



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

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

AGENDA

AMENDED

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

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

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 MARCH 14, 2024 REGULAR PLANNING COMMISSION MEETING.

Short Form Plats

- 2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2324-11: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY GREGORY & JENNIFER EMMERT AND JOSEPH & TERRI CARTER (CENTERLINE SERVICES, L.L.C.) FOR McGEE STREET ANIMAL HOSPITAL CANINE PET SPA FOR 0.34 ACRES OF PROPERTY LOCATED AT 1134 McGEE DRIVE.

Certificates of Survey

- 3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2324-3: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY PATRICIA L. COOK LIVING TRUST (MARK DEAL & ASSOC.) FOR COOK FAMILY FARM FOR APPROXIMATELY 33 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 48TH AVENUE N.E. AND TECUMSEH ROAD.
- 4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2324-4: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DOYLE & JANET REICH (RDM SURVEYING) FOR FISCHER ACRES FOR 19.81 ACRES OF PROPERTY GENERALLY LOCATED ½ MILE SOUTH OF THE INTERSECTION OF E. LINDSEY ST. AND FISCHER AVE. AT THE END OF FISCHER AVE.

NON-CONSENT ITEMS

Rezoning & Preliminary Plat

- 5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-46: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN TO REMOVE PART OF LOT ONE (1), BLOCK ONE (1) OF SALYER ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2505 W. MAIN STREET)
- 6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-16: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY NYSSA RAATKO, L.L.C. (MAXBAS LAND SURVEYING, P.L.L.C.) FOR REPLAT OF SALYER ADDITION FOR 0.543 ACRES OF PROPERTY LOCATED AT 2505 WEST MAIN STREET.

Amendment of PUD, Planned Unit Development

- 7.

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-47: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE NO. O-2122-10, TO AMEND THE SITE PLAN AND PUD NARRATIVE FOR PART OF THE NORTH HALF (N/2) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3766 E. ROBINSON STREET)

SPUD Zoning, Utility Easement Closure & Preliminary Plat

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-49: 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 TWENTY-SIX (26), 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 THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (418 N. INTERSTATE DRIVE)

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-50: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING A PORTION OF THE 17-FOOT-WIDE UTILITY EASEMENT LOCATED IN LOT TWO (2), BLOCK ONE (1), AN AMENDED PLAT OF STIDHAM ADDITION NO. 1, A PLANNED UNIT DEVELOPMENT, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-18: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY ORRKLAHOMA REALTY-NORMAN, L.L.C. (GRUBBS CONSULTING, L.L.C.) FOR SOONER KIA NORMAN, A SIMPLE PLANNED UNIT DEVELOPMENT FOR 4.77 ACRES OF PROPERTY LOCATED AT 418 N. INTERSTATE DRIVE.

Zoning Code Amendment

11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-51: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS 36-101 ("DEFINITIONS"), 36-508 ("NONCONFORMING USES"), AND 36-548 ("OFF STREET PARKING REQUIREMENTS"), ALL IN CHAPTER 36 ("ZONING") OF THE CODE OF THE CITY OF NORMAN TO REMOVE PARKING REQUIREMENTS FOR ACCESSORY DWELLING UNITS WHERE ALLOWED, TO CLARIFY APPLICABILITY OF PROVISIONS TO GARAGE APARTMENTS, "NON-CONFORMITY" AND TO IMPLEMENT OTHER LANGUAGE CHANGES AS ARE CONSISTENT THEREWITH; AND PROVIDING FOR THE SEVERABILITY THEREOF.

PUD Amendment & 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)

The applicant has requested postponement to the May 9, 2024 Planning Commission meeting.

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.

The applicant has requested postponement to the May 9, 2024 Planning Commission meeting.

NORMAN 2025, PUD & Preliminary Plat

14. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-126: 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 ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE OFFICE DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION. (East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35)

The applicant has requested postponement to the May 9, 2024 Planning Commission meeting.

15. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-42: 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 ELEVEN (11), 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. (East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35)

The applicant has requested postponement to the May 9, 2024 Planning Commission meeting.

16. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-15: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CARROLL FARM, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR CARROLL FARM ADDITION, A PLANNED UNIT DEVELOPMENT FOR PROPERTY GENERALLY LOCATED East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35.

The applicant has requested postponement to the May 9, 2024 Planning Commission meeting.

Planning Commission Resolution

17. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION PCR-2324-1: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORMAN, OKLAHOMA ESTABLISHING CERTAIN POLICIES AND PROCEDURES RELATING TO THE TIME SET FOR REGULAR MEETINGS OF THE NORMAN PLANNING COMMISSION; PROVIDING AN EFFECTIVE DATE; AND PROVIDING A DURATION FOR THIS RESOLUTION.

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 MARCH 14, 2024 REGULAR PLANNING COMMISSION MEETING.



CITY OF NORMAN, OK STAFF REPORT

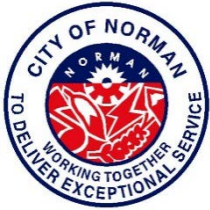
MEETING DATE: 04/11/2024

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 MARCH 14, 2024 REGULAR PLANNING COMMISSION MEETING.

ACTION NEEDED: Approve, accept, reject, amend, or postpone the Minutes of the March 14, 2024 Regular Planning Commission Meeting.



CITY OF NORMAN, OK
PLANNING COMMISSION MEETING - AMENDED
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, March 14, 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 14th day of March, 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 6:32 p.m.

ROLL CALL

PRESENT

- Cameron Brewer
- Steven McDaniel
- Liz McKown
- Chair Erica Bird
- Doug McClure
- Jim Griffith
- Maria Kindel

ABSENT

- Michael Jablonski
- Kevan Parker

A quorum was present.

STAFF PRESENT

- Lora Hoggatt, Planning Services Manager
- Roné Tromble, Admin. Tech. IV
- Beth Muckala, Assistant City Attorney
- Bryce Holland, Multimedia Specialist
- Awet Frezgi, Traffic Engineer
- Paul D'Andrea, Capital Projects Engineer

CONSENT ITEMS**Minutes**

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE FEBRUARY 8, 2024 REGULAR PLANNING COMMISSION MEETING.

Motion made by McDaniel, seconded by Kindel, to approve the Minutes of the February 8, 2024 Planning Commission meeting as presented.

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

The motion to adopt the February 8, 2024 Planning Commission minutes as presented was adopted by a vote of 7-0.

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NON-CONSENT ITEMS**Rose Rock School SPUD**

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-41: 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 LOT ONE (1), BLOCK ONE (1), OF ROSE ROCK SCHOOL ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1515 WEST MAIN STREET)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. SPUD Narrative
4. Final Site Development Plan

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

PRESENTATION BY THE APPLICANT: Brent Swift, 1112 Whispering Pines Drive, is a member of the Board of Rose Rock School. They would like to increase the number of students. They plan to remodel the garage to turn it into classroom space, and add a carport for the residents of the house. The yome will be used for music, teaching, and crafts.

Ms. McKown asked how many students are currently enrolled. Mr. Swift replied there are 54.

Ms. Bird asked for more information about the yome. Mr. Swift explained it is a semi-permanent structure, tent material with windows and doors, over a floating deck.

Ms. Bird asked about the underground greenhouse space. Mr. Swift explained that it will be a mix between a greenhouse and a subterranean hydroponic space to repurpose the existing pool and use it as a teaching tool.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Kindel, seconded by Griffith, to recommend adoption of Ordinance No. O-2324-41 to City Council.

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

The motion to recommend adoption of Ordinance No. O-2324-41 to City Council passed by a vote of 7-0.

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Daws Street ROW Closure

- 3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-43: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING A PORTION OF THE DAWS STREET RIGHT-OF-WAY, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.**

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Ordinance No. O-2324-43
4. Request to Close Daws Street at the North Porter Intersection
5. Updated Staff Report, Ordinance, and Additional Easement Map & Description

PRESENTATION BY STAFF: Beth Muckala reviewed the staff report, a copy of which is filed with the minutes. We received a protest letter which represents 1.7% of the notification area.

Mr. Brewer asked if there will be any change to the area. Ms. Muckala responded that it is already fully constructed as planned.

Ms. Bird asked if this will go forward to vacate the right-of-way. Ms. Muckala responded that the private properties have the option at any time to do that once the property has been closed by the City; the City will not necessarily be a part of the vacation action, but would be named as a defendant and make sure we're reserving the easements as already agreed.

AUDIENCE PARTICIPATION:

Brenda Kimmel, 309 E. Daws Street, said a school bus or sanitation truck cannot make it around the cul-de-sac without backing up and turning. She would like to have a sound barrier put up to cover the ugliness that she looks at. She would like it to be left open to Porter Avenue; 50% of Van's customers use the drive-thru and exit onto Porter. Originally there was going to be trees, plants and a bench.

Denise Clear, 3300 Fireside Circle, representing Don's Mobile Lock Shop. They did not request the closure of Daws; that was all done by the City and part of the project. Their parking lot was requested by the City to be one way in from Acres and exit onto Daws and it has become a mess; people go the wrong direction and use it as a street. The only signs are ones that she put up. The closure of Daws has hurt their business. They do not oppose the closure of the right-of-way.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Kindel commented that she has gone to Don's and her car was almost hit by two cars trying to figure out which way they were supposed to go, and it was confusing for her to leave. She agrees there needs to be signage.

Mr. Brewer goes to Don's and sometimes gets confused where he is supposed to go. Signage would help direct traffic.

Ms. Bird pointed out that the matter before the Commission is only the right-of-way closure, and does not extend to signage and walls, etc. She encouraged the City to hear the comments that have been made and work toward a solution.

Item 1.

Motion made by Brewer, seconded by McClure, to recommend adoption of Ordinance No. O-2324-43 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Bird, Griffith

Voting Nay: McClure, Kindel

The motion to recommend adoption of Ordinance No. O-2324-43 to City Council passed by a vote of 5-2.

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Sooner Village 2025, PUD and Preliminary Plat

4. 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)

ITEMS SUBMITTED FOR THE RECORD:

1. Continuance Memo
2. Request for Continuance

5. 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 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)

ITEMS SUBMITTED FOR THE RECORD:

1. Continuance Memo
2. Request for Continuance

6. 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.

ITEMS SUBMITTED FOR THE RECORD:

1. Continuance Memo
2. Request for Continuance

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Kindel, seconded by Griffith, to postpone Resolution No. R-2324-76, Ordinance No. O-2324-28, and PP-2324-10 to the May 9, 2024 Planning Commission meeting.

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

The motion to postpone Resolution No. R-2324-76, Ordinance No. O-2324-38, and P 2324-10 to the May 9, 2024 Planning Commission meeting passed by a vote of 7-0.

Item 1.

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Carroll Farm 2025, PUD, and Preliminary Plat

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-126: 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 ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE OFFICE DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION. (East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35)

ITEMS SUBMITTED FOR THE RECORD:

1. Continuance Memo
2. Request for Continuance

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-42: 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 ELEVEN (11), 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. (East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35)

ITEMS SUBMITTED FOR THE RECORD:

1. Continuance Memo
2. Request for Continuance

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-15: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CARROLL FARM, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR CARROLL FARM ADDITION, A PLANNED UNIT DEVELOPMENT FOR PROPERTY GENERALLY LOCATED East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35.

ITEMS SUBMITTED FOR THE RECORD:

1. Continuance Memo
2. Request for Continuance

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Kindel, seconded by Griffith, to postpone Resolution No. R-2324-126, Ordinance No. O-2324-42, and PP-2324-15 to the April 11, 2024 Planning Commission meeting.

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

The motion to postpone Resolution No. R-2324-126, Ordinance No. O-2324-42, and PP-2324-15 to the April 11, 2024 Planning Commission meeting passed by a vote of 7-0.

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MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

10. Discussion regarding changes to or establishment of meeting times or other rules and regulations for the orderly transaction of Planning Commission business.

Ms. Muckala reported that there is no ordinance setting the meeting times for Planning Commission. The general provisions applicable to boards and commissions provide certain administrative measures. Specifically, 2-304 provides guidance for internal organization which gives each appointed board or commission the power to adopt such rules and regulations for the orderly transaction of its own business. Essentially, the Planning Commission would choose the time, staff would confirm the availability of City facilities for the meeting at that time, and then prepare a Resolution for the Planning Commission to vote on. Meeting times are posted in advance, so time would need to be allowed for that to happen to meet the Open Meetings Act.

Ms. Bird suggested it would be good not to have two public meetings at the same time. There is a City Council committee meeting that meets the same days as Planning Commission at 4:00 p.m., although not in Council Chambers.

Mr. Holland commented that we are only able to live stream one meeting at a time. The Council committee meetings, which start at 4:00 p.m., and Planning Commission are live-streamed. He needs about 15 minutes between meetings to get the change set up.

Ms. Bird asked if the live-stream is part of our compliance with the Open Meetings Act. Ms. Muckala responded that it is not. It is our policy to provide it, and people expect it.

Mr. Griffith suggested a start time of 5:30 p.m. Mr. McDaniel supported that time. Mr. Brewer noted that Historic District Commission moved their start time from 6:00 to 5:30 when he was on that commission. Ms. Bird commented that she thinks a time after 5:30 allows more people to be able to attend the meetings.

Ms. Bird asked that the Director discuss this with staff and get their feedback for the next meeting.

Ms. Hoggatt noted there are new questions on the AIMNorman.com website about wastewater.

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 7:23 p.m.

Planning Commission

File Attachments for Item:

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2324-11: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY GREGORY & JENNIFER EMMERT AND JOSEPH & TERRI CARTER (CENTERLINE SERVICES, L.L.C.) FOR McGEE STREET ANIMAL HOSPITAL CANINE PET SPA FOR 0.34 ACRES OF PROPERTY LOCATED AT 1134 McGEE DRIVE.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/11/2024

REQUESTER: Gregory & Jennifer Emmert and Joseph & Terri Carter

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2324-11: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY GREGORY & JENNIFER EMMERT AND JOSEPH & TERRI CARTER (CENTERLINE SERVICES, L.L.C.) FOR McGEE STREET ANIMAL HOSPITAL CANINE PET SPA FOR 0.34 ACRES OF PROPERTY LOCATED AT 1134 McGEE DRIVE.

LOCATION: Located at 1134 McGee Drive.

INFORMATION:

1. Owners. Gregory and Jennifer Emmert and Joe and Terri Carter.
2. Developers. Gregory and Jennifer Emmert and Joe and Terri Carter.
3. Surveyor. Centerline Services, L.L.C.

HISTORY:

1. September 22, 1959. City Council adopted Ordinance No. 1178 annexing this property into the Norman Corporate City limits and placing it in the R-1, Single-Family Dwelling District.
2. July 13, 1965. City Council adopted Ordinance No. 1798 placing this property in the R-3, Multi-Family Dwelling District.
3. July 23, 1968. City Council adopted Ordinance No. 2088 placing this property in RM-6, Medium Density Apartment District and removing it from R-3, Multi-Family Dwelling District.
4. March 10, 2022. Planning Commission, on a vote of 5-0, recommended to City Council that this property be placed in the C-2, General Commercial District and removed from RM-6, Medium Density Apartment District.

5. April 26, 2022. City Council adopted Ordinance No. O-2122-38 placing this property in the C-2, General Commercial District and removing it from RM-6, Medium Density Apartment District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer is existing.
3. Sidewalk. Sidewalk is existing
4. Streets. Street paving for McGee Drive is existing.
5. Water. Water is existing.

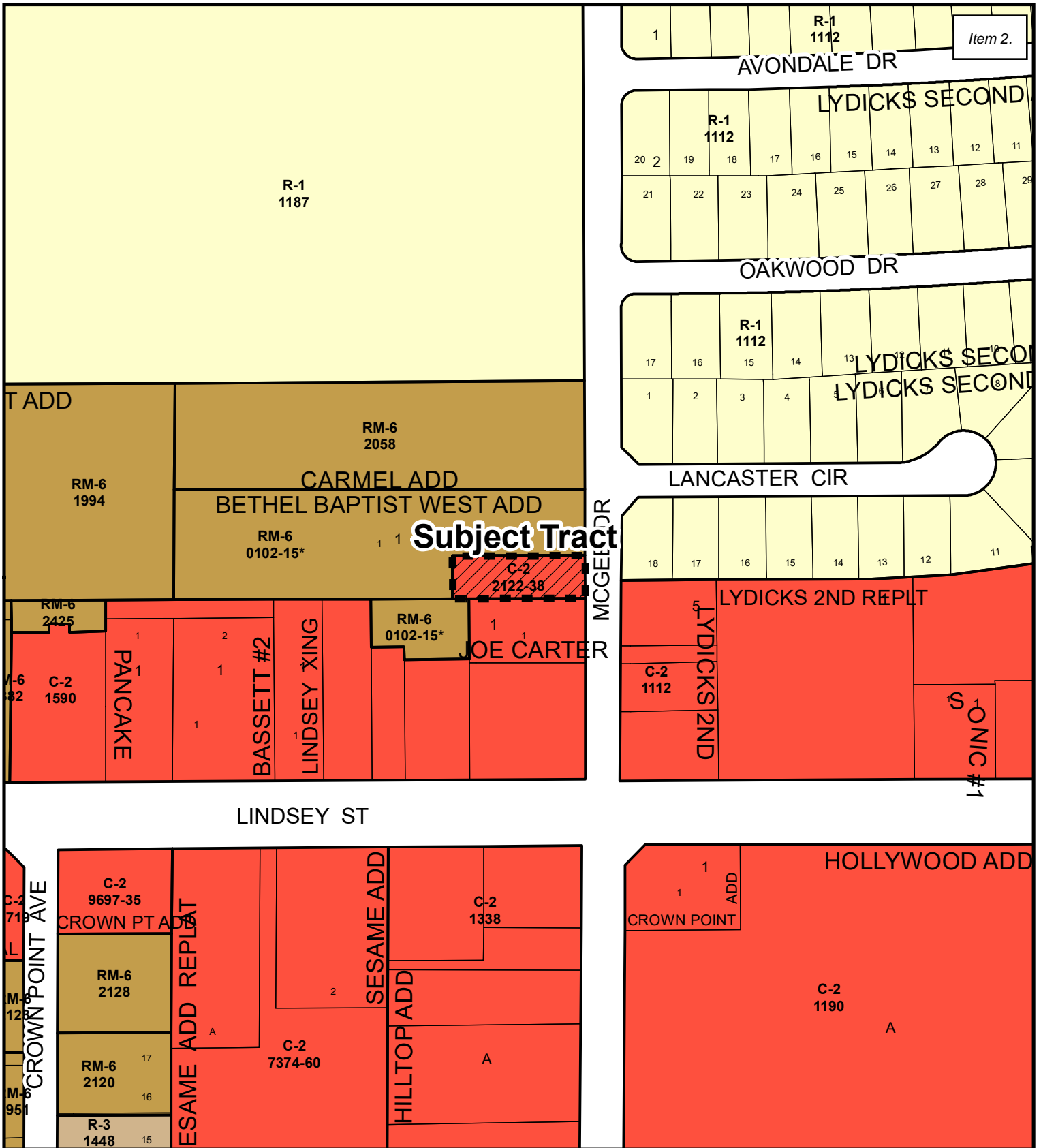
PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: The property consists of .34 acres and one lot. Staff recommends approval of Short Form Plat No. SFP-2324-11 for McGee Street Canine Spa.

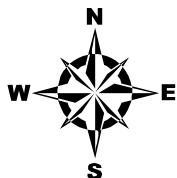
ACTION NEEDED: Approve or disapprove Short Form Plat No. SPF-2324-11 for McGee Street Canine Spa, and, if approved, direct the filing thereof with the Cleveland County Clerk.



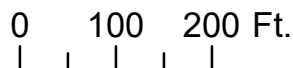
Location Map




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



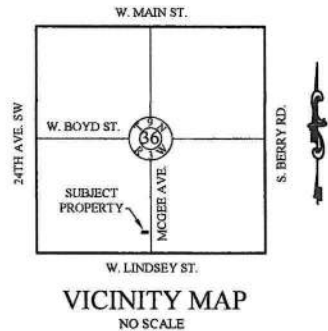
March 6, 2024



 Subject Tract

McGEE STREET CANINE SPA
SHORT FORM PLAT No.
SECTION 36, T9N, R3W

SFP-2324-11



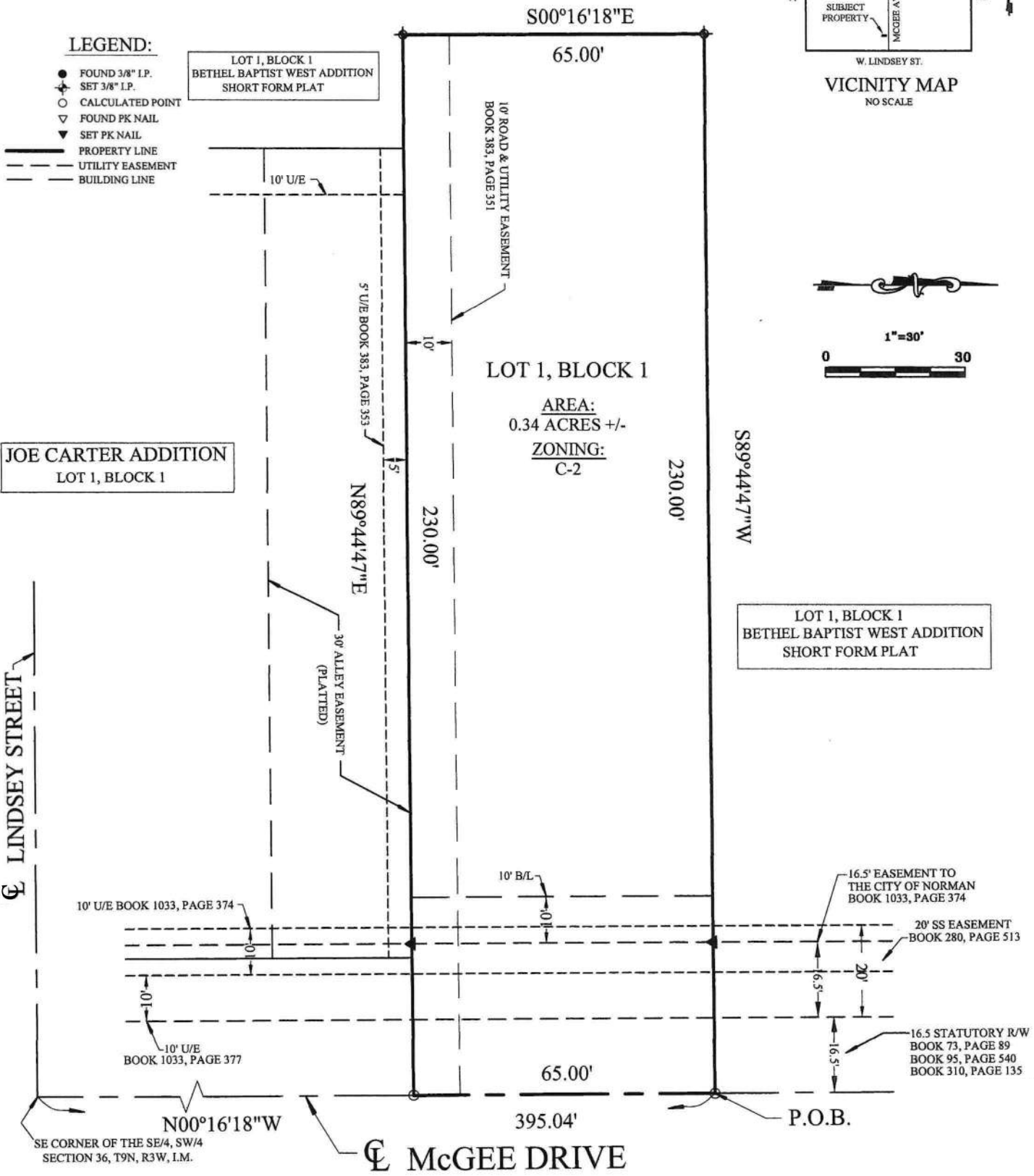
LEGEND:

- FOUND 3/8" I.P.
- ⊕ SET 3/8" I.P.
- CALCULATED POINT
- ▽ FOUND PK NAIL
- ▼ SET PK NAIL
- PROPERTY LINE
- - - UTILITY EASEMENT
- - - BUILDING LINE

LOT 1, BLOCK 1
 BETHEL BAPTIST WEST ADDITION
 SHORT FORM PLAT

JOE CARTER ADDITION
 LOT 1, BLOCK 1

LOT 1, BLOCK 1
 BETHEL BAPTIST WEST ADDITION
 SHORT FORM PLAT

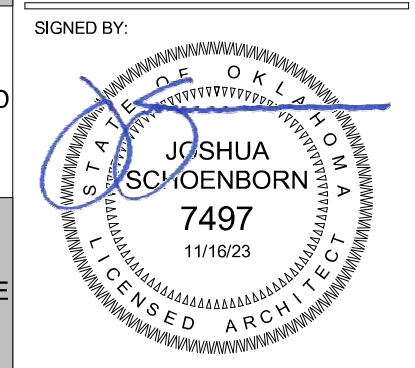


Basis of Bearings: S89°44'28" W (North Property line)
 BETHEL BAPTIST WEST ADDITION
 SHORT FORM PLAT

CENTERLINE SERVICES L.L.C. C.A.# 4557 L.S. Ex. 6/30/24 P.O. BOX 338, NOBLE, OKLAHOMA 73069 PHONE: (405) 306-8555 E-MAIL: centerlinecsll@gmail.com 12,553			SURVEYED BY: RE DRAWN BY: TJS APPROVED BY: RS DATE: 03/14/2024 SCALE: 1" = 30' PROJECT No.: 12,553	PROJECT: SHORT FORM PLAT McGEE STREET ANIMAL HOSPITAL CANINE PET SPA LOCATION: 1134 McGEE DRIVE, NORMAN CLEVELAND COUNTY, OKLAHOMA CLIENT:	SHEET NUMBER 1 SHEET 1 OF 2
SHEET: 2 of 2 DATE: 03/14/24 DRAWN BY: TJS					

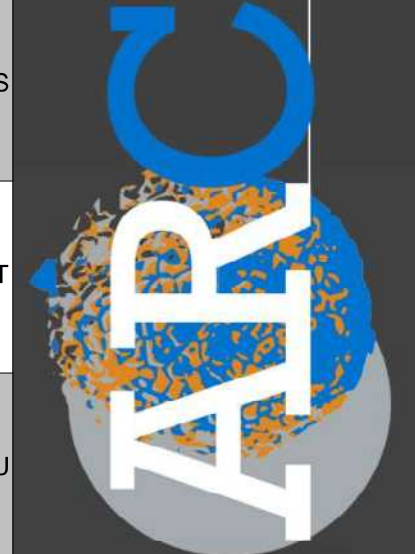


A PROFESSIONAL CORPORATION
701 W Sheridan Ave, Suite 302
Oklahoma City, OK 73102
T: (405) 579-4300
E: arc@arcokla.com



McGee Street Canine Spa
1134 McGee Drive

ARC ARCHITECTURE
INTERIOR DESIGN + PLANNING



PROJECT NUMBER: 2210S
ISSUE DATE: November 16, 2023
BENCHMARK: Bid Set
REVISION SCHEDULE:
SHEET NAME: Life Safety - Site Plan
SHEET NUMBER:

LIST OF KEYNOTES ON THIS SHEET REFER TO COVER OR PROJECT MANUAL FOR COMPLETE LIST	
#	DESCRIPTION
02.00	PROPERTY LINE
02.25.1	WATER METER (E)
02.25.4	ELECTRIC METER (E)
02.25.6	GAS LOCATION (E)
02.25.7	COMM/DATA PYLON (E)
31.04	MULCH PLANTING AREA WITH IRRIGATION
31.05	EIGHT-FOOT-TALL SHADE (CANOPY) TREE
31.06	THREE-GALLON SHRUB
32.06.7	PROPOSED AREA OF DETENTION POND, RE: CIVIL
32.17.4	EXISTING POWER POLE TO BE RELOCATED TO ALLOW GUY LINE TO CLEAR NEW PARKING SPACES, CONTACT AND COORDINATE WITH OG&E.
FH	FIRE HYDRANT (E)
FL	FIRE LANE (E)
MH	SANITARY SEWER MANHOLE (E)
PP	POWER POLE (E)
XFMR	POLE MOUNTED ELEC. TRANSFORMER (E)

General Information

PROJECT NAME:
CANINE SPA

PROJECT LOCATION:
1134 MCGEE DR, NORMAN, OK 73072
CLEVELAND COUNTY

PROJECT CONSTRUCTION PURPOSE:
NEW BUILDING AND RENOVATION OF EXISTING BUILDING

BUILDING OWNER:
CANINE SPA

AUTHORITY HAVING JURISDICTION FOR FIRE ALARM PERMIT, PLAN REVIEW, AND BUILDING PERMIT CITY OF NORMAN

APPLICABLE BUILDING CODES AND STANDARDS:
IBC 2015, AS AMENDED OUBCC AND CITY OF NORMAN

Deferred Submittals

A. FIRE ALARM SYSTEM
PREPARED BY FIRE ALARM SUBCONTRACTOR
Required information includes:
1) Drawings indicating devices
2) Drawings indicating locations
3) Drawings must be to scaled for review purposes
4) Battery calculations
5) Voltage drop calculations
6) Equipment specifications
7) Annunciator locations
8) Line wiring (riser) diagrams

B. FIRE SPRINKLER SYSTEM
PREPARED BY FIRE SPRINKLER SUBCONTRACTOR.
SUBMIT PER CITY OF NORMAN REQUIREMENTS AND WHERE APPLICABLE, TO LOCAL FIRE AUTHORITIES.

Building Limitations

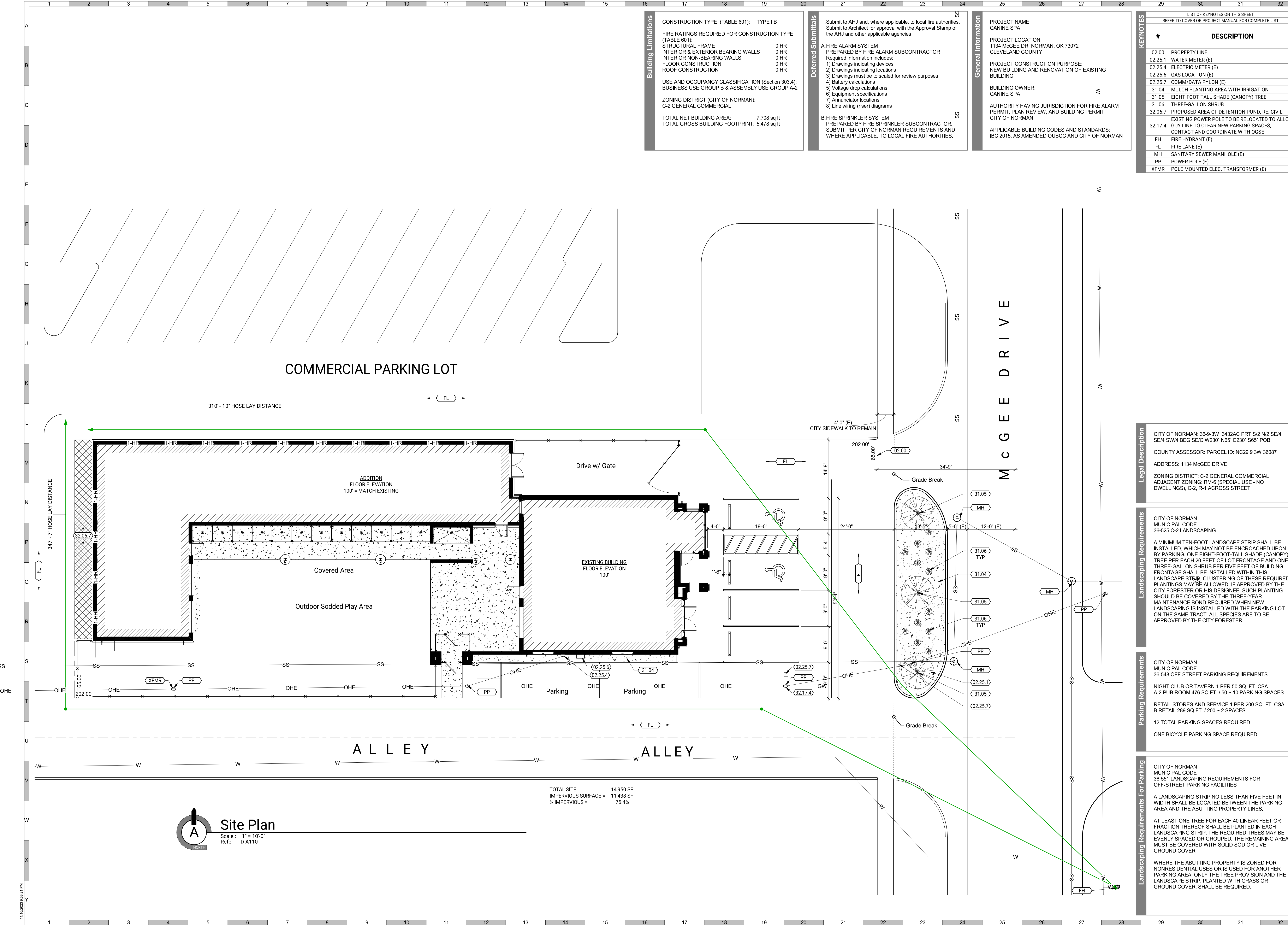
CONSTRUCTION TYPE (TABLE 601): TYPE IIB

FIRE RATINGS REQUIRED FOR CONSTRUCTION TYPE (TABLE 601):
STRUCTURAL FRAME 0 HR
INTERIOR & EXTERIOR BEARING WALLS 0 HR
INTERIOR NON-BEARING WALLS 0 HR
FLOOR CONSTRUCTION 0 HR
ROOF CONSTRUCTION 0 HR

USE AND OCCUPANCY CLASSIFICATION (Section 303.4):
BUSINESS USE GROUP B & ASSEMBLY USE GROUP A-2

ZONING DISTRICT (CITY OF NORMAN):
C-2 GENERAL COMMERCIAL

TOTAL NET BUILDING AREA: 7,708 sq ft
TOTAL GROSS BUILDING FOOTPRINT: 5,478 sq ft



Legal Description

CITY OF NORMAN: 36-9-3W .3432AC PRT S/2 N/2 SE/4 SE/4 SW/4 BEG SEC W230' N65' E230' S85' POB
COUNTY ASSESSOR: PARCEL ID: NC29 9 3W 36087
ADDRESS: 1134 MCGEE DRIVE
ZONING DISTRICT: C-2 GENERAL COMMERCIAL
ADJACENT ZONING: RM-6 (SPECIAL USE - NO DWELLINGS), C-2, R-1 ACROSS STREET

Landscaping Requirements

CITY OF NORMAN
MUNICIPAL CODE
36-525 C-2 LANDSCAPING

A MINIMUM TEN-FOOT LANDSCAPE STRIP SHALL BE INSTALLED, WHICH MAY NOT BE ENCRONOCHED UPON BY PARKING. ONE EIGHT-FOOT-TALL SHADE (CANOPY) TREE PER EACH 20 FEET OF LOT FRONTAGE AND ONE THREE-GALLON SHRUB PER FIVE FEET OF BUILDING FRONTAGE SHALL BE INSTALLED WITHIN THIS LANDSCAPE STRIP. CLUSTERING OF THESE REQUIRED PLANTINGS MAY BE ALLOWED, IF APPROVED BY THE CITY FORESTER OR HIS DESIGNEE. SUCH PLANTING SHOULD BE COVERED BY THE THREE-YEAR MAINTENANCE BOND REQUIRED WHEN NEW LANDSCAPING IS INSTALLED WITH THE PARKING LOT ON THE SAME TRACT. ALL SPECIES ARE TO BE APPROVED BY THE CITY FORESTER.

Parking Requirements

CITY OF NORMAN
MUNICIPAL CODE
36-548 OFF-STREET PARKING REQUIREMENTS

NIGHT CLUB OR TAVERN 1 PER 50 SQ. FT. CSA
A-2 PUB ROOM 476 SQ.FT. / 50 - 10 PARKING SPACES
RETAIL STORES AND SERVICE 1 PER 200 SQ. FT. CSA
B RETAIL 289 SQ.FT. / 200 - 2 SPACES

12 TOTAL PARKING SPACES REQUIRED
ONE BICYCLE PARKING SPACE REQUIRED

Landscaping Requirements For Parking

CITY OF NORMAN
MUNICIPAL CODE
36-551 LANDSCAPING REQUIREMENTS FOR OFF-STREET PARKING FACILITIES

A LANDSCAPING STRIP NO LESS THAN FIVE FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING AREA AND THE ABUTTING PROPERTY LINES.

AT LEAST ONE TREE FOR EACH 40 LINEAR FEET OR FRACTION THEREOF SHALL BE PLANTED IN EACH LANDSCAPING STRIP. THE REQUIRED TREES MAY BE EVENLY SPACED OR GROUPED. THE REMAINING AREA MUST BE COVERED WITH SOLID SOD OR LIVE GROUND COVER.

WHERE THE ABUTTING PROPERTY IS ZONED FOR NONRESIDENTIAL USES OR IS USED FOR ANOTHER PARKING AREA, ONLY THE TREE PROVISION AND THE LANDSCAPE STRIP, PLANTED WITH GRASS OR GROUND COVER, SHALL BE REQUIRED.

TOTAL SITE = 14,950 SF
IMPERVIOUS SURFACE = 11,438 SF
% IMPERVIOUS = 75.4%

Site Plan
Scale: 1" = 10'-0"
Refer: D-A110

File Attachments for Item:

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2324-3: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY PATRICIA L. COOK LIVING TRUST (MARK DEAL & ASSOC.) FOR COOK FAMILY FARM FOR APPROXIMATELY 33 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 48TH AVENUE N.E. AND TECUMSEH ROAD.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/11/2024

REQUESTER: Patricia L. Cook Living Trust

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2324-3: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY PATRICIA L. COOK LIVING TRUST (MARK DEAL & ASSOC.) FOR COOK FAMILY FARM FOR APPROXIMATELY 33 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 48TH AVENUE N.E. AND TECUMSEH ROAD.

LOCATION: Located at the southeast corner of the intersection of 48th Avenue N.E. and East Tecumseh Road.

INFORMATION:

1. Owners. Patricia Cook Living Trust.
2. Developer. Patricia Cook Living Trust.
3. Surveyor. Mark Deal and Associates.

HISTORY:

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

IMPROVEMENT PROGRAM:

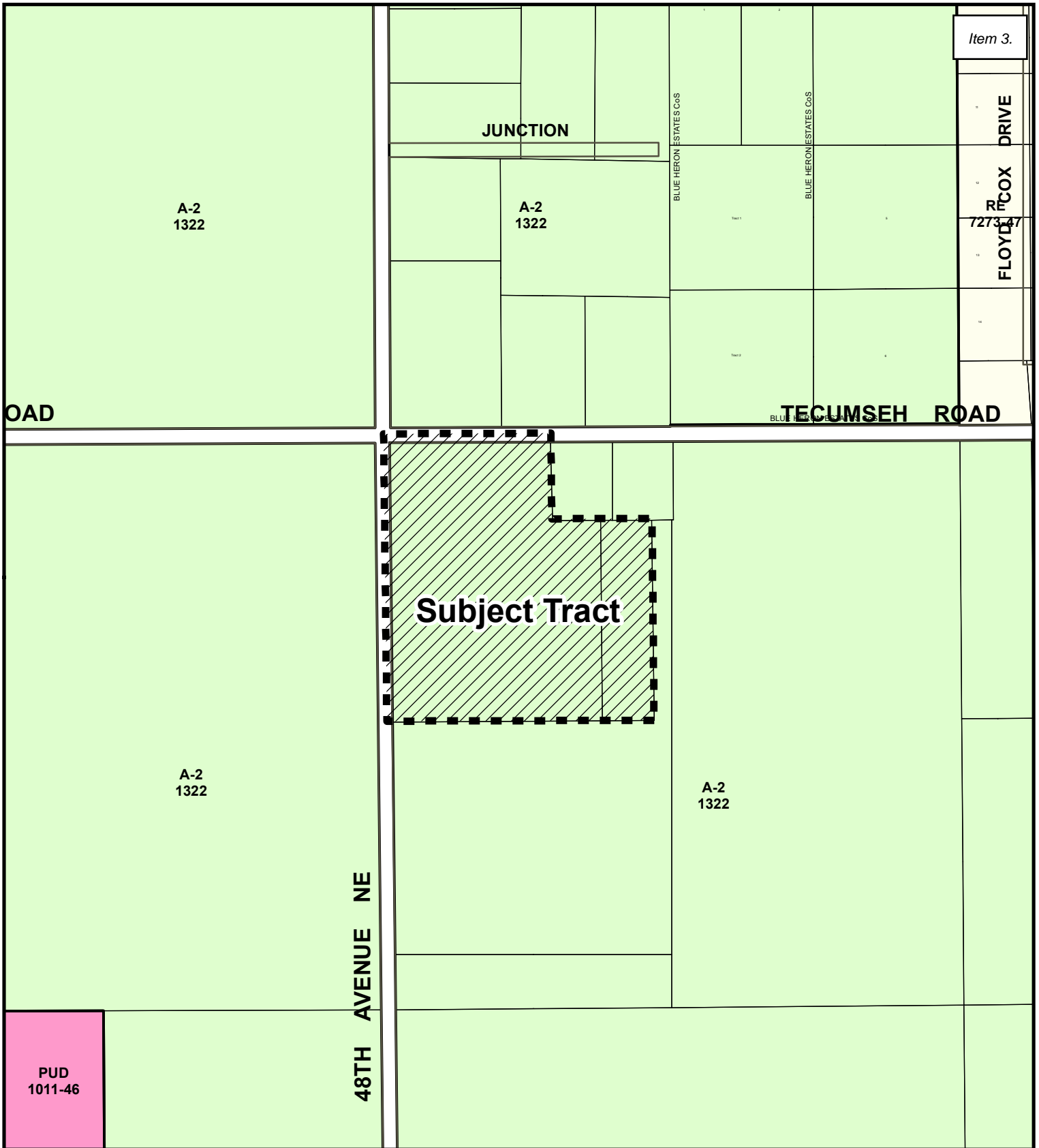
1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing private sanitary sewer system on Tract 3.

3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing water well on Tract 3.
4. Streets. Tecumseh Road is classified as a Minor Rural Arterial and 48th Avenue N.E. is classified as a Principal Rural Arterial.
5. Easements. With the Comprehensive Transportation Plan, Tecumseh Road is classified as a Principal Rural Arterial and 48th Avenue N.E. is classified as a Minor Rural Arterial. A 17' roadway, drainage and utility easement will be required plus 20' trail easement located outside of the seventeen-feet (17').
3. Acreage. There is a total of 32.99 acres. Tract 1 consists of 12.99 acres, Tract 2 consists of 10 acres and Tract 3 consist of 10 acres.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2324-3 for Cook Family Farm are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Tracts 1 and 2 are undeveloped. There is an existing residential building on Tract 3. Staff recommends approval of Certificate of Survey No. COS-2324-3 for Cook Family Farm.

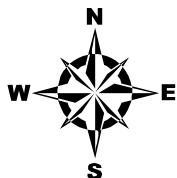
ACTION NEEDED: Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2324-3 for Cook Family Farm to City Council.



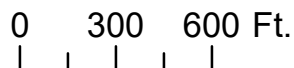
Location Map




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.



March 6, 2024

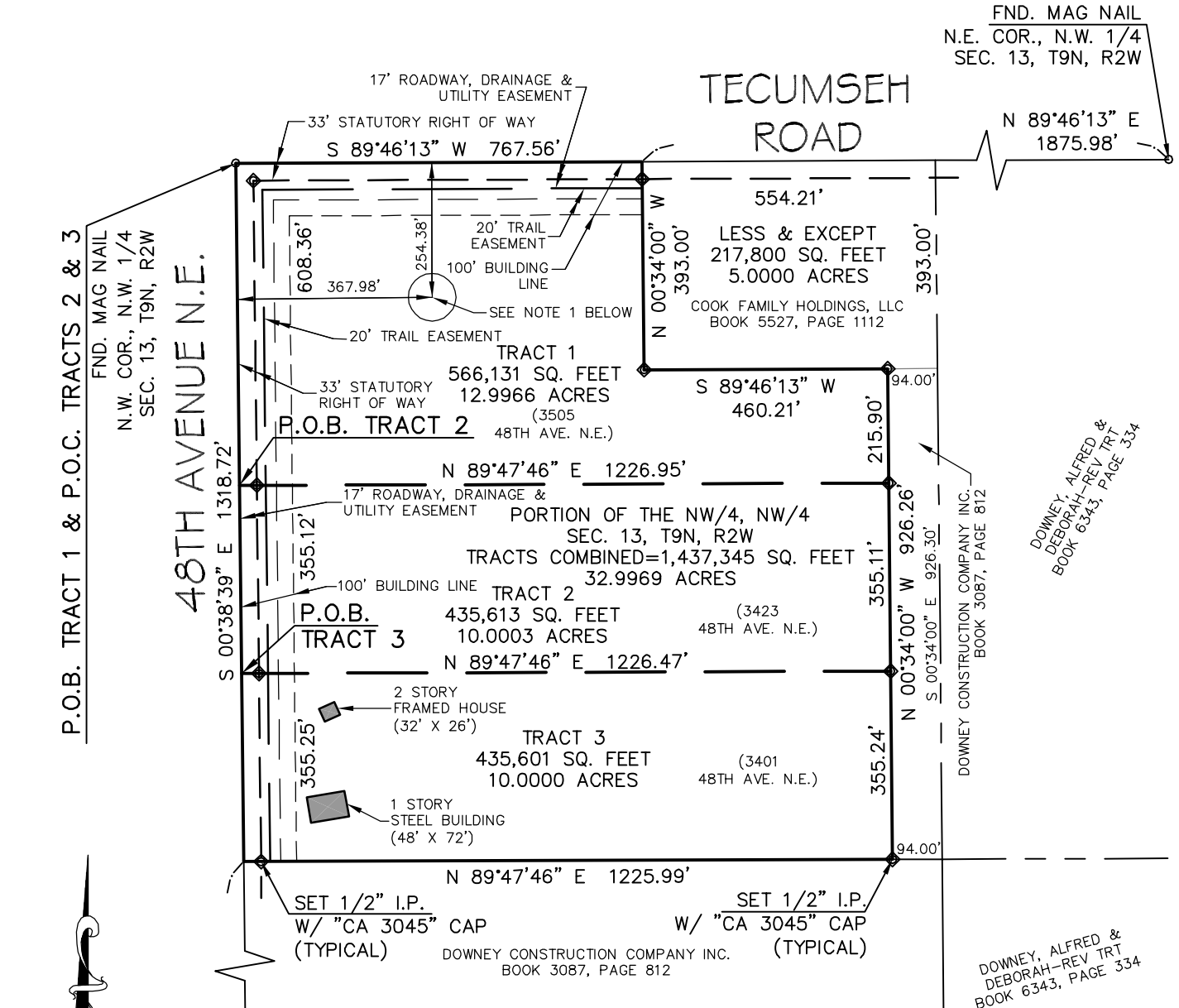


 Subject Tract

COOK FAMILY FARM 5010 E. TECUMSEH

A NORMAN RURAL
CERTIFICATE OF SURVEY
COS #2324-3
PART OF NW/4, NW/4, SEC. 13, T9N, R2W

FND. MAG NAIL
N.E. COR., N.W. 1/4
SEC. 13, T9N, R2W



P.O.B. TRACT 1 & P.O.C. TRACTS 2 & 3

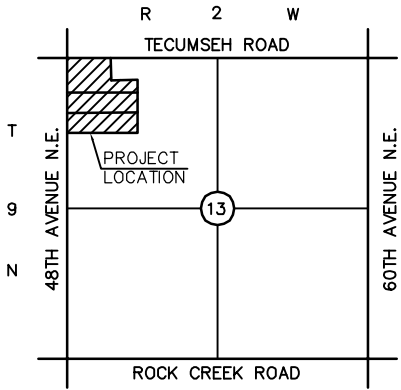
FND. MAG NAIL
N.W. COR., N.W. 1/4
SEC. 13, T9N, R2W

48TH AVENUE N.E.

TECUMSEH ROAD



FND. MAG NAIL
S.W. COR., N.W. 1/4
SEC. 13, T9N, R2W

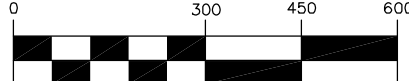


NOTE 1:
PLUGGED DRY WELL
45' RADIUS BUILDING
RESTRICTION
N35.261005
E-97.3695635

LEGEND

- - FND./SET MONUMENT
- — — — — TRACT LINE
- — — — — PROPERTY LINE
- — — — — EASEMENT LINE
- - - - - 50' ROADWAY, DRAINAGE, & UTILITY EASEMENT

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

SHEET 1 OF 8

Cook Family Farm Rural Certificate of Survey

P.O. BOX 6578 - Norman, OK 73070
 405.681.3325 Phone & Fax - shaun@pls.net
 Certificate of Authorization No. 3045 - Expires June 30, 2025
 All rights reserved under copyright.

Project No: 3480 Date: 8/27/23 Scale: 1"=300
 Drawn By: MWH Party Chief: JDR Revisions:
 DWG File: 3480mp.dwg FB/Data File: 3480jrpointsB.txt

Mark Deal and Associates
PROFESSIONAL CORPORATION

File Attachments for Item:

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2324-4: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DOYLE & JANET REICH (RDM SURVEYING) FOR FISCHER ACRES FOR 19.81 ACRES OF PROPERTY GENERALLY LOCATED ½ MILE SOUTH OF THE INTERSECTION OF E. LINDSEY ST. AND FISCHER AVE. AT THE END OF FISCHER AVE.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/11/2024

REQUESTER: Doyle & Janet Reich

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2324-4: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DOYLE & JANET REICH (RDM SURVEYING) FOR FISCHER ACRES FOR 19.81 ACRES OF PROPERTY GENERALLY LOCATED ½ MILE SOUTH OF THE INTERSECTION OF E. LINDSEY ST. AND FISCHER AVE. AT THE END OF FISCHER AVE.

LOCATION: Generally located approximately one-half mile south of East Lindsey Street and one-fourth mile east of 144th Avenue S.E.

INFORMATION:

1. Owners. Doyle and Janet Reich.
2. Developer. Doyle and Janet Reich.
3. Surveyor/Engineer. RDM Surveying.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the City of Norman Corporate Limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No.1322 placing this property in A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM/INFORMATION:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual septic system will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water well will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

4. Private Road. Fischer Road is an existing private road. The owners will extend the private road approximately 200-feet south of the existing road to the proposed tract.

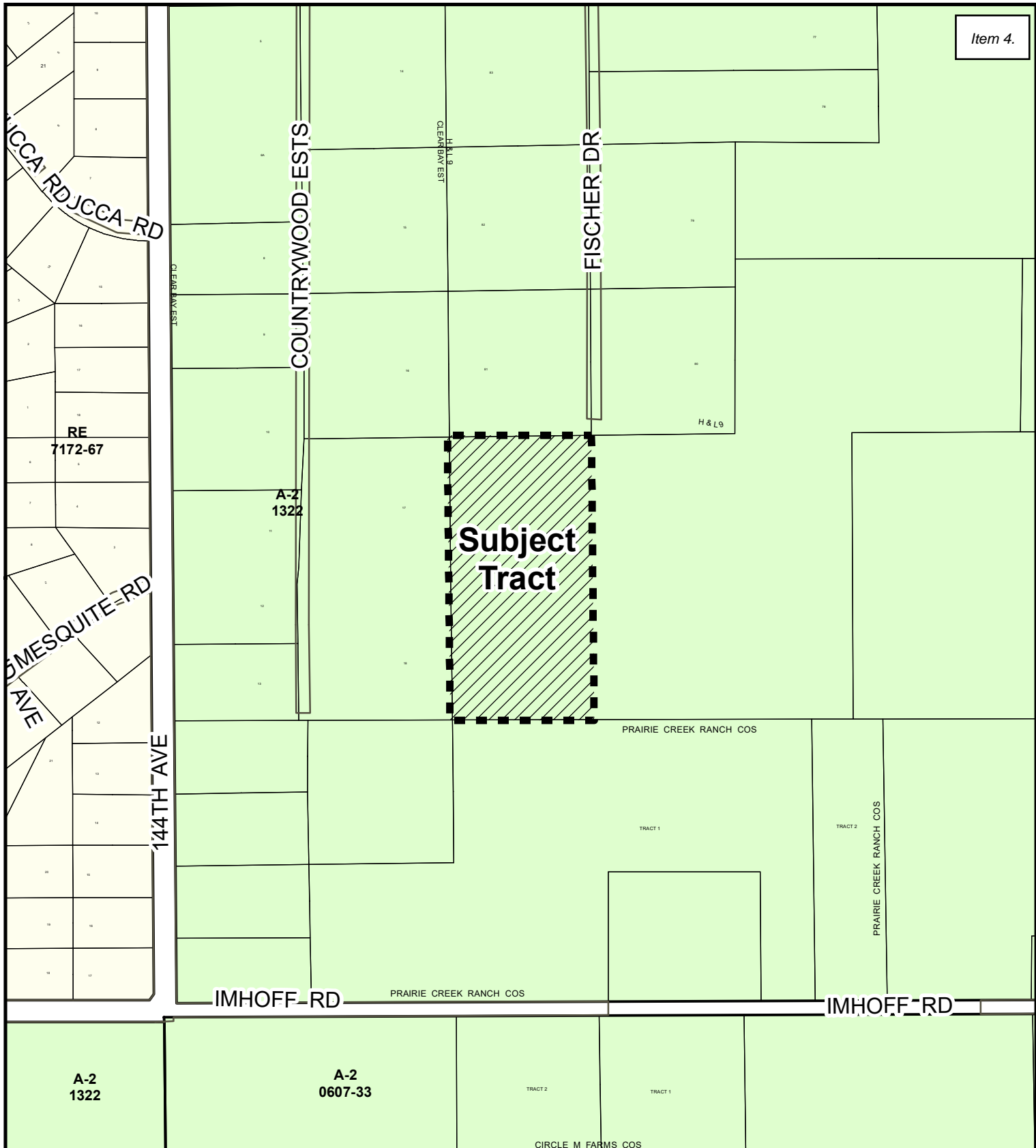
IMPROVEMENT PROGRAM/INFORMATION

1. Flood Plain. The proposed tract contains flood plain however there is sufficient area to construct a residence outside of the flood plain.
2. Acreage. The property consists of 10 acres.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2324-4 for Fischer Acres are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owners propose a 10 acre tract for the purpose of selling. Staff recommends approval of Norman Rural Certificate of Survey No. COS-2324-4 for Fischer Acres.

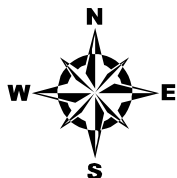
ACTION NEEDED: Approve or disapprove Norman Rural Certificate of Survey No. COS-2324-4 for Fischer Acres and submit to City Council for consideration.



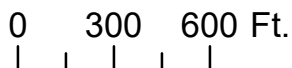
Location Map




Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
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in the information presented.



March 6, 2024



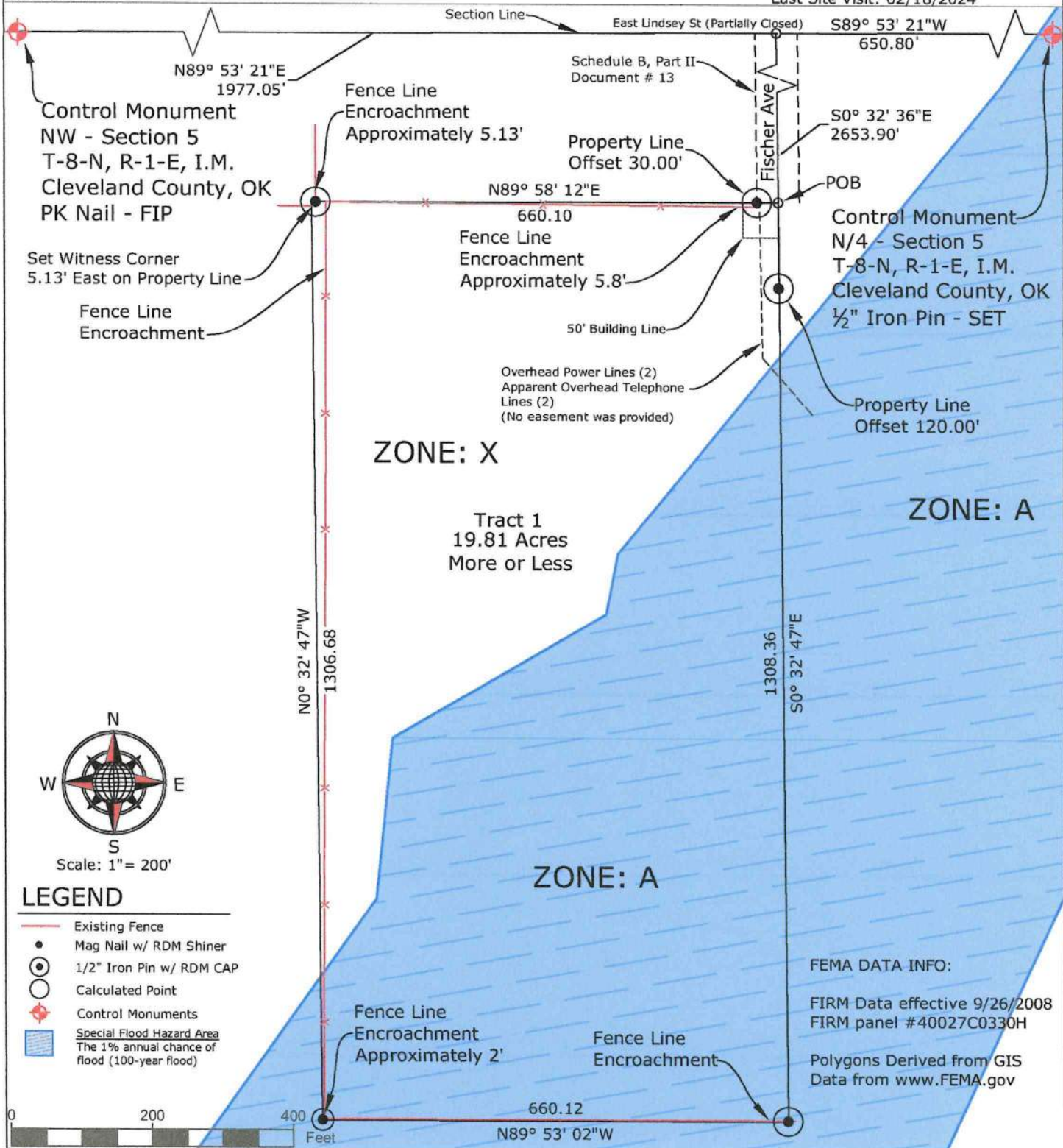
 Subject Tract

Fischer Acres

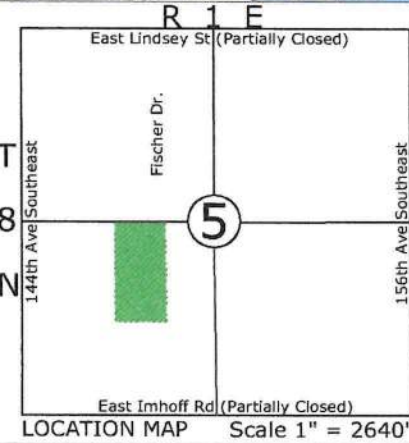
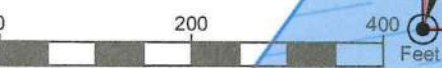
(Norman Rural Certificate of Survey Subdivision)
Part of the W/2 of Section 5, T8N, R1E, I.M.,
Norman, Cleveland County, Oklahoma.

RDM LAND SURVEYING CO.
ROGER D. MAYES, PLS #1029
CA #2347, EXPIRES JUNE 30, 2025
P.O. BOX 921
PURCELL, OKLAHOMA 73080
(405) 527-5838

CLIENT: REICH, DOYLE & JANET
DATE OF SURVEY: 02/15/2024
BASIS OF BEARINGS: DEED
County: CLEVELAND
Last Site Visit: 02/18/2024



- LEGEND**
- Existing Fence
 - Mag Nail w/ RDM Shiner
 - 1/2" Iron Pin w/ RDM CAP
 - Calculated Point
 - ⊕ Control Monuments
 - Special Flood Hazard Area
The 1% annual chance of flood (100-year flood)



Title Commitment Provided by:

Chicago Title Oklahoma Co.
1601 NW Expressway, Suite 1000
Oklahoma City, OK 73118
Main Phone: (405)840-9191
Order Number: 710062400031
Commitment Date: January 3, 2024 at 07:00 AM

Schedule B, PART II

10. Right of Way in favor of TransOK Pipe Line Company recorded in Book 238, Page 430. Is Partially Blanket in Nature and it is not shown on Plat.
11. Right of Way in favor of Gulf Refining Company recorded in Book 296, Page 237. Is Blanket in Nature and it is not shown on Plat.
12. Right of Way in favor of Sunray DX Oil Company recorded in Book 464, Page 435. Is Blanket in Nature and it is not shown on Plat.
13. Private Roadway and Utility Easement recorded in Book 662, Page 95. (Document Contains Several Legals descriptions, Only shown the one for Fischer Ave (paragraph 6 of Book 662 pg 95)).
14. Assignment and Assumption of Pipeline Assets and Easements recorded in Book 6515, Page 716. Is Blanket in Nature and it is not shown on Plat.

Surveyor Notes

1. Points along existing roadway fence may not represent actual Right-of-Way.
2. No Existing Structures were found on the Property.
3. No OKIE Utilities or any underground improvements were requested to be located.
4. Property may be subject to adverse possession, prescriptive easements, and other boundary disputes.
5. FEMA Flood Data Overlay is for visual reference only may not be accurate with actual location of monuments.
6. This Certificate of Survey Plat is not a Flood Certificate, No Base Flood Elevation data determined.
7. Parent Tract Legal description was provided by client.

File Attachments for Item:

5.

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-46: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN TO REMOVE PART OF LOT ONE (1), BLOCK ONE (1) OF SALYER ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2505 W. MAIN STREET)



CITY OF NORMAN, OK
STAFF REPORT

MEETING DATE: 04/11/2024

REQUESTER: Nyssa Raatko, L.L.C.

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-46: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN TO REMOVE PART OF LOT ONE (1), BLOCK ONE (1) OF SALYER ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2505 W. MAIN STREET)

APPLICANT/REPRESENTATIVE Nyssa Raatko, L.L.C.

WARD 4

CORE AREA No

BACKGROUND: The applicant is requesting rezoning from SPUD, Simple Planned Unit Development, to C-2, General Commercial District, for approximately 0.543 acres on W. Main Street. The property is currently utilized by Eviana L.L.C.; the 2019 approval of Ordinance No. O-1920-1, a SPUD, Simple Planned Unit Development, allowed for the uses under C-2, General Commercial District, and a medical marijuana processing facility. This new proposal involves replatting the parcel to create an outparcel lot of 0.543 acres and a rezoning to C-2 for only that portion of rezoning to C-2. There will be a new structure added which will be the future location for a Brakes Plus Store. The remaining 2.60 acres of the 2019 SPUD zoning will remain in use at this time.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION MEETING: GBC 24-05, March 19, 2024

There was no quorum for the March Greenbelt Commission meeting. This item was on the GB Agenda for the Preliminary Plat application.

PRE-DEVELOPMENT: PD24-03, March 28, 2024

No neighbors attended this meeting.

ZONING ORDINANCE CITATION:

SECTION 36-525, C-2, General Commercial District: This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

EXISTING ZONING: The existing zoning for the subject property is SPUD, Simple Planned Unit Development, adopted by Ordinance No. O-1920-1. The current SPUD allows for C-2, General Commercial District, uses and a medical marijuana processing facility.

ANALYSIS: The subject property is located in a busy commercial zoning district, along the north side of W. Main Street. The proposed project would bring a new commercial business to the area to help serve residents. The applicant will meet all pertinent zoning ordinance requirements for commercial projects, including all required landscaping and lighting standards. The subject property will use the existing curb cut on W. Main Street, there is a cross access easement noted on the Preliminary Plat. There is one proposed new building with associated parking.

ALTERNATIVES/ISSUES:

IMPACTS: The surrounding area currently has access to City water, sewer, and stormwater, making the subject property suitable for development. The City Traffic Engineer states no traffic operational issues are anticipated due to the development.

OTHER AGENCY COMMENTS:

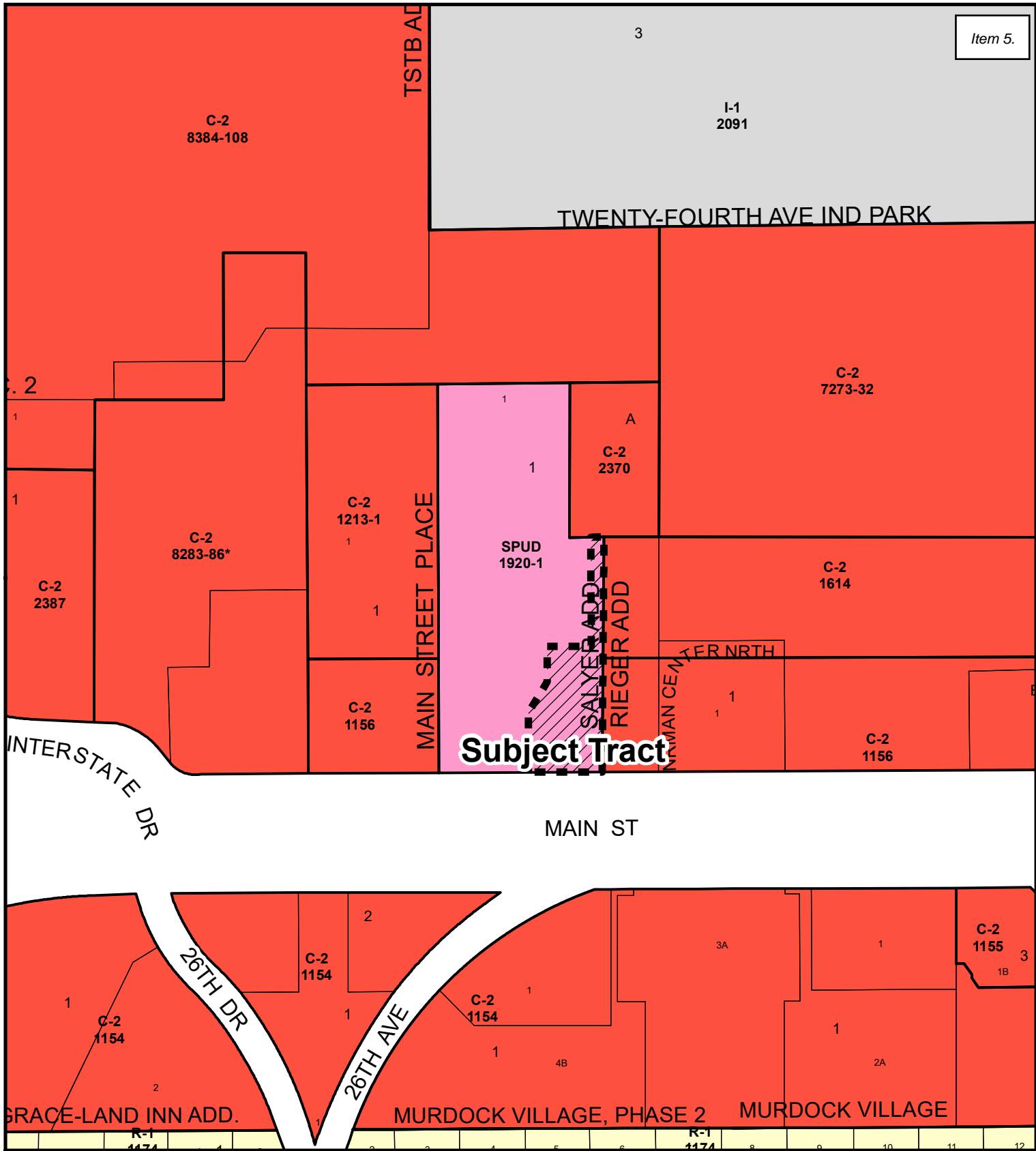
FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants and fire/building codes will be considered at the building permit stage.

PUBLIC WORKS/ENGINEERING: Please see the attached report from Engineering.

TRAFFIC ENGINEER: 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 SPUD, Simple Planned Unit Development, to C-2, General Commercial District, and Ordinance No O-2324-46 to the Planning Commission for consideration and recommendation to City Council.

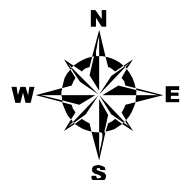


Subject Tract

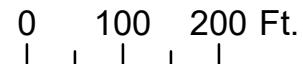
Location Map




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



March 6, 2024



 Subject Tract

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CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: March 22, 2024

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

PROJECT NAME: Salyer Addition Re-Plat PP **PROJECT TYPE:** Commercial
Owner: Nyssa Raatko, LLC
Developer's Engineer: MacBax Land Surveying, PLLC
Developer's Traffic Engineer: Olsson

SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial surrounds the proposed site on Main Street with some low density residential further south.

ALLOWABLE ACCESS:

The site proposes to reuse one existing access point. The location of this existing access point will afford limited access because of the median on Main Street and meets the applicable requirements in the Engineering Design Criteria.

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

Main Street: 6 lanes (existing). 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	106	53	53
A.M. Peak Hour	1	1	0
P.M. Peak Hour	7	2	5

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

Obviously being well below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer was asked to submit a traffic memo to document the trip generation potential for this application. On behalf of the developer Olsson submitted the traffic impact analysis memorandum. No traffic operational issues are anticipated due to the development.

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

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

The proposed development will access Main Street from the north by way of an existing driveway. This intersection on Main Street will continue to provide limited access because of the Main Street median. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

Applicant: Nyssa Raatko L.L.C

Project Location: 2505 W. Main Street

Case Number: PD24-03

Time: 5:30 p.m.

Applicant Representative:

Kent Mace, MacBax Land Surveying
Scott Darr, Olsson
John Davis, Brakes Plus

Attendees:

None

City Staff:

Kelly Abell, Planner I

Application Summary:

A request for a preliminary plat to create a 0.543-acre parcel and rezone the new parcel from SPUD, Simple Planned Unit Development, to C-2 General Commercial District. The location will be used for a Brakes Plus store location.

Neighbor's Comments/Concerns/Responses:

No neighbors attended.

File Attachments for Item:

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-16: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY NYSSA RAATKO, L.L.C. (MAXBAS LAND SURVEYING, P.L.L.C.) FOR REPLAT OF SALYER ADDITION FOR 0.543 ACRES OF PROPERTY LOCATED AT 2505 WEST MAIN STREET.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/11/2024

REQUESTER: Nyssa Raatko, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-16: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY NYSSA RAATKO, L.L.C. (MAXBAS LAND SURVEYING, P.L.L.C.) FOR REPLAT OF SALYER ADDITION FOR 0.543 ACRES OF PROPERTY LOCATED AT 2505 WEST MAIN STREET.

ITEM: Consideration of a Preliminary Plat for a REPLAT OF SALYER ADDITION.

LOCATION: Located at 2505 West Main Street.

INFORMATION:

1. Owner. NYSSA RAATKO, LLC.
2. Developer. NYSSA RAATKO, LLC.
3. Engineer. MacBax Land Surveying.

HISTORY:

1. July 21, 1959. City Council adopted Ordinance No. 1156 annexing and placing a portion of this property in C-2, General Commercial District.
2. October 21, 1961. City Council adopted Ordinance No. 1313 annexing a portion of this property into the Corporate City limits.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing a portion of this property in A-2, Rural Agricultural District.
4. April 23, 1963. City Council adopted Ordinance No. 1474 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.

5. July 23, 1968. City Council adopted Ordinance No. 2091 placing a portion of this property in I-1, Light Industrial Zoning District and removing it from A-2, Rural Agricultural District.
6. February 10, 1977. Planning Commission, on a vote of 8-0, recommended to the City Council that this property be placed in C-2, General Commercial District and be removed from I-1, Light Industrial District and A-2, Rural Agricultural District.
7. February 10, 1977. Planning Commission, on a vote of 8-0, approved the preliminary plat for Salyer Addition.
8. March 1, 1977. City Council adopted Ordinance No. O-7677-45 placing this property in the C-2, General Commercial District and removing it from I-1, Light Industrial District and A-2, Rural Agricultural District.
9. March 10, 1977. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat for Salyer Addition be approved.
10. March 10, 1978. Planning Commission approval of the preliminary plat for Salyer Addition expired.
11. November 9, 1978. Planning Commission, on a vote of 8-0, recommended to City Council the approval of the final plat for Salyer Addition.
12. February 19, 1980. City Council approved the final plat for Salyer Addition.
13. February 26, 1980. The final plat for Salyer Addition was filed of record with the Cleveland County Clerk.
14. July 11, 2019. Planning Commission recommendation for adoption of Ordinance O-1920-1 placing this property in the SPUD, Simple Planned Unit Development and removing it from C-2, General Commercial District failed by a vote of 2-4.
15. November 12, 2019. City Council adopted Ordinance No. O-1920-1 placing this property in the SPUD, Simple Planned Unit Development and removing it from C-2, General Commercial District.
16. April 11, 2024. The applicant has made a request to place a portion of the property in C-2, General Commercial District and remove it from SPUD, Simple Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. There is an existing sanitary sewer main that will serve both lots.

4. Sidewalks. Sidewalk is existing adjacent to West Main Street.
5. Drainage. There are no additional drainage requirements. The area to be constructed is already impervious.
6. Streets. West Main Street paving is existing.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. An existing 6-inch (6") water main will be upgraded to a 12-inch (12") water main.

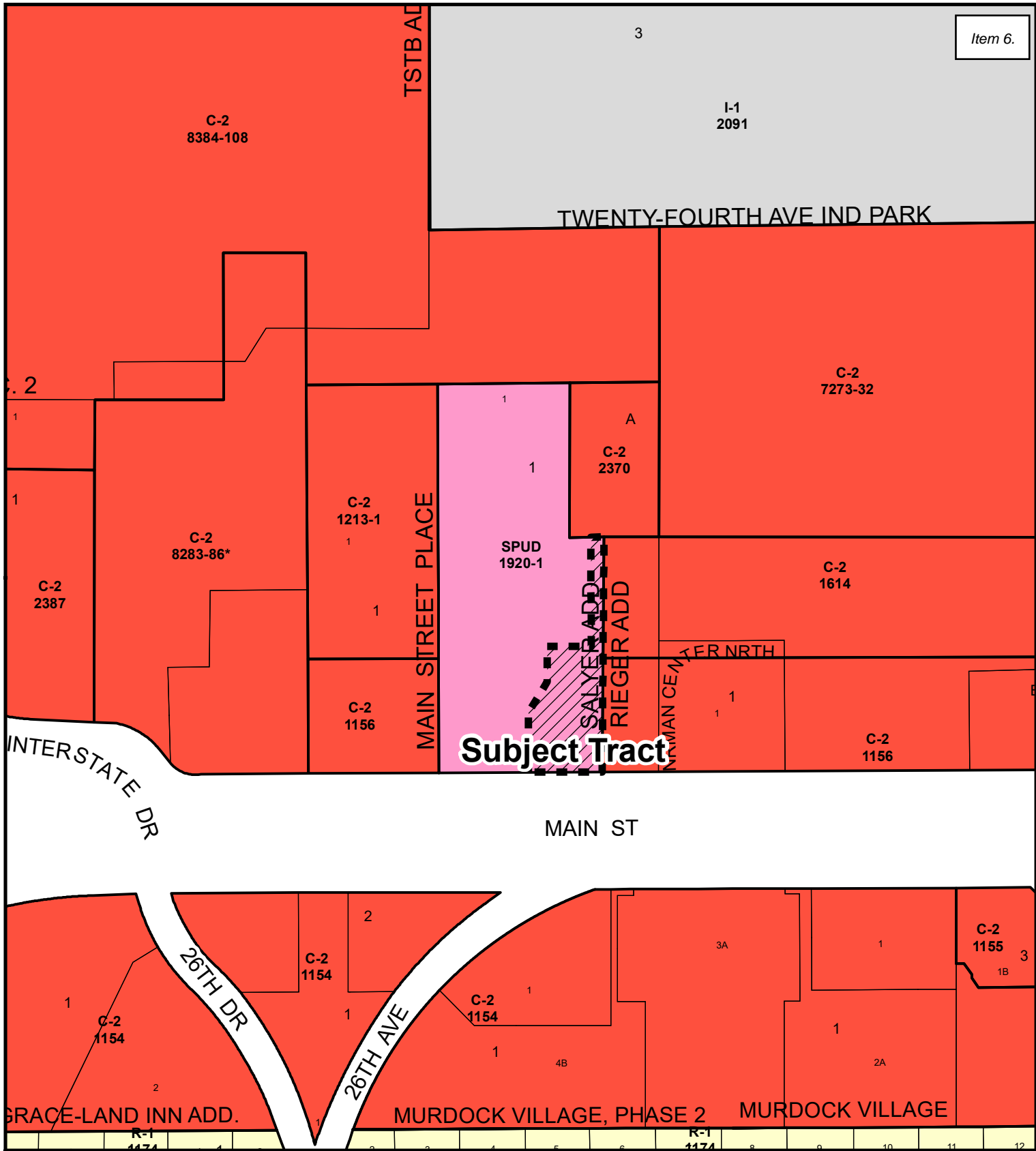
PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Right-of-way is existing.

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

STAFF COMMENTS AND RECOMMENDATION: The owner proposes to develop a commercial lot within the development. The property consist of 3.15 acres and two (2) lots Staff recommends approval of the preliminary plat for a Replat of Salyer Addition.

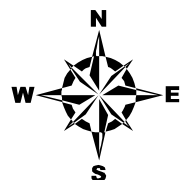
ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for a Replat of Salyer Addition to City Council.



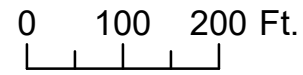
Location Map



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.



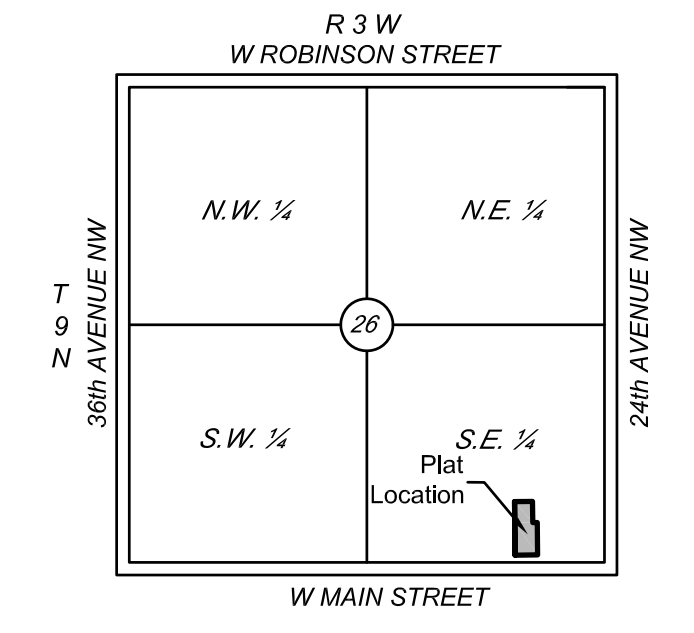
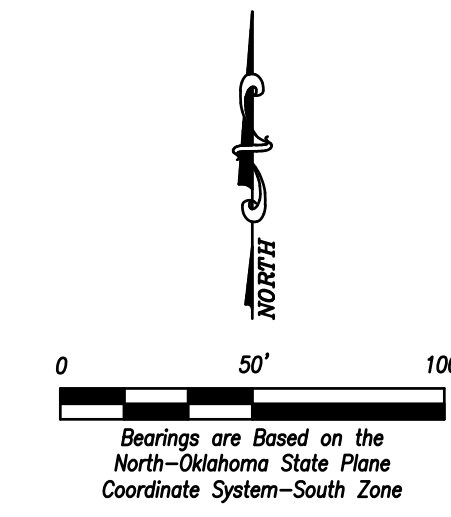
March 6, 2024



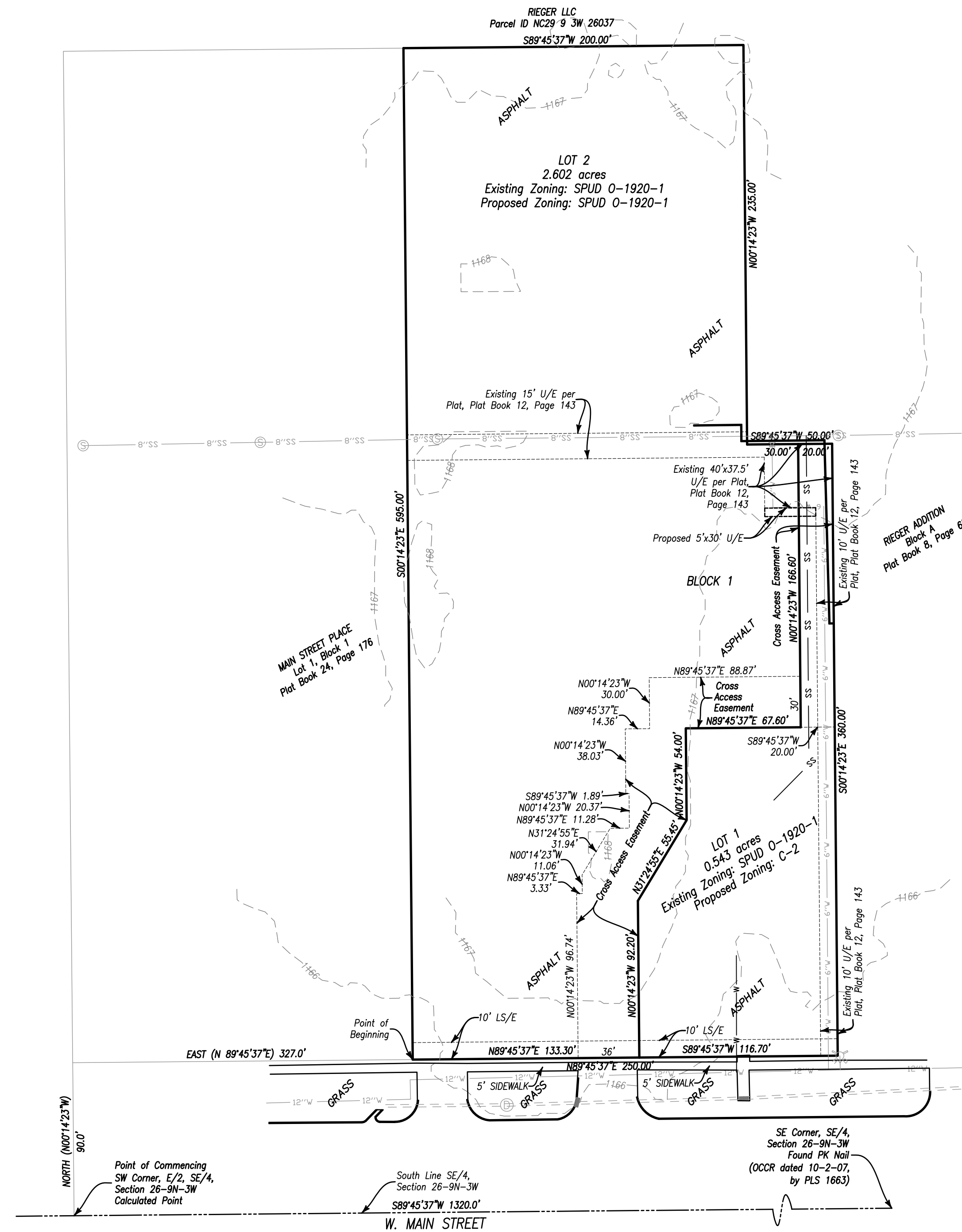
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PRELIMINARY PLAT OF: REPLAT OF SALYER ADDITION

PART OF THE EAST HALF, SOUTHEAST QUARTER,
SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST, I.M.,
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



Vicinity Map
Section 26, Township 9N, Range 3W
Not To Scale



LEGAL DESCRIPTION

Lot 1 in Block 1 of SALYER ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the plat recorded in Book 12 of Plats, Page 143:
A part of the East Half of the Southeast Quarter of Section 26, Township 26, Township 9 North, Range 3 West, of the Indian Meridian, more particularly described as follows: BEGINNING at a point 90.0 feet North and 327.0 feet East of the Southwest corner of the East Half of said Southeast Quarter; THENCE North 89°45'37" East, parallel with the South line of the East Half of said Southeast Quarter, a distance of 250.00 feet; THENCE North 00°14'23" West a distance of 360.00 feet; THENCE South 89°45'37" West a distance of 50.00 feet; THENCE North 00°14'23" West a distance of 235.00 feet; THENCE South 89°45'37" West a distance of 200.00 feet; THENCE South 00°14'23" East a distance of 595.00 feet to the POINT OF BEGINNING.

DATE PREPARED:

2/7/2024 Revised 3/28/2024

OWNERS:

NYSSA RAATKO L.L.C.
131 NW 32nd
Newcastle, Oklahoma 73065

LAND SURVEYORS:

MBSL
MacBax Land Surveying, PLLC
civil engineering & land surveying
5744 Huettner Court, Ste. 100
Norman, OK 73069
Telephone: (405) 872-7594
Email: kent@mbsl.us

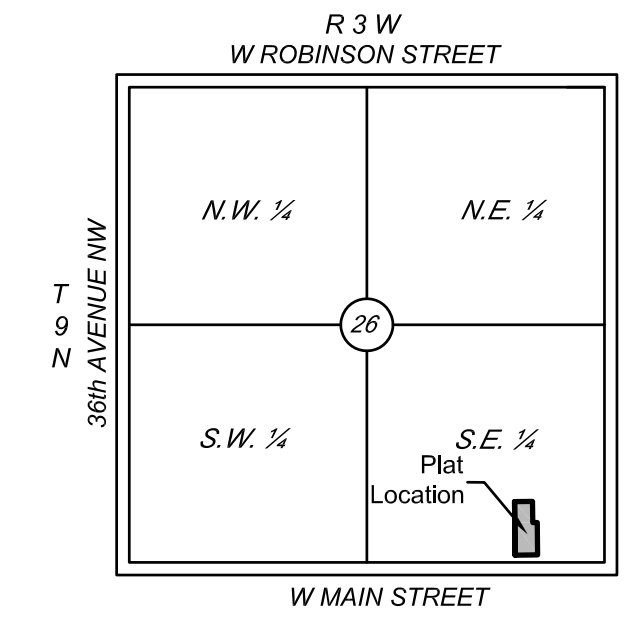
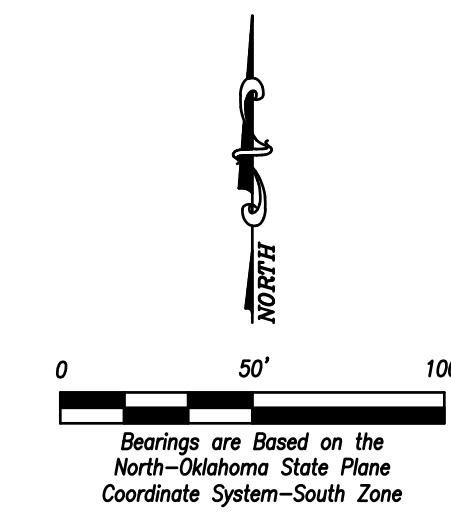
Certificate of
Authorization
No. 8137

LEGEND

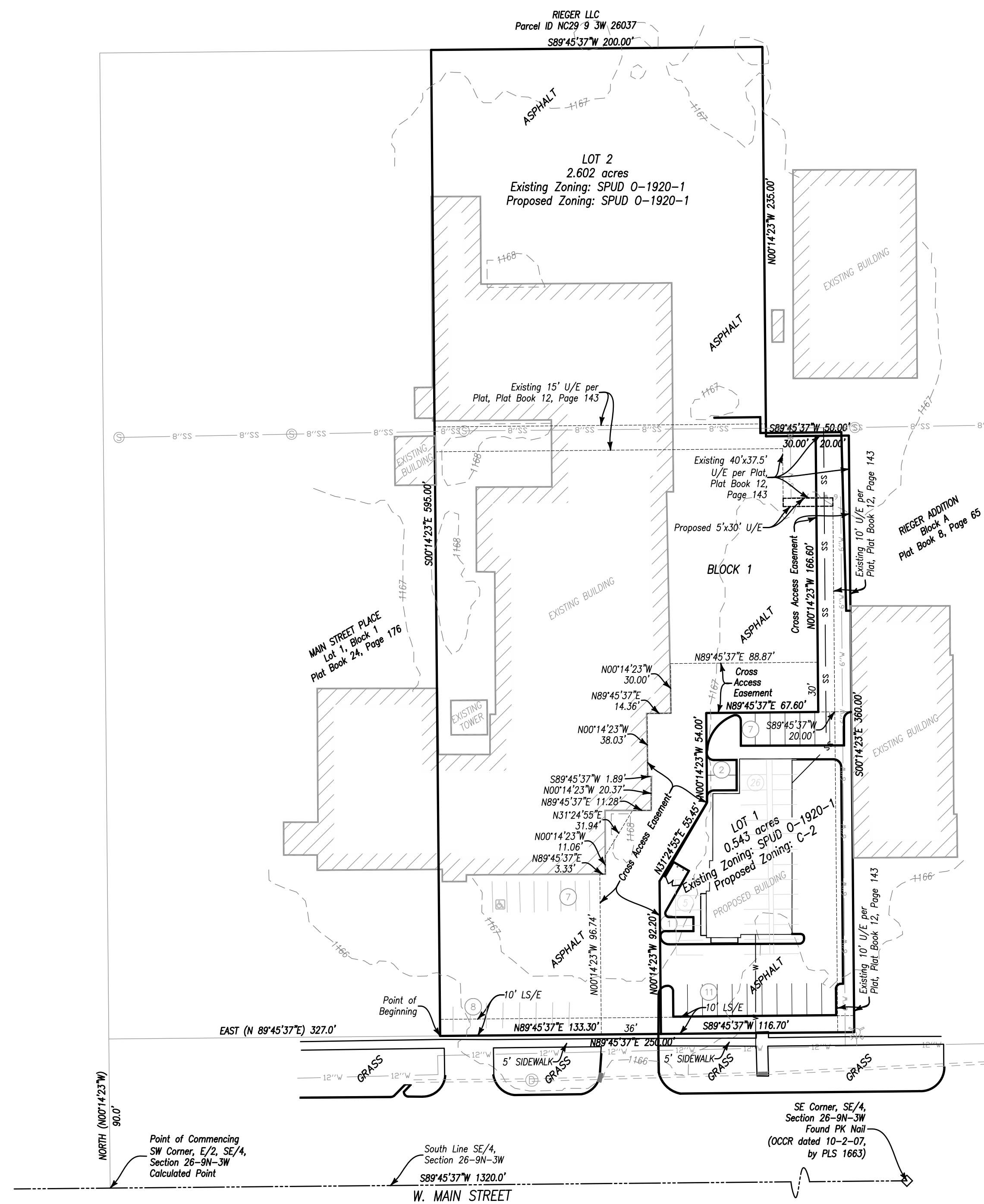
●	SET 1/2" IRON PIN WITH CAP "MACBAX CA 8137"	— 8"SS —	EXISTING SANITARY SEWER LINE
⊙	SET MAG NAIL WITH SHINER "MACBAX CA 8137"	— W —	PROPOSED STORM SEWER LINE
▲	SET COTTON SPINDLE WITH SHINER "MACBAX CA 8137"	— W —	EXISTING WATER LINE
*	FOUND MAG NAIL WITH FOUND IRON PIN	— O —	FENCE
◇	FOUND PLSS MONUMENT	— — — —	CURB AND GUTTER
⊙	SANITARY SEWER MANHOLE	— — — —	SECTION LINE
⊙	STORM SEWER MANHOLE	— — — —	QUARTER SECTION LINE
⊙	CURB INLET	— — — —	BOUNDARY LINE
⊙	FIRE HYDRANT	— — — —	LOT LINES
— — — —	STORM SEWER PIPE	— — — —	EASEMENT LINES
		UE =	UTILITY EASEMENT
		DE =	DRAINAGE EASEMENT
		PDE =	PRIVATE DRAINAGE EASEMENT
		GS =	GREENSPACE
		BL =	BUILDING LIMIT LINE
		LNA =	LIMITS OF NO ACCESS
		ROW =	RIGHT OF WAY

PRELIMINARY SITE PLAN OF: REPLAT OF SALYER ADDITION

PART OF THE EAST HALF, SOUTHEAST QUARTER,
SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST, I.M.,
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



Vicinity Map
Section 26, Township 9N, Range 3W
Not To Scale



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LEGEND

- SET 1/2" IRON PIN WITH CAP "MACBAX CA 8137"
- SET MAG NAIL WITH SHINER "MACBAX CA 8137"
- ▲ SET COTTON SPINDLE WITH SHINER "MACBAX CA 8137"
- * FOUND MAG NAIL WITH
- FOUND IRON PIN
- ◇ FOUND PLSS MONUMENT
- ⊙ SANITARY SEWER MANHOLE
- ⊕ STORM SEWER MANHOLE
- CURB INLET
- ⚡ FIRE HYDRANT
- ==== STORM SEWER PIPE
- 8"SS — EXISTING SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE
- FENCE
- CURB AND GUTTER
- SECTION LINE
- QUARTER SECTION LINE
- BOUNDARY LINE
- LOT LINES
- EASEMENT LINES
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- PDE = PRIVATE DRAINAGE EASEMENT
- GS = GREENSPACE
- BL = BUILDING LIMIT LINE
- LNA = LIMITS OF NO ACCESS
- ROW = RIGHT OF WAY

LAND SURVEYORS:

MBSL
MacBax Land Surveying, PLLC
civil engineering & land surveying
5744 Huettner Court, Ste. 100
Norman, OK 73069
Telephone: (405) 872-7594
Email: kent@mbls.us

Certificate of
Authorization
No. 8137

DATE PREPARED:

2/7/2024 Revised 3/28/2024

OWNERS:

NYSSA RAATKO L.L.C.
131 NW 32nd
Newcastle, Oklahoma 73065

SITE INFORMATION

TOTAL SITE AREA	3.145 acres	137,008 sf
EXISTING BUILDING	0.961 acres	41,876 sf
PROPOSED BUILDINGS	0.113 acres	4,908 sf
ASPHALT PAVEMENT	1.958 acres	85,292 sf
UNPAVED AREA	0.113 acres	4,932 sf

REGULAR PARKING SPACES	35
ACCESSIBLE SPACES	1

File Attachments for Item:

7.

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-47: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE NO. O-2122-10, TO AMEND THE SITE PLAN AND PUD NARRATIVE FOR PART OF THE NORTH HALF (N/2) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3766 E. ROBINSON STREET)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/11/2024

REQUESTER: Geoffrey Arce

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-47: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE NO. O-2122-10, TO AMEND THE SITE PLAN AND PUD NARRATIVE FOR PART OF THE NORTH HALF (N/2) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3766 E. ROBINSON STREET)

APPLICANT/REPRESENTATIVE Geoffrey Arce

WARD 5

CORE AREA No

BACKGROUND: The applicant, Geoffrey Arce, is requesting to amend the PUD, Planned Unit Development, which was granted to the subject property as a result of a previous rezoning application in September 2021 under Ordinance No. O-2122-10. The applicant requests to modify the approved site plan by including the addition of a 30' x 70' metal building, creating an additional approach, and moving the existing dumpster enclosure. These changes do not correlate with the site plan that was approved as a part of Ordinance No. O-2122-10. For this reason, the applicant has applied to amend the original site plan and narrative to reflect the desired changes for the subject property.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: This application was not required to go to Greenbelt.

PRE-DEVELOPMENT: This application was not required to go to Pre-Development.

ZONING ORDINANCE CITATION:**SECTION 36-509, PUD, PLANNED UNIT DEVELOPMENT**

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

Specifically, the purposes of this section are to encourage:

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

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

STAFF ANALYSIS: The particulars of this PUD include:

USE: The PUD Narrative lists the following uses as allowed on site:

1. Vehicle Sales (Used or Unused) of the following types (definitions in PUD Narrative):
 - a. All-Terrain Vehicle

- b. Motorcycle
 - c. Low-Speed Electrical Vehicle
 - d. Medium-Speed Electrical Vehicle
 - e. Off-Road Motorcycle
 - f. Recreation Vehicle
 - g. Personal Watercraft
2. Parts & Accessories (for the above vehicle types) Sales
 3. Detached one family dwelling
 4. Church, temple or other place of worship
 5. 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
 6. Agricultural crops
 7. The raising of farm animals
 8. All of the following uses:
 - a) Country club.
 - b) Family day care home.
 - c) Golf course (excluding miniature golf courses).
 - d) Home occupation.
 - e) Library.
 - f) Park or playground.
 - g) Plant nursery.
 9. 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.
 10. Type 2 mobile home.
 11. Medical Marijuana Commercial Grower, as allowed by state law. (O-1920-4)
 12. Medical Marijuana Education Facility (cultivation activities only), as allowed by state law. (O-1920-4)
 13. Short-term rentals. (O-1920-56)
 14. Only one main dwelling permitted.

PARKING: There will be 6 available concrete parking spots in front of the commercial building, with existing (overflow) parking available south of building, as described in the Narrative. Staff is unsure what is intended regarding a structure or pavement as this was not shown on the proposed Site Plan. The existing PUD states there will be 8 gravel parking spots for customer use (utilizing existing residential parking area). This is a decrease of 2 parking spots for the business.

LANDSCAPING: The PUD Narrative does not address landscaping requirements. The applicant is requesting an exemption from landscaping requirements for their commercial development.

SIGNAGE: All signage shall comply with City of Norman sign requirements for office uses in Chapter 28. The Narrative also states signage will be mounted on a commercial building; this is implied on the Site Plan. The applicant did not provide further information regarding proposed signage. The existing PUD allowed for a 4'x5' plywood sign and the location was depicted on the previous Site Plan. The sign was never installed and a wall sign has been installed on a building on the property instead of the approved ground sign.

LIGHTING: The PUD Narrative states all lighting will meet the requirements of Section 36-549, Commercial Outdoor Lighting Standards. All new fixtures will be full cut-off, and all lights will be adequately shielded to avoid glare and light spillover on adjacent properties.

SANITATION/UTILITIES: Trash and recycling shall comply with City of Norman standards for commercial pick-up. Trash receptacle and enclosure will be placed in a location approved by Sanitation staff. The Site Plan will have to be updated to show needed details as denoted in Utilities comment below.

EXISTING ZONING: The existing zoning for this property is PUD, Planned Unit Development, Ordinance No. O-2122-10.

ALTERNATIVES/ISSUES:

IMPACTS: The new/additional buildings proposed with the update to the existing PUD create a more intense business use on this property. The majority of the surrounding properties are used as single-family residential. There is an existing eating disorder treatment center in a residential setting to the east of this proposal; this was approved as a PUD (Ordinance No. O-1617-30) in 2017. The patients are rarely outside due to the nature of the facility. There is a church to the west of this proposal at the intersection of 36th Ave. N.E and E. Robinson St. The zoning in the area is RE, Residential Estates Dwelling District, A-2, Rural Agricultural District and a PUD, Planned Unit Development for the mentioned facility. The applicant indicated there has been higher business traffic recently, which has created the need for new/additional buildings.

OTHER AGENCY COMMENTS:

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

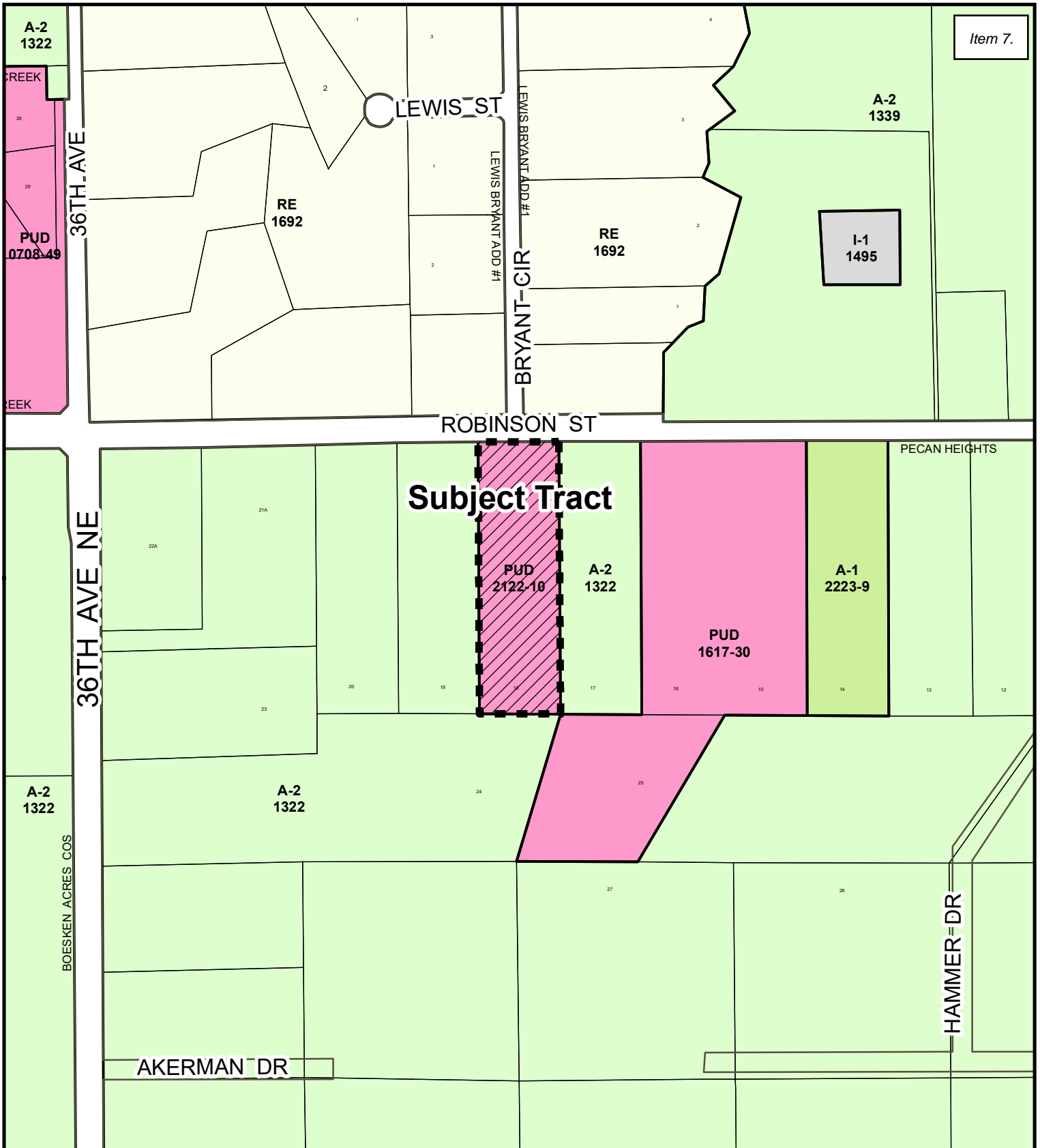
PUBLIC WORKS/ENGINEERING: This property is part of Pecan Heights Addition. The southern portion of the subject property is in the floodplain; any development in this area would require a Floodplain Permit. No Traffic Impact Analysis was required for this project because it was already platted.

TRAFFIC ENGINEER: Staff is unable to approve this Site Plan submitted with this request; the driveway spacing on Robinson Street will violate the Engineering Design Criteria requirements, thus creating a safety issue. The existing PUD was approved by Council with only one driveway in the middle of the property. The existing driveway and added driveway, which were not previously approved, must be removed. Any drives installed will need to be installed according to City standards.

UTILITIES:

1. Driving surface will need to meet City of Norman requirements and be designed to handle sanitation truck weights.
2. Need to see proposed drive access widths, radii, etc. that will allow sanitation vehicles to make the required turning movements.
3. Dumpster enclosure size and orientation needs to be shown.

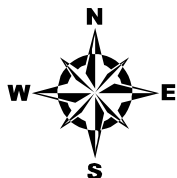
CONCLUSION: Staff forwards this request for a PUD, Planned Unit Development, as Ordinance No. O-2324-47, to Planning Commission for consideration and recommendation to City Council.



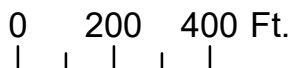
Location Map




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.



March 19, 2024



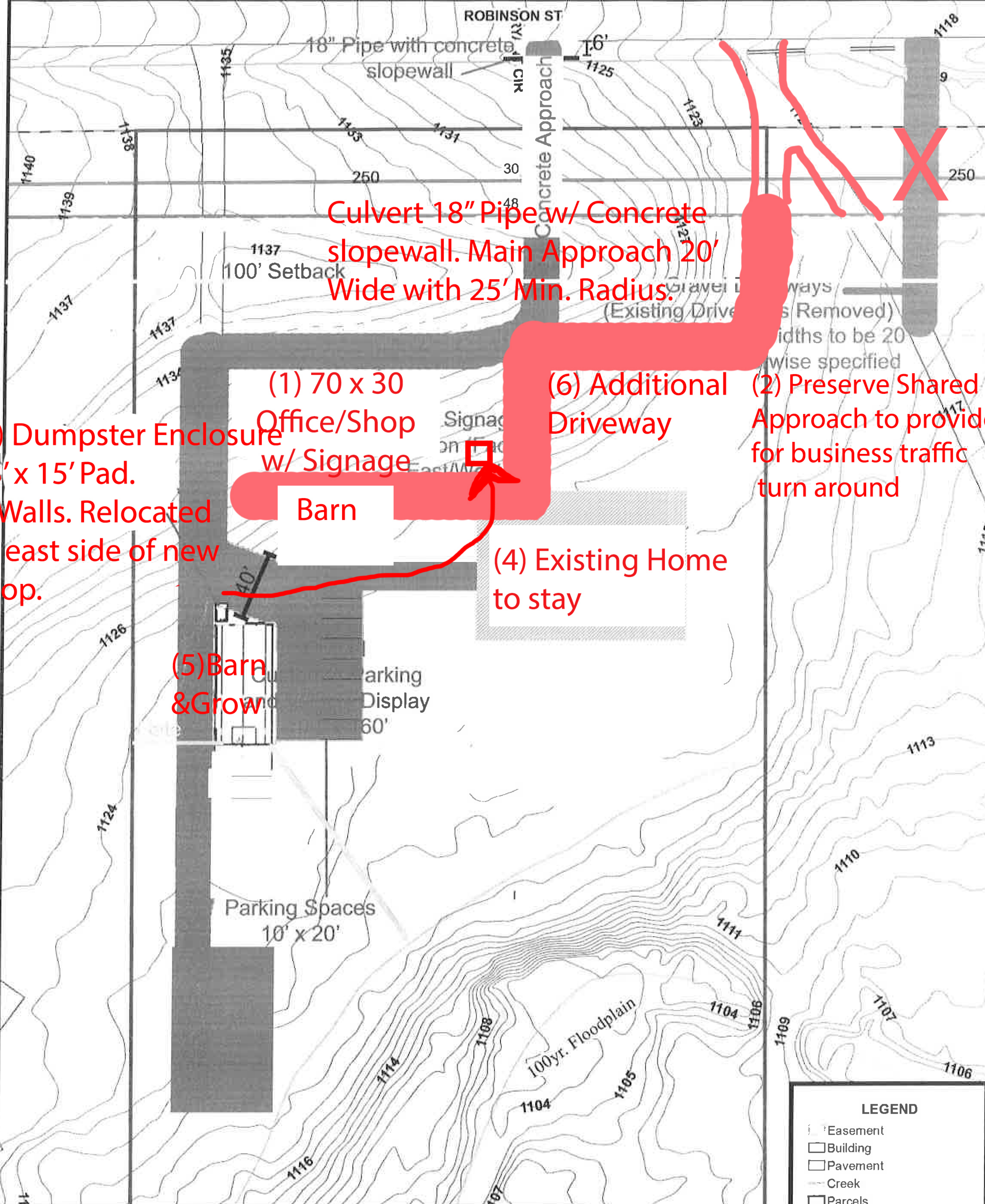
 Subject Tract

Summary Of Project:

All existing uses to stay the same.

This is an amendment to modify driveway and building arrangement and will consist of the following specific changes to plan as depicted in new site plan.

1. A New 30 ft by 70 ft metal building to fulfill current office, shop and inventory storage needs. Signage to be affixed to front (North) face of building. Up to two separate signs taking up no more than 4' x 8' each. If signage is to utilize lighting it must be inward lit (nothing directed outwards).
2. An additional approach to create turn around for large trucks while preserving the existing residential approach is a necessary safety measure for drivers and to keep business traffic away from children playing outside residence.
3. Dumpster Enclosure to be moved next to new building. Gate/Frontside of dumpster to face east inline with driveway to east approach or as coordinated with sanitation.
4. Previously the plan was to build a new home, instead the existing residence has been remodeled and is now in good condition with no need to remove.
5. Shop/Barn with growing facility on second story.
6. Main Approach to be constructed using 3000 PSI concrete with 6" Minimum Thickness, and 10' Minimum width, in accordance with Norman Engineering Design Standards. The Main approach (directly across from Bryant in center of site) shall have a minimum width of 20 ft, and radius of northern drive running east/west that connects main approach to shared residential drive shall be 25 ft minimum where connecting to Robinson approaches to provide for large truck passage. The remaining driveways shall be 10 ft minimum.



Culvert 18" Pipe w/ Concrete
slopewall. Main Approach 20'
Wide with 25' Min. Radius.

(3) Dumpster Enclosure
13' x 15' Pad.
5' Walls. Relocated
to east side of new
shop.

(1) 70 x 30
Office/Shop
w/ Signage

Barn

(6) Additional
Driveway

(2) Preserve Shared
Approach to provide
for business traffic
turn around

(4) Existing Home
to stay

(5) Barn
& Grow

LEGEND	
	Easement
	Building
	Pavement
	Creek
	Parcels
	1ft. Contours 2019
	Hydrants
	Water Mains
	Storm Sewer
	Stream Planning Corridor
	Floodway
	100yr. Floodplain

3766 E. Robinson St.

March 12, 2021

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



File Attachments for Item:

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-49: 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 TWENTY-SIX (26), 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 THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (418 N. INTERSTATE DRIVE)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/11/2024

REQUESTER: Orrklahoma Realty-Norman, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-49: 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 TWENTY-SIX (26), 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 THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (418 N. INTERSTATE DRIVE)

APPLICANT/REPRESENTATIVE: Orrklahoma Realty Norman L.L.C.

WARD: 3

CORE AREA: N/A

BACKGROUND: The applicant, Orrklahoma Realty Norman, L.L.C., is requesting a rezoning from C-2, General Commercial District, and PUD, Planned Unit Development, to a new SPUD, Simple Planned Unit Development. The existing auto sales facility was approved as a Planned Unit Development in 1995 by Ordinance No. O-9495-56. The current NORMAN 2025 land use designation is Commercial. The applicant seeks to combine several differently zoned properties into one SPUD, Simple Planned Unit Development, and plans to remove the existing showroom and service building, construct new buildings on the property, and expand the outdoor display area.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC 24-07, March 19, 2024

There was no quorum for this Greenbelt Commission meeting.

PRE-DEVELOPMENT: PD 24-04, March 28, 2024

Neighbors stated they live to the southwest of the proposed development. Many of their questions revolved around drainage concerns. The attendees noted the area was prone to

flooding and the previous owners of the subject property installed a retaining wall. This wall was constructed poorly and has notable damage to it. The applicant assured the attendees that an engineer was going to assess the existing wall and whether it required replacement. The applicant also stated that the engineer will design the site to drain water away from the subject property as well as the nearby residential properties.

BOARD OF PARKS COMMISSIONERS:

This application was not required to go to the Board of Parks Commissioners because there is not a residential component to the request.

ZONING ORDINANCE CITATION:

SECTION 36-510 SPUD, Simple Planned Unit Development: The Simple Planned Unit Development is a special zoning district that provides an alternative approach to the conventional land use control 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 development.

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 the 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 subject property is currently zoned PUD and C-2; the existing auto sales facility was approved as a Planned Unit Development in 1995 by Ordinance No. O-9495-56. The previous PUD was approved by Council with the following conditions:

1. The site plan shall be developed in accordance with the Site Development Plan submitted by the applicant and approved by the Planning Commission.
2. The rear portion of Lot 2 will only be used for employee parking and “dead” storage of vehicles. No buildings or active auto sales are authorized. The south 100 feet of the lot can be utilized as a parking area for residents or guests of the complex located in Interstate Square Addition.
3. Landscaping and fencing will be installed and maintained to meet or exceed City ordinances. Plant materials will be replaced, if needed, in a timely manner for five years from the date of installation.
4. Lighting will be low intensity features that are mounted at or below a 10 foot height limit around the perimeter of the lot. If pole mounted, a tree will be planted between any light fixture and the fence to help control any “light spillover.”

STAFF ANALYSIS: The particulars of this SPUD include:

USE: The allowable uses for this SPUD are included in the Narrative as Exhibit D. The uses are as follows, “automotive sales facility and related accessory commercial uses to include outdoor auto display, auto repair and storage.”

PARKING: Parking shall be developed in general compliance with the parking layout shown on Exhibit B, Site Plan, subject to changes allowed by Chapter 36-510(k). The Property shall comply with Norman’s applicable parking ordinances.

The applicant included some language from the original PUD Narrative. The conditions included are as follows: 1) the outdoor display of automobile sales shall not be permitted within the west 100 feet of the south 322 feet of the subject property; 2) this area shall be restricted to the parking of employees, vehicles in the queue for repair or pick-up, and a parking area for residents or guests of the complex located to the south, Interstate Square Addition.

LANDSCAPING: Landscaping shall be provided in accordance with Exhibit E, Landscape Plan, subject to changes allowed by Chapter 36-510(k).

SIGNAGE: All signs shall comply with the requirements outlined in SPUD Narrative, see Exhibit F, Sign Elevations, and will meet the City’s commercial signage regulations.

LIGHTING: All exterior lighting shall be installed in conformance with the City of Norman’s Commercial Outdoor Lighting Standards, as amended from time to time.

SANITATION/UTILITIES: Trash dumpsters will be located as depicted on the Site Plan or in locations as modified or approved by the City of Norman.

FENCING/WALLS: Fencing will consist of a minimum eight foot tall sight proof fence along the west property line.

ALTERNATIVES/ISSUES:

IMPACTS: The surrounding area currently has access to water, sewer, and stormwater. The proposed redevelopment includes similar uses to what currently exists on the property. The City Traffic Engineer states no traffic operational issues are anticipated due to the development.

OTHER AGENCY COMMENTS:

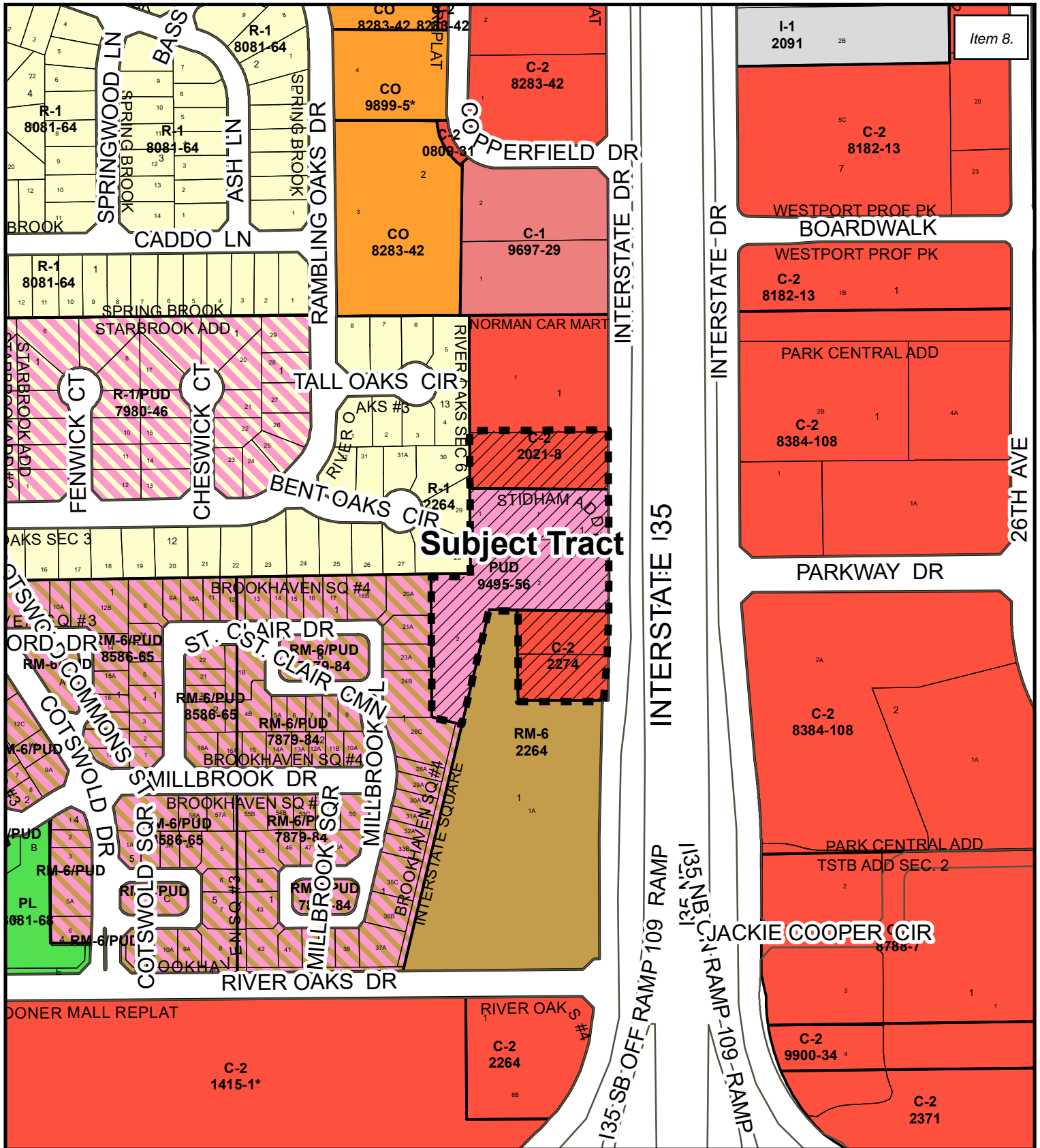
FIRE DEPARTMENT/BUILDING CODE: Items regarding fire protection/hydrants, fire codes and building codes will be reviewed at the building permit stage.

PUBLIC WORKS/ENGINEERING: Please see the attached report from Engineering regarding the Preliminary Plat.

TRAFFIC ENGINEER: Please see the attached report from the Traffic Engineer regarding transportation impacts.

UTILITIES: City utilities are available in this area.

CONCLUSION: Staff forwards this request for SPUD, Simple Planned Unit Development, and Ordinance No. O-2324-49 to the Planning Commission for consideration and recommendation to the City Council.



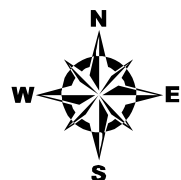
Subject Tract

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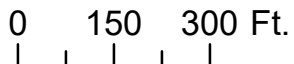
Location Map




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.



March 6, 2024



 Subject Tract

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SOONER KIA OF NORMAN

A SIMPLE PLANNED UNIT DEVELOPMENT

NORMAN, OKLAHOMA

APPLICANT:

ORRKLAHOMA REALTY-NORMAN LLC

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT
& PRELIMINARY PLAT

~~Submitted March 8, 2024~~
Corrected for PC April 3, 2024

PREPARED BY:

GRUBBS CONSULTING LLC
1800 S. Sara Road
Yukon, OK 73099
Norman, Oklahoma 73069

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- I. INTRODUCTION
 - Background and Intent

- II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS
 - A. Location
 - B. Existing Land Use and Zoning
 - C. Elevation and Topography
 - D. Drainage
 - E. Utility Services
 - F. Fire Protection Services
 - G. Traffic Circulation and Access

- III. DEVELOPMENT PLAN AND DESIGN CONCEPT
 - A. Uses Permitted
 - B. Area Regulations
 - C. Parking
 - D. Dumpsters and Trash Enclosures
 - E. Miscellaneous Development Criteria

EXHIBITS

- A. Legal Description of the Property
- B. Preliminary Site Development Plan
- C. Preliminary Plat
- D. Allowable Uses
- E. Landscape Plan
- F. Sign Elevations

I. INTRODUCTION

Orrklahoma Realty-Norman, LLC (the “**Applicant**”) seeks to combine several differently zoned properties into one zoning district utilizing the planned unit development process. The site is located at 418 N. Interstate Drive in Ward 3 in the City of Norman and described on the attached **Exhibit A** (collectively referred to herein as the “**Property**”).

The properties are currently occupied by an auto sales showroom and service building, outdoor display area and undeveloped land. The Applicant intends to remove the existing showroom and service building and construct new buildings on the property and expand the outdoor display area. The existing auto sales facility was approved as a Planned Unit Development by Ordinance No. O-9495-56 in 1995.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property lies west of Interstate 35 and North of Main Street. A location map is included on the attached Preliminary Site Development Plan and Preliminary Plat.

B. Existing Land Use and Zoning

The Property is currently zoned PUD and C-2, General Commercial District, and the current NORMAN 2025 Land Use Designation is Commercial.

The majority of the Property is occupied by an auto sales facility consisting of a showroom building, service building and outdoor auto display. The northern portion of the Property is vacant.

C. Elevation and Topography

The Property generally sheet flows east and west off the site, as more particularly discussed in the preliminary drainage report provided to City Staff as part of the Preliminary Plat application.

F. Drainage

A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application. The Applicant shall comply with all City ordinances and regulations unless otherwise indicated on the attached site plans.

G. Utility Services

The necessary utility services for this project are already located in relative proximity to the Property or shall be extended to the Property, as necessary.

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 adopted City Codes.

G. Traffic Circulation and Access

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate an automotive sales facility to include a new showroom building, service building and additional outdoor display area. To the extent possible, the Property shall be developed in substantial compliance with the preliminary site development plan, attached to this SPUD, subject to final design development and the changes allowed by Section 36-510(k) of the City of Norman's SPUD 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:

As contemplated herein, the Property will be allowed to develop as an automotive sales facility and related accessory commercial uses to include outdoor auto display, auto repair and storage in accordance with the conditions and restrictions incorporated herein.

B. Area Regulations:

1. Setback off of Interstate Drive:

The building setback from Interstate Drive shall be a minimum twenty-five (25) feet.

2. Setback off of North Property Line:

The building setback from the North property line shall be five (5) feet.

3. Setback off of South Property Line:

The building setback from the South property lines shall be five (5) feet.

4. Setback off of West Property Line:

The building setback from the West property line shall be thirty (30) feet.

5. Setback off of Utility Easements:

If a utility easement or other public easement is not located within the building setbacks enumerated above within the Property, all permanent buildings and vertical habitable structures shall be set back a minimum of one (1') foot from said easement. Paving and parking shall be allowed over drainage, utility, and other public easements.

6. No Other Setbacks:

Except for the building setbacks enumerated above, there shall be no other required setbacks.

7. Height:

There shall be no height restriction for the commercial uses within the Property.

C. Parking:

Parking will meet or exceed the requirements of Norman's ordinances. The outdoor display of automobile sales shall not be permitted within the west 100 feet of the south 322 feet of the subject property. This area shall be restricted to parking of employees, vehicles in queue for repair or pick-up and parking area for residents or guests of the complex located in Interstate Square Addition located to the south.

D. Dumpster and Trash Enclosures

Trash may be handled through on-site dumpsters. Any dumpster or trash facilities shall be screened within enclosures that are built of materials to be compatible with the building exteriors in the main building. The enclosure will meet City Standards.

E. Miscellaneous Development Criteria

1. Site Plan

The Preliminary 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 substantially 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, as amended from time to time.

2. **Open Space/Landscaping**

The Property shall contain drainage and detention solutions that adequately control, contain, and channel stormwater runoff from the Property in accordance with all applicable City ordinances and regulations.

Landscape buffers within the Property may be located within and/or may contain utility easements, water line easements, and drainage easements. A minimum five foot wide landscape area shall be provided within the south 322 feet along the west & north boundaries of the property as depicted on the Preliminary Site Development Plan. Landscaping for the remainder of the site shall be provided in conformity with Exhibit E, Landscape Plan and the City of Norman's ordinances, as applicable. Final landscaping types, quantities, and locations may change during final design and construction.

3. **Signage**

Signs shall be similar in appearance and size to those depicted on Exhibit F, Sign Elevations, and City of Norman's commercial signage restrictions as applicable.

4. **Traffic access/circulation/parking and sidewalks**

Access to the Property shall be permitted in the manner depicted on the Preliminary Site Development Plan. The Property shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time.

5. **Lighting**

All exterior lighting shall be installed in conformance with any applicable City of Norman Commercial Outdoor Lighting Standards, as such may be amended from time to time.

6. **Fencing**

Fencing will consist of a minimum eight foot tall sight proof fence along the west property line.

7. **Phasing**

It is anticipated that the Property will be developed in one phase.

8. **Exterior Materials**

Exterior materials of buildings may be brick, wood, glass, stone, synthetic stone, stucco, EIFS, ACM (Aluminum Composite Material), masonry,

metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof.

EXHIBIT A
LEGAL DESCRIPTION
SOONER KIA OF NORMAN

TRACT 1 LEGAL DESCRIPTION

Part of the Southwest Quarter (SW/4) of Section Twenty-Six (26), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:

BEGINNING at a point 150 feet West and 684.61 feet South of the Northeast corner of said Southwest Quarter (SW/4);

THENCE West 208.67 feet;

THENCE South 208.67 feet;

THENCE East 208.67 feet;

THENCE North 208.67 feet to the POINT OF BEGINNING.

AND

Lots One (1) and Two (2), in Block One (1), of AN AMENDED PLAT OF STIDHAM ADDITION NO. 1, a Planned Unit Development, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

Said described tract of land contains an area of 163,493 square feet or 3.7533 acres, more or less.

AND

TRACT 2 LEGAL DESCRIPTION

Part of the Southwest Quarter (SW/4) of Section Twenty-Six (26), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast Corner of the Southwest Quarter (SW/4);

THENCE South 89°49'55" West on the North line of said Southwest Quarter (SW/4) for a distance of 150.00 feet to the POINT OF BEGINNING;

THENCE South 00°04'57" East for a distance of 409.62 feet;

THENCE South 89°55'03" West on the North line of the Amended Plat of Stidham Addition No 1 for a distance of 318.00 feet;

THENCE North 00°04'57" West on the East line of River Oaks Section 6 Addition for a distance of 409.15 feet;

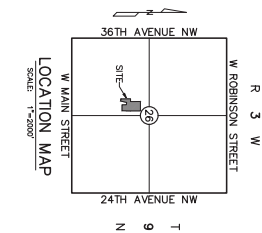
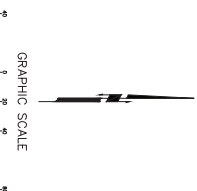
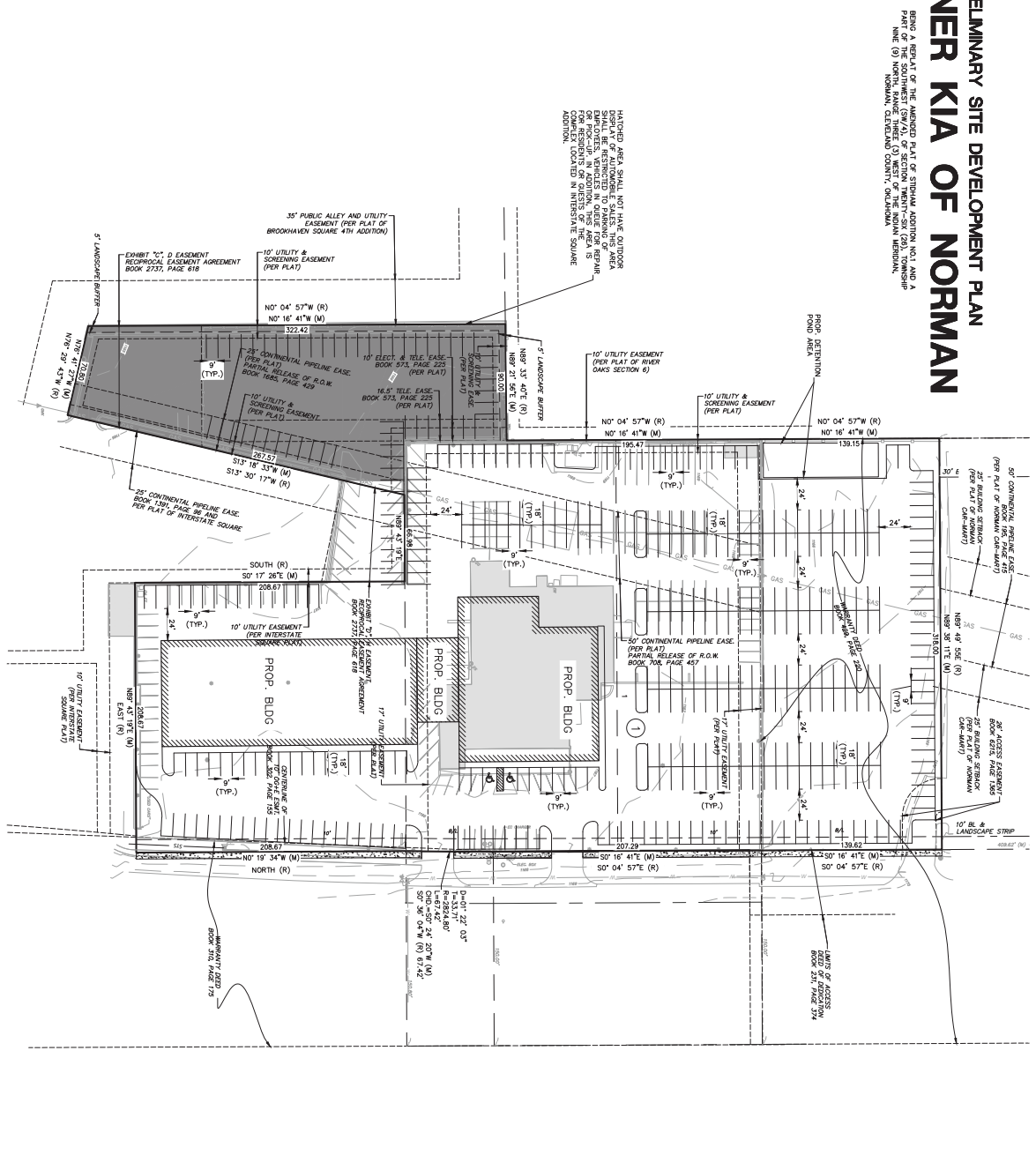
THENCE North 89°49'55" East on the North line of the said Southwest Quarter (SW/4) for a distance of 318.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT Lot One (1) in Block One (1) of NORMAN CAR-MART to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

Said described tract of land contains an area of 44,324 square feet or 1.0175 acres, more or less.

PRELIMINARY SITE DEVELOPMENT PLAN SOONER KIA OF NORMAN

SHEET 4 OF 4 PART OF THE UNDIVIDED PLAT OF THE 36TH AVENUE NORTH, 100' AND A PART OF THE SOUTHWEST 1/4 OF SECTION TWENTY-EIGHT (28), TOWNSHIP NORTHMAN, COUNTY OF NORMAN, OKLAHOMA.



SOONER KIA NORMAN

EXHIBIT B

EXH	SHEET NUMBER
	24-009
	NO.
	DATE

REVISIONS		
NO.	DESCRIPTION	DATE

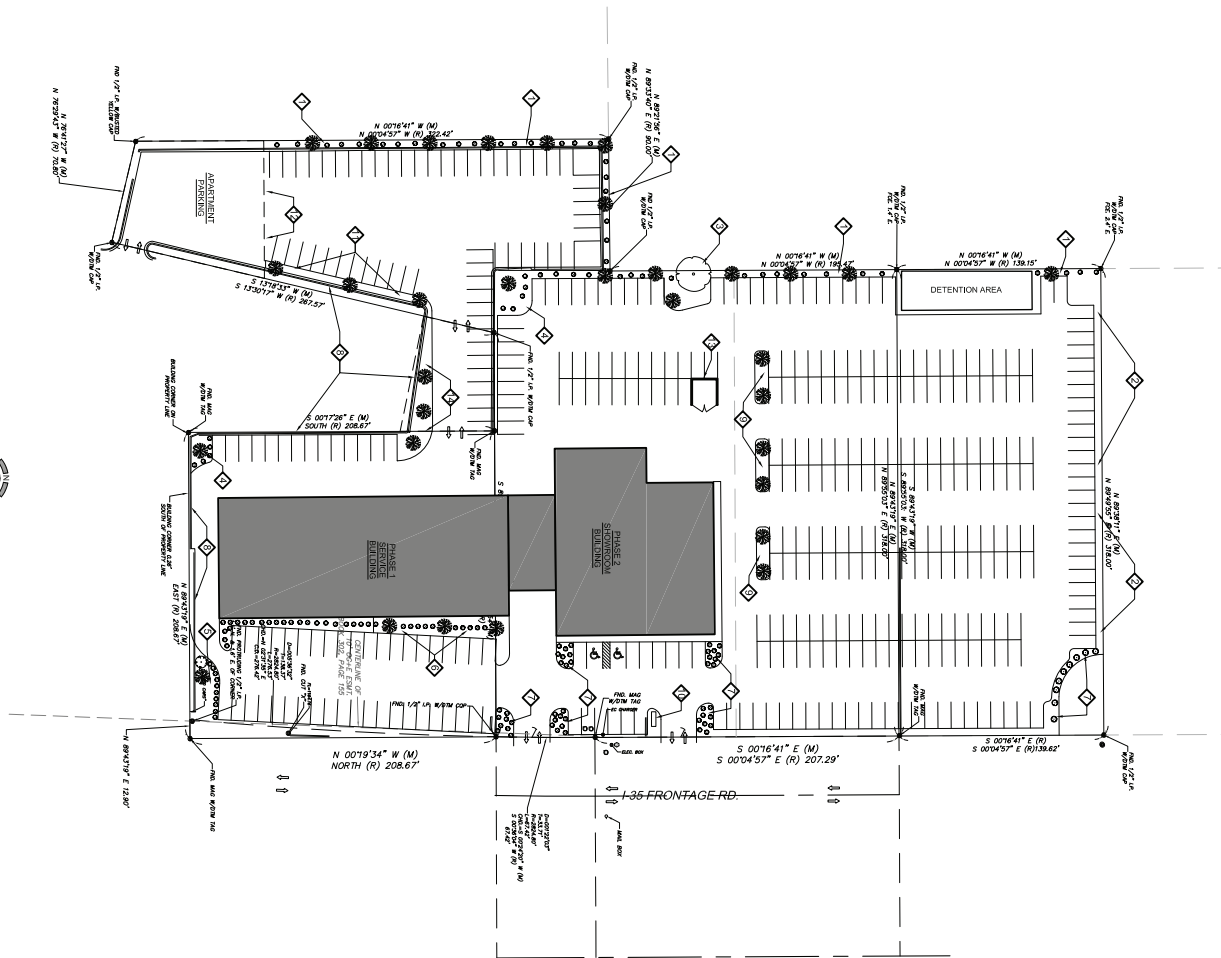
SOONER KIA NORMAN
 418 N. INTERSTATE DRIVE
 NORMAN, OK
PRELIMINARY SITE DEVELOPMENT PLAN



RUBBS CONSULTING, LLC
 CIVIL ENGINEERING & LAND PLANNING
 1900 S. Sara Road
 Yukon, OK 73099
 Phone: (405) 285-0941
 Fax: (405) 285-0949
RUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/2024

EXHIBIT D
ALLOWABLE USES
SOONER KIA OF NORMAN

Automotive sales facility and related accessory commercial uses to include outdoor auto display, auto repair and storage



- EXISTING NOTES**
- EXISTING BUILDING TO BE DEMOLISHED.
 - EXISTING DRIVEWAY TO BE DEMOLISHED.
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EXHIBIT E

<p>FILE INFORMATION: PROJECT: K2319 DATE: 04.02.24</p> <p>SHEET NAME: LANDSCAPE PLAN</p> <p>DRAWING NUMBER: A1.02</p>	<p>SEALS:</p> <div style="border: 1px solid black; padding: 5px; transform: rotate(-45deg); display: inline-block;"> PRELIMINARY NOT FOR CONSTRUCTION </div>	<p>ISSUED:</p> <p style="text-align: center;">SOONER KIA OF NORMAN 418 N. INTERSTATE DRIVE NORMAN, OK</p>	<p style="text-align: center;">3 LEVEL DESIGN</p> <p style="text-align: center; font-size: small;"> Architecture • Interiors • Innovation 10400 Greenbrier Place, Suite 103 Oklahoma City, OK 73159 Phone: 405.378.7772 Fax: 405.378.7784 3leveldesign.net </p>
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EG-1 - Front Logo

The EG-1 Front Logo is fabricated aluminum painted KIA Metallic Silver with 2" deep aluminum returns and backlit.

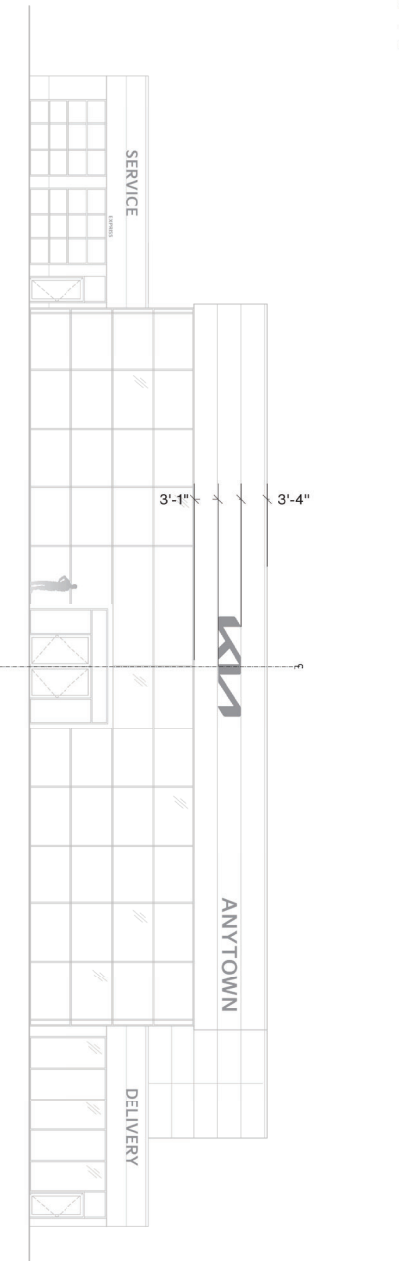
For full sign documentation reference Pattison Sign Group Kia Sign Family 2021 document provided.

Graphic vendor to field verify location and site conditions, placement and final dimensions based on local and municipal codes and building architecture; and coordinate all access, electrical requirements, site preparation and mounting details with GC (or other as indicated by owner) prior to production.

Graphic vendor to provide all necessary concealed mounting hardware.



Elevation Detail
1/16"=1'-0"



Notes:



Change Up
2050 Gyver St. Madison, WI 53703
1-1-844-834-7100

DESIGN CONTROL DOCUMENT
These drawings are for communication of design intent only. They are shown for information and are not to be used as fabrication drawings.
©2021 ChangeUp

KIA
Gallery 2.0

Drawing No:
EG-1

Front Logo

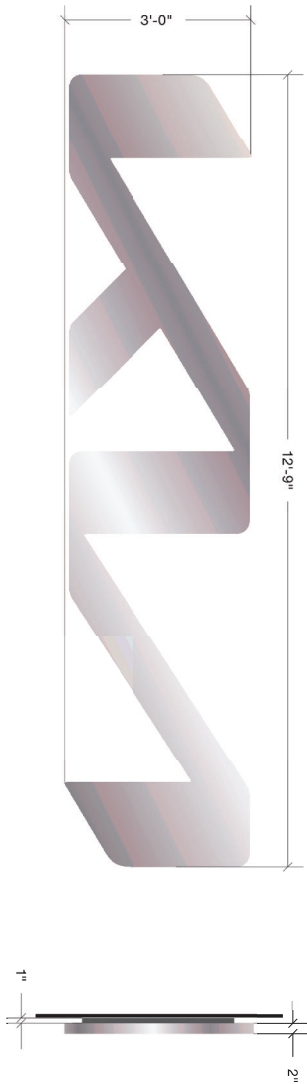
EG-2 - Side Logo

The EG-2 Side Logo is fabricated aluminum painted KIA Metallic Silver with 2" deep aluminum returns and backlit.

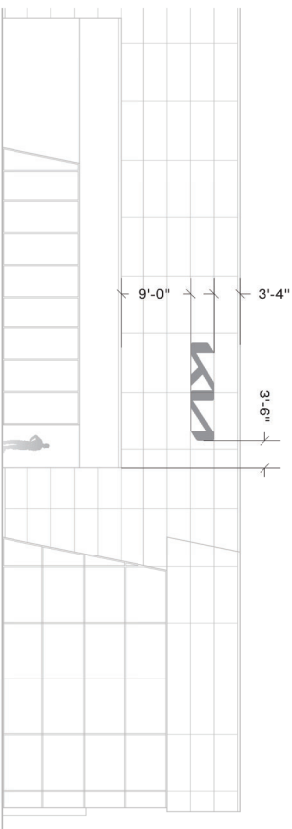
For full sign documentation reference Pattison Sign Group KIA Sign Family 2021 document provided.

Graphic vendor to field verify location and site conditions, placement and final dimensions based on local and municipal codes and building architecture; and coordinate all access, electrical requirements, site preparation and mounting details with GC (or other as indicated by owner) prior to production.

Graphic vendor to provide all necessary concealed mounting hardware.



Elevation Detail
1/16" = 1'-0"



Notes:



Change Up

2056 Byers Sta. Mansfield, OH 44203
1-1-944-824-7100

DESIGN CONTROL DOCUMENT

These drawings are for communication of design intent only. They are shown for information and are not to be used as fabrication drawings.
© 2021 ChangeUp

Side Logo

KIA
Gallery 2.0

Drawing No:
EG-2

EG-3 - Anytown

The EG-3 Anytown is an internally illuminated can sign, the face is Kia Metallic Silver perforated vinyl that will illuminate white at night. It has 3" deep aluminum returns that are flush mounted to the facade. For longer town names use 18" tall letters.

For full sign documentation reference Pattison Sign Group Kia Sign Family 2021 document provided.

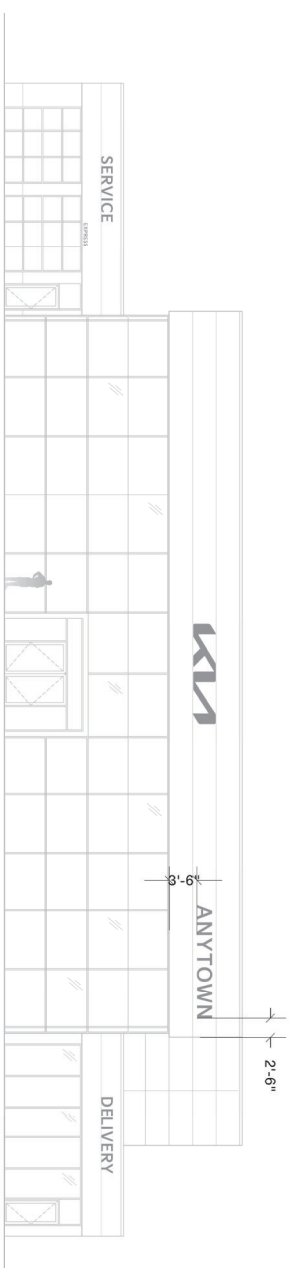
Graphic vendor to field verify location and site conditions, placement and final dimensions based on local and municipal codes and building architecture; and coordinate all access, electrical requirements, site preparation and mounting details with GC (or other as indicated by owner) prior to production.

Graphic vendor to provide all necessary concealed mounting hardware.



Side

Elevation Detail
1/16" = 1'-0"



Conceptual Rendering
Not to Scale



Notes:



ChangeUp
2050 Gyver Rd, Madison, OH 45203
1-1-844-834-7700

DESIGN CONTROL DOCUMENT

These drawings are for communication of design intent only. They are shown as is and are not to be used as a basis for construction and fabrication of drawings.
©2021 ChangeUp

Anytown

KIA
Gallery 2.0

Drawing No:
EG-3

EG-4 - Service / Express

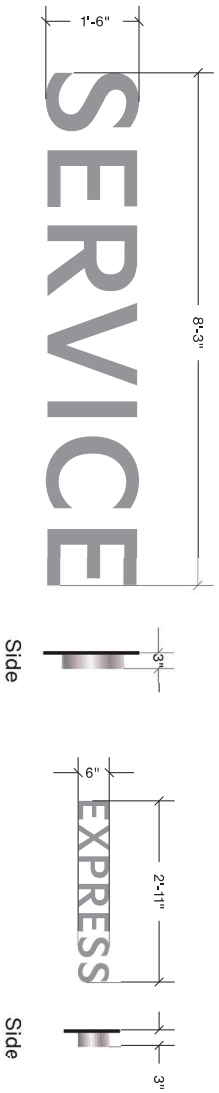
The EG-4 "Service" is an internally illuminated can sign. The face is KIA Metallic Silver perforated vinyl that will illuminate white at night and has 3" deep aluminum returns that are flush mounted to the facade.

"Express" is die cut metal, painted to match KIA Metallic Silver with 3" deep aluminum returns that are flush mounted to the facade.

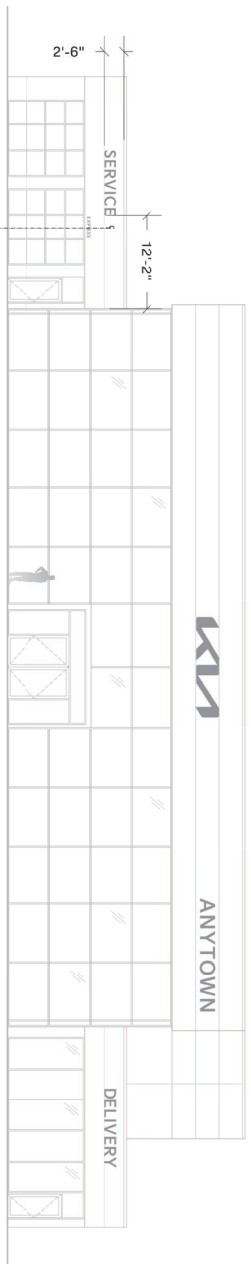
For full sign documentation reference Pattison Sign Group Kia Sign Family 2021 document provided.

Graphic vendor to field verify location and site conditions, placement and final dimensions based on local and municipal codes and building architecture; and coordinate all access, electrical requirements, site preparation and mounting details with GC (or other as indicated by owner) prior to production.

Graphic vendor to provide all necessary concealed mounting hardware.



Elevation Detail
1/16"=1'-0"



Notes:



Change Up
2055 Byers Rd, Mansfield, OH 44203
T+1 984.834.7700

DESIGN CONTROL DOCUMENT
These drawings are for communication of design intent only. They are shown as is and are not to be used as a basis for construction and fabrication of drawings.
© 2021 ChangeUp

KIA
Gallery 2.0

Drawing No:
EG-4

Service / Express

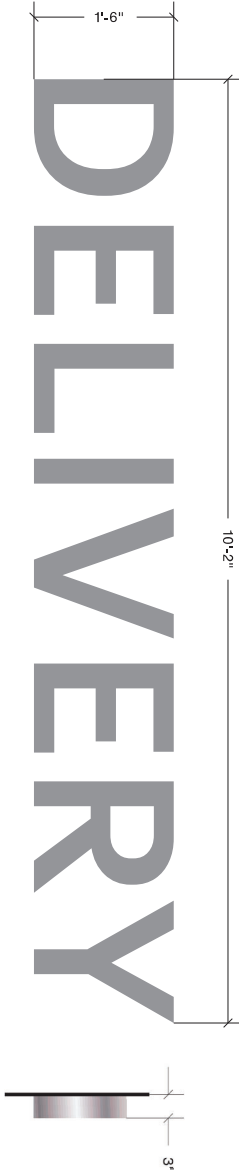
EG-5 - Delivery

The EG-5 Delivery is an internally illuminated can sign. The face is Kia Metallic Silver perforated vinyl that will illuminate white at night and has 3" deep aluminum returns that are flush mounted to the facade.

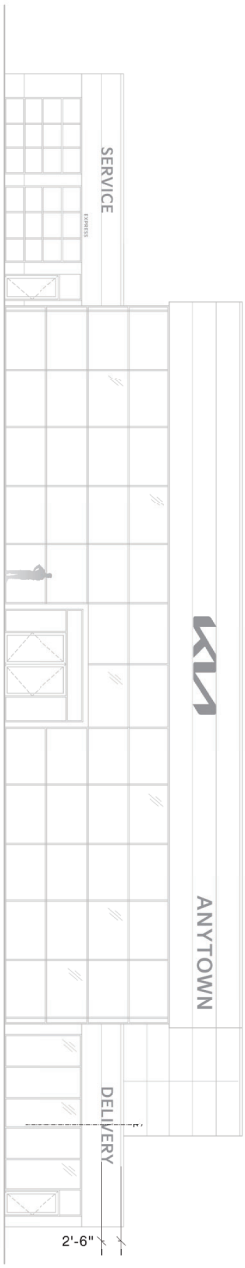
For full sign documentation reference Pattison Sign Group Kia Sign Family 2021 document provided.

Graphic vendor to field verify location and site conditions, placement and final dimensions based on local and municipal codes and building architecture; and coordinate all access, electrical requirements, site preparation and mounting details with GC (or other as indicated by owner) prior to production.

Graphic vendor to provide all necessary concealed mounting hardware.



Elevation Detail
1/16"=1'-0"



Conceptual Rendering
Not to Scale



Notes:



Change Up
2056 Byers St. Mansburg, OH 43033
1-1-944-834-7100

DESIGN CONTROL DOCUMENT

These drawings are for communication of design intent only. They are shown for information and are not to be used as and preparation, and not to be used as fabrication drawings.
© 2021 ChangeUp

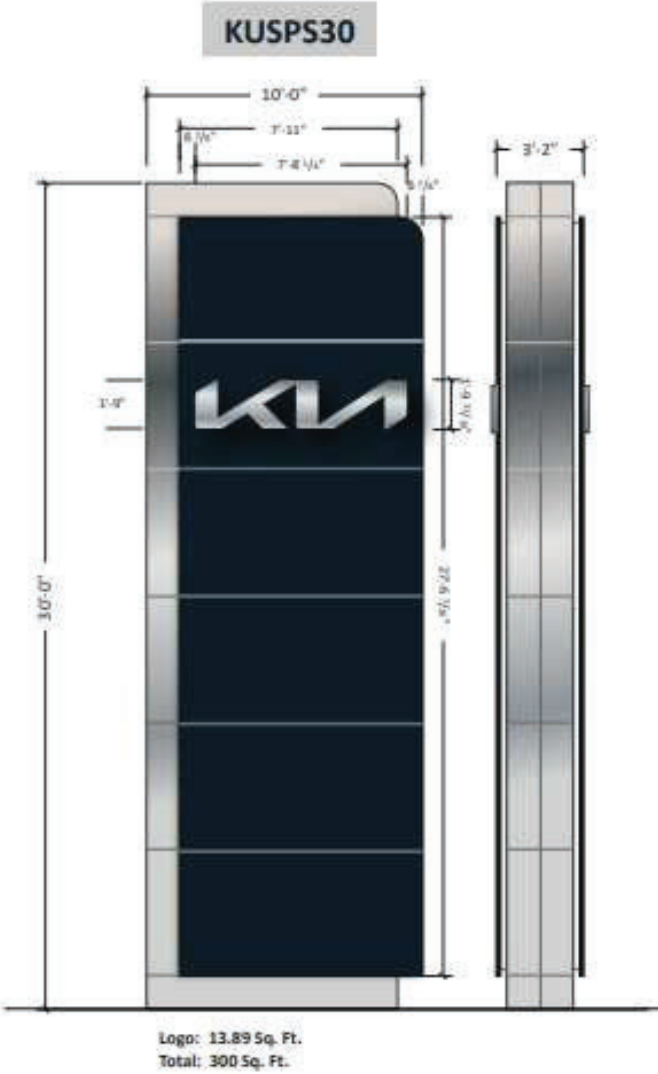
Delivery

KIA
CBS 2.0

Drawing No:
EG-5



KIA NEW LOGO MONOLITH

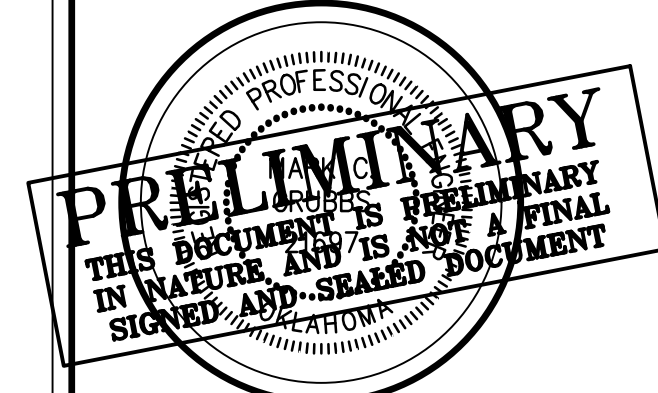
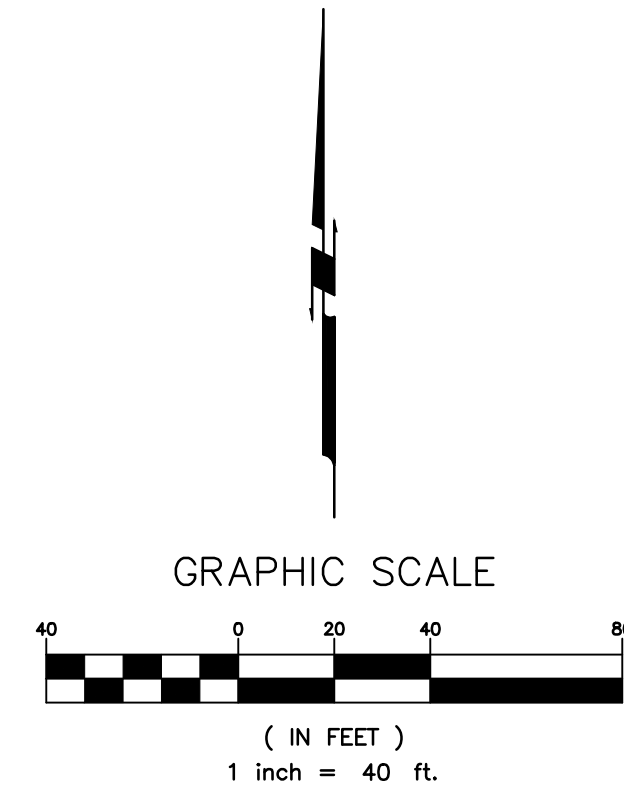
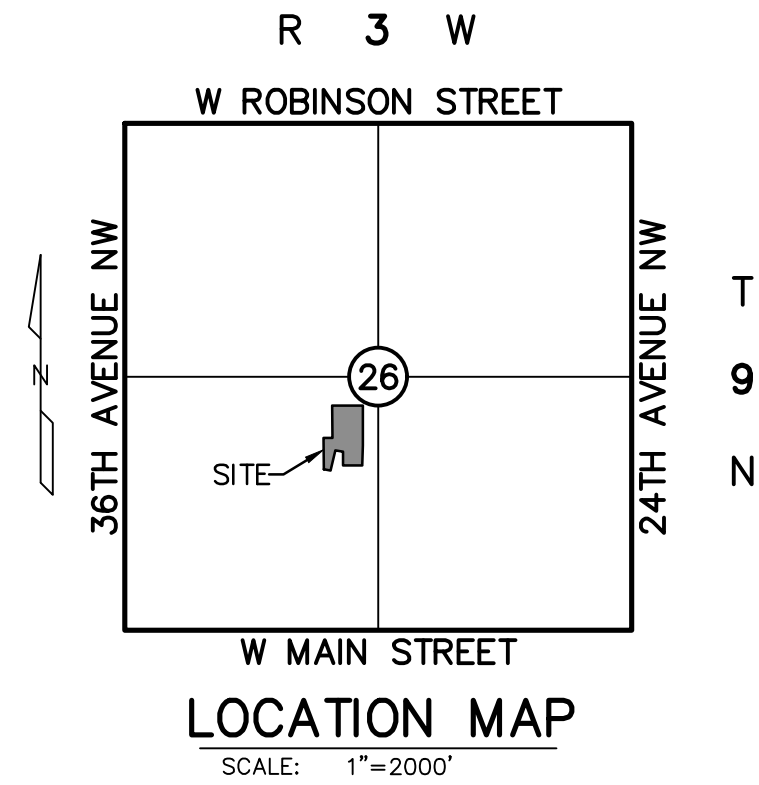
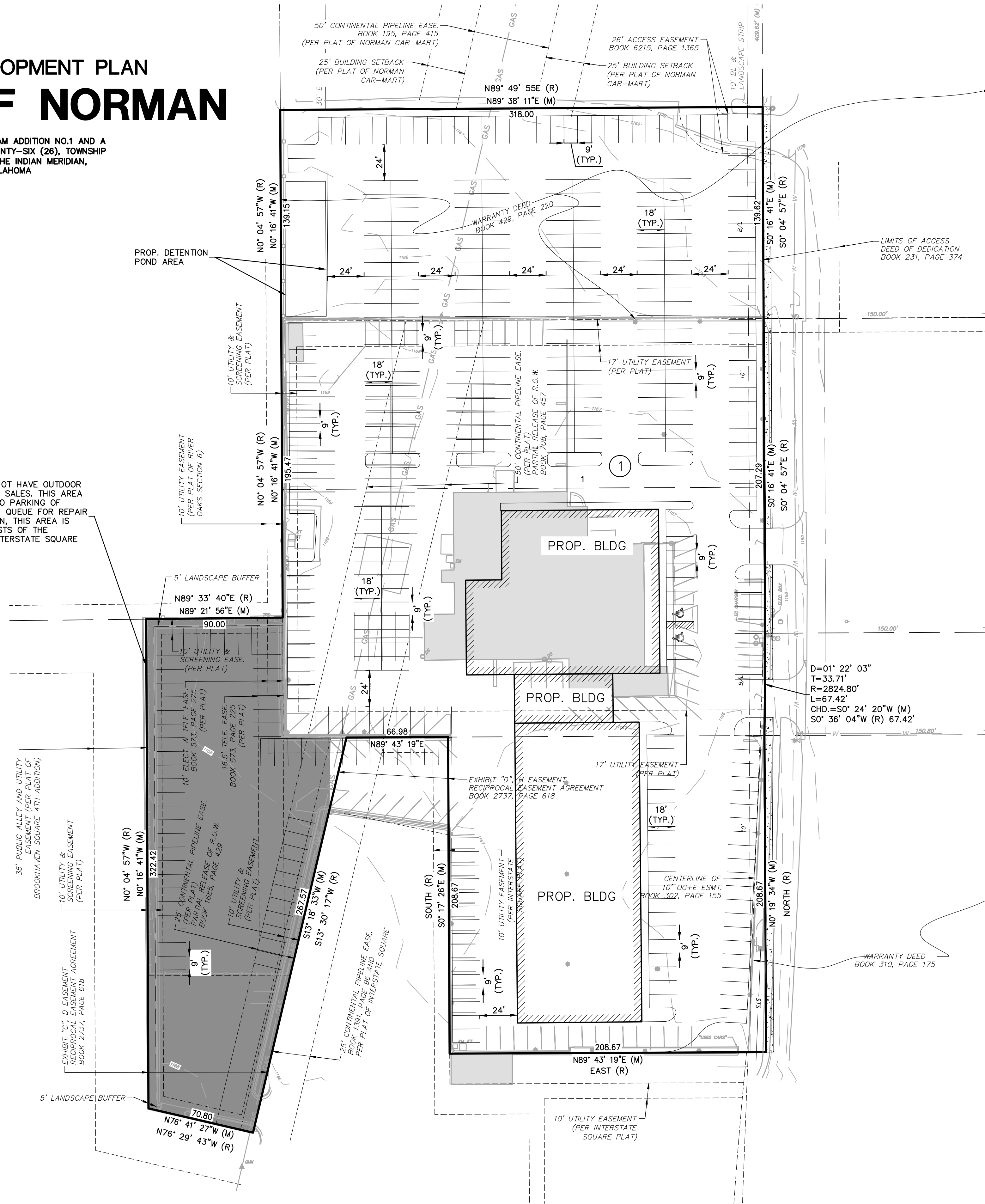


Mono-pole sign

PRELIMINARY SITE DEVELOPMENT PLAN SOONER KIA OF NORMAN

BEING A REPLAT OF THE AMENDED PLAT OF STIDHAM ADDITION NO.1 AND A PART OF THE SOUTHWEST (SW/4), OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA

HATCHED AREA SHALL NOT HAVE OUTDOOR DISPLAY OF AUTOMOBILE SALES. THIS AREA SHALL BE RESTRICTED TO PARKING OF EMPLOYEES, VEHICLES IN QUEUE FOR REPAIR OR PICK-UP. IN ADDITION, THIS AREA IS FOR RESIDENTS OR GUESTS OF THE COMPLEX LOCATED IN INTERSTATE SQUARE ADDITION.



SOONER KIA NORMAN
418 N. INTERSTATE DRIVE
NORMAN, OK
PRELIMINARY SITE DEVELOPMENT PLAN

NO.	DESCRIPTION	DATE

Proj. No.: 24-009
Date: 02/07/2024
Scale: (Horiz.) 1"=40'
(Vert.) N/A
Drawn By: JMS
Checked By: JMS
Approved By: JMS

SHEET NUMBER
EXH
24-009

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 N. INTERSTATE DRIVE
NORMAN, OK 73069
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA5115 EXP. 09/30/24



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: March 19, 2024

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

PROJECT NAME: Sooner Kia of Norman PP **PROJECT TYPE:** Commercial
Owner: Orrklahoma Realty-Norman, LLC
Developer's Engineer: Grubbs Consulting
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial and high density residential surrounds the proposed site on N. Interstate Drive with some office and low density residential further west.

ALLOWABLE ACCESS:

The site proposes to reuse two existing access points. The location of these existing access points will afford full access and meet the applicable requirements in the Engineering Design Criteria.

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

N. Interstate Drive: 2 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	404	202	202
A.M. Peak Hour	27	20	7
P.M. Peak Hour	35	14	21

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

Obviously being well below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer was asked to submit a traffic memo to document the trip generation potential for this application. On behalf of the developer Traffic Engineering Consultants, Inc. submitted the traffic impact analysis memorandum. No traffic operational issues are anticipated due to the development.

RECOMMENDATION: APPROVAL DENIAL N/A STIPULATIONS

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

The proposed development will access N. Interstate Drive from the west by way of two existing driveways. Both intersections on N. Interstate Drive will continue to provide full access. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

Applicant: Orrklahoma Realty Norman, LLC

Project Location: 418 N Interstate Dr.

Case Number: PD24-04

Time: 5:30 p.m.

Applicant Representative:

Chris Colijn

Attendees:

Dorothy Kloppell
Catherine Baxter
Morgan Hunter
Chris Nole

City Staff:

Justin Fish, Planner I
Beth Muckala, Assistant City Attorney

Application Summary:

The applicant is requesting a preliminary plat to combine lots and a rezoning from PUD, Planned Unit Development, and C-2, General Commercial District, to a SPUD, Simple Planned Unit Development.

Neighbor's Comments/Concerns/Responses:

Neighbors stated they live in a property to the southwest of the proposed development. Many of their questions revolved around drainage concerns. The attendees noted that the area was prone to flooding and the previous owners of the subject property installed a retaining wall. This wall was constructed poorly and has notable damage to it. The applicant assured the attendees that an engineer was going to assess the existing wall whether it required replacement. The applicant also stated that the engineer is going to design the site to drain water away from the subject property as well as the nearby residential properties.

File Attachments for Item:

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-50: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING A PORTION OF THE 17-FOOT-WIDE UTILITY EASEMENT LOCATED IN LOT TWO (2), BLOCK ONE (1), AN AMENDED PLAT OF STIDHAM ADDITION NO. 1, A PLANNED UNIT DEVELOPMENT, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/11/2024

REQUESTER: Orrklahoma Realty-Norman, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-50: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING A PORTION OF THE 17-FOOT-WIDE UTILITY EASEMENT LOCATED IN LOT TWO (2), BLOCK ONE (1), AN AMENDED PLAT OF STIDHAM ADDITION NO. 1, A PLANNED UNIT DEVELOPMENT, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

APPLICANT Sooner Kia Norman
Orrklahoma Realty-Norman, LLC.

REQUESTED ACTION Partial closure of a seventeen-foot (17') utility easement within Lot 2, Block 1, Amended Stidham Addition No. 1, a Planned Unit Development.
418 North Interstate Drive.

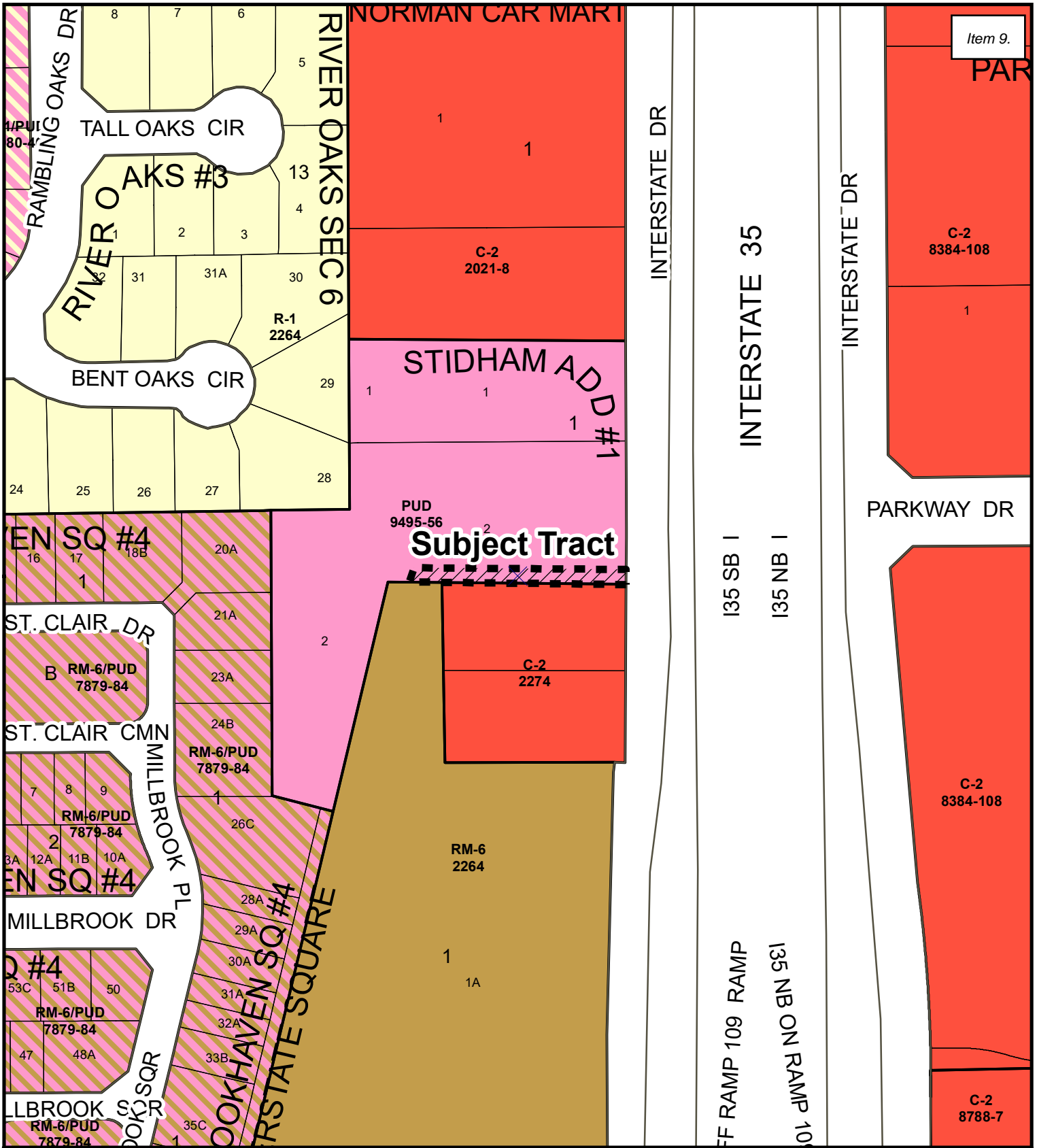
BACKGROUND: The applicant has requested partially closing and vacating a platted seventeen-foot (17') utility easement located within Lot 2, Block 1, Amended Stidham Addition No. 1, a Planned Unit Development. The final plat for Lot 2, Block 1, Amended Stidham Addition No. 1, a Planned Unit Development was filed of record with the Cleveland County Clerk on December 11, 1995.

DISCUSSION: With the partial closure and potential vacation of the utility easement, the applicant would be able to construct a dealership complex.

Staff did not receive any objections from the utility companies.

RECOMMENDATION: Staff recommends approval of the request to close a portion of a seventeen-foot (17') utility easement located within Lot 2, Block 1, Amended Stidham Addition No. 1, a Planned Unit Development.

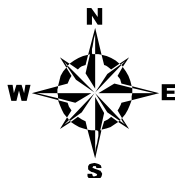
ACTION NEEDED: Recommend approval or disapproval of the request to close a portion of a seventeen-foot (17') utility easement within Lot 2, Block 1, Amended Stidham Addition No. 1, a Planned Unit Development.



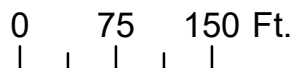
Location Map



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



March 19, 2024



Subject Tract



office memorandum

DATE: March 1, 2024

TO: Kathryn Walker, City Attorney
Anthony Purinton, Assistant City Attorney II
Rone Tromble, Administrative Technician IV
Ken Danner, Subdivision Manager
Scott Sturtz, Acting Director of Public Works
Jane Hudson, Director of Planning and Community Development
Lora Hoggatt, Planning Services Manager

FROM: Brenda Hall, City Clerk 

SUBJECT: Request to Close a Public Easement

I am in receipt of a request to close a public easement located in Lot 2, Block 1, Stidham Addition No. 1, a/k/a 418 North Interstate Drive.

In accordance with Resolution No. R-8182-66, I am forwarding the request and certified ownership list to your office and requesting that your office send notice to the furnished list of property owners and have the necessary ordinance prepared. If further action is needed from my office, please notify me.

BH:smr
attachments

February 28, 2024

Brenda Hall, City Clerk
City of Norman
201 West Gray
Norman, OK 73070

RE: Request to close a portion of a platted utility easement in the Amended Plat of Stidham Addition No. 1, located at 418 N. Interstate Drive

Dear Ms. Hall,

As owner of the property located at 418 N. Interstate Drive, I would like to submit this letter as petition to close a portion of the 17 foot platted utility easement located along the south boundary of Lot 2 in Block 1 in the Amended Plat of Stidham Addition No. 1, recorded in Book 17 Pages 42 and 43 in the office of the Cleveland County Clerk.

The portion of the easement to be closed extends easterly from the east line of the existing north/south Continental Pipeline Easement to the east boundary of Lot 2. An expansion of the existing automobile sales facility is planned for this area. Due to this expansion, it is necessary to eliminate this portion of the utility easement. A survey of the property indicates that there are no public utilities within the portion of the easement to be closed.

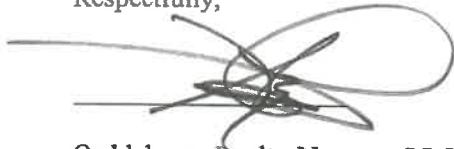
If closing of the public utility easement described on the attached exhibit is approved by the City Council, an application to vacate said portion via District Court will be pursued.

Attached are the documents required to be submitted with this petition:

- Legal Description of Portion of Public Utility Easement to be Closed
- Certified List of Property Owners within 300 feet (3 copies)
- Check in the amount of \$400 for filing fee
- Exhibit depicting that portion of the public utility easement to be closed (3 copies)

Please do not hesitate to contact me if you need additional information or if I can answer any questions.

Respectfully,



Orrklahoma Realty-Norman, LLC

cc: Bobby Newman
Mark Grubbs

FILED IN THE OFFICE
OF THE CITY CLERK
ON 3/1/24

Exhibit "A"

LEGAL DESCRIPTION

Utility Easement Vacation

Sooner Kia
418 N. Interstate Drive
Norman, Cleveland Co., Oklahoma

February 29, 2024

A portion of the 17-foot-wide Utility Easement, Lot Two (2), Block One (1), AN AMENDED PLAT OF STIDHAM ADDITION NO. 1, a Planned Unit Development to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat filed at Book 17 Plats, Page 42 and 43, described as follows:

The South 17.00 feet of the North 164.00 feet of said Lot Two (2) lying East of the 50-foot-wide Pipeline Easement as shown on said plat being particularly described as follows:

BEGINNING at the Southeast corner of said Lot Two (2) on the West Right of Way line of Interstate 35;

THENCE South 89°55'03" West, along the South line of said Lot, a distance of 249.80 feet to the East line of a 50-foot-wide Pipeline Easement as shown on said plat;

THENCE North 13°30'17" East, along the East line of said Pipeline Easement, a distance of 17.49 feet;

THENCE North 89°55'03" East, parallel with the South line of said Lot, a distance of 246.05 feet to the East line of said Lot;

THENCE Southerly along the East line of said Lot on a curve to the Right, having a radius of 2,824.80 feet, central angle of 00°20'42", chord bearing of South 01°06'45" West, chord distance of 17.00 feet, for an arc length of 17.00 feet to the **POINT OF BEGINNING**.

Said tract of land containing 4,215 square feet or 0.0968 acres, more or less.

The basis of bearing for the above-described tract of land is the South line of said Lot Two (2) having a platted bearing of South 89°55'03" West.

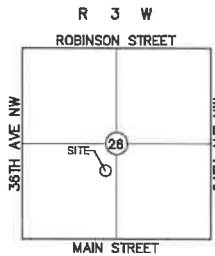
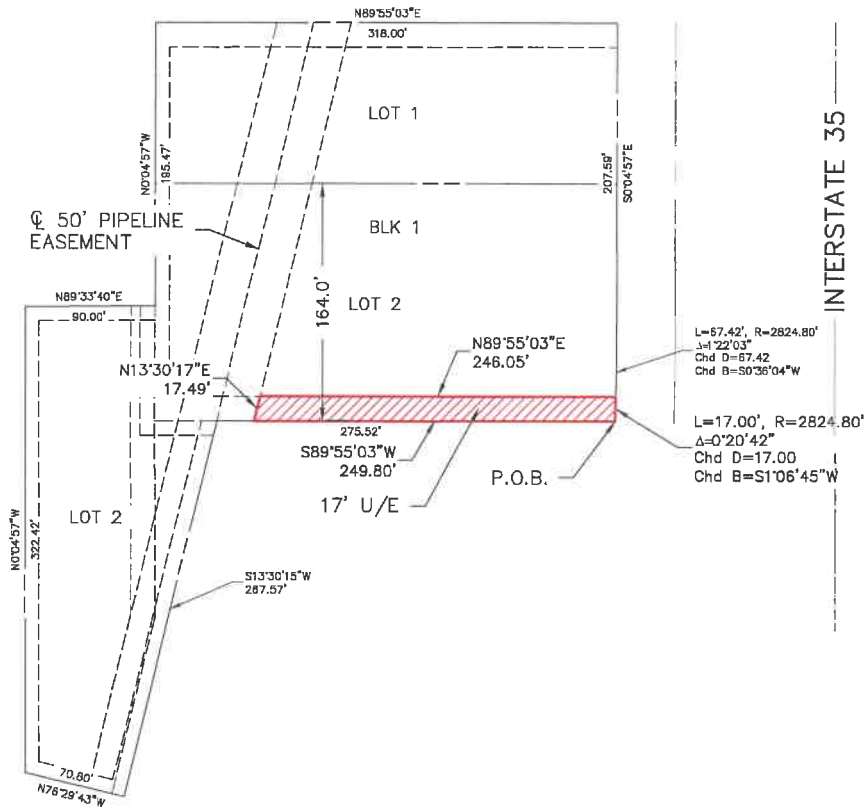
Prepared by Durham Surveying, Inc.
Damon K. Durham, PLS No. 1521

T:\2024\24-012\Docs\24-012_20240229_Legal Description for Easement Vacation.docx

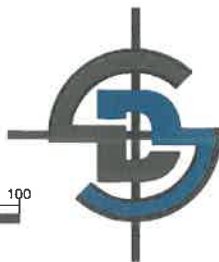
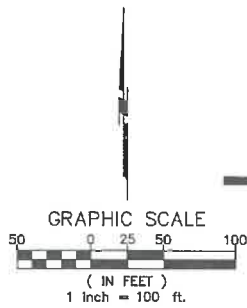
Exhibit 'B'

UTILITY EASEMENT VACATION

PART OF LOT 2, BLOCK 1,
AN AMENDED PLAT OF STIDHAM ADDITION NO.1
SW/4, SECTION 26, T9N, R3W, I.M.
NORMAN, CLEVELAND CO., OKLAHOMA



2/29/2024



DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OK 73099
Phone (405) 265-3404 Fax (405) 265-0649
CERTIFICATE OF AUTHORIZATION NO. 5313
EXPIRATION DATE: JUNE 30, 2024

CERTIFICATE OF BONDED ABTRACTOR
(350 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF CLEVELAND)

The undersigned bonded abstractor in and for Cleveland County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Cleveland County, Oklahoma, as updated by the records of the County Clerk of Cleveland County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 350 feet in all directions of the following described land:

TRACT 1 LEGAL DESCRIPTION

Part of the Southwest Quarter (SW/4) of Section Twenty-Six (26), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows: BEGINNING at a point 150 feet West and 684.61 feet South of the Northeast corner of said Southwest Quarter (SW/4); THENCE West 208.67 feet; THENCE South 208.67 feet; THENCE East 208.67 feet; THENCE North 208.67 feet to the POINT OF BEGINNING.

AND

Lots One (1) and Two (2), in Block One (1), of AN AMENDED PLAT OF STIDHAM ADDITION NO. 1, a Planned Unit Development, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

AND

TRACT 2 LEGAL DESCRIPTION

Part of the Southwest Quarter (SW/4) of Section Twenty-Six (26), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: COMMENCING at the Northeast Corner of the Southwest Quarter (SW/4); THENCE South 89°49'55" West on the North line of said Southwest Quarter (SW/4) for a distance of 150.00 feet to the POINT OF BEGINNING; THENCE South 00°04'57" East for a distance of 409.62 feet; THENCE South 89°55'03" West on the North line of the Amended Plat of Stidham Addition No 1 for a distance of 318.00 feet; THENCE North 00°04'57" West on the East line of River Oaks Section 6 Addition for a distance of 409.15 feet; THENCE North 89°49'55" East on the North line of the said Southwest Quarter (SW/4) for a distance of 318.00 feet to the POINT OF BEGINNING. LESS AND EXCEPT Lot One (1) in Block One (1) of NORMAN CAR-MART to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (22), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report,

however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: February 7, 2024 at 7:30 AM

First American Title Insurance Company



By:

Panda Craven

Abstractor License No. 85

OAB Certificate of Authority # 49

File No. 2856005-MO99

OWNERSHIP LIST

ORDER NO. 2856005-MO99

DATE PREPARED: February 14, 2024
EFFECTIVE DATE: February 7, 2024 at 7:30 A.M.

NO.	OWNER	LOT	BLK	ADDITION
1	ORRKLAHOMA REALTY – NORMAN, LLC 418 N INTERSTATE DR NORMAN OK 73072			26-9-3W 1.0192AC PRT SW/4 BEG 150' WEST FROM NE/C S409.61' W318' N409.61' E318' POB LESS NORMAN CAR MART LT 1 BLK 1 #191362 Subject Property
2	ORRKLAHOMA REALTY – NORMAN, LLC 418 N INTERSTATE DR NORMAN OK 73072	1	1	AMENDED PLAT OF STIDHAM ADDITION NO. 1, a Planned Unit Development, to Norman OK #45672 Subject Property
3	ORRKLAHOMA REALTY – NORMAN, LLC 418 N INTERSTATE DR NORMAN OK 73072	2	1	AMENDED PLAT OF STIDHAM ADDITION NO. 1, a Planned Unit Development, to Norman OK #45673
4	ORRKLAHOMA REALTY – NORMAN, LLC 418 N INTERSTATE DR NORMAN OK 73072			26-9-3W .48 AC PRT SW/4 BEG 150'W 684.61'S NE/C SW/4 W208.67' S100' E208.67' N100' POB #23486 Subject Property
5	ORRKLAHOMA REALTY – NORMAN, LLC 418 N INTERSTATE DR NORMAN OK 73072			26-9-3W .52 AC PRT SW/4 BEG 105'W 784.61'S NE/C SW/4 W208.67' S108.67' E208.57' N108.67' POB #23487 Subject Property

6	LL ARK PROPERTIES, LLC 3701 Alabama Ave S St. Louis Park MN 55416-5156	Part 1-5 a/k/a 2B	2	PARK CENTRAL ADDITION, to Norman, OK, LT 2B BLK 2 AKA PRT LT 1 2 3 4 5 BEG SE/C LT 5 S 76D W235.36` W105.50` S 21D E355.04` S36.65` W237.84` C/R (R=190) CB N 81D W57.05` C/L (R=190) CB N 81D W57.05` W32.12` C/L (R=2904) CB N 04D W292.98` C/R (R=2824.79) CB N 04D W256.26` N 44D E34.82` E569.59` S 45D E35.33` S25.89` C/L (R=486.11) CB S 06D E115.25` POB #141234
7	DONOHUE SHOWCASE, LLC 817 W TIMBERDELL RD NORMAN OK 73072-6326	1	1	PARK CENTRAL ADDITION, to Norman OK #40944
8	SPAG-GN, LLC 4710 NW 39 TH ST OKLAHOMA CITY OK 73122-2505	Part 2-5 a/k/a 2B	1	PARK CENTRAL ADDITION, to Norman OK #194302
9	NYSSA RAATKO LLC 600 NW 23 RD ST, STE 200 OKLAHOMA CITY OK 73103-1464	1	1	NORMAN CAR-MART, to Norman OK #191361
10	Kwang Soo Go 6017 NW 160 th St Edmond OK 73013	1	2	SPRING BROOK ADDITION SECTION 9, Replat of Lots 1 thru 8, Block 1 and Lots 1 thru 4, Block 2, To Norman OK #45423
11	CLEVELAND HOSPITALITY, LLC 118 N 7 TH AVE DURANT OK 74701-4756	3	2	SPRING BROOK ADDITION SECTION 9, Replat of Lots 1 thru 8, Block 1 and Lots 1 thru 4, Block 2, To Norman OK #45425
12	Kenneith Ray McIntosh 3123 Tall Oaks Cir Norman OK 73072-4717	8	13	RIVER OAKS SECTION 6, A Replat of Lots 26 thru 30, Block 12 & Lots 3 thru 7, Block 13 of River Oaks Sec. 3, To Norman OK #42899
13	Mary Anne Bradfield 3117 Tall Oaks Cir Norman OK 73072-4717	7	13	RIVER OAKS SECTION 6, A Replat of Lots 26 thru 30, Block 12 & Lots 3 thru 7, Block 13 of River Oaks Sec. 3, To Norman OK #42898

14	Bradford W. Edgar and Michael D. Randall, as Co-Trustees of The Red Bull Trust 3111 Tall Oaks Cir Norman OK 73072-4717	6	13	RIVER OAKS SECTION 6, A Replat of Lots 26 thru 30, Block 12 & Lots 3 thru 7, Block 13 of River Oaks Sec. 3, To Norman OK #42897
15	STP HOMES, INC PO Box 8067 Moore OK 73153-8067	5	13	RIVER OAKS SECTION 6, A Replat of Lots 26 thru 30, Block 12 & Lots 3 thru 7, Block 13 of River Oaks Sec. 3, To Norman OK #42896
16	Wright Farms Livestock and Land LLC 16428 S 225 th East Ave Coweta OK 74429-6622	4	13	RIVER OAKS SECTION 6, A Replat of Lots 26 thru 30, Block 12 & Lots 3 thru 7, Block 13 of River Oaks Sec. 3, To Norman OK #42895
17	Shaina and Shaila Patel 1214 W Lindsey St Norman OK 73069-4308	3	13	RIVER OAKS SECTION 6, A Replat of Lots 26 thru 30, Block 12 & Lots 3 thru 7, Block 13 of River Oaks Sec. 3, To Norman OK #42894
18	Wanda D. Scott 3116 Tall Oaks Cir Norman OK 73072-4717	2	13	RIVER OAKS SECTION 3, to Norman OK #42876
19	Charles Keith Martin 3122 Tall Oaks Cir Norman OK 73072-4717	1	13	RIVER OAKS SECTION 3, to Norman OK #42875
20	Carolyn S. Constant 3127 Bent Oaks Cir Norman OK 73072-4718	32	12	RIVER OAKS SECTION 3, to Norman OK #42874
21	Carol A. Hoadley 3121 Bent Oaks Cir Norman OK 73072-4718	31	12	RIVER OAKS SECTION 3, to Norman OK #42873
22	Kelli A. Smart 3115 Bent Oaks Cir Norman OK 73072-4718	31A	12	RIVER OAKS SECTION 6, A Replat of Lots 26 thru 30, Block 12 & Lots 3 thru 7, Block 13 of River Oaks Sec. 3, To Norman OK #42893
23	Alfredo Loera 3109 Bent Oaks Cir Norman OK 73072-4718	30	12	RIVER OAKS SECTION 6, A Replat of Lots 26 thru 30, Block 12 & Lots 3 thru 7, Block 13 of River Oaks Sec. 3, To Norman OK #42892

24	Libby Kivko 2702 S Pickard Ave Norman OK 73072-6924	29	12	RIVER OAKS SECTION 6, A Replat of Lots 26 thru 30, Block 12 & Lots 3 thru 7, Block 13 of River Oaks Sec. 3, To Norman OK #42891
25	Billy Jack Smith & Anita Jo Smith 13941 S Hudson Ave Bixby OK 74008-4081	28	12	RIVER OAKS SECTION 6, A Replat of Lots 26 thru 30, Block 12 & Lots 3 thru 7, Block 13 of River Oaks Sec. 3, To Norman OK #42890
26	Blake A. Johnson, as Successor Trustee of The Judith K. Johnson Revocable Living Trust 3114 Bent Oaks Cir Norman OK 73072	27	12	RIVER OAKS SECTION 6, A Replat of Lots 26 thru 30, Block 12 & Lots 3 thru 7, Block 13 of River Oaks Sec. 3, To Norman OK #42889
27	William Boyd & Judy Boyd, Trustees of The William Boyd & Judy Boyd Revocable Living Trust 3120 Bent Oaks Cir Norman OK 73072	26	12	RIVER OAKS SECTION 6, A Replat of Lots 26 thru 30, Block 12 & Lots 3 thru 7, Block 13 of River Oaks Sec. 3, To Norman OK #42888
28	Jose Ruiz 3126 Bent Oaks Cir Norman OK 73072	25	12	RIVER OAKS SECTION 3, to Norman OK #42872
29	Thomas Lynn Potts & Tonya Lynn Potts 3130 Bent Oaks Cir Norman OK 73072-4718	24	12	RIVER OAKS SECTION 3, to Norman OK #42871
30	Catherine Sue Thomas 3204 Rambling Oaks Dr Norman OK 73072-4709	23	12	RIVER OAKS SECTION 3, to Norman OK #42870
31	Marcia L. Garst 3125 Saint Clair Dr Norman OK 73072-4763	14	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #129511
32	Brenda S. Keeling 3121 Saint Clair DR Norman OK 73072	15	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #129512
33	Warren Dale Reynolds & Karen Ann Reynolds, Trustees of the Warren & Karen Reynolds Living Trust 3117 Saint Clair Dr Norman OK 73072	16	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #129513

34	Holly Cole 3113 Saint Clair Dr Norman OK 73072	17	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #129514
35	Stephen F. Vickers PO Box 249 Lindsay OK 73052-0249	18B	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #153910
36	Cies Properties Inc. 1203 Brookhaven Blvd Norman OK 73072-3612	20A	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #153911
37	Cies Properties Inc. 1203 Brookhaven Blvd Norman OK 73072-3612	21 & N16' of 22 a/k/a 21A	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #144349
38	Chetna Kadian 307 Summit BND Norman OK 73071-4171	23 & S16' of 22 a/k/a 23A	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #144350
39	Max Weldon & Kay Weldon, Trustees of The Max Weldon Living Trust 317 Millbrook Pl Norman OK 73072-4762	24A & Pt of 26A a/k/a 24B	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #159622
40	Gerald D. Smith 2512 SE 38 th St Moore OK 73160-9732	26C	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #167037
41	Cies Properties Inc. 1203 Brookhaven Blvd Norman OK 73072-3612	28A	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #167039
42	Cies Properties Inc. 1203 Brookhaven Blvd Norman OK 73072-3612	29A	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #167040
43	Cies Properties Inc. 1203 Brookhaven Blvd Norman OK 73072-3612	30A	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #167041

44	Cies Properties Inc. 1203 Brookhaven Blvd Norman OK 73072-3612	31A	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #167042
45	Cies Properties Inc. 12103 Brookhaven Blvd Norman OK 73072-3612	32A	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #167043
46	Gregory P. Moss & Phyllis Jean Moss, as Trustees of The Moss Family Living Trust 209 Millbrook PL Norman OK 73072	33C	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #175574
47	C. Thomas Knotts Family Trust & Jann G. Knotts Family Trust 201 Millbrook Pl Norman OK 73072	35D	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #175575
48	Brookhaven Square 3 rd PO Box 720096 Norman OK 73070-4074	Open Space B		BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #129584
49	Jason & Stephanie J. Vogel 3124 St. Clair CMN Norman OK 73072	Pt 5 & 6 a/k/a 5A	2	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK LOT 5A BLOCK 2 AKA PRT LT 5 AND PRT LT 6 BLK 2 BEG NW/C LT 5 E40.36` S82.50` W40.36` N82.50` POB #129579
50	Dale R. Fuqua 3120 Saint Clair CMN Norman OK 73072-4769	Pt 6 a/k/a 6A	2	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK LOT 6A BLOCK 2 AKA PRT LT 6 BLK 2 BEG NE/C LT 6 S82.50` W38` N82.50` E38` POB #129580
51	William F. Wetmore, III & Marsha K. Wetmore 3116 Saint Clair CMN Norman OK 73072-4769	7 & 8 a/k/a 7A	2	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #129581

52	Charles W. & Sandra R. Snider 3108 Saint Clair CMN Norman OK 73072-4769	9	2	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #129565
53	Alice L. Camp, Trustee of The Alice L. Camp Revocable Trust 3101 Millbrook Dr. Norman OK 73072-4765	10A	2	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #154829
54	Cies Properties Inc. 1203 Brookhaven Blvd Norman OK 73072-3612	11B	2	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #154830
55	Cies Properties Inc. 1203 Brookhaven BLVD Norman OK 73072-3612	Pt 11 & 12 a/k/a 12A	2	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK LT 12A BLK 2 AKA W5` OF LT 11 AND E33` OF LT 12 BLK 2 #146450
56	Cies Properties Inc. 1203 Brookhaven BLVD Norman OK 73072-3612	Pt 12 & 13 a/k/a 13A	2	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK LT 13A BLK 2 AKA W 5` OF LT 12 AND E 35` OF LT 13 BLK 2 #146451
57	Judith Clark Barry, Trustee of The Judith Clark Barry Revocable Trust 3117 Millbrook DR Norman OK 73072-4765	Pt 13 & All of 14 a/k/a 14A	2	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK LT 14A BLK 2 AKA W3` OF LT 13 AND ALL OF LT 14 BLK 2 #146452
58	Gary L. & Carolyn R. Kueter 3112 Millbrook Dr Norman OK 73072-4759	53C	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #172981
59	Cies Properties Inc. 1203 Brookhaven Blvd Norman OK 73072-3612	51B	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #172980
60	Mohsen & Shahla Gohar 3100 Millbrook DR Norman OK 73072-4759	50	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #129549

61	Sooner Ranch Properties LP 9 Hobb Hill LN Lucas TX 75002-7471	48 & 49 a/k/a 48A	1	BROOKHAVEN SQUARE 4 TH ADDITION, a Planned Unit Development, to Norman OK #146448
62	Huntington At The Mall Owners 1322 Fretz DR Edmond OK 73003			INTERSTATE SQUARE LT PRT LT 1A BLK 1 AKA BEING PRTS LTS 26B THRU 37 BLK 1 BROOKHAVEN SQUARE 4 ADDN BEG SE/C LT 27 BLK 1 W1529` N 13D E573.10` S 76D E14.85` S 13D W582.33` POB #167048
63	ALICE M. LUNDSTROM 3003 River Oaks DR, Apt 111 Norman OK 73072-4824	UNIT G-3		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36465
64	DONALD B. & GLORIA A. ADKINS 3003 River Oaks DR, Apt 129 Norman OK 73072-4874	UNIT G-21		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36466
65	FRANCIS NJOKU 403 S MAIN ST FORT STOCKTON TX 79735- 7210	UNIT G-23		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36467
66	CHONG SUN FRASHIER 4113 Sam Gordon DR Norman OK 73072-4024	UNIT G-10		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36468
67	JODI HUBBEL 3003 River Oaks DR, Apt 214 Norman OK 73072-4826	UNIT G-20		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36471

68	JERRY KEITH KITTINGER 3901 BELLWOOD DR NORMAN OK 73072	UNIT 101 & UNIT G-1 & UNIT G-2	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36472
69	STEPHANIE ANNE CIRAR 3003 River Oaks DR, Apt 102 Norman OK 73072-4824	UNIT 102	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36473
70	JEFFREY S. GIBSON 5101 Deerhurst DR Norman OK 73072-3882	UNIT 103	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36474
71	RONDA LASHAY 3003 RIVER OAKS DR, 104 NORMAN OK 73072	UNIT 104	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36475
72	DAVID E. WRENN 3003 River Oaks DR, Apt 105 Norman OK 73072-4824	UNIT 105	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36476
73	JERRY & LYNNE HOOT 53 SLAMA RD EDGEWATER MD 21037	UNIT 106	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36477
74	LISA M. WEAVER 3003 River Oaks DR, Apt 107 Norman OK 73072-4824	UNIT 107 & UNIT G-11	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36478

75	JEAN M. HOLLADAY 3003 River Oaks DR, Apt 108 Norman OK 73072-4824	UNIT 108	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36479
76	JOHN T. LAWSON, III & KIMBERLY A. LAWSON 3003 RIVER OAKS DR, 109 NORMAN OK 73072	UNIT 109	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36480
77	PAUL DELLOYD, II 3003 RIVER OAKS DR, 110 NORMAN OK 73072	UNIT 110	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36481
78	JEFFREY S. MARLEY & KATHERINE D. MARLEY 3003 River Oaks DR, Apt 111 Norman OK 73072-4824	UNIT 111	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36482
79	JARIN DYKSTRA 3003 River Oaks DR, Apt 112 Norman OK 73072-4824	UNIT 112	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36483
80	M LINNEMANN PROPERTIES, LLC 4725 Lake Front DR Norman OK 73072-9745	UNIT 113	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36484
81	MARIA E. EZPELETA 3003 River Oaks DR, Apt 114 Norman OK 73072-4824	UNIT 114 & UNIT G-14	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36485
82	SHARON SUE STEWART, AS TRUSTEE OF THE SHARON SUE STEWART LIVING TRUST 3003 RIVER OAKS DR, 115 NORMAN OK 73072	UNIT 115	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36486

83	ERIC & BRENDA EDGE 3003 River Oaks DR, Apt 116 Norman OK 73072-4824	UNIT 116 & UNIT G-16	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36487
84	KATHY L. KLOSS 3003 River Oaks DR, Apt 117 Norman OK 73072-4824	UNIT 117	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #166840
85	BADAR KHAN 3003 RIVER OAKS DR, 118 NORMAN OK 73072	UNIT 118 & UNIT G-13	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36489
86	BRENNA LONG-WHEELER & LESLIE LONG & DONALD WHEELER 3003 RIVER OAKS DR, 119 NORMAN OK 73072	UNIT 119 & UNIT G-15	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36490
87	DENEICE N. JOHNSON 3003 RIVER OAKS DR, 120 NORMAN OK 73072	UNIT 120	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36491
88	LORI S. HANNA 3003 River Oaks DR, Apt 121 Norman OK 73072-4824	UNIT 121	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36492
89	ELSA TEWOLDE 3003 River Oaks DR, Apt 122 Norman OK 73072-4824	UNIT 122	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36493
90	LONNIE W. BURKS 820 72nd AVE SE Norman OK 73026-3710	UNIT 123	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36494

91	WALTER RICHARD O'CONNELL, JR. 3003 River Oaks DR, 124 Norman OK 73072-4824	UNIT 124	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36495
92	JAN CAROLE RUSSELL 3003 River Oaks DR, Apt 125 Norman OK 73072-4824	UNIT 125 & UNIT G-18	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36496
93	RON & DANISE PHILLIPS 212 Mimosa DR Norman OK 73069-8652	UNIT 126	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36497
94	BONNIE STEPHENS 3003 River Oaks DR, Apt 127 Norman OK 73072-4874	UNIT 127	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36498
95	STOREYTIME PROPERTIES, LLC 1900 NW Expressway, Ste 815 Oklahoma City OK 73118-1815	UNIT 128	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36499
96	DONALD B. ADKINS & GLORIA A. ADKINS 3003 River Oaks DR, Apt 129 Norman OK 73072-4874	UNIT 129	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36500
97	ROGRIGO RIVERA REYES 3003 River Oaks DR, Apt 130 Norman OK 73072-4874	UNIT 130	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36501
98	RONALD D. MULLINS 3003 RIVER OAKS DR, 131 NORMAN OK 73072	UNIT 131 & UNIT G-25	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36502

99	IVA LOU SCRIVNER & TIR LYNN SEQUERA, TRUSTEES OF THE IVA LOU SCRIVNER REVOCABLE TRUST 5620 RACHEL CT ARLINGTON TX 76017	UNIT 132	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36503
100	ANITRA S. PEACOCK 3003 River Oaks DR, Apt 133 Norman OK 73072-4874	UNIT 133	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36504
101	SHERRY L. BAKER, AS TRUSTEE OF THE SHERRY L. BAKER REVOCABLE TRUST 3003 RIVER OAKS DR, 134 NORMAN OK 73072	UNIT 134	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36505
102	BRITTANY HOUSLEY 3003 River Oaks DR, Apt 135 Norman OK 73072-4825	UNIT 135	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36506
103	DUC N. LE 3003 RIVER OAKS DR UNIT 136 Norman OK 73072	UNIT 136	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36507
104	GARY A. ADAMS & RACHEL ADAMS 3003 River Oaks DR, Apt 137 Norman OK 73072-4825	UNIT 137	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36508
105	GARY A. ADAMS & RACHEL ADAMS 3003 River Oaks DR, Apt 137 Norman OK 73072-4825	UNIT G-27	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #106113
106	KARIN KELLER 3003 RIVER OAKS DR, 138 NORMAN OK 73072	UNIT 138	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36509

107	JOHN J. LAREAU & LAKETA M. LAREAU, CO- TRUSTEES OF THE LAREAU FAMILY TRUST 2819 Majesty CT Norman OK 73072-7529	UNIT 139		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36510
108	GAYLE OLSON-SUIT 3003 River Oaks DR, Apt 140 Norman OK 73072-4825	UNIT 140		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36511
109	STEVEN D. DAVIDSON & MELINDA C. DAVIDSON 910 Greenbriar LN Duncanville TX 75137-3714	UNIT 141		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36512
110	VICKY WHITE 3003 River Oaks DR, Apt 142 Norman OK 73072-4825	UNIT 142		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36513
111	BOBBIE WARD 3003 RIVER OAKS DR APT 143 Norman OK 73072-4825	UNIT 143		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #169722
112	GAYLE B. THORNTON & DORTHY E. THORNTON 3003 River Oaks DR, Apt 144 Norman OK 73072-4825	UNIT 144		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36515
113	GEORGE F. CONKLIN & LOIS L. CONKLIN, TRUSTEES OF THE GEORGE F. CONKLIN & LOIS L. CONKLIN REVOCBLE LIVING TURST 3003 RIVER OAKS DR, UNIT 145 NORMAN OK 73072	UNIT 145 & UNIT G-28		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #191832

114	JEWELDEAN CASTLE, AS TRUSTEE OF THE JEWELDEAN CASTLE LIVING TRUST 3003 RIVER OAKS DR, 146 NORMAN OK 73072	UNIT 146		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36517
115	EVA H. MCGINNIS, TRUSTEE OF THE WILLIAM P. & EVA H. MCGINNIS FAMILY TRUST 1819 Crestmont ST Norman OK 73069-6409	UNIT 147		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36518
116	BILLY DAN JOHNSON & SYLVIA R. JOHNSON 3003 River Oaks DR, Apt 148 Norman OK 73072-4825	UNIT 148		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36519
117	JAMES SAMUEL HINES 3003 RIVER OAKS DR, 149 NORMAN OK 73072	UNIT 149		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36520
118	MARK FREEMAN ROBERTS 3003 RIVER OAKS DR, 150 NORMAN OK 73072	UNIT 150 & UNIT G-4		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36521
119	RENEE J. TEAGUE 3003 RIVER OAKS DR, 151 NORMAN OK 73072	UNIT 151		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36522
120	HAITHAM R. KHRAIS 4104 56TH PL Oklahoma City OK 73112	UNIT 152		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36523
121	AXELSON A. JORQUE 3003 River Oaks DR, Apt 153 Norman OK 73072-4825	UNIT 153		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36524

122	MARVIN WAYNE CRAMER & PENNY JILL CRAMER 3003 RIVER OAKS DR, 154 NORMAN OK 73072	UNIT 154	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36525
123	CATHERINE I. DRAPER 3003 River Oaks DR, Apt 155 Norman OK 73072-4825	UNIT 155	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36526
124	RICHARD T. HOWARD, II & MICHELLE K. HOWARD 3003 RIVER OAKS DR, 156 NORMAN OK 73072	UNIT 156	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36527
125	DIXIE L. CHAHIN 3003 River Oaks DR, Apt 157 Norman OK 73072-4825	UNIT 157	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36528
126	MATTHEW & ELAINE TIFFEE 356 FALCON LN EUFAULA OK 74432	UNIT 158	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36529
127	AMES WENDELL LEWIS 3003 RIVER OAKS DR, 159 NORMAN OK 73072	UNIT 159	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36530
128	BETTY N. GOSS, SOLE TRUSTEE OF THE GOSS FAMILY TRUST 3003 River Oaks DR, Apt 160 Norman OK 73072-4880	UNIT 160	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36531
129	VALERIE H. STEFFEE 3003 River Oaks DR, Apt 202 Norman OK 73072-4825	UNIT 202 & UNIT G-6	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36532

130	DAWSON INVESTMENTS LLC 3003 RIVER OAKS DR, 203 NORMAN OK 73072	UNIT 203	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36533
131	SHAD & VALERIE SATTERTHWAITE 2545 MCGEE DR Norman OK 73072	UNIT 204	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36534
132	SHELIA L. KNIGHT F/K/A SHELIA BUCKLEY & JENNIFER G. BAKER, TRUSTEES OF THE JASON E. BLACK SUPPLEMENTAL NEEDS TRUST 3003 River Oaks DR, # 205 Norman OK 73072	UNIT 205	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36535
133	TERRI MARTIN 3003 River Oaks DR, Apt 206 Norman OK 73072-4825	UNIT 206	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36536
134	PHONG NGUYEN 3003 RIVER OAKS DR, 207 NORMAN OK 73072-4825	UNIT 207	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36537
135	ASHLEY SEYFERT 3003 RIVER OAKS DR, 208 NORMAN OK 73072	UNIT 208	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36538
136	BRAYTON BAY REVOCABLE LIVING TRUST, KENNETH WAYNE BRAYTON & KAREN ANN BRAYTON, AS INITIAL CO-TRUSTEES 3003 River Oaks DR, Apt 209 Norman OK 73072-4825	UNIT 209	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36539
137	MARIANA M. LEHMAN 3003 River Oaks DR, Apt 210 Norman OK 73072-4826	UNIT 210	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36540

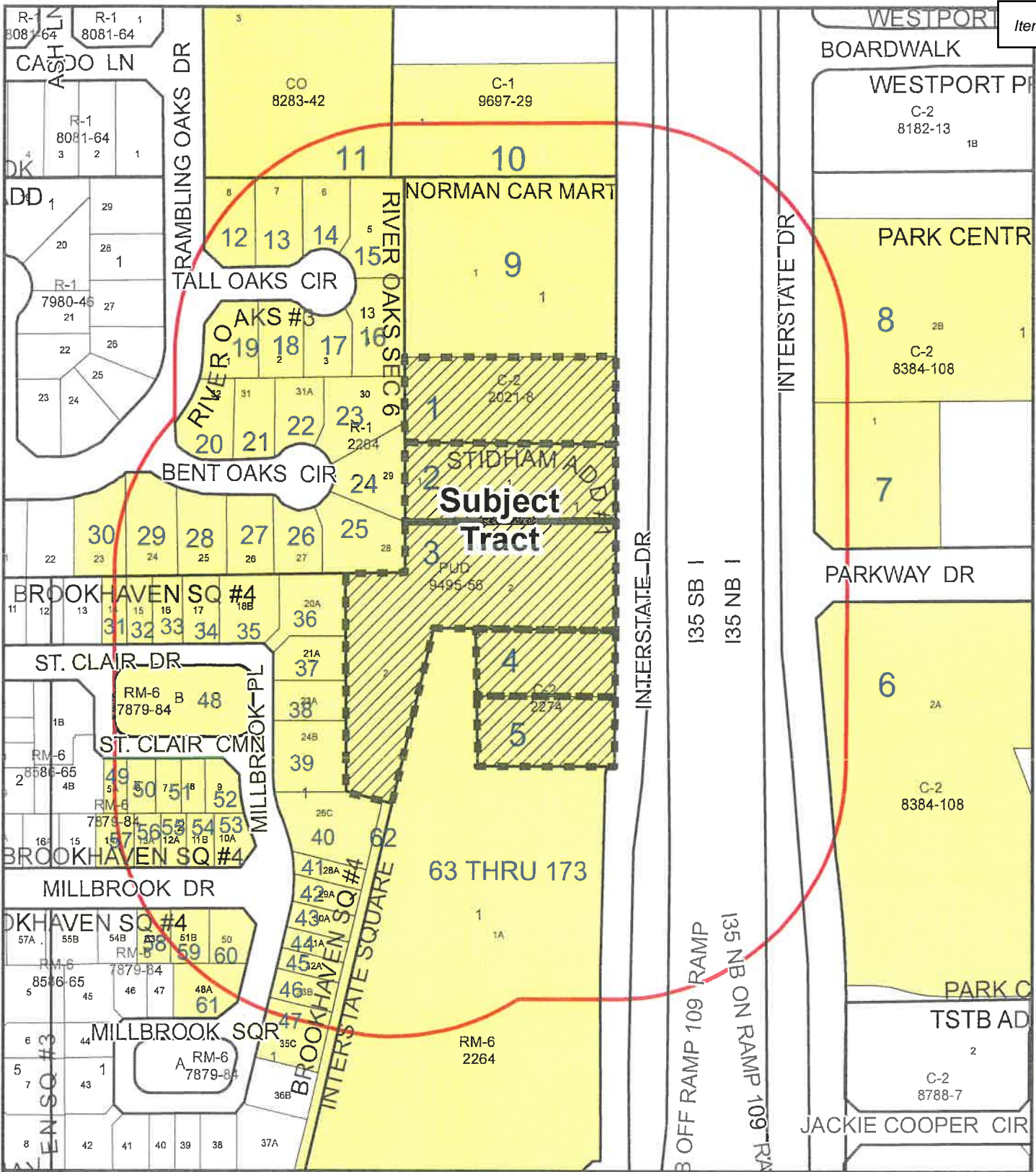
138	SHARON KAYE TROYANO 3003 River Oaks DR, Apt 211 Norman OK 73072-4826	UNIT 211	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36541
139	SHANNON & ROBERT C. SHANNON, TRUSTEES OF THE SHANNON FAMILY TRUST 6527 SE 53rd ST Oklahoma City OK 73135-5304	UNIT 212	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36542
140	KATHLEEN TEAGUE 3003 River Oaks DR, Apt 213 Norman OK 73072-4826	UNIT 213	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36543
141	JODI HUBBEL 3003 River Oaks DR, Apt 214 Norman OK 73072-4826	UNIT 214	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36544
142	MONICA GAYLOR PO BOX 45974 TINKER AFB OK 73145	UNIT 215	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36545
143	YANCEY DOUGLAS 3003 River Oaks DR, Apt 217 Norman OK 73072-4826	UNIT 217 & UNIT G-22	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36546
144	FLOYD W. & VIRGINIA A. LAMKE 1829 LINWOOD ST Weatherford OK 73096	UNIT 218 & UNIT G-9	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36547
145	TRACY M. DAVIS 3003 RIVER OAKS DR, 220 NORMAN OK 73072	UNIT 220	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36548

146	FRANCIS NJOKU 403 S MAIN ST FORT STOCKTON TX 79735-7210	UNIT 221	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36549
147	JANIE E. BIGGS 3003 River Oaks DR, Apt 223 Norman OK 73072-4826	UNIT 223	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36550
148	JESSICA R. HARRIS 3003 River Oaks DR, Apt 224 Norman OK 73072-4826	UNIT 224	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36551
149	ALI TAREMI 6095 JERRYS DR COLUMBIA MD 21044	UNIT 226	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36552
150	MARK A. DOMINGUEZ 3003 River Oaks DR, Apt 227 Norman OK 73072-4826	UNIT 227	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36553
151	JAYNE BROWN 3003 River Oaks DR, Apt 229 Norman OK 73072-4826	UNIT 229	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36554
152	BREANNA YOUNG 3003 RIVER OAKS DR, 230 NORMAN OK 73072	UNIT 230	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36555
153	JOHN JEFFERY GRAVES 3304 Belladonna DR Plano TX 75093-2136	UNIT 232	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36556

154	TAYLOR ELY 3003 RIVER OAKS DR, 233 NORMAN OK 73072	UNIT 233	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36557
155	SCOTT A. POPE, TRUSTEE OF THE SCOTT A. & PEGGY A. POPE LIVING TRUST 3003 RIVER OAKS DR APT 235 Norman OK 73072-4899	UNIT 235	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36558
156	GWEN M. MCGRATH 3003 River Oaks DR, Apt 236 Norman OK 73072-4899	UNIT 236	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36559
157	ASHLEY D. TAYLOR 3003 River Oaks DR, Apt 238 Norman OK 73072-4899	UNIT 238 & UNIT G-26	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36560
158	SIERRA N. SMITH 3003 River Oaks DR, Apt 239 Norman OK 73072-4899	UNIT 239	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36561
159	LAUREN LESTER 3003 River Oaks DR, Apt 241 Norman OK 73072-4826	UNIT 241	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36562
160	GEORGE L. CHAMBERLAIN, JR., SOLE TRUSTEE OF THE GEORGE L. CHAMBERLAIN, JR. LIVING TRUST PO Box 720055 Norman OK 73070-4039	UNIT 242 & UNIT G-17	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36563
161	SAEID YAGHOUBI YEGANEH & MEHRDOKHT TOGHANIAN 4508 SE 35th ST Del City OK 73115-3514	UNIT 244	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36564

162	BOBBY J. FLORER 3003 River Oaks DR, Apt 245 Norman OK 73072-4899	UNIT 245		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit (Lot 1, Block 1, Interstate Square) Ownership Estate #36565
163	NASIR MARAKAH PO BOX 721383 NORMAN OK 73072	UNIT 246		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36566
164	AXELSON A. JORQUE 3003 River Oaks DR, Apt 153 Norman OK 73072-4825	UNIT 247		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36567
165	THE MINTON MARION PAYNE, JR. & ANA JOSEFA G. DE PAYNE REVOCABLE LIVING TRUST, MINTON MARION PAYNE, JR. & JOSEFA G. DE PAYNE, TRUSTEES 3003 River Oaks DR, Apt 248 Norman OK 73072-4899	UNIT 248 & UNIT G-12		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36568
166	DEBORAH GREEN 24331 County Road 1550 Allen OK 74825-6258	UNIT 249		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36569
167	RIZWANA QURESHI 3003 RIVER OAKS DR, 251 NORMAN OK 73072	UNIT 251		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36570
168	JAMIE J. PECK, TRUSTEE & KRISTIN K. PECK, TRUSTEE OF THE BABYCAKES REVOCABLE TRUST 3003 RIVER OAKS DR, 252 NORMAN OK 73072	UNIT 252		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #36571
169	MARIANA LEHMAN 3003 RIVER OAKS DR 210 NORMAN OK 73072	UNIT G-7		THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #86442

170	ELSA TEWOLDE 3003 River Oaks DR, Apt 122 Norman OK 73072-4824	UNIT G-24	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #166841
171	SHANNON FAMILY TRUST 6527 SE 53rd ST Oklahoma City OK 73135-5304	UNIT G-5	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #119166
172	WAYNE & KAREN BRAYTON 3003 River Oaks DR, 209 Norman OK 73072-4825	UNIT G-8	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #154956
173	DANIEL M. JOHNSON 2108 Reynolds CT Norman OK 73069-5135	UNIT G-19	THE HUNTINGTON THE AT THE MALL, an Oklahoma Unit Ownership Estate (Lot 1, Block 1, Interstate Square) #101374



Radius Map








350ft. Radius

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



February 13, 2024

-  Subject Tract
-  Radius
-  Zoning
-  Parcels
-  Notification Area



February 29, 2024

To: Brenda Hall, City Clerk
City of Norman
201 West Gray
Norman, OK 73069
(405) 366-5433

From: Terri Massey
tmassev@gc-okc.com
405-265-0641 x 109

TRANSMITTAL LETTER

Via: Hand Deliver

Re: Easement Closing Application for Orrklahoma Realty-Norman, LLC on property located at 418 N. Interstate Drive

Attachments:

- 1 Petition Requesting Easement Closing
- 1 Copy of Legal Description of Easement Area to be Closed
- 3 Copies of Exhibit Depicting Easement Area to be Closed
- 3 Copies of Certified Ownership List
- 1 Check in the amount of \$400 for filing fee

Comments: Please accept the enclosed documents for consideration by the Planning Commission at their April 11, 2024, meeting. Feel free to contact me if you have any questions or if additional information is needed.

Thank you,

tmassey

File Attachments for Item:

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-18: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY ORRKLAHOMA REALTY-NORMAN, L.L.C. (GRUBBS CONSULTING, L.L.C.) FOR SOONER KIA NORMAN, A SIMPLE PLANNED UNIT DEVELOPMENT FOR 4.77 ACRES OF PROPERTY LOCATED AT 418 N. INTERSTATE DRIVE.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/11/2024

REQUESTER: Orrklahoma Realty-Norman, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-18: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY ORRKLAHOMA REALTY-NORMAN, L.L.C. (GRUBBS CONSULTING, L.L.C.) FOR SOONER KIA NORMAN, A SIMPLE PLANNED UNIT DEVELOPMENT FOR 4.77 ACRES OF PROPERTY LOCATED AT 418 N. INTERSTATE DRIVE.

LOCATION: Located at 418 North Interstate Drive.

INFORMATION:

1. Owner. Orrklahoma Realty-Norman, LLC.
2. Developer. Orrklahoma Realty-Norman, LLC.
3. Engineer. MacBax Land Surveying.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1220 annexing this property into the Corporate City limits.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
3. May 14, 1970. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in the C-2, General Commercial District and removed from A-2, Rural Agricultural District
4. May 14, 1970. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in RM-6, Medium Density Apartment District and removed from A-2, Rural Agricultural District.
5. June 2, 1970. City Council adopted Ordinance No. 2264 placing a portion of this property in the RM-6, Medium Apartment District and removing it from A-2, Rural Agricultural District.

6. June 2, 1970. City Council adopted Ordinance No. 2274 placing a portion of this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
7. September 9, 1976. Planning Commission, on a vote of 7-0, approved the preliminary plat for Stidham Addition No. 1.
8. September 9, 1976. Planning Commission, on a vote of 7-0, recommended to City Council that the final plat for Stidham Addition No. 1 be approved.
9. October 5, 1976. City Council approved the final plat for Sidham Addition, No. 1.
10. February 2, 1977. The final plat for Stidham Addition No. 1 was filed of record with the Cleveland County Clerk.
11. June 14, 1979. Planning Commission, on a vote of 9-0, recommended to the City Council that a portion of this property be placed in the RM-6 with Permissive Use for a Planned Unit Development and removed from RM-6, Medium Apartment District.
12. June 14, 1979. Planning Commission, on a vote of 9-0, approved the preliminary plat for Brookhaven Square Addition, a Planned Unit Development.
13. July 3, 1979. City Council adopted Ordinance No. O-7679-84 placing a portion of this property in the RM-6 with Permissive Use of a Planned Unit Development and removing it from RM-6, Medium Density Apartment District.
14. June 8, 1995. Planning Commission, on a vote of 4-2, recommended to City Council the placing of this property in the PUD, Planned Unit Development and removing it from C-2, General Commercial District and RM-6 with Permissive Use for a Planned Unit Development be denied.
15. June 8, 1995. Planning Commission, on a vote of 7-0, recommended to City Council that the Amended final plat for Stidham Addition No. 1 be rejected.
16. July 13, 1995. Planning Commission, on a vote of 8-0, recommended to City Council that the Amended final plat for Stidham Addition a Planned Unit Development be approved subject to City Council adopting Ordinance No. O-9495-56 placing this property in the Planned Unit Development and removing it from C-2, General Commercial District and RM-6 with Permissive Use for a Planned Unit Development.
17. August 22, 1995. City Council adopted Ordinance No. O-9495-56 placing this property in the PUD, Planned Unit Development and removing it from C-2, General Commercial District and RM-6, with Permissive Use for a Planned Unit Development..
18. September 12, 1995. City Council approved the Amended final plat for Stidham Addition, No. 1, a Planned Unit Development.

19. December 11, 1995. The Amended Plat of Stidham Addition No. 1, a Planned Unit Development was filed of record with the Cleveland County Clerk.
20. April 11, 2024. The applicant has made a request to place this property in the SPUD, Simple Planned Unit Development and remove it from C-2, General Commercial District and PUD, Planned Unit Development.
21. April 11, 2024. The applicant has made a request to close a portion of a (17') seventeen-foot utility easement located in the southern portion of Lot 2, Block 1 of an Amended Plat of Stidham Addition No. 1, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. There are existing fire hydrants to serve the property.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. There is an existing sanitary sewer main to serve the property.
4. Sidewalks. A sidewalk is existing adjacent to a portion of Interstate Drive. A sidewalk will be constructed to connect to an existing sidewalk to the north.
5. Drainage. A detention facility will be constructed on the western portion of the new parking lot.
6. Streets. Interstate Drive paving is existing.
7. Water Mains. Water main adjacent to Interstate Drive is existing.

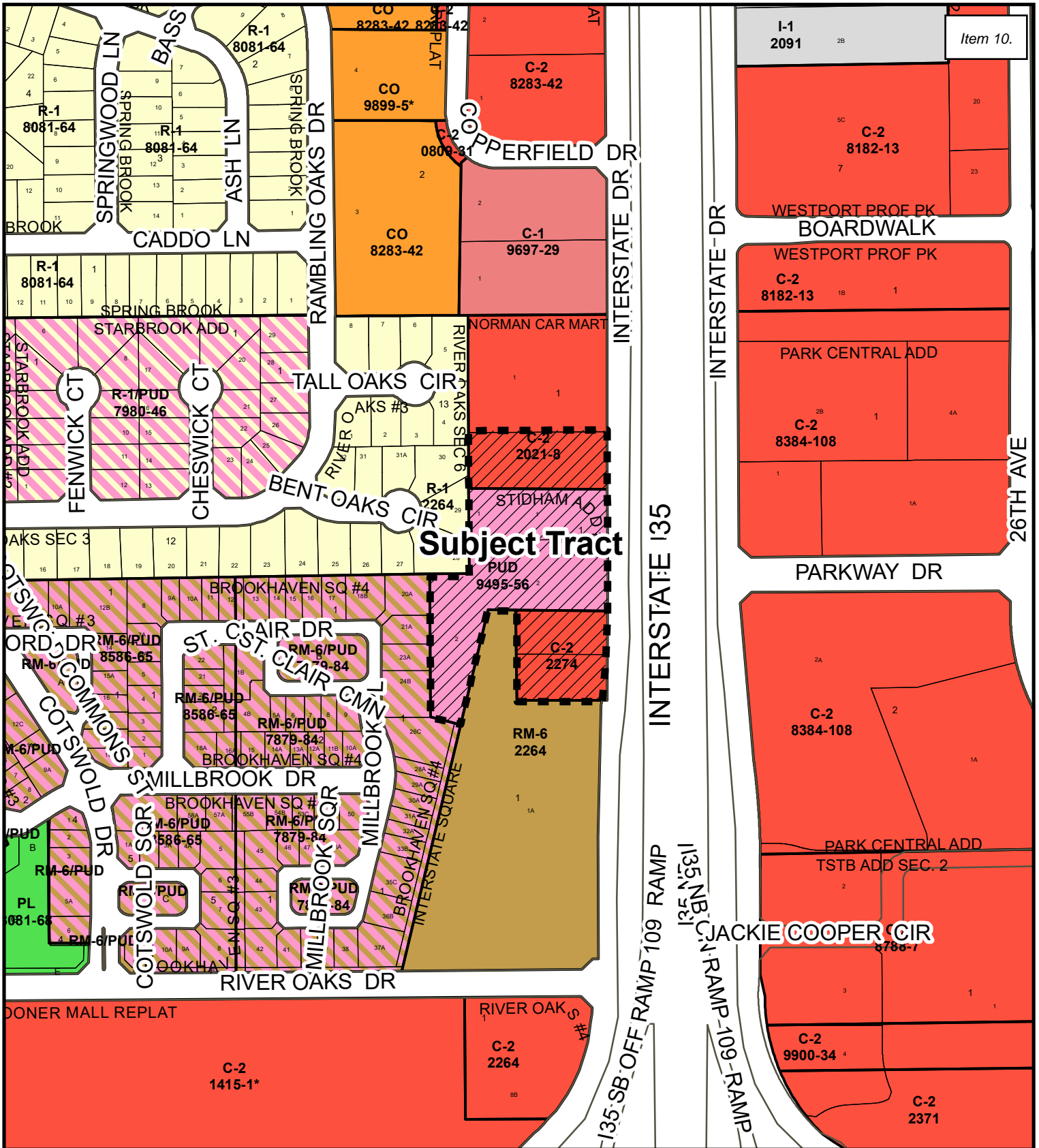
PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Right-of-way is existing.

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 owner proposes to expand the existing car dealership. The property consist of 4.75 acres and one lot. Staff recommends approval of the preliminary plat for Sooner Kia of Norman, a Simple Planned Unit Development a Replat of the Amended Plat for Stidham Addition No. 1, a Planned Unit Development.

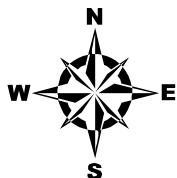
ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Sooner Kia of Norman, A Simple Planned Unit Development, a Replat of the Amended Plat for Stidham Addition No. 1 to City Council.



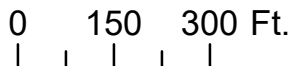
Location Map




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.



March 6, 2024



 Subject Tract



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: March 19, 2024

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

PROJECT NAME: Sooner Kia of Norman PP **PROJECT TYPE:** Commercial
Owner: Orrklahoma Realty-Norman, LLC
Developer's Engineer: Grubbs Consulting
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial and high density residential surrounds the proposed site on N. Interstate Drive with some office and low density residential further west.

ALLOWABLE ACCESS:

The site proposes to reuse two existing access points. The location of these existing access points will afford full access and meet the applicable requirements in the Engineering Design Criteria.

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

N. Interstate Drive: 2 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	404	202	202
A.M. Peak Hour	27	20	7
P.M. Peak Hour	35	14	21

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

Obviously being well below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer was asked to submit a traffic memo to document the trip generation potential for this application. On behalf of the developer Traffic Engineering Consultants, Inc. submitted the traffic impact analysis memorandum. No traffic operational issues are anticipated due to the development.

RECOMMENDATION: APPROVAL DENIAL N/A STIPULATIONS

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

The proposed development will access N. Interstate Drive from the west by way of two existing driveways. Both intersections on N. Interstate Drive will continue to provide full access. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

DEVELOPER:
ORRKLAWOMA REALTY-NORMAN, LLC
418 N. INTERSTATE DRIVE
NORMAN, OK 73072

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641

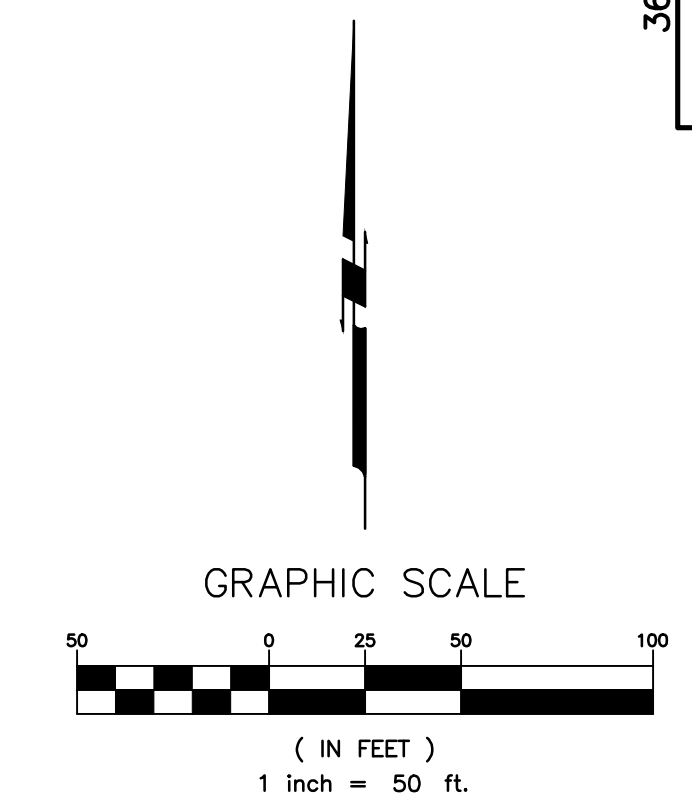
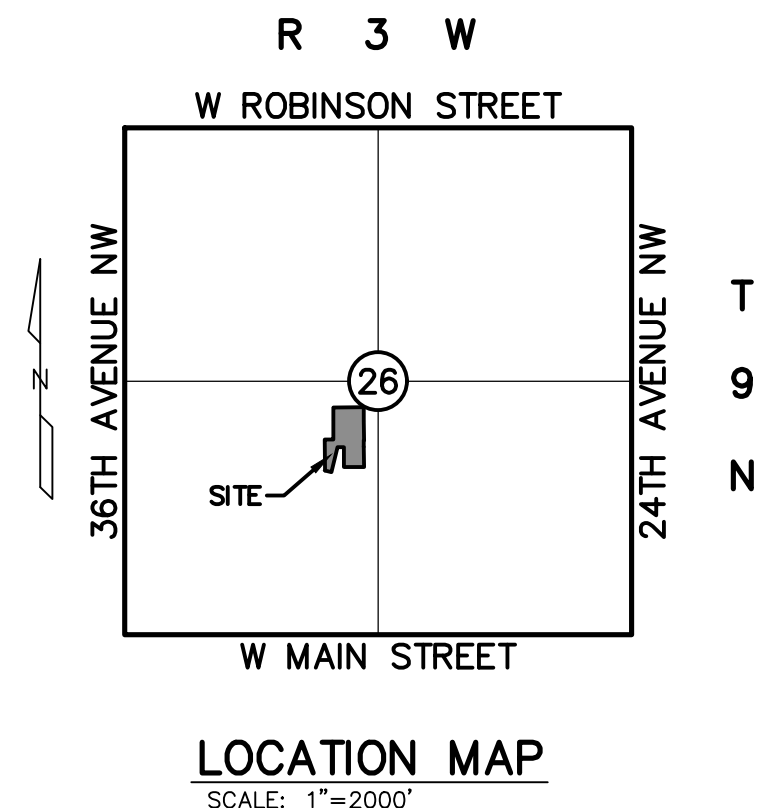
PRELIMINARY PLAT

SOONER KIA OF NORMAN

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF THE AMENDED PLAT OF STIDHAM ADDITION NO.1 AND A PART OF THE SOUTHWEST (SW/4), OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA

SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA = ±4.75 ACRES
NUMBER OF LOTS = 1
CURRENT ZONING = PUD & C-2



LEGAL DESCRIPTION:

TRACT 1 LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 150 FEET WEST AND 684.61 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW/4); THENCE WEST 208.67 FEET; THENCE SOUTH 208.67 FEET; THENCE EAST 195.77 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2824.80 FEET AND A CHORD BEARING OF S02°31'35"W AND A CHORD LENGTH OF 276.42 FEET FOR AN ARC LENGTH OF 276.53 FEET TO THE POINT OF BEGINNING.

AND

LOTS ONE (1) AND TWO (2), IN BLOCK ONE (1), OF AN AMENDED PLAT OF STIDHAM ADDITION NO. 1, A PLANNED UNIT DEVELOPMENT, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

TRACT 2 LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4);

THENCE SOUTH 89°49'55" WEST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4) FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

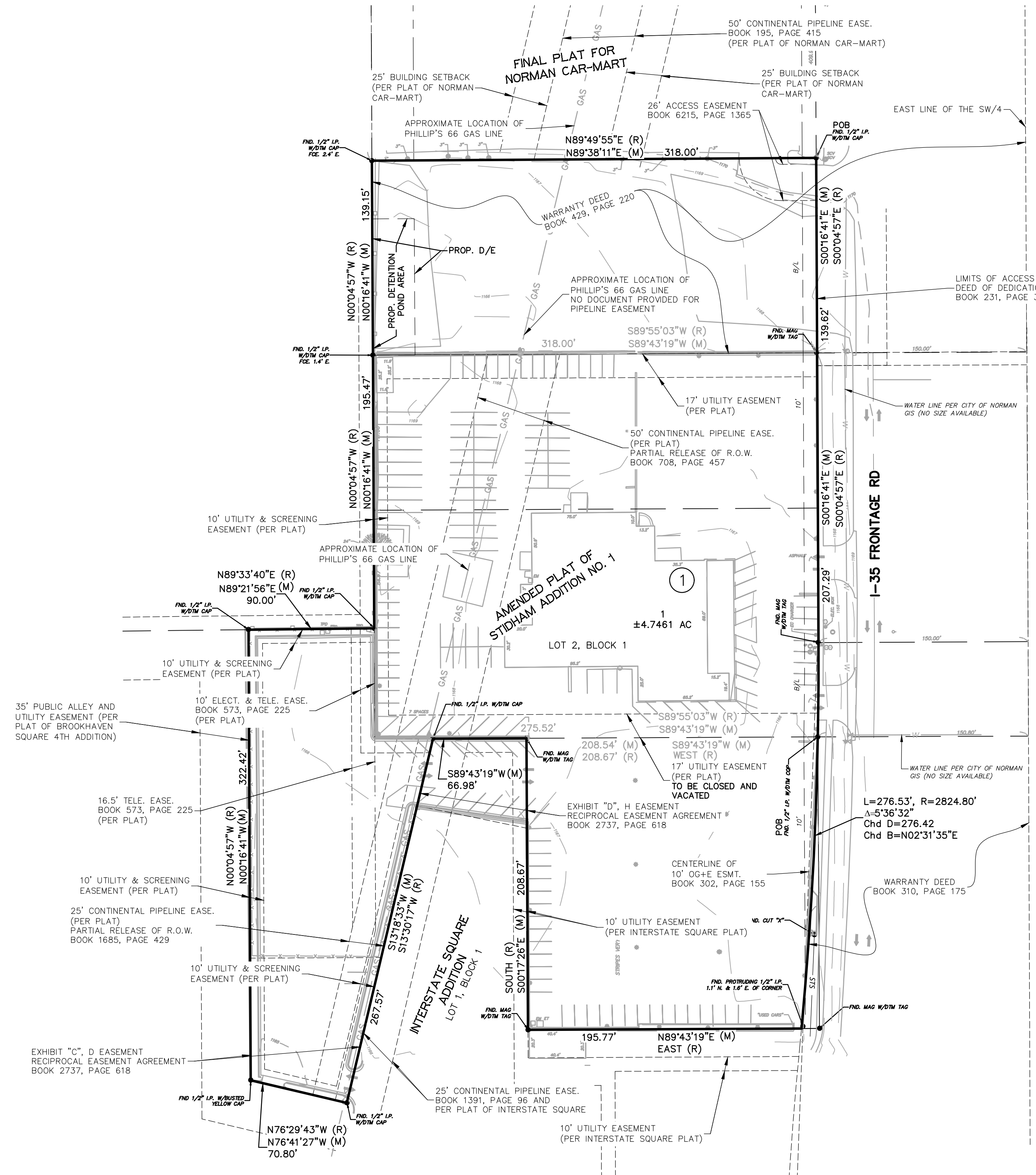
THENCE SOUTH 00°04'57" EAST FOR A DISTANCE OF 409.62 FEET; THENCE SOUTH 89°55'03" WEST ON THE NORTH LINE OF THE AMENDED PLAT OF STIDHAM ADDITION NO 1 FOR A DISTANCE OF 318.00 FEET;

THENCE NORTH 00°04'57" WEST ON THE EAST LINE OF RIVER OAKS SECTION 6 ADDITION FOR A DISTANCE OF 409.15 FEET;

THENCE NORTH 89°49'55" EAST ON THE NORTH LINE OF THE SAID SOUTHWEST QUARTER (SW/4) FOR A DISTANCE OF 318.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LOT ONE (1) IN BLOCK ONE (1) OF NORMAN CAR-MART TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 206,741 SQUARE FEET OR 4.75 ACRES, MORE OR LESS.



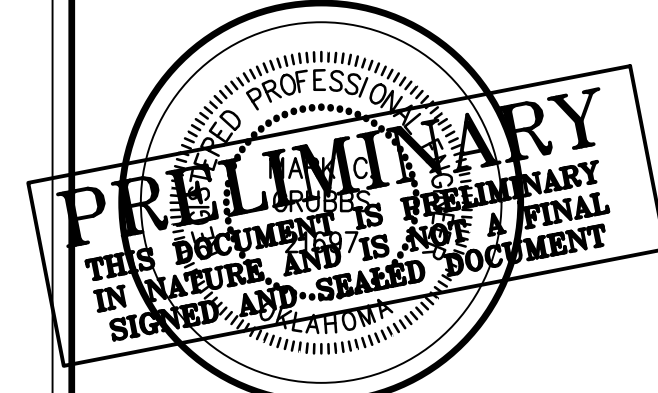
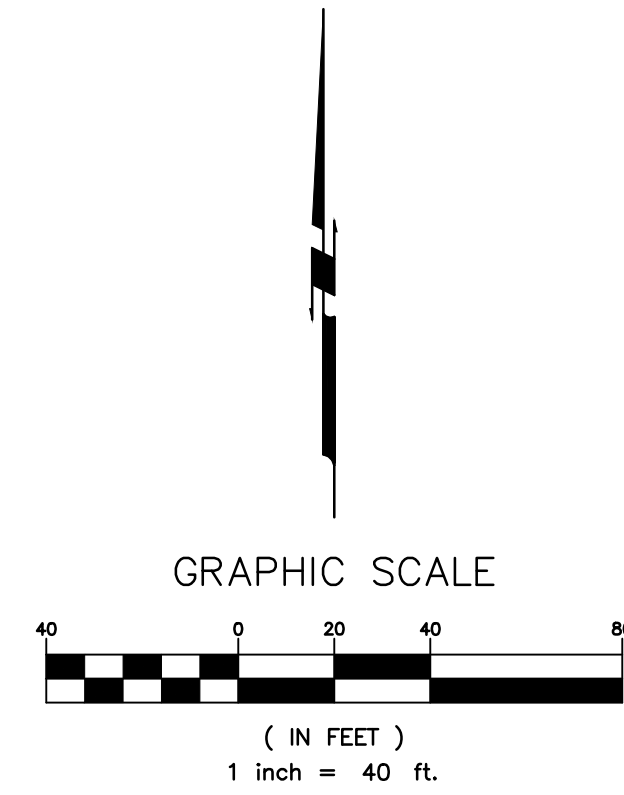
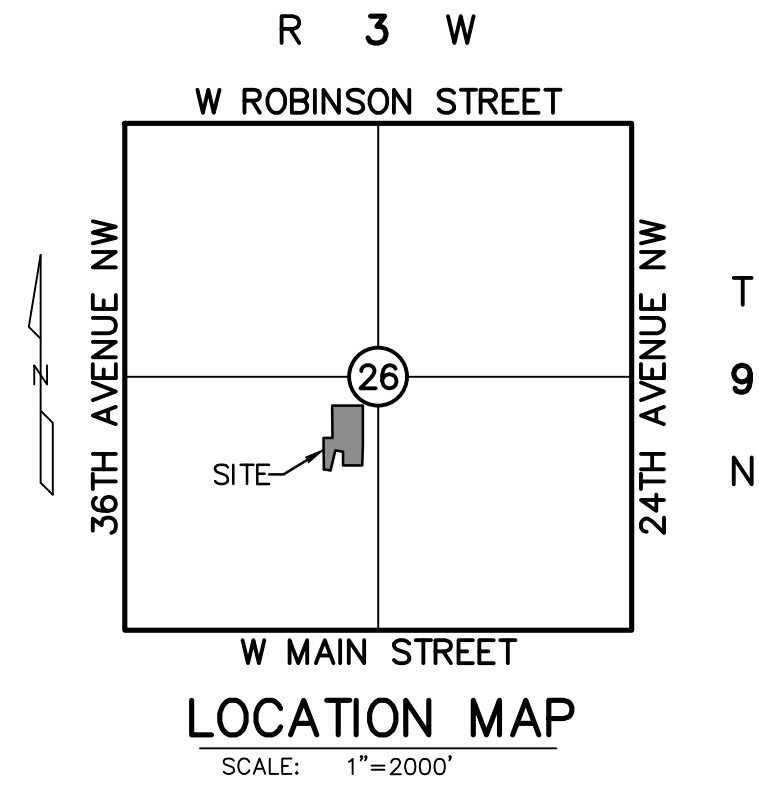
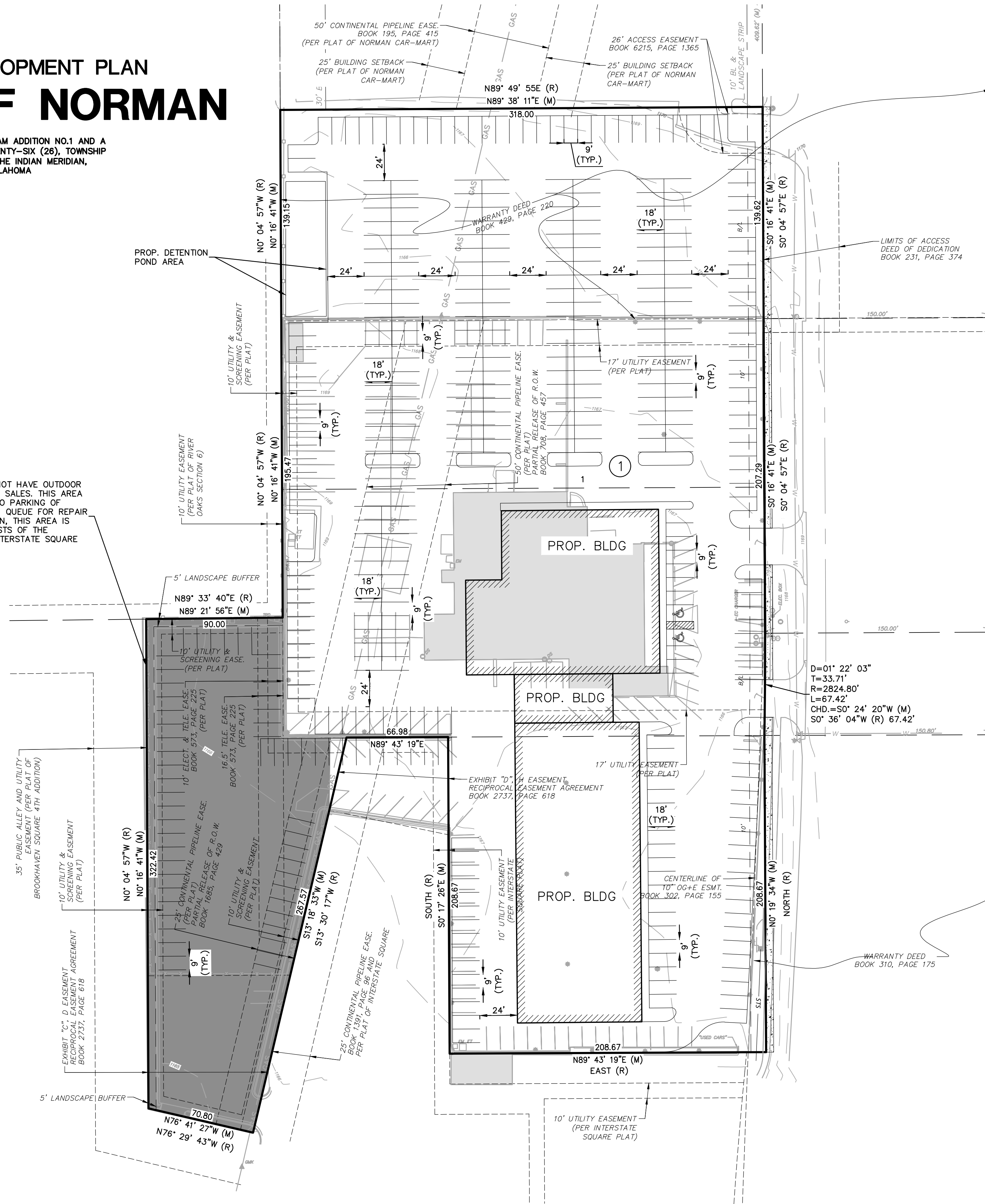
- (M) = MEASURED
- (R) = RECORDED
- POB = POINT OF BEGINNING
- PG = PAGE
- BK = BOOK
- R/W = RIGHT-OF-WAY
- LNA = LIMITS OF NO ACCESS
- B/L = BUILDING LINE
- U/E = PUBLIC UTILITY EASEMENT
- EASE = EASEMENT
- (X) BLOCK NO.

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. SARA ROAD
YUKON, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24

PRELIMINARY SITE DEVELOPMENT PLAN SOONER KIA OF NORMAN

BEING A REPLAT OF THE AMENDED PLAT OF STIDHAM ADDITION NO.1 AND A PART OF THE SOUTHWEST (SW/4), OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA

HATCHED AREA SHALL NOT HAVE OUTDOOR DISPLAY OF AUTOMOBILE SALES. THIS AREA SHALL BE RESTRICTED TO PARKING OF EMPLOYEES, VEHICLES IN QUEUE FOR REPAIR OR PICK-UP. IN ADDITION, THIS AREA IS FOR RESIDENTS OR GUESTS OF THE COMPLEX LOCATED IN INTERSTATE SQUARE ADDITION.



SOONER KIA NORMAN
418 N. INTERSTATE DRIVE
NORMAN, OK
PRELIMINARY SITE DEVELOPMENT PLAN

NO.	DESCRIPTION	DATE

Proj. No.: 24-009
Date: 02/07/2024
Scale: (Horiz.) 1"=40'
(Vert.) N/A
Drawn By: JMS
Checked By: JMS
Approved By: JMS

SHEET NUMBER
EXH

File Attachments for Item:

11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-51: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS 36-101 ("DEFINITIONS"), 36-508 ("NONCONFORMING USES"), AND 36-548 ("OFF STREET PARKING REQUIREMENTS"), ALL IN CHAPTER 36 ("ZONING") OF THE CODE OF THE CITY OF NORMAN TO REMOVE PARKING REQUIREMENTS FOR ACCESSORY DWELLING UNITS WHERE ALLOWED, TO CLARIFY APPLICABILITY OF PROVISIONS TO GARAGE APARTMENTS, "NON-CONFORMITY" AND TO IMPLEMENT OTHER LANGUAGE CHANGES AS ARE CONSISTENT THEREWITH; AND PROVIDING FOR THE SEVERABILITY THEREOF.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/11/2024

REQUESTER: City of Norman

PRESENTER: Jane Hudson, Planning Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-51: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS 36-101 ("DEFINITIONS"), 36-508 ("NONCONFORMING USES"), AND 36-548 ("OFF STREET PARKING REQUIREMENTS"), ALL IN CHAPTER 36 ("ZONING") OF THE CODE OF THE CITY OF NORMAN TO REMOVE PARKING REQUIREMENTS FOR ACCESSORY DWELLING UNITS WHERE ALLOWED, TO CLARIFY APPLICABILITY OF PROVISIONS TO GARAGE APARTMENTS, "NON-CONFORMITY" AND TO IMPLEMENT OTHER LANGUAGE CHANGES AS ARE CONSISTENT THEREWITH; AND PROVIDING FOR THE SEVERABILITY THEREOF.

BACKGROUND: On March 26, 2024, City Council adopted the Accessory Dwelling Unit Ordinance, Ordinance No. O-2324-40. 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.

At that meeting, parking was discussed several times, the discussion included: new dwelling units require two parking spaces on-site; how to keep additional on-street parking from possibly impacting adjacent property owners; if two parking spaces are required, it could deny a property owner the opportunity to add an ADU because those two additional parking spaces would cause them to go over the allowed coverage of 65%. There was not a final determination made at that meeting so staff continued to move forward with the ADU ordinance, knowing we needed to continue to visit the discussion of parking.

DISCUSSION:

The attached ordinance provides for an exemption to the parking requirement for ADUs where they have a maximum square footage of 650 SF. Any requests for ADUs in excess of 650 SF could require additional BOA approvals on ADU size and/or parking requirements. This will affect the allowed ADU by right in the following districts:

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

RECOMMENDATION:

Staff forwards this possible amendment to the parking requirements for Accessory Dwelling Units (ADUs) to Chapter 36, Zoning Ordinance, as Ordinance No. O-2324-51 to the Planning Commission for consideration and recommendation to City Council.

Ordinance No. O-2324-51

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS 36-101 (“DEFINITIONS”), 36-508 (“NONCONFORMING USES”), AND 36-548 (“OFF STREET PARKING REQUIREMENTS”), ALL IN CHAPTER 36 (“ZONING”) OF THE CODE OF THE CITY OF NORMAN TO REMOVE PARKING REQUIREMENTS FOR ACCESSORY DWELLING UNITS WHERE ALLOWED, TO CLARIFY APPLICABILITY OF PROVISIONS TO GARAGE APARTMENTS, AND TO IMPLEMENT OTHER LANGUAGE CHANGES AS ARE CONSISTENT 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 of the Code of the City of Norman shall be amended to read as follows:

SEC. 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:

* * *

Garage apartment means a single dwelling unit co-located within a building where motor vehicles are normally and regularly stored and having a roof or wall in common. For the purposes of this Chapter, garage apartments shall be defined and treated separately as a use, distinct from Accessory Dwelling Units (ADUs), and shall be allowed in districts only as specifically listed and referenced.

* * * *

§ 2. That Section 36-508 of the Code of the City of Norman shall be amended to read as follows:

(a) Continuation. Any use or structure existing at the time of enactment or subsequent amendment of this chapter, but not in conformity with its provisions, may be continued with the following limitations. Any use or building which does not conform to the provisions of this chapter may not be:

- (1) Changed to another nonconforming use.
- (2) Re-established after discontinuance for two years.
- (3) Extended except in conformity to this chapter.

Provided, however, that all buildings and uses existing at the time of passage of this chapter which do not comply with the required off-street parking requirement, as specified in NCC 36-548 through 36-552, and ADUs not complying with minimum off-street parking as of April 25, 2024, shall not be defined as nonconforming uses because of a lack of said off-street parking facilities under the terms of this chapter.

* * *

§ 3. That Section 36-548 of the Code of the City of Norman shall be amended to read as follows:

(a) *Duty to provide and maintain off-street parking.* The duty to provide and maintain the off-street parking spaces herein required shall be the joint and several responsibilities of the operator and owner of the use and the operator and owner of the land on which, or the structure or structures in which, is located the use or uses for which off-street parking space is required to be provided and maintained. Each parking space shall have minimum dimensions of 8 1/2 feet by 19 feet, plus adequate space for ingress and egress. No land shall be used or occupied, no structure shall be designed, erected, altered, used, or occupied, and no use shall be operated unless the off-street parking space herein required is provided in at least the amount specified, and maintained in the manner herein set forth; provided, however, that where off-street parking space is not provided or maintained for land, structures, or uses actually used, occupied, and operated as of July 1966, it shall not be required under this chapter.

(b) *Number of off-street parking spaces required.* Off-street parking spaces for motor vehicles shall be provided in at least the amount shown in the following list:

<i>Use</i>	<i>Spaces Required</i>
Dwellings and Lodgings:	
Single and two-family dwellings	2 per <u>primary du, ADU more than 650 sqft in area (where allowed), and garage apartment (where allowed)</u>
Fraternity or sorority houses	1 for each accommodation
Mobile homes (park/subdivision)	2 per mobile home

* * *

§ 4. 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.

NOT ADOPTED this _____ day
of _____, 2024.

(Mayor)

(Mayor)

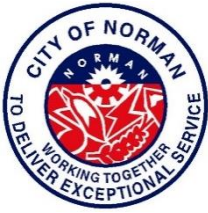
ATTEST:

(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)

The applicant has requested postponement to the May 9, 2024 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/11/2024

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)

***The applicant has requested postponement to the May 9, 2024
Planning Commission meeting.***

Regarding Agenda Items 7 and 8
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 postponement of the proposed zoning and platting items for consideration to the May 9, 2024 Planning Commission meeting.

Please see attached email request.

Rone Tromble

From: Sean Rieger <sp@riegerllc.com>
Sent: Wednesday, April 03, 2024 8:37 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 May 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,



Sean Paul Rieger

Attorney | Architect | Broker

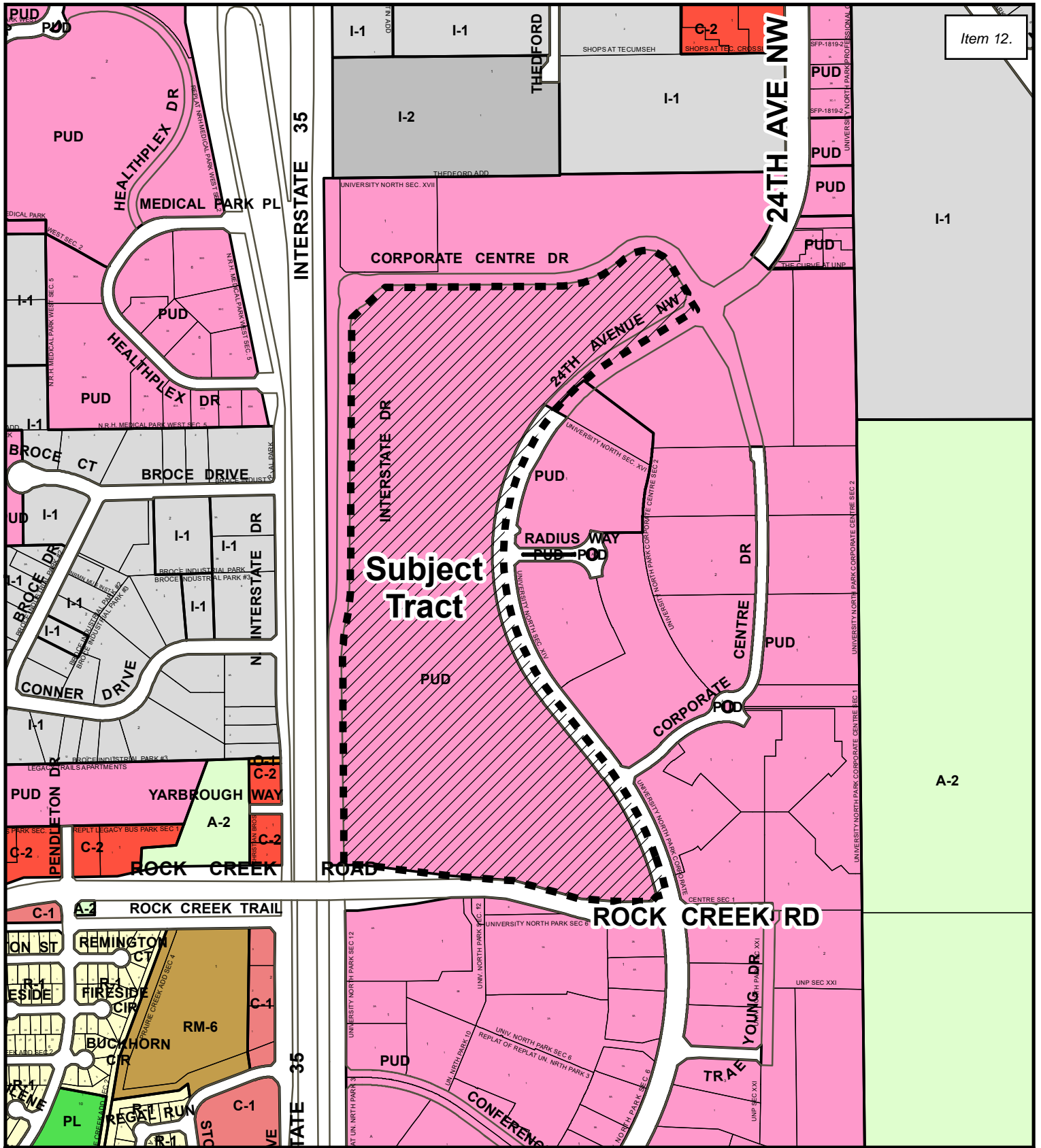
Rieger Law Group

A: 136 Thompson Dr., Norman, OK 73069

P: [405.310.5274](tel:405.310.5274) E: sp@riegerllc.com

W: www.RiegerLawGroup.com

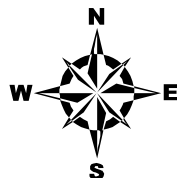




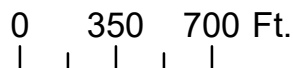
Location Map




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.



April 5, 2024



 Subject Tract

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.

The applicant has requested postponement to the May 9, 2024 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/11/2024

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.

The applicant has requested postponement to the May 9, 2024 Planning Commission meeting.

Regarding Agenda Items 7 and 8
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 postponement of the proposed zoning and platting items for consideration to the May 9, 2024 Planning Commission meeting.

Please see attached email request.

Rone Tromble

From: Sean Rieger <sp@riegerllc.com>
Sent: Wednesday, April 03, 2024 8:37 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 May 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,



Sean Paul Rieger

Attorney | Architect | Broker

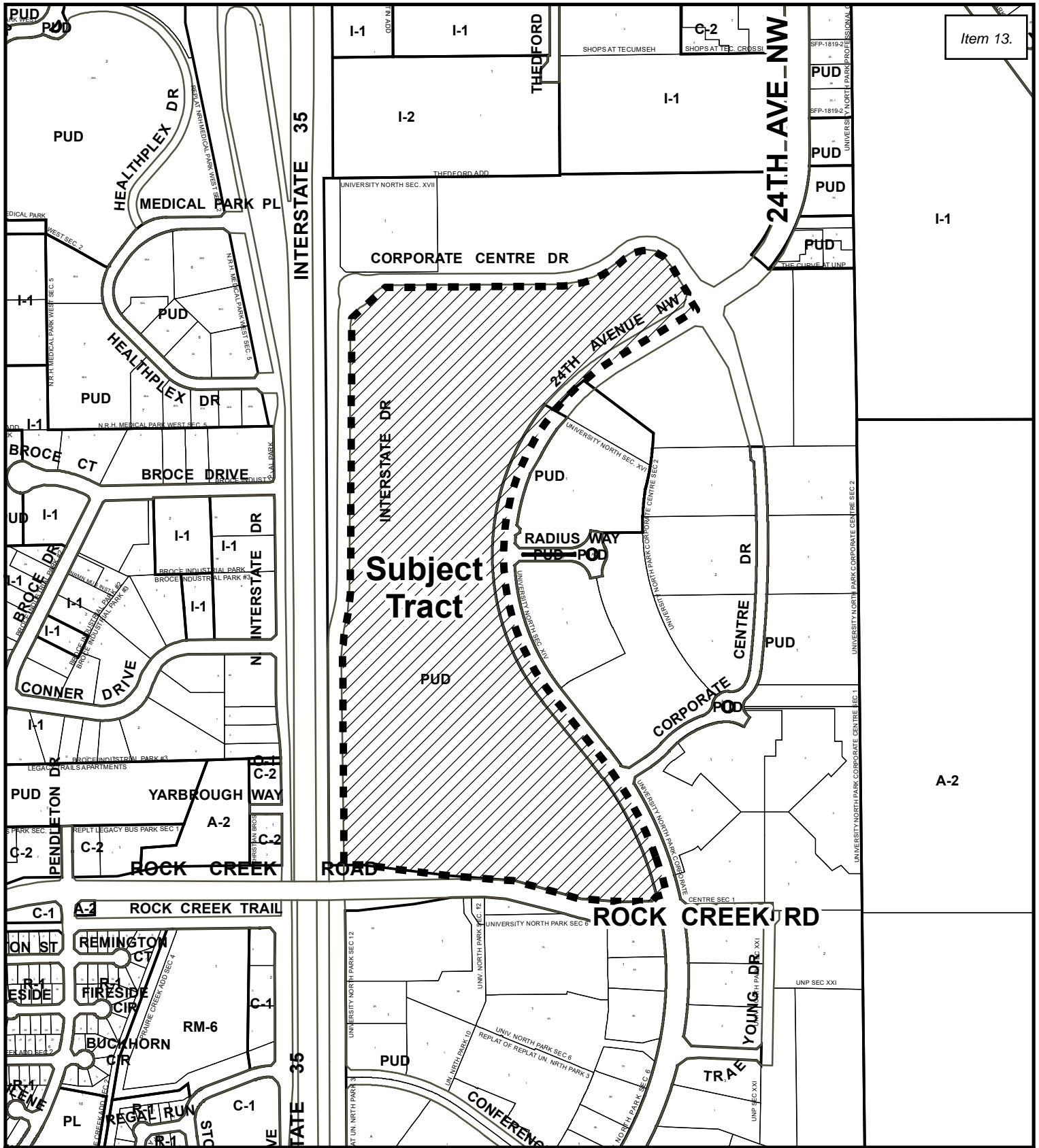
Rieger Law Group

A: 136 Thompson Dr., Norman, OK 73069

P: [405.310.5274](tel:405.310.5274) E: sp@riegerllc.com

W: www.RiegerLawGroup.com



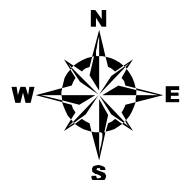


Item 13.

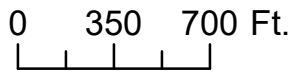
Location Map




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.



April 5, 2024



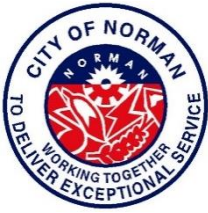
 Subject Tract

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File Attachments for Item:

14. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-126: 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 ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE OFFICE DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION. (East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35)

The applicant has requested postponement to the May 9, 2024 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/11/2024

REQUESTER: Carroll Farm, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

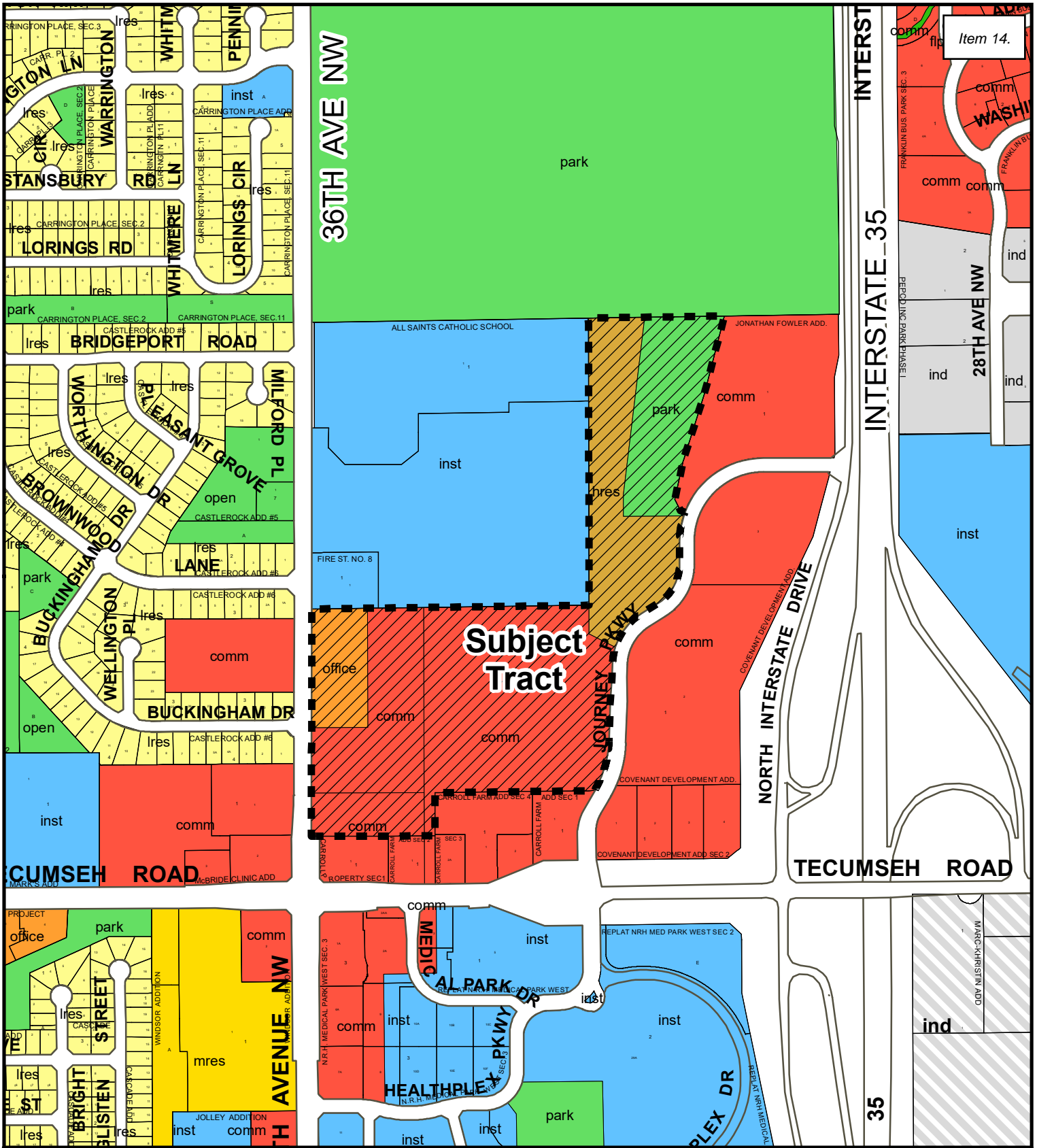
ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-126: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE OFFICE DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION. (East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35)

***The applicant has requested postponement to the May 9, 2024
Planning Commission meeting.***

Regarding Agenda Items 14-16, Carroll Farm, L.L.C.
Resolution R-2324-126, Ordinance O-2324-43, and Preliminary Plat PP-2324-15

NORMAN 2025 Land Use & Transportation Plan from Office Designation to Commercial Designation; Rezoning from PUD, Planned Unit Development, to a new PUD, Planned Unit Development, and Preliminary Plat for Carroll Farm Addition, a Planned Unit Development

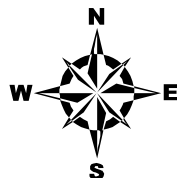
The applicant, Carroll Farm, L.L.C., is requesting a postponement to the May 9, 2024, Planning Commission meeting to allow for redesign of the preliminary plat and site plan.



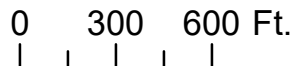
Norman 2025 Land Use Plan



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



February 5, 2024



Subject Tract



Zoning

File Attachments for Item:

15. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-42: 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 ELEVEN (11), 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. (East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35)

The applicant has requested postponement to the May 9, 2024 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/11/2024

REQUESTER: Carroll Farm, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-42: 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 ELEVEN (11), 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. (East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35)

***The applicant has requested postponement to the May 9, 2024
Planning Commission meeting.***

Regarding Agenda Items 14-16, Carroll Farm, L.L.C. Resolution R-2324-126, Ordinance O-2324-43, and Preliminary Plat PP-2324-15

NORMAN 2025 Land Use & Transportation Plan from Office Designation to Commercial Designation; Rezoning from PUD, Planned Unit Development, to a new PUD, Planned Unit Development, and Preliminary Plat for Carroll Farm Addition, a Planned Unit Development

The applicant, Carroll Farm, L.L.C., is requesting a postponement to the May 9, 2024, Planning Commission meeting to allow for redesign of the preliminary plat and site plan.

36TH AVE NW

PL
1920-28

Item 15.

INTERSTATE_35

C-2
1011-48

I-1
8283-17

I-2
9495-45

I-1
0405-48*

I-1
1686

I-2
1664

TECUMSEH ROAD

NORTH INTERSTATE DRIVE

35

ARRINGTON PLACE, SEC.3
R-1
9899-40
ARRINGTON PLACE, SEC.2
CARRINGTON PLACE
R-1
9899-40
ARRINGTON PLACE, SEC.11
CARRINGTON PLACE
R-1
9899-40
LORINGS RD
WHITMIRE
LORINGS CIR
CARRINGTON PLACE, SEC.11
PENNIN
WARRINGTON
STANSBURY
WARRINGTON

BRIDGEMONT ROAD
WORLBINGTON DR
MILFORD PL
CASTLEROCK ADD #5
FIRE ST. NO. 8
LANE
BUCKINGHAM DR

WELLINGTON PL
BUCKINGHAM DR

CUMSEH ROAD
A-2
1339
C-1
9192-6

AVENUE NW
PUD
1112-11
9798-24
C-1
415
PUD
1213-11
R-1
3384-18
R-1
3384-18
PUD
9192-54*
C-1
1617-22

ALL SAINTS CATHOLIC SCHOOL
JONATHAN FOWLER ADD.
A-2
1339

JOURNEY PKWY
PUD
1415-39
PUD
9900-2
COVENANT DEVELOPMENT ADD
PUD
9900-2
PROPERTY SEC 1
CARROLL PARK ADD SEC 4
ADD SEC 1
COVENANT DEVELOPMENT ADD SEC 2

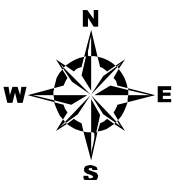
HEALTHPLEX DR
PUD
0910-11
PUD
0910-11
PUD
0910-11
HEALTHPLEX DR
REPLAT NRH MED PARK WEST SEC 2
PUD
0910-11
PUD
2021-27
PUD
0910-11
PUD
0910-11

Subject Tract

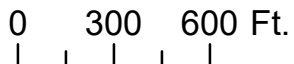
Location Map





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



February 5, 2024



-  Subject Tract
-  Zoning

File Attachments for Item:

16. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-15: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CARROLL FARM, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR CARROLL FARM ADDITION, A PLANNED UNIT DEVELOPMENT FOR PROPERTY GENERALLY LOCATED East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35.

The applicant has requested postponement to the May 9, 2024 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/11/2024

REQUESTER: Carroll Farm, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

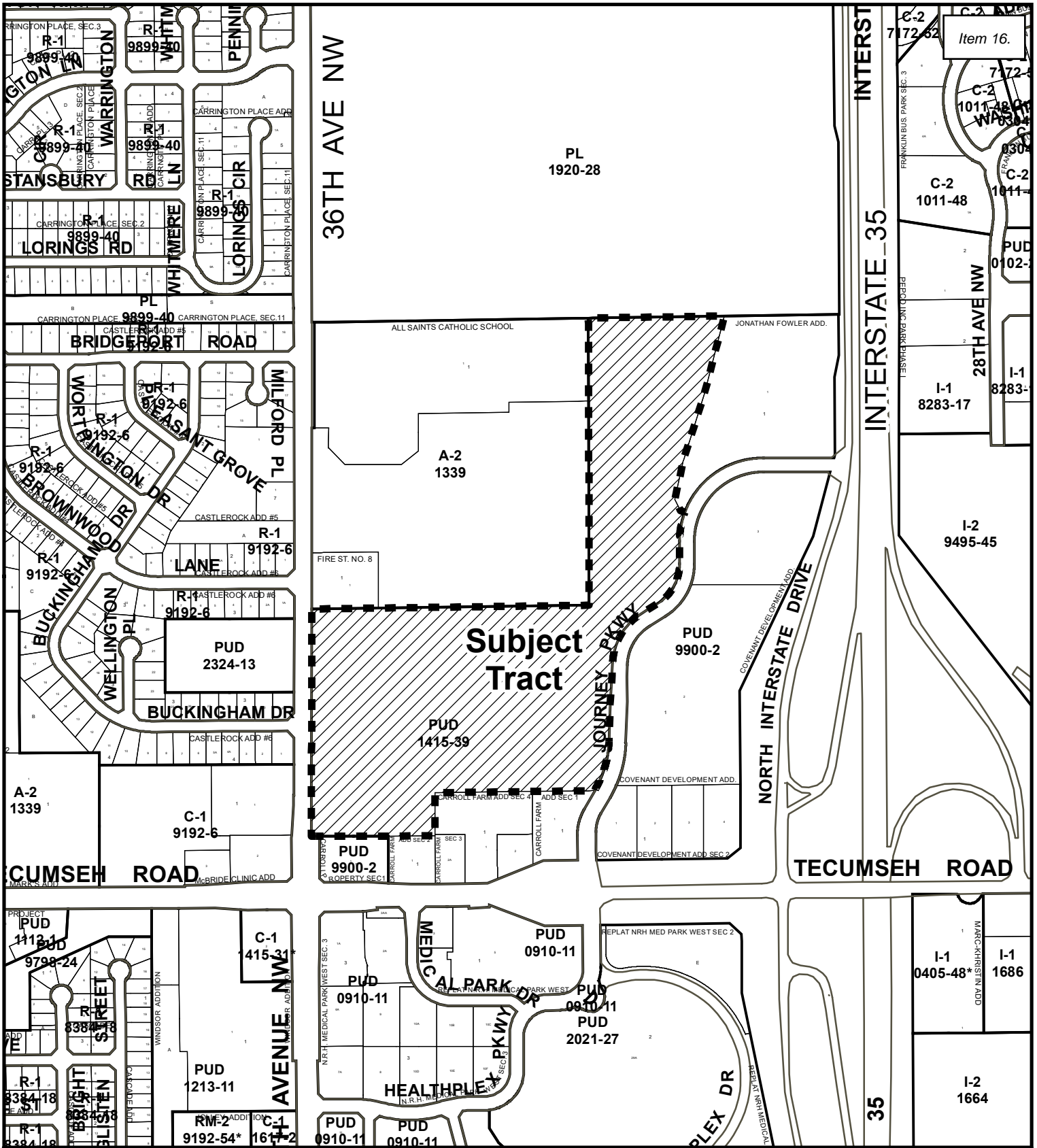
ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-15: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CARROLL FARM, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR CARROLL FARM ADDITION, A PLANNED UNIT DEVELOPMENT FOR PROPERTY GENERALLY LOCATED EAST OF 36TH AVENUE N.W., NORTH OF W. TECUMSEH ROAD, AND WEST OF I-35.

***The applicant has requested postponement to the May 9, 2024
Planning Commission meeting.***

Regarding Agenda Items 14-16, Carroll Farm, L.L.C. Resolution R-2324-126, Ordinance O-2324-43, and Preliminary Plat PP-2324-15

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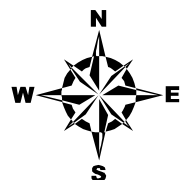
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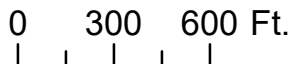
Location Map



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.



February 5, 2024



- Subject Tract
- Zoning

File Attachments for Item:

17. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION PCR-2324-1: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORMAN, OKLAHOMA ESTABLISHING CERTAIN POLICIES AND PROCEDURES RELATING TO THE TIME SET FOR REGULAR MEETINGS OF THE NORMAN PLANNING COMMISSION; PROVIDING AN EFFECTIVE DATE; AND PROVIDING A DURATION FOR THIS RESOLUTION.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/11/2024

REQUESTER: Planning Commission

PRESENTER: Beth Muckala, Asst. City Attorney

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION PCR-2324-1: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORMAN, OKLAHOMA ESTABLISHING CERTAIN POLICIES AND PROCEDURES RELATING TO THE TIME SET FOR REGULAR MEETINGS OF THE NORMAN PLANNING COMMISSION; PROVIDING AN EFFECTIVE DATE; AND PROVIDING A DURATION FOR THIS RESOLUTION.

BACKGROUND:

At its February 8, 2024 meeting, the Planning Commission inquired into the procedure for considering an alteration to meeting times. The City Attorney's office agreed to research the matter and return with a response.

At the March 14, 2024 meeting, City legal counsel advised that the authority to set policies and procedures for Planning Commission business, including meeting times was found in the City Code at NMC 2-304(a), which empowers appointive board or commissions to "adopt such rules and regulations for the orderly transaction of its business." Planning Commission engaged in discussion of potential changes and arrived at a decision to consider a resolution at its next meeting, which changed the meeting time from 6:30p to 5:30p, but kept the meetings occurring on the second Thursday of the month. The Planning Commission asked to get further input from City Staff and come to a final decision on the proposed resolution at the next meeting.

DISCUSSION:

Attached is a resolution setting the times for Regular Meetings and Study Sessions at 5:30p on the second Thursday of each month, effective June 13, 2024. Any special meetings would be set on a case-by-case basis, thus such meetings were not included within the parameters of the motion.

Further discussion may occur regarding the Planning Commission's final wishes for the final content of the Resolution prior to its adoption.

RECOMMENDATION:

Staff recommends that the Planning Commission consider and approve Resolution PCR-2324-1, resetting meeting times for Regular Meetings and Study Sessions to begin at 5:30p on the second Thursday of each calendar month.

RESOLUTION PCR-2324-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORMAN, OKLAHOMA ESTABLISHING CERTAIN POLICIES AND PROCEDURES RELATING TO THE TIME SET FOR REGULAR MEETINGS OF THE NORMAN PLANNING COMMISSION; PROVIDING AN EFFECTIVE DATE; AND PROVIDING A DURATION FOR THIS RESOLUTION.

- § 1. **WHEREAS**, the Norman Planning Commission was established and empowered by Article XIX of the Norman Municipal Charter; and
- § 2. **WHEREAS**, the Norman Planning Commission is considered an appointive board or commission, as set forth in the Norman Municipal Code, Section 2-301; and
- § 3. **WHEREAS**, Section 2-304(a) of the Norman Municipal Code empowers appointive boards or commissions to “adopt such rules and regulations for the orderly transaction of its business”; and
- § 4. **WHEREAS**, the Norman Planning Commission now finds it necessary to adopt new policies and procedures related to the time set for the regular meetings of the Norman Planning Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION FOR THE CITY OF NORMAN, OKLAHOMA, THAT:

- § 5. **Meeting Times.** The Planning Commission Meetings, both Regular Session and Study Session, as applicable, shall begin at 5:30 p.m. on the second Thursday of each calendar month;
- § 6. **Effective Date and Duration.** This Resolution shall be in effect beginning on June 13, 2024 and approval and shall remain in effect until repealed, replaced, or modified by further resolution of the Norman Planning Commission or by applicable law.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

Erica Bird
Norman Planning Commission Chair

ATTEST:

Kevin Parker
Norman Planning Commission Secretary

Approved as to form:

Norman City Attorney's Office