EAST HALF (E/2) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED EAST OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD)

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 02/08/2024

REQUESTER: University North Park, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-35: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE PART OF THE EAST HALF (E/2) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED EAST OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD)

Regarding Agenda Items 12 and 13
Applicants - University North Park LLC
Ordinance O-2324-35, and
Preliminary Plat PP-2324-12

On behalf of the Applicant, University North Park LLC, the applicant representative, Rieger Law Group, has requested continuance of the proposed zoning and platting items for consideration to the April 11, 2024 Planning Commission meeting.

Please see attached email request.

cc: Jane Hudson, Planning Director

Rone Tromble

From: Sean Rieger <sp@riegerllc.com>
Sent: Thursday, February 01, 2024 4:33 PM
To: Jane Hudson; Lora Hoggatt; Rone Tromble; Ken Danner; Scott Sturtz; David Riesland
Cc: Gunner Joyce; Terry Haynes (terry.haynes@smcokc.com); 'BJ Hawkins'
Subject: EXTERNAL EMAIL : RE: UNP

City Staff,
On behalf of the Applicant, University North Park LLC, please continue the proposed zoning and platting items for consideration to the April 2024 Planning Commission meeting.
We greatly appreciate the City's work with us as we continue to work through the various details involved with the important project for our community.
Thank you,

RIEGER LAW GROUP PLLC

Sean Paul Rieger
Attorney | Architect | Broker
Rieger Law Group
A: 136 Thompson Dr., Norman, OK 73069
P: 405.310.5274 E: sp@riegerllc.com
W: www.RiegerLawGroup.com

File Attachments for Item:

13. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY UNIVERSITY NORTH PARK, L.L.C. FOR UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 90 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 02/08/2024

REQUESTER: University North Park, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY UNIVERSITY NORTH PARK, L.L.C. FOR UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 90 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD.

Regarding Agenda Items 12 and 13
Applicants - University North Park LLC
Ordinance O-2324-35, and
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Thank you,

RIEGER LAW GROUP PLLC

Sean Paul Rieger
Attorney | Architect | Broker
Rieger Law Group
A: 136 Thompson Dr., Norman, OK 73069
P: 405.310.5274 E: sp@riegerllc.com
W: www.RiegerLawGroup.com

File Attachments for Item:

14. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-76: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 02/08/2024

REQUESTER: Highway 9 Jenkins M&J Investments, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-76: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

Regarding Agenda Items 14-16, Highway 9 Jenkins M&J Investments, L.L.C.
Resolution R-2324-76, Ordinance O-2324-28, and Preliminary Plat PP-2324-10

NORMAN 2025 Land Use & Transportation Plan from Industrial Designation to Mixed Use Designation and Future Urban Service Area to Current Urban Service Area; Rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, and Preliminary Plat for Sooner Village, a Planned Unit Development

The applicant, Highway 9 Jenkins M&J Investments, L.L.C., is requesting a postponement to the March 14, 2024, Planning Commission meeting to allow for redesign of the preliminary plat and site plan.

cc: Jane Hudson, Planning Director

Rone Tromble

From: Gunner Joyce <gjoyce@riegerlawgroup.com>
Sent: Friday, February 02, 2024 9:41 AM
To: Lora Hoggatt
Cc: Kendall Dillon; Todd McLellan; Ken Danner; David Riesland; Libby Smith; Jack Burdett; Jane Hudson; Rone Tromble
Subject: EXTERNAL EMAIL : Sooner Village - Request for Postponement

Good morning, Lora –

The applicant requests a postponement to the March Planning Commission Meeting for the Sooner Village items.

Sincerely,

Gunner

RIEGER LAW GROUP PLLC

Gunner Joyce
Director of Transactional | Attorney | Rieger Law Group
A: 136 Thompson Dr., Norman, OK 73069
O: 405.310.5274 M: 405.990.1447
E: gjoyce@riegerlawgroup.com
W: www.RiegerLawGroup.com

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File Attachments for Item:

15. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-28: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 02/08/2024

REQUESTER: Highway 9 Jenkins M&J Investments, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-28: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

Regarding Agenda Items 14-16, Highway 9 Jenkins M&J Investments, L.L.C.
Resolution R-2324-76, Ordinance O-2324-28, and Preliminary Plat PP-2324-10

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File Attachments for Item:

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

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 02/08/2024

REQUESTER: Highway 9 Jenkins M&J Investments, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

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

Regarding Agenda Items 14-16, Highway 9 Jenkins M&J Investments, L.L.C.
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