



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

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

AGENDA

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

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

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

ROLL CALL

1. Election of Officers

CONSENT ITEMS

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

Minutes

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

NON-CONSENT ITEMS

Planned Unit Development

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

NORMAN 2025/Simple Planned Unit Development

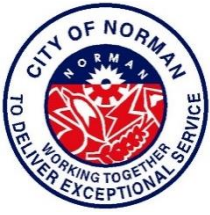
4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2223-76: Sooner Traditions Realty, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Commercial Designation and High Density Residential Designation to Commercial Designation for approximately 2.19 acres of property located at 1300 W. Lindsey Street.
5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-22: Sooner Traditions Realty, L.L.C. requests rezoning from CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District, to SPUD, Simple Planned Unit Development, for approximately 2.19 acres of property located at 1300 W. Lindsey Street.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

1. Election of Officers



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/12/2023

REQUESTER:

PRESENTER:

ITEM TITLE: Election of Officers

ACTION NEEDED:

Elect a Chair

Elect a Vice Chair

Elect a Secretary

File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/12/2023

REQUESTER: Rone' Tromble, Admin. Tech. IV

PRESENTER: Rone' Tromble, Admin. Tech. IV

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

ACTION NEEDED: Approve, reject, amend, or postpone the Minutes of the December 8, 2022 Regular Planning Commission meeting.



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, December 08, 2022 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 8th day of December, 2022.

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

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

ROLL CALL

PRESENT

Cameron Brewer
Kevan Parker
Steven McDaniel
Erica Bird
Jim Griffith
Maria Kindel
Michael Jablonski

ABSENT

Liz McKown
Douglas McClure

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning & Community Development
Lora Hoggatt, Planning Services Manager
Beth Muckala, Assistant City Attorney
Todd McLellan, Development Engineer
Jami Short, Traffic Engineer
Bryce Holland, Multimedia Specialist
Rone' Tromble, Recording Secretary

Chair Bird thanked Shaun Axton for his time on the Planning Commission, and welcomed Maria Kindel to the Commission.

CONSENT ITEMS

Minutes

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

Motion made by McDaniel to approve the minutes of the November 10, 2022 Regular Planning Commission meeting as presented; seconded by Parker.

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

The motion to approve the minutes of the November 10, 2022 Regular Planning Commission as presented was adopted by a vote of 7-0.

NON-CONSENT ITEMS

Midway Grocery, Inc.

2. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-14: Midway Grocery, Inc. requests rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, for 0.234 acres of property located at 601 W. Eufaula Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Letter of withdrawal by the applicant

This item has been withdrawn by the applicant. No action was necessary.

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of R-2223-54: Subtext Acquisitions, L.L.C. requests amendment of the NORMAN 2025 Land Use Plan from Commercial Designation to High Density Residential Designation for approximately 9.66 acres of property generally located on the west side of Classen Boulevard north of East Constitution Street.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2223-17: Subtext Acquisitions, L.L.C. requests rezoning from C-2, General Commercial District, to PUD, Planned Unit Development, for approximately 9.66 acres of property generally located on the west side of Classen Boulevard north of East Constitution Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. The Verve Norman PUD Narrative with Exhibits A-G
4. Previous Area Plan

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2223-4: Consideration of a Preliminary Plat submitted by Subtext Acquisitions, L.L.C. (Kimley-Horn) for THE VERVE NORMAN for approximately 9.66 acres of property generally located on the west side of Classen Boulevard north of East Constitution Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat – The Verve Norman
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Development Plan

PRESENTATION BY STAFF: Ms. Hoggatt reviewed the staff report, a copy of which is filed with the minutes.

Mr. Griffith asked if there are plans to replace any trees that are destroyed because of the development.

Mr. Jablonski asked the rules regarding digital billboards, because there is an existing billboard that they propose to replace with a digital billboard.

PRESENTATION BY THE APPLICANT: Sean Rieger, Rieger Law Group, representing the applicant, responded to the questions about trees and the billboard, and presented the project.

Mr. Parker asked whether the sidewalk would be extended down to the intersection. Mr. Rieger responded.

Mr. Parker asked about the possibility of widening Classen Boulevard in this area to four lanes. Mr. Rieger responded and noted they are dedicating 17' of right-of-way with the plat.

Mr. Jablonski commented it looks like a great development, and asked how many trees they are planning to take out with the development. Mr. Rieger did not have a number, but discussed the area where trees may be removed.

Mr. Jablonski also spoke about the amount of heat generated by the pavement and asked about ways to mitigate it. Mr. Rieger responded.

Ms. Bird asked what Mr. Parker thinks of the underground detention. Mr. Parker responded. Mr. Rieger also responded.

Ms. Bird asked for clarification on the number of trees which may be removed and the trees being added. Mr. Rieger responded. Ms. Kindel asked for further clarification. Mr. Rieger responded. Mr. Jablonski asked about provisions in the PUD to protect the existing trees in the greenspace area.

Lydia Leslie, Kimley-Horn Engineering, discussed the need to provide compensatory storage in the area just south of the parking, and remove the trees in that area. All the trees will remain in the floodway area, which will not have any changes.

Ms. Hoggatt addressed the previous question about the billboard.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION: Mr. Jablonski stated he is not a fan of digital billboards. Overall he thinks it is a great project. He would like to see them protect the greenspace in the PUD, so it can't be developed in the future. Ms. Bird noted the site plan does show a protected greenspace. She supports the project.

Ms. Kindel commented that she is also not a fan of the digital billboard and does not see a need for it in that location. She is impressed with other aspects of the plan.

Mr. Brewer is not in favor of a digital billboard. He thinks it would present a potential hazard in that location.

Motion made by Jablonski to recommend adoption of R-2223-54, O-2223-17, and PP-2223-4 to City Council, with the comment that a digital billboard not be allowed; seconded by Griffith.

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

The motion to recommend adoption of R-2223-54, O-2223-17, and PP-2223-4 to City Council, with the comment that a digital billboard not be allowed, passed unanimously by a vote of 7-0.

6. Consideration of Approval, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-20: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 5-401 (1) CARPORT DEFINITION, AMENDING SECTION 5-403 OF ARTICLE IV OF CHAPTER 5 ("BUILDING CONSTRUCTION") TO ADD REGULATIONS FOR CONSTRUCTION OF CARPORTS, AND DELETING SECTION 22-431.10 ("RESIDENTIAL CARPORTS") IN CHAPTER 22 ("ZONING ORDINANCE"); AND AMENDING SECTION 22-441 ("BOARD OF ADJUSTMENT") TO CHAPTER 22 ("ZONING ORDINANCE") TO REMOVE THE SPECIAL EXCEPTION REQUIREMENT FOR CARPORTS IN CHAPTER 22 ("ZONING ORDINANCE"); OF THE CODE OF THE CITY OF NORMAN TO ESTABLISH NEW CARPORT STANDARDS IN ARTICLE IV OF CHAPTER 5; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Annotated Ordinance No. O-2223-20

PRESENTATION BY STAFF: Ms. Hudson reviewed the staff report, a copy of which is filed with the minutes.

Mr. Jablonski asked why there must be a dwelling structure. Ms. Hudson responded.

Ms. Bird commented that some additions also have covenants, conditions and restrictions that would not allow a carport; that is different from City rules.

Mr. Griffith asked about a restriction that the carport could not extend into the right-of-way. Ms. Hudson responded they are required to be a minimum of 7' from the front property line.

Ms. Kindel asked about converting existing garages to living space and adding a carport, and gravel driveways. Ms. Hudson responded.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Griffith to recommend adoption of O-2223-20 to City Council; seconded by Parker.

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

The motion to recommend adoption of O-2223-20 to City Council passed by a unanimous vote of 7-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Ms. Tromble noted the 2023 meeting calendars which were distributed.

Ms. Bird noted the January agenda will include election of officers for the year.

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 7:27 p.m.

Planning Commission

File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

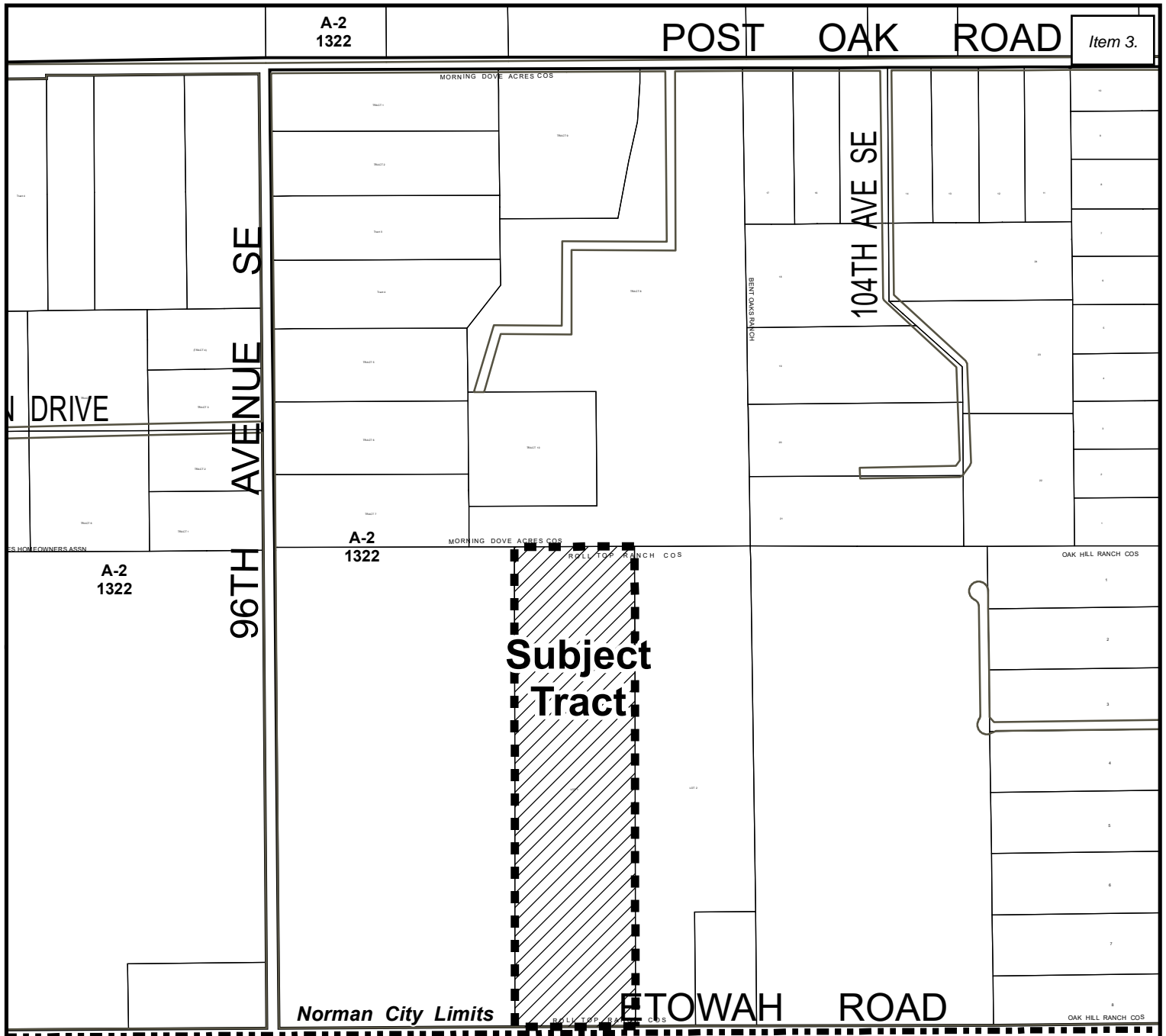
MEETING DATE: 01/12/2023

REQUESTER: Bryan & Donna Komers

PRESENTER: Colton Wayman, Planner I

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

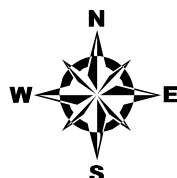
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2223-21 to City Council.



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.



October 31, 2022

0 400 800 Ft.

 Subject Tract

 Zoning

ORDINANCE NO. O-2223-21

ITEM NO. 2

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	Bryan and Donna Komers
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: A-2, Rural Agricultural District East: A-2, Rural Agricultural District South: Town of Slaughterville West: A-2, Rural Agricultural District
LOCATION	10001 Etowah Road
WARD	5
CORE AREA	No
AREA/SF	40 acres, more or less
PURPOSE	Allow for dirt mining operations in addition to uses normally allowed in the A-2, Rural Agricultural District
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single-family residential East: Vacant South: Single-family residential West: Vacant
LAND USE PLAN DESIGNATION	Country Residential
GROWTH AREA DESIGNATION	Country Residential Area

PROJECT OVERVIEW: The applicant is requesting a rezoning to PUD, Planned Unit Development, at property located at 10001 Etowah Road. The site is currently vacant. On December 12, 1961, City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District. Dirt-mining is not an allowed use or Special Use in the A-2 District

therefore, rezoning to a PUD, Planned Unit Development, to allow such operations in addition to uses normally allowed in the A-2, Rural Agricultural District is required.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT MEETING: PD 22-28, November 17, 2022

A neighbor explained that he can see the dirt mining from his house.

The neighbors also were curious if environmental studies had been conducted.

The applicant explained they had not.

Neighbors were concerned with truck traffic and if the existing road can support the semi-trucks.

A neighbor also requested that mining not be permitted after business hours and that a sound barrier be placed so as not to disturb his family while mining activity is occurring.

ZONING ORDINANCE CITATION:

SEC. 420 – PLANNED UNIT DEVELOPMENT

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

Specifically, the purposes of this section are to encourage:

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

The PUD (Planned Unit Development) Regulations are designed to provide for small and large

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

STAFF ANALYSIS: The particulars of this PUD include:

USE: The PUD Narrative includes the following uses:

- Commercial Dirt Mining Activities.
- Detached one family dwelling.
- Church, temple, or other place of worship.
- Public school or school offering general educational courses the same as ordinarily given in the public schools and having no rooms regularly used for housing or sleeping.
- Agricultural crops.
- The raising of farm animals.
- All of the following uses:
- Country club.
- Family day care home.
- Golf course (excluding miniature golf courses).
- Home occupation.
- Library.
- Park or playground.
- Plant nursery.
- Accessory buildings, including barns, sheds and other farm buildings which are not 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; and (c) is not a mobile home.
- Type 2 mobile home.
- Medical Marijuana Commercial Grower, as allowed by state law.
- Medical Marijuana Education Facility (cultivation activities only), as allowed by state law.
- Short-term rentals.

Dirt mining activities may only be conducted between the hours of 8:00am – 8:00pm. No mining activities will occur within easement areas depicted on the Site Development Plan.

OPEN SPACE: The property will maintain a ten percent (10%) open space percentage in accordance with the City of Norman's Planned Unit Development (PUD) Ordinance. No changes to the existing open space are proposed.

SITE PLAN/ACCESS: The Site Plan is shown in Exhibit B of the PUD Narrative. The site plan shows no changes to the property. Access will continue to be off Etowah Road and will be brought up to current City standards. While no structures are shown on the proposed site plan, a single-family home would be allowed in the future. Section 22:420.5.a.3.j. (Preliminary Development Plan submittal for Planned Unit Developments) states a site plan should show "general location of structures other than single family detached units."

SIGNAGE: Signs shall comply with the sign standards of the City of Norman Sign Code applicable to a zoning of A-2, Rural Agricultural District. The low-density residential zone sign standards would apply.

SANITATION/UTILITIES: The property does not require City sanitation services. The property will continue to have polycart services. Additional sanitation services will be approved by City sanitation services.

PARKING: The property will comply with the City's parking ordinances.

FENCING: Where installed, fencing may be barbed wire, stockade, or other material. Fencing shall otherwise comply with all City of Norman requirements. It is anticipated that the entrance to the Property will be gated.

EXISTING ZONING: The subject property is currently zoned A-2, Rural Agricultural District.

ALTERNATIVES/ISSUES:

IMPACTS: Surrounding properties include single-family homes and vacant land. Adjacent properties are zoned A-2, Rural Agricultural District. Single-family homes adjacent to the site to the south are located in the Town of Slaughterville. This PUD will not change the existing uses of the site with exception to the addition of commercial dirt mining activities. Dirt mining activities will only be conducted between the hours of 8:00am – 8:00pm per the PUD narrative. In addition, no mining will occur within any easement identified on the Site Development Plan.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No comments.

PUBLIC WORKS/ENGINEERING: The existing drive approach is required to be brought up to City standards.

TRAFFIC ENGINEER: The proposed access to Etowah Road affords proper sight distance to allow of safe ingress and egress to/from the site.

UTILITIES: No comments.

CONCLUSION: Staff forwards this request for rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, as Ordinance No. O-2223-21 for consideration by the Planning Commission and a recommendation to City Council.

KOMERS MINING DEVELOPMENT

**A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA**

**APPLICANT:
*BRYAN & DONNA KOMERS***

**APPLICATION FOR:
PLANNED UNIT DEVELOPMENT**

Submitted October 31, 2022
Revised December 22, 2022

PREPARED BY:

**RIEGER LAW GROUP PLLC
136 Thompson Drive
Norman, Oklahoma 73069**

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 - G. Traffic Circulation and Access
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 - B. Development Criteria

EXHIBITS

- A. Legal Description of the Property
- B. Site Plan
- C. Allowable Uses

I. INTRODUCTION

Bryan and Donna Komers (collectively, the “**Applicant**”) intend to rezone the property that is more particularly described on **Exhibit A** (the “**Property**”) to a Planned Unit Development (“**PUD**”) in order to allow mining activities to occur on the Property in accordance with the development regulations contained in this PUD. By adding mining as an allowable use, the Applicant may serve the community by providing needed dirt and minerals to business and individual users within the surrounding community. The Property contains approximately forty (40) acres, and a site plan consisting of the existing aerial of the Property is attached hereto as **Exhibit B**. No buildings or structures are contemplated to be constructed on the Property at this time.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located along Etowah Road between 96th Avenue SE and 108th Avenue SE, with an address of 10001 Etowah Road, as is more particularly shown on the attached exhibits.

B. Existing Land Use and Zoning

The Property is currently zoned A-2, Rural Agricultural District. Additionally, the Property currently has a NORMAN 2025 designation of Country Residential. There are no structures on the Property.

C. Elevation and Topography

The Property is essentially flat with the elevation gradually sloping from the West to the East.

D. Drainage

The drainage on the Property shall remain unchanged. Stormwater and drainage will meet or exceed the City’s applicable ordinances and regulations.

E. Utility Services

No change to utility services is necessary. The Property utilizes well and septic facilities located on site, in accordance with all applicable regulations and ordinances relating thereto.

F. Fire Protection Services

No change is necessary. 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.

G. Traffic Circulation and Access

No change to traffic circulation or access is requested; however, the existing drive approach will be improved to comply with the City's applicable standards.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in compliance with the Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 22.420(7) of the City of Norman's PUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

The Property is currently zoned A-2, Rural Agricultural District. This PUD seeks to retain the existing allowable uses permissible in the Rural Agricultural District, while adding dirt mining activities as an additional allowable use. The complete list of the allowable uses for the Property is attached as **Exhibit C**. Dirt mining activities may only be conducted on the Property between the hours of 8:00am – 8:00pm. No mining activities will occur within easement areas depicted on the Site Development Plan.

B. Development Criteria:

1. Area Regulations

Front Yard: The minimum front yard shall be 50 feet or 100 feet from the center line of the public street or road, whichever distance shall be the greater.

Side Yard: The minimum side yard shall be 25 feet.

Rear Yard: The minimum rear yard shall be 50 feet.

Lot Width: The minimum width shall be 330 feet measured at the front building line.

Coverage: Main and accessory buildings shall not cover more than twenty-five percent (25%) of the lot area. Accessory buildings shall not cover more than twenty percent (20%) of the rear yard.

2. Sanitation

The Property will continue to utilize existing polycart services as the proposal does not require any additional City sanitation services. If additional sanitation services become necessary on the Property, the Applicant will work with City sanitation services to find a suitable dumpster location.

3. Signage

All signs shall comply with the sign standards of the City of Norman Sign Code as applicable to a zoning of A-2, Rural Agricultural District, and as amended from time to time.

4. Traffic access and circulation

Access to the Property shall be permitted off Etowah Road in the location that currently exists and as is depicted on the attached Site Plan. The existing drive approach will be improved to comply with the City's applicable standards.

5. Open Space

The Property shall maintain a minimum of ten percent (10%) of the Property as open space in accordance with the City of Norman's PUD Ordinance. It is noted that no buildings currently exist on the Property, and none are contemplated by this PUD.

6. Parking

The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

7. Fencing, Walls and Screening

Fencing is permissible along the perimeter of the Property, but is not required. Where installed, fencing may be barbed wire, stockade, or other material and shall otherwise comply with all City of Norman requirements, and as amended from time to time, not inconsistent with this paragraph. It is anticipated that the entrance to the Property will be gated.

EXHIBIT A

Legal Description of the Property

The Surface Rights Only in and to the East one-half (E/2) of the Southwest Quarter (SW1/4) of Section 22 (22), Township Eight North (8N), Range 1 West (1W), of the Indian Meridian; less and except a tract of land described as follows:

Beginning at the Southeast (SE) corner of said Southwest Quarter (SW1/4), thence North 2640 feet, thence West 656.95 feet, thence South 2665.39 feet, thence East 664.86 feet to the point of beginning containing 40 acres more or less.

Subject to all rights-of-way and easements of record and contains forty (40) acres more or less.

EXHIBIT B
Site Plan

Key: Yellow Boundary Represents Property Line
Red Areas Represent Easements



EXHIBIT C
Allowable Uses

Allowable Uses:

- a) Commercial Dirt Mining Activities conducted on the Property between the hours of 8:00am – 8:00pm.
- b) Detached one family dwelling.
- c) Church, temple, or other place of worship.
- d) Public school or school offering general educational courses the same as ordinarily given in the public schools and having no rooms regularly used for housing or sleeping.
- e) Agricultural crops.
- f) The raising of farm animals.
- g) All of the following uses:
 - Country club.
 - Family day care home.
 - Golf course (excluding miniature golf courses).
 - Home occupation.
 - Library.
 - Park or playground.
 - Plant nursery.
- h) Accessory buildings, including barns, sheds and other farm buildings which are not 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; and (c) is not a mobile home.
- i) Type 2 mobile home.
- j) Medical Marijuana Commercial Grower, as allowed by state law. (O-1920-4)
- k) Medical Marijuana Education Facility (cultivation activities only), as allowed by state law. (O-1920-4)
- l) Short-term rentals. (O-1920-56)

Certificate of Survey

2/1

I, Ronald D. Smith, a Professional Land Surveyor hereby certify that the attached drawing is a true and accurate representation of a survey of the described property.

I further certify that this survey meets or exceeds the current "Oklahoma Minimum Standards for The Practice of Land Surveying" as adopted by the Oklahoma State Board of Registration For Professional Engineers and Land Surveyors.

Ronald D. Smith
Ronald D. Smith PLS 1398

NOTARY

State of Oklahoma
County of Cleveland

Before me, a Notary Public in and for said County and State, on this 2 day of August, 2006, personally appeared, Ronald D. Smith, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me he executed the same as his free and voluntary act & deed.



Ronald D. Smith
Notary Public

NORMAN PLANNING COMMISSION

Accepted by The City of Norman, Oklahoma, Planning Commission on this 24 day of August, 2006

ATTEST

NOTARY

State of Oklahoma
County of Cleveland

Before me, a Notary Public, in and for said County and State on this 24 day of August, 2006, personally appeared, Edward E. Allen, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me he executed the same as his free and voluntary act and deed.



Ken Danner
Notary Public

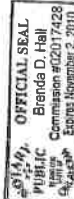
NORMAN CITY COUNCIL

Accepted by the City of Norman, City Council on this 18 day of December, 2007

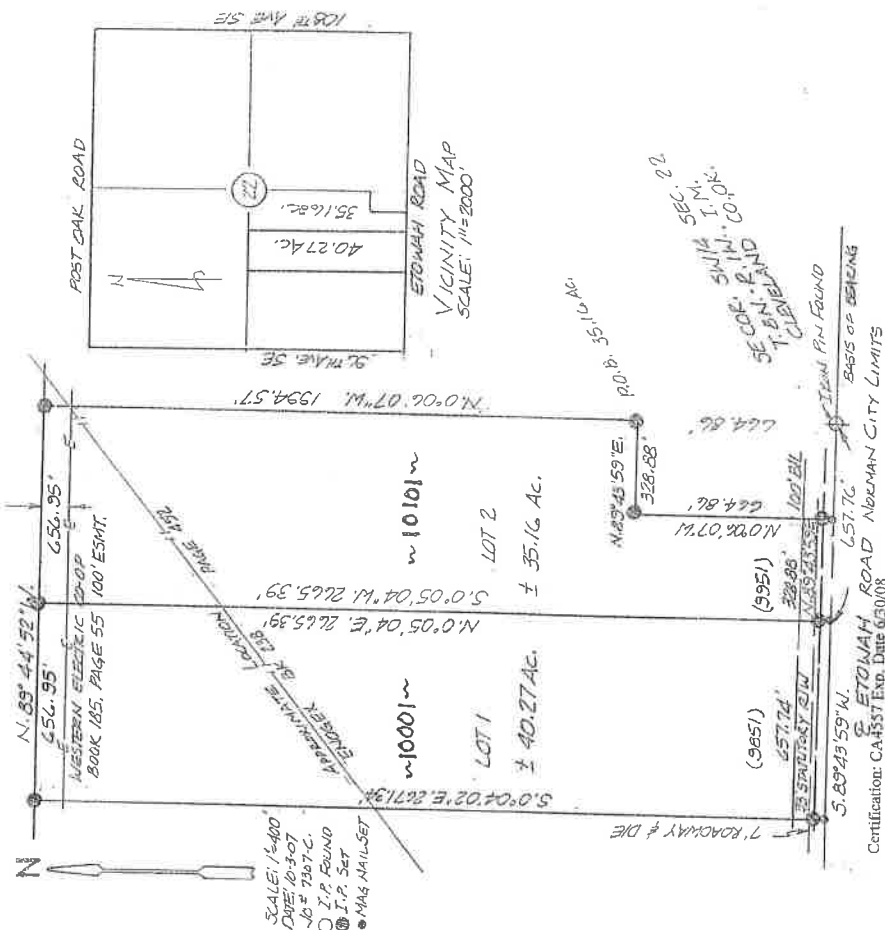
Cindy Potts
Mayor

State of Oklahoma
County of Cleveland

Before me, a Notary Public, in and for the said County and State, on this 18 day of December, 2007, personally appeared, Cindy Potts, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me he executed the same as his free and voluntary act and deed.



NORMAN RURAL CERTIFICATE OF SURVEY COS-0708-5
ROLL TOP RANCH CERTIFICATE OF SURVEY



I, Ronald D. Smith a Professional Land Surveyor in the State of Oklahoma, do hereby certify that this Survey Plat was prepared by me, or under my direct responsibility, supervision or checking, and that it is correct to the best of my knowledge, belief and opinion.



Ronald D. Smith
Ronald D. Smith PLS 1398

This Plat of Survey meets the Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Engineers and Land Surveyors.

File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

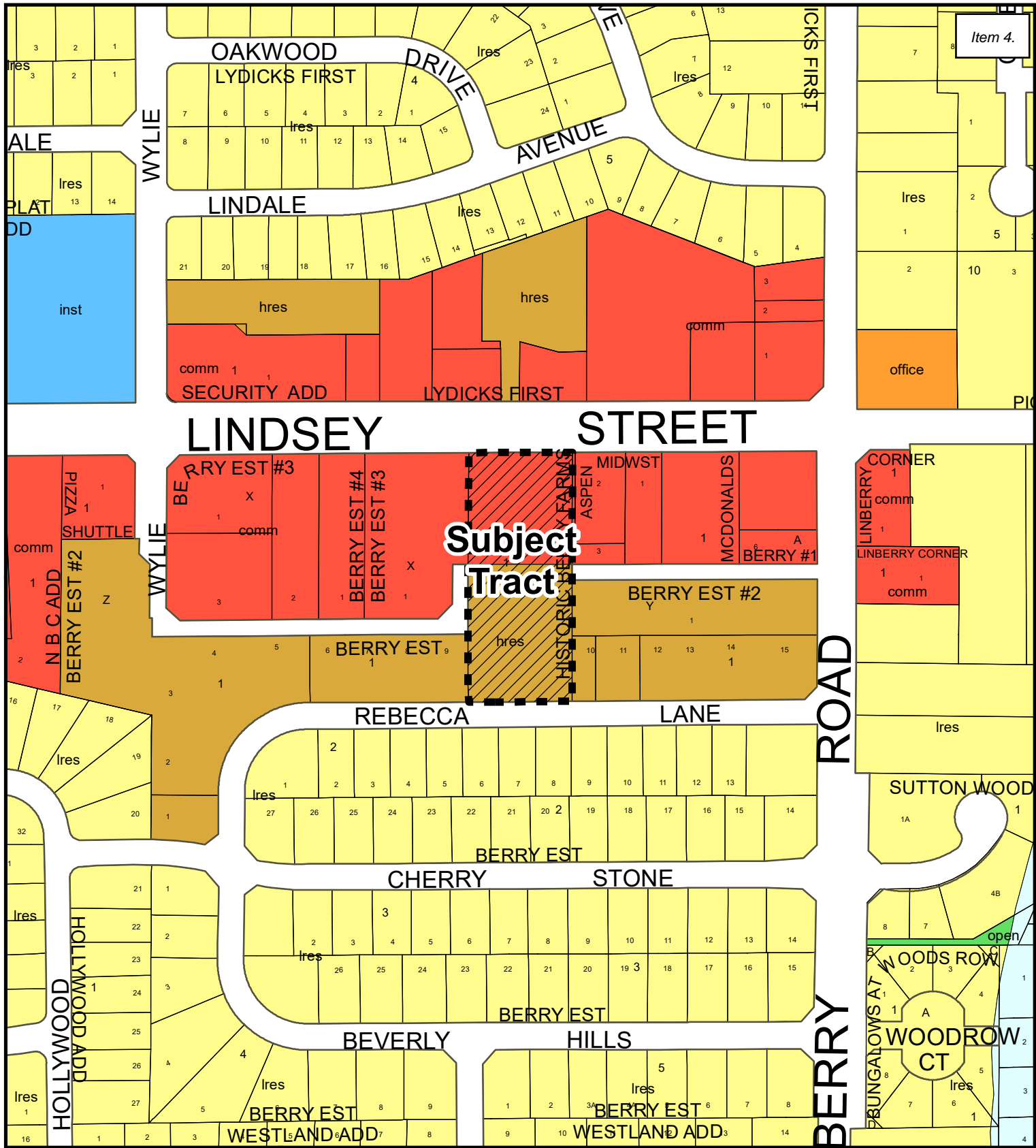
MEETING DATE: 01/12/2023

REQUESTER: Sooner Traditions Realty, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

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

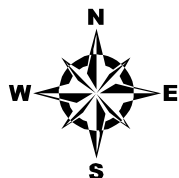
ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Resolution No. R-2223-76 to City Council.



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 6, 2023

0 125 250 Ft.



Subject Tract

RESOLUTION NO. R-2223-76

ITEM NO. 4

STAFF REPORT

ITEM: Sooner Traditions Realty, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation and High Density Residential Designation to Commercial Designation for approximately 2.19 acres of property located at 1300 W. Lindsey Street.

SUMMARY OF REQUEST: Sooner Traditions Realty, L.L.C, is proposing the development of a commercial and office SPUD, Simple Planned Unit Development, on a 2.19 acre parcel. The proposed development will include two buildings; one is an existing office building and one will be a new multi-tenant building. This development proposal requires rezoning from CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District, to SPUD, Simple Planned Unit Development. This proposal also requires a NORMAN 2025 Land Use and Transportation Plan amendment from Commercial Designation and High Density Residential Designation to Commercial Designation.

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?*** Public Works worked with Gateway Consulting and SAIC to develop a redesign of the streetscape on W. Lindsey Street from 24th Ave SW to just east of S. Berry Rd. Construction of the project was completed in 2017. The project was created to help spark redevelopment of W. Lindsey Street in this general area. The lot on the southeast corner of the intersection at W. Lindsey St. and S. Berry Rd., 1150 W. Lindsey St., was recently redeveloped as a restaurant and a lot south of the restaurant was redeveloped as an additional parking area the serve the restaurant. The lot was rezoned as CO with Special Use for a parking lot and designated as Commercial on the NORMAN 2025 Land Use and Transportation Plan. The lot on the southwest corner was also redeveloped from a gas station/convenience store to a new Starbucks.
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?*** Because the existing access point on W. Lindsey St. is not changing with the proposed development, no traffic study is required by Public Works. There is no proposed access point on Rebecca Ln. so the development will not direct any commercial traffic into the neighborhood, negatively impacting the residences in the neighborhood to the south.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan from Commercial Designation and High Density Residential Designation to Commercial Designation as Resolution No. R-2223-76 for consideration by Planning Commission and recommendation to City Council.

File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/12/2023

REQUESTER: Sooner Traditions Realty, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

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

ACTION NEEDED: Recommend approval, acceptance, rejection, amendment, or postponement of Ordinance No. O-2223-22 to City Council.

ORDINANCE NO. O-2223-22

ITEM NO. 4

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	Sooner Traditions Realty, L.L.C.
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development
EXISTING ZONING	CO, Suburban Office Commercial District and R-3, Multi-Family Dwelling District
SURROUNDING ZONING	North: C-2, General Commercial District East: C-1, Local Commercial District, and C-2, General Commercial District South: R-3, Multi-Family Dwelling District, and R-2, Two Family Dwelling District West: C-2, General Commercial District
LOCATION	1300 W. Lindsey Street
WARD	Ward 2
CORE AREA	No
AREA/SF	2.19 acres, more or less
PURPOSE	Commercial and Office development
EXISTING LAND USE	Office
SURROUNDING LAND USE	North: Commercial East: Commercial and multi-family residential South: Two-family residential West: Church and multi-family residential
LAND USE PLAN DESIGNATION	Commercial and High Density Residential
PROPOSE LAND USE DESIGNATION	Commercial

PROJECT OVERVIEW: The applicant, Sooner Traditions Realty, L.L.C., is requesting a rezoning from CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District, to SPUD, Simple Planned Unit Development, for approximately 2.19 acres at 1300 W. Lindsey St. The northern portion of the subject property was zoned CO, Suburban Office Commercial District, with Ordinance No. O-0102-48 and the southern portion was zoned R-3, Multi-Family Dwelling District, with Ordinance No. O-1951.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GB22-19, December 20, 2022

This item was on the consent docket for the Greenbelt Commission. No comments were made to be forwarded to Planning Commission.

PRE-DEVELOPMENT MEETING: PD22-27, November 17, 2022

The neighbor was interested with alley access and was curious about alternative access to the site. The applicant stated that alternative access was considered. The neighbor also was concerned about the drive thru lane and how many cars it can accommodate at one time. The applicant stated that about 10-12 cars can fit in the drive thru lane at one time. A neighbor voiced his support for the development and thinks this will be a great addition for the community.

ZONING ORDINANCE CITATION:

SEC 420.05 – 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.

STAFF ANALYSIS: The particulars of this PUD include:

USE: This SPUD proposes certain commercial and office uses for the property. Short-term rental is also in the proposed uses. A complete list of proposed uses is included as Exhibit C in the SPUD Narrative.

OPEN SPACE: A large portion of Parcel B (as shown on the site plan) will be preserved as open space. There are no buildings proposed south of the existing office building. A total of 1.12 acres, or 51% of the site, is proposed as open space for the development.

PARKING: The SPUD Narrative states the parking will meet the City's parking ordinances. There are no minimum requirements for parking spaces at this time. The applicant is proposing parking as demonstrated on the Site Development Plan, which shows spaces along the west, north, and east property lines of Parcel A and interior spaces near the buildings.

PHASES: It is anticipated Parcel A will be developed first; however, this will depend on market demand and absorption rates.

SITE PLAN/ACCESS: There are two proposed access points for this development. There is one existing access point off W. Lindsey St. The applicant proposes to extend the existing alley that is on the eastern side of the property, which will become the second access point. The existing office building on Parcel B will remain. A new multi-tenant building with a drive-thru lane on the south side is proposed on Parcel A.

AREA REGULATIONS: The area regulations in the SPUD Narrative are as follows:

- Front Setback: All buildings shall be set back a minimum of twenty-five (25) feet from the northernmost property line of Parcel A and Parcel B.
- Side Setback: There shall be a minimum five (5) feet building setback on both Parcel A and Parcel B measured from the easternmost and westernmost property lines.
- Rear Setback: All buildings shall be set back a minimum of twenty (20) feet from the southernmost property line of Parcel A. All buildings shall be set back a minimum of thirty (30) feet from the southernmost property line Parcel B
- Height: No buildings shall exceed three and one-half (3-1/2) stories or forty-five (45) feet in height, excluding any necessary roof top mechanical units, equipment, screening, or parapet walls.

LANDSCAPING: The Site Development Plan shows which existing trees will remain. These trees will be limbed up. The SPUD Narrative says the development will meet or exceed the City's landscaping requirements.

SIGNAGE: The development will meet the commercial sign requirements in Chapter 18, Sign Regulations.

LIGHTING: The exterior lighting for the proposed development will meet the requirements of the City's Commercial Outdoor Lighting Standards. This will require full cut-off lighting.

EXISTING ZONING: The existing zoning for the subject property is CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District. The CO District allows for offices, assembly halls, art galleries, and other lower intensity uses, as well as short-term rentals. The R-3 District allows for single-family uses, two-family dwellings, and apartment houses.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed SPUD would allow for more intense uses than the current zoning; however, the surrounding properties on W. Lindsey St. are commercial districts allowing for similar uses. The proposed site plan does not allow for access on Rebecca Ln., which has mostly residential uses. This development would not cause higher traffic in the neighborhood to the south. The existing green space between the existing office building and Rebecca Ln. will be preserved.

OTHER AGENCY COMMENTS:

BOARD OF PARKS COMMISSIONERS: N/A for this item.

UTILITIES: Water service from the existing 24-inch line will require a tee and fire hydrant for connection of services and no direct service taps on the 24-inch line will be allowed. The proposed monument sign cannot be over the water main and no detention is allowed over the water main. For sewer service, no service taps allowed on the 21-inch sewer line along Lindsey Street but service into the manhole would be acceptable. Sewer extension from adjacent properties may be necessary for service to the rear structure. Dumpster location is acceptable for solid waste service. No recycling service since the location will be commercial.

PUBLIC WORKS/ENGINEERING: A drainage report has been submitted by the applicant. Detention is being provided for the development.

TRAFFIC ENGINEER: Because the existing access point off W. Lindsey St. is not changing, no traffic study is required for this development.

FIRE DEPARTMENT: No comments from the Fire Department.

CONCLUSION: Staff forwards this request for rezoning from CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District, to SPUD, Simple Planned Unit Development, and Ordinance No. O-2223-22 to the Planning Commission for consideration and recommendation to City Council.

1300 W. LINDSEY

SIMPLE PLANNED UNIT DEVELOPMENT

APPLICANT:

SOONER TRADITIONS REALTY, LLC

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT
NORMAN 2025 AMENDMENT

NOVEMBER 28, 2022
REVISED DECEMBER 22, 2022

PREPARED BY:

RIEGER LAW GROUP PLLC
136 Thompson Drive
Norman, Oklahoma 73069

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- F. Traffic Circulation and Access

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

- A. Permitted Uses
- B. Development Criteria

EXHIBITS

- A. Legal Description
- B. Preliminary Site Development Plan
- C. Allowable Uses

I. INTRODUCTION

This Simple Planned Unit Development (the “**SPUD**”) is being submitted for the property located at 1300 W. Lindsey Street, as more particularly described on **Exhibit A** (the “**Property**”). This SPUD seeks to facilitate a development featuring commercial, retail, and office buildings on the Property, in accordance with the development regulations contained in this SPUD. The Applicant will subsequently seek a short form plat bifurcating the Property into the two parcels shown on the attached Preliminary Site Development Plan. This SPUD will allow for development that is compatible with the surrounding uses, while maintaining substantial green space to the rear of the Property.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 1300 W. Lindsey Street.

B. Existing Land Use and Zoning

The existing zoning is CO, Suburban Office Commercial and R-3, Multi-Family Dwelling District. The existing NORMAN 2025 Land Use Plan designation is Commercial and High Density Residential. The Applicant seeks to rezone the Property, pursuant to this SPUD, and amend the Property’s NORMAN 2025 Land Use Plan designation to Commercial.

C. Elevation and Topography; Drainage

The Property is generally flat with little elevation change throughout. An existing office is located on the Property.

D. Utility Services

The necessary utility services for this project are already located on or near the Property.

E. Fire Protection Services

Fire protection services shall be provided in accordance with all applicable City of Norman regulations for such services.

F. Traffic Circulation and Access

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Preliminary Site Development Plan. As noted on the Preliminary Site Development Plan, no access will be permitted to Rebecca Lane.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. **Uses Permitted**

This SPUD will feature commercial, retail, and office uses. A complete list of allowable uses on the Property is attached as Exhibit C.

B. **Site Plan**

The Property shall be developed as depicted on the Preliminary Site Development Plan, attached hereto as Exhibit B, subject to final design development and the changes allowed by Section 22.420.05(11) of the City of Norman's SPUD Ordinance, as may be amended from time to time.

C. **Area Regulations**

Front Setback: All buildings shall be set back a minimum of twenty-five (25) feet from the northernmost property line of Parcel A and Parcel B.

Side Setback: There shall be a minimum five (5) feet building setback on both Parcel A and Parcel B measured from the easternmost and westernmost property lines.

Rear Setback: All buildings shall be set back a minimum of twenty (20) feet from the southernmost property line of Parcel A. All buildings shall be set back a minimum of thirty (30) feet from the southernmost property line Parcel B

Height: No buildings shall exceed three and one-half (3-1/2) stories or forty-five (45) feet in height, excluding any necessary roof top mechanical units, equipment, screening, or parapet walls.

D. **Traffic access/circulation/sidewalks**

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Preliminary Site Development Plan. All sidewalks shall be in accordance with the final development plans and the City of Norman's applicable standards and specifications.

E. **Signage**

All signage shall comply with the applicable requirements contained in the City of Norman Sign Code, Chapter 18, for the commercial uses, as amended from time to time.

F. **Lighting**

All new exterior lighting shall comply with the applicable provisions of the City of Norman's Commercial Outdoor Lighting Standards, as may be amended from time to time.

G. Parking

Parking for the Property shall be developed in general compliance with the parking layout shown on the Preliminary Site Development Plan. The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

H. Landscaping

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

I. Open Space

Open space and green space areas are located throughout the Property, as shown on the Open Space Exhibit attached hereto as Exhibit D. A minimum of 10% of the Property shall be designated as Open Space.

J. Phasing

It is anticipated that the development of the Property will occur in multiple phases. It is expected that the initial phase of development will be Parcel A; however, the actual timing, sequence, and number of future phases will be determined by market demand and absorption rates.

K. Sanitation

Trash dumpster will be located as depicted on the Preliminary Site Development Plan or in locations as modified or approved by City sanitation services.

L. Exterior Materials

The exterior of the buildings may be constructed of brick, stone, synthetic stone, high impact quality stucco or EIFS, masonry, metal accents, and any combination thereof.

M. Drainage

A preliminary drainage report has been provided to City Staff. The development of the Property shall meet or exceed the applicable ordinances and standards of the City.

EXHIBIT A

Legal Description of the Property

Lot One (1), in Block One (1), of Historic Berry Farms Addition, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

EXHIBIT B
Preliminary Site Development Plan

[Attached]



EXHIBIT C
Allowable Uses

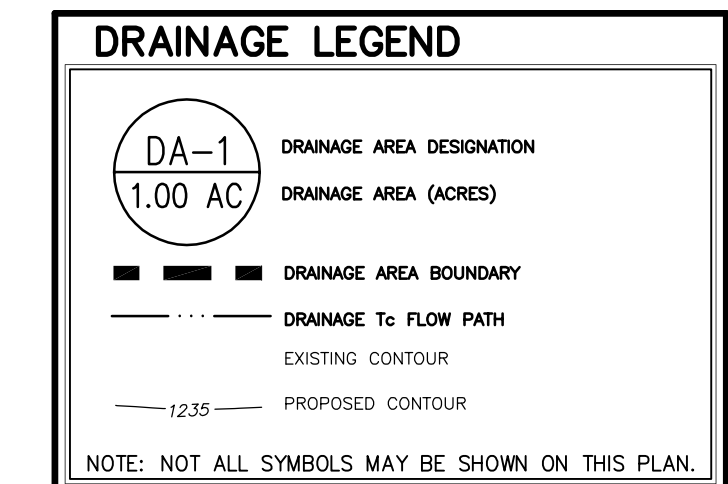
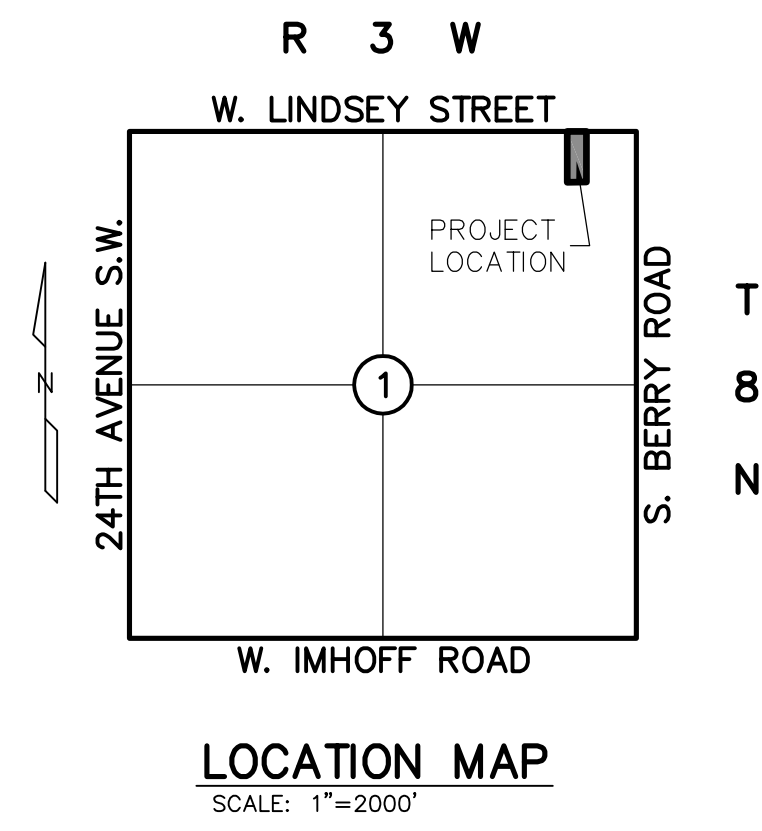
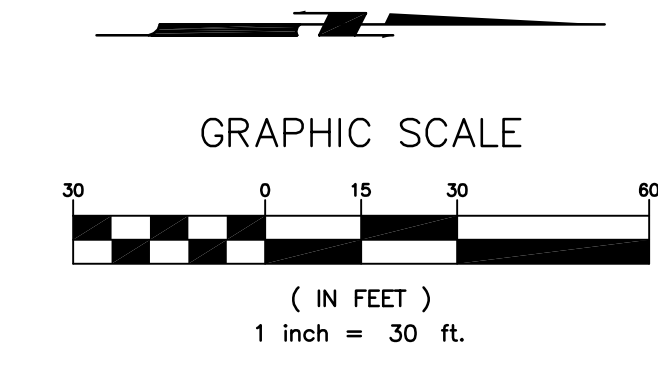
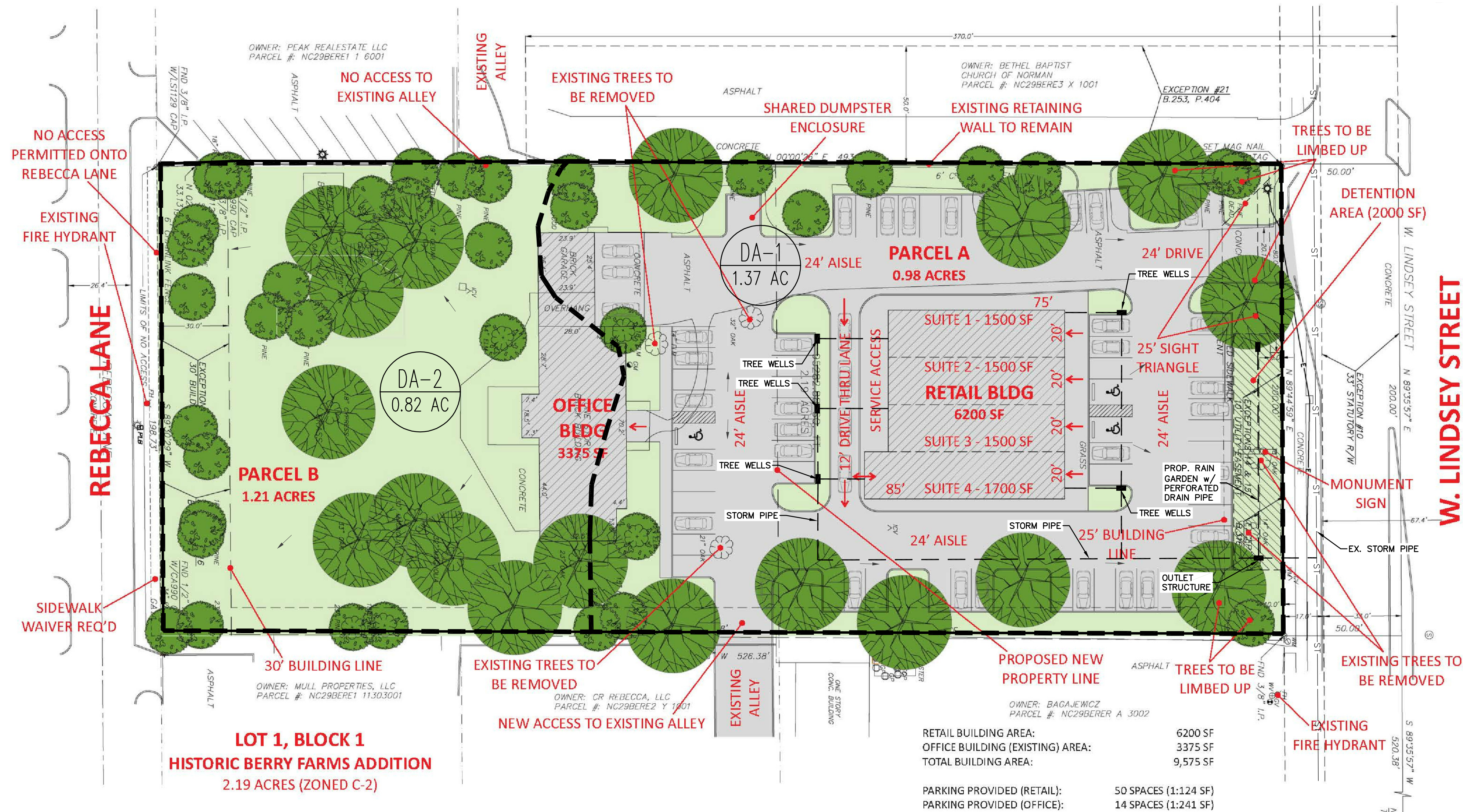
- Art Gallery/Studio.
- Assembly Halls of non-profit corporations.
- Libraries.
- Museums.
- Music Conservatories.
- Office buildings and office uses.
- Trade schools and schools for vocational training.
- Churches.
- Short-term rentals.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Baby shop.
- Bakery/Baked Goods store.
- Bank.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Child Care / Day Care establishment.
- Clothing or apparel store.
- Coffee house or coffee shop.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Establishment.
- Dry goods store.
- Fabric or notion store.
- Florist/Flower Shop.
- Furniture Store.
- Gift Shop.
- Grocery or supermarket.
- Hardware store.
- Hotel or motel.

- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Locksmith.
- Medical Marijuana Dispensary, as allowed by state law.
- Music, Radio, Electronics, Telephone, or Television Store.
- Painting and decorating shop.
- Pet shop/or Small Animal Hospital.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern
 - may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Smoke, Tobacco, Vape, or Similar Shop.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- T-Shirt Printing or Similar Sales or Services.
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Theater (excluding drive-in theaters), Bowling Alley, and Arcade, including those that sell alcoholic beverages in compliance with state law.
- Tier I Medical Marijuana Processor, as allowed by state law.
- Tier II Medical Marijuana Processor, as allowed by state law.
- Toy store.

EXHIBIT D

Preliminary Open Space Plan

[Attached]



PICKARD ACRES COMMERCIAL

HISTORIC:

IMPERVIOUS AREA: 16417 sf = 17%
95283 sf

IMPERVIOUS "C"= 0.95
PERVIOUS "C"= 0.30

CALCULATED "C"= 0.17(0.95) + 0.83(0.30)= 0.411

PROPOSED:

IMPERVIOUS AREA: 46319 sf = 49%
TOTAL AREA: 95283 sf

IMPERVIOUS "C"= 0.95
PERVIOUS "C"= 0.30

CALCULATED "C"= 0.49(0.95) + 0.51(0.30)= 0.619

OWNER/DEVELOPER:
SOONER TRADITIONS, LLC
P.O. BOX 5156
NORMAN, OK 73070

ENGINEER:
ARC ENGINEERING
CONSULTANTS, LLC
STEVE ROLLINS, P.E.
135 DEER CREEK ROAD
EDMOND, OK 73012

Arc Engineering Consultants, LLC
CIVIL ENGINEERING
LAND PLANNING
135 DEER CREEK ROAD
EDMOND, OK 73012
PHONE (405) 509-0212
FAX (405) 509-0212
CERTIFICATE OF AUTHORIZATION NO. 6290 EXP. 6/30/24

Arc ENGINEERING CONSULTANTS

PRELIMINARY
THIS DOCUMENT IS PRELIMINARY
IN NATURE AND IS NOT A FINAL
SIGNED AND SEALED DOCUMENT

1300 W. LINDSEY
1300 W. LINDSEY STREET
NORMAN, CLEVELAND COUNTY, OKLAHOMA
PRELIMINARY DRAINAGE AREA MAP

REVISIONS	NO.	DESCRIPTION	DATE
DRAWN BY:	SDR		
CHECKED BY:	SDR		
APPROVED BY:	SDR		

PROJECT NUMBER:	22-014
DATE:	12-27-22
SCALE:	1"=20'
(HORIZ.)	N/A
(VERT.)	N/A

SHEET NUMBER
1 of 1