



CITY OF NORMAN, OK GREENBELT COMMISSION MEETING

Development Center, Conference Room, 225 N. Webster Avenue, Norman,
OK 73069

Tuesday, February 20, 2024 at 5:30 PM

AGENDA

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

ROLL CALL

MINUTES

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

GREENBELT COMMISSION MEETING MINUTES OF NOVEMBER 21, 2023.

CONSENT DOCKET

INFORMATION: These items are placed on the agenda so that the Greenbelt 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. Staff recommends that GBC 24-03 be placed on the consent docket with a finding of No Greenbelt Opportunity.

2. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 24-03, CARROLL FARMS.

MISCELLANEOUS COMMENTS

ADJOURNMENT



CITY OF NORMAN, OK GREENBELT COMMISSION

Development Center, Conference Room B, 225 N. Webster Avenue,
Norman, OK 73069

Tuesday, November 21, 2023 at 5:30 PM

MINUTES

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

Chair George Dotson called the meeting to order at 5:30pm.

ROLL CALL

PRESENT

Commissioner Andrew Hewlett
Commissioner - Chair George Dotson
Commissioner Marguerite Larson
Commissioner - Vice Chair Mark Nanny
Commissioner Rachel Wyatt-Swanson
Commissioner Richard Bornhauser
Commissioner Zach Dufran

ABSENT

Commissioner Kristina Wyckoff

STAFF PRESENT

Lora Hoggatt, Planning Services Manager
Whitney Kline, Planning Admin Tech III
Jack Burdett, Subdivision Development Coordinator

GUESTS PRESENT

Sean Rieger, Gunner Joyce, & Libby Smith, Rieger Law Group, PLLC

MINUTES

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

GREENBELT COMMISSION MEETING MINUTES OF SEPTEMBER 19, 2023.

Motion by Rachel Wyatt-Swanson for approval of the September 19, 2023 Greenbelt Commission Minutes; **Second** by Marguerite Larson.

The motion was passed unanimously with a vote of 7-0.

CONSENT DOCKET

INFORMATION: These items are placed on the agenda so that the Greenbelt 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. Staff recommends that GBC 23-28 and GBC 23-29 be placed on the consent docket with a finding of No Greenbelt Opportunity.

2. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF “NO GREENBELT OPPORTUNITY” FOR GBC 23-28, UNP ENTERTAINMENT DISTRICT.
3. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF “NO GREENBELT OPPORTUNITY” FOR GBC 23-29, WIGGIN PROPERTIES.

Motion by Rachel Wyatt-Swanson to remove item GBC 23-28, UNP Entertainment District, from the consent docket; **Second** by Andrew Hewlett.

The motion was passed unanimously with a vote of 7-0.

Motion by Rachel Wyatt-Swanson to remove item GBC 23-29, Wiggin Properties, from the consent docket; **Second** by Marguerite Larson.

The motion was passed unanimously with a vote of 7-0.

GBC 23-28, UNP Entertainment District

Commission Discussion:

- Commissioner Wyatt-Swanson stated this is in Ward 8 and would like to see trails to this location.
- Sean Rieger explains the plans for this property. He shows where there will be multiple walkways around the property.
- Commissioners wanted to make sure there were connections from the residential to the commercial areas of the property.
- Commissioners also wanted to make sure there was a way to get from Legacy Trails to the UNP Entertainment District.

Motion by Mark Nanny to approve item GBC 23-28, UNP Entertainment District, with the recommendation to have a pedestrian crosswalk to connect The Legacy Trail (South side of Rock Creek) to the UNP Entertainment District; **Second** by Rachel Wyatt-Swanson.

This motion was passed unanimously with a vote of 7-0.

GBC 23-29, Wiggin Properties

Commission Discussion:

- Commissioners asked if the applicant could explain the project.
- Sean Rieger explained the plans for the property.

Motion by Rachel Wyatt-Swanson to approve item GBC 23-29, Wiggin Properties, with the recommendation to save as many trees as possible; **Second** by Mark Nanny.

This motion was passed unanimously with a vote of 7-0.

MISCELLANEOUS COMMENTS

- Commissioner Nanny talked about an ad in the Newspaper that talked about TESA Healthy Living and this might be a good idea for the Commission to look into.
- Commissioner Dotson talked about his listening session with RDG/Garver for the Comprehensive Plan.
- Commissioner Larson asked about Article 21.
- Lora Hoggatt explained that Article 21 needs to go to Oversight committee next so when there is an open slot they will try and get it on the agenda.

ADJOURNMENT

The meeting was adjourned at 6:23 p.m.

Passed and approved this _____ day of _____ 2023.

George Dotson, Chair



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/20/2024

REQUESTER: Carroll Farms L.L.C.

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 24-03, CARROLL FARMS.

GENERAL INFORMATION

APPLICANT	Carroll Farms, L.L.C.
LOCATION	East of 36 th Avenue NW, North of West Tecumseh Road and West of I-35
PROPOSAL	NORMAN 2025 Land Use Plan Amendment from Office to Commercial Designation for 2.9287 acres, Rezoning from PUD, Planned Unit Development, Ordinance No. O-1415-39, to amended PUD, Planned Unit Development, Preliminary Plat – Carroll Farm, a Planned Unit Development
NORMAN 2025 LAND USE	<p>Current: Office, Commercial, High Density Residential, and Park Designations</p> <p>Proposed: Commercial, High Density Residential, and Park Designations</p>
LAND USE	<p>Current: Vacant</p> <p>Proposed: Multifamily Dwellings, Senior Living Facility, and Commercial/Office</p> <p>North: Ruby Grant Park</p> <p>West: Single-Family Residential and School</p> <p>South: Commercial and Office</p> <p>East: I-35 Right of Way, Medical Offices, and Church</p>

ZONING

Current: Carroll Family L.L.C. PUD, Planned Unit Development, Ordinance No. O-1415-39

Proposed: Amended Carroll Family L.L.C. PUD, Planned Unit Development

North: PL, Park Land

West: R-1, Single-Family Dwelling District, A-2, Rural Agricultural District, C-1, Local Commercial District, and PUD, Planned Unit Development, Ordinance No. O-2324-13

South: PUD, Planned Unit Development, Ordinance No. O-0910-11

East: PUD, Planned Unit Development, Ordinance No. O-9900-2, and Ordinance No. O-1415-39, and I-35 Right of Way

BACKGROUND: The applicant submitted a preliminary plat, request for a NORMAN 2025 Land Use Plan Amendment, and rezoning to a new Planned Unit Development (PUD) for approximately 44.68 acres of property located East of 36th Avenue NW and North of West Tecumseh Road. The applicant requests to rezone from PUD, Planned Unit Development (Ordinance No. 0-2122-4) to a new PUD, Planned Unit Development, to allow for the development of multifamily dwellings, a senior living facility, and commercial/office buildings.

DISCUSSION: This general area is zoned R-1, Single Family Dwelling District, PUD, Planned Unit Development, PL, Park Land, and some I-2, Heavy Industrial. It is predominately Park Land and PUD, Planned Unit Developments, which allow for medical and commercial/office uses. Within the subject location, no portions are in the floodplain and there is an area in the Northwest quadrant which is designated as Water Quality Protection Zone (WQPZ).

W. Tecumseh Road is designated as a Principle Urban Arterial, and 36th Avenue N. W. is considered Minor Principle Urban Arterial in the Comprehensive Transportation Plan. The Greenway Master Plan has the North Tecumseh Trail running north through the subject tract, from Tecumseh Road to the tree line of Ruby Grant Park (see Exhibit A). Platting requirements will require sidewalks to be installed on the West side of Journey Parkway and sidewalks will be installed on the north and south sides of Carroll Street throughout the proposed development. The sidewalks installed along Carroll Street will connect Journey Parkway to the existing trail along 36th Avenue NW. There are existing sidewalks along W. Tecumseh Road which also connect to the 36th Avenue N.W. current trail. There are no other opportunities for trails provided in this proposed subdivision as connecting the North Tecumseh Trail to Ruby Grant Park is not feasible as the land is considered to be swampy and Public access is not recommended by Parks and Recreation staff.

The Greenbelt Enhancement Statement, NORMAN 2025 Land Use Plan Amendment application, location map, and preliminary plat are attached.

RECOMMENDATION: Staff places this item on the consent docket for the February 20, 2024 Greenbelt Commission Meeting.

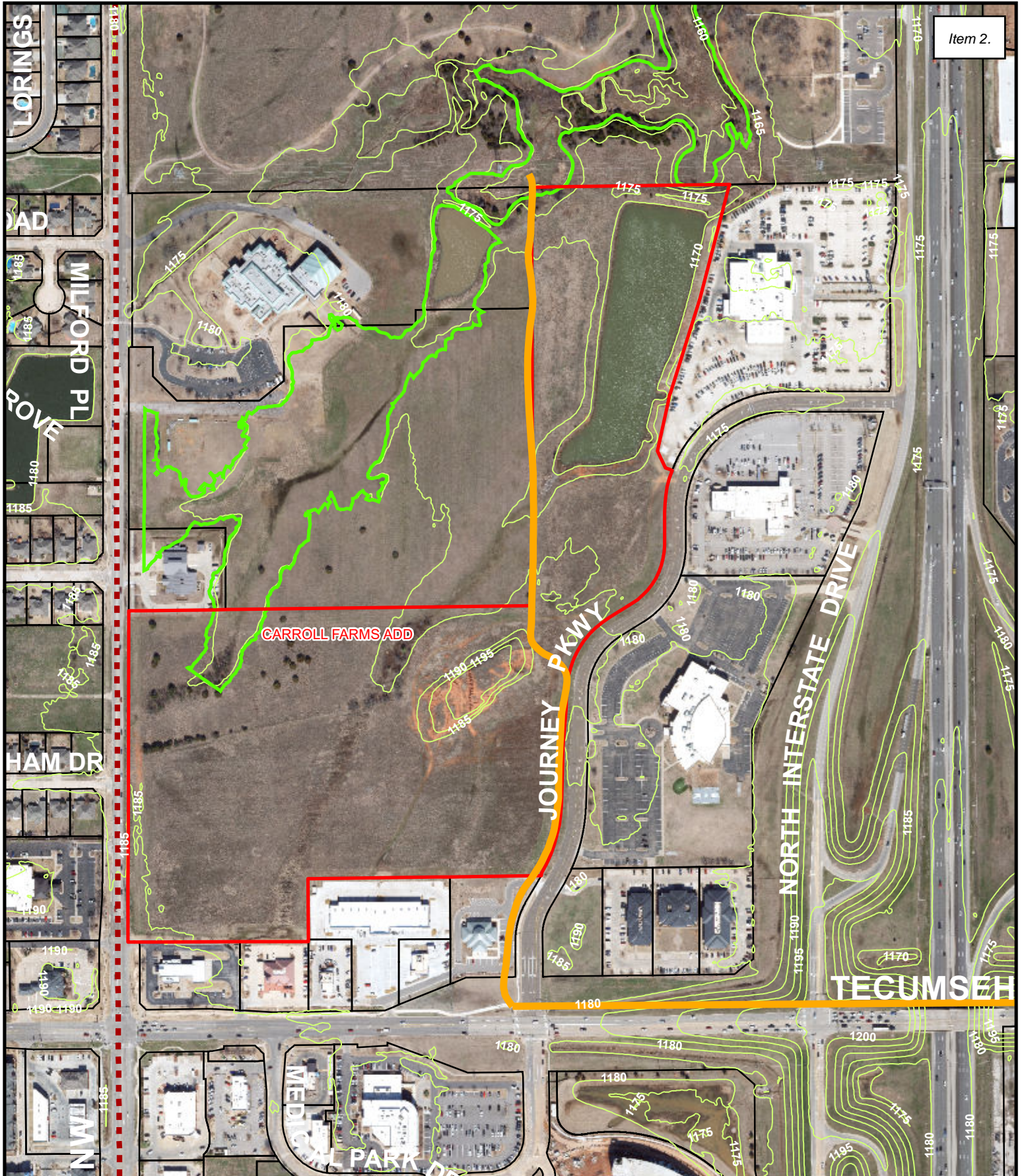


Exhibit A



Map Produced by the City of Norman
Geographic Information System,
(405) 366-5316
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.

February 15, 2024

0 200 400 Ft

Carroll Farms Add
Parcels

5ft. Contours
Floodway
100yr. Floodplain
Stream Planning Corridor

Greenbelt Priority Trails

North Norman Tecumseh Trail
Scissortail Trail
South Legacy Trail
East Norman Trails
West Lindsey Extension
Current & In-Progress Trails

GREENBELT ENHANCEMENT STATEMENT City of Norman, Oklahoma

Greenbelt Case No. _____

Pre-Development Case No. _____

 Applicant Name: Carroll Farms, L.L.C. Date: 2/1/2024

 Contact Person: Gunner Joyce, Attorney for Applicant Telephone/Fax/Email: 405-310-5274; gjoyce@riegerlawgroup.com

 Name of Development Carroll Farm Addition Area (Acres) 44.6824 acres

 General Location East of 36th Ave NW, North of W Tecumseh Rd., and West of I-35

Please attach a map, site plan and/or survey map illustrating the proposed development.

Type of Proposal (please check all that apply)

- a. **This is a:** Land Use Plan Amendment ☒ Preliminary Plat ☒ Rural Certificate of Survey ☐
 b. Proposed **Land Use:** Residential ☒ Commercial ☒ Industrial ☐ Other ☐

1. Briefly **explain the kind of development**, types of buildings/uses, or character of your proposal **and how it achieves the principles, purposes and goals** of Section 2-330.

The Property may be developed as a mixed-use development featuring commercial, office, senior living, and multifamily uses as further laid out within the attached application materials.

2. Does your proposed development or project incorporate open space(s)?

 Yes ☒ No ☐

 Please check **what** type(s) of **open spaces are proposed** within your development:

Park:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Public <input type="checkbox"/> Private <input type="checkbox"/>
Open Space:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>
Detention Pond:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>
Parking Lot Landscape:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>
Floodplain/Creek:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Public <input type="checkbox"/> Private <input type="checkbox"/>
Other	_____	

If the above noted areas are **accessible** via some **other arrangement** please **explain**.

3. **Does** the open space for this **development include** some kind of **trail or path** that meets the definitions contained in Section 2-327 of the attached guidelines? (Indicate all that are applicable.)

Public Sidewalks (4-5' wide)	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Natural Trails (compacted earth 8-10' wide)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Parkway Trails (durable surface 6-8' wide)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Neighborhood Trails (durable or paved, 6-10' wide)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Community Wide Trails (paved, 10-12' wide)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Specialized Trails (equestrian, water, etc)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Other	_____	

4. **Identify** schools, recreational areas (parks, playgrounds), commercial sites, or other public **open spaces within ½ mile** of your proposed development. (If there are **no** such areas within the ½ mile radius please **state** such and skip question 5.)

Ruby Grant Park, All Saints Catholic School, and various commercial sites along W Tecumseh Road.

5. Projects in close proximity to schools, recreational areas (parks, playgrounds), commercial sites, and residential neighborhoods should, ideally, allow **connection points** promoting non-motorized transportation between key areas. Please **describe** how the proposed development plan accommodates those using alternative transportation, such as walkers and bicyclists? Examples include sidewalks connecting key areas, designated bike paths, and bike parking. (If there is **no** such connectivity please **state** such.)

The Applicant intends to add sidewalks throughout the development.

6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the Greenbelt System (see Section 2-327).

- ☒ Storm water channels
- ☒ Detention ponds
- ☒ Floodplains
- ☒ Stream bank/Riparian corridors
- ☒ Utility Easements
- ☒ Abandoned/Active RR corridors
- ☐ Other _____

How could your development **also incorporate** those elements noted into greenbelts and trails?

7. **Please review the statements below and indicated in the space next to each item, whether it does apply ("Yes"), does not apply ("No"), or is not feasible ("NA") to your development. Of specific interest is how your project fits into the public open spaces and parks.**

In performing its duties, the Greenbelt Commission shall take into account the considerations listed below. The Commission will also consider how your project fits into the public open spaces and parks that are existing. Not all considerations will be applicable or feasible for each application.

- ☒ (a) Portions of the Greenbelt System are accessible to the general public.
- ☒ (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.
- ☒ (c) Existing easements (e.g., utility, pipeline, oil lease right-of-way, etc.) may be used for Greenways where appropriate and where expressly approved by the easement grantor and grantee.

- ☒ (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.
- ☒ (e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.
- ☒ (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.
- ☒ (g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.
- ☒ (h) Landscaping required by the City has been/will be planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.
- ☒ (i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.
- ☒ (j) Permeable ground surfaces have been preserved to the extent possible.
- ☒ (k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.
- ☒ (l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.
- ☒ (m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.
- ☒ (n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.
- ☒ (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.
- ☒ (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.
- ☒ (q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.
- ☒ (r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.
- ☒ (s) Riparian buffers are incorporated into the Greenbelt System.
- ☒ (t) The commercial developments have provided for pedestrian access.
- ☒ (u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.
- ☒ (v) Cluster development has been utilized as a means to develop the Greenbelt System.
- ☒ (w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

8. **If**, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

Signature of Applicant or Contact Person (required) :



GREENBELT COMMISSION COMMENTS AND SUGGESTIONS ABOUT PROPOSED DEVELOPMENT AS SUBMITTED FOR PLANNING COMMISSION AND CITY COUNCIL CONSIDERATION (MAY ATTACH AS SEPARATE SHEET):



Application for Amendment of the
NORMAN 2025 LAND USE AND TRANSPORTATION PLAN

Case No. R-_____

Item 2.

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 — (405) 307-7112 Phone

APPLICANT(S)

Carroll Farm, L.L.C

ADDRESS OF APPLICANT

c/o Rieger Law Group PLLC, Attorney for Applicant
136 Thompson Dr,
Norman, OK 73069

NAME AND PHONE NUMBER OF CONTACT PERSON(S)

c/o Gunner Joyce, Attorney for Applicant
405-310-5274

EMAIL: gjoyce@riegerlawgroup.com

TYPE OF AMENDMENT(S):

- ☐ Growth Area Designation
☒ Land Use Plan
☐ Transportation Plan

LOCATION AND EXTENT OF AMENDMENT(S): East of 36th Ave NW and North of W Tecumseh Rd.

SIZE OF PROJECT AREA: Approximately 2.9287 acres.

PRESENT DESIGNATION:

Growth Areas: _____

Land Use: Office

Streets: _____

Other: _____

REQUEST TO BE CHANGED TO: Commercial

JUSTIFICATION FOR AMENDMENT (Include any change of conditions, appropriate NORMAN 2025 PLAN Policy Statements, and any other evidence which would support the change.):

The Applicant seeks to rezone and amend a portion of the property's NORMAN 2025 designation so the Property may be developed as a mixed-use development featuring commercial, office, senior living, and multifamily uses as further described in the attached application materials.

EXPECTED AFFECTS ON SURROUNDING PROPERTIES: Due to the compatibility with the surrounding uses, no negative affects are anticipated.

(Attach additional sheets, maps, etc., if necessary.)

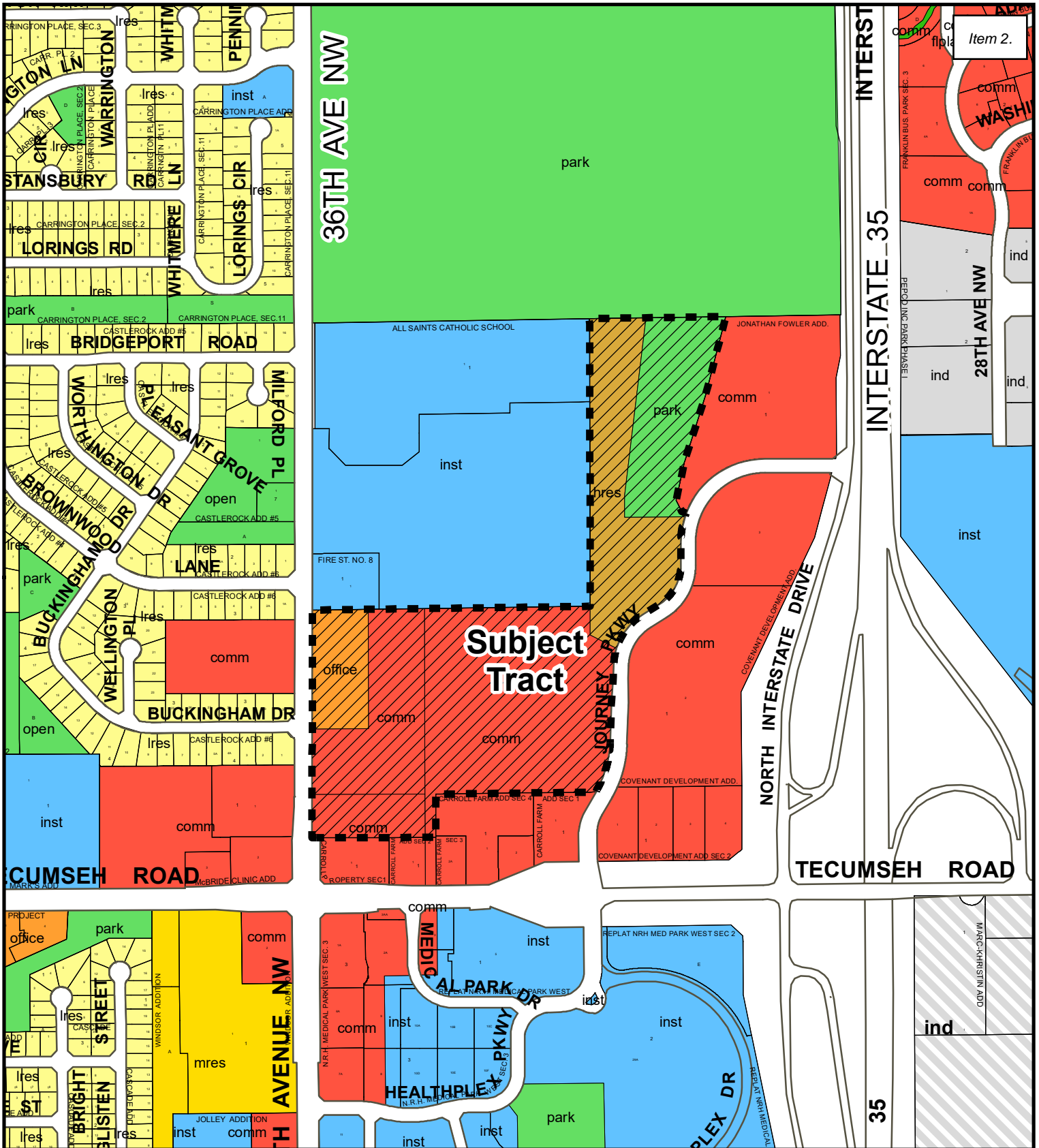
SIGNATURE OF APPLICANT

FOR OFFICE USE ONLY

Filing fee of \$150.00

Date Submitted: _____

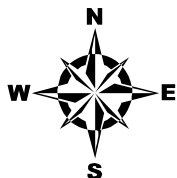
Checked by: _____



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.

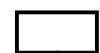


February 5, 2024

0 300 600 Ft.



Subject Tract



Zoning

A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4, SECTION 11, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

R3W

WEST FRANKLIN ROAD

36th AVE. N.W.

24th AVE. N.W.

DA 151 ACE

PROJECT LOCATION

1

WEST TECUMSEH ROAD

LOCATION MAP

SCALE: 0 1

LOT SUMMARY TABLE

BLOCK/LOT	Lot Area [SF]	Lot Area [Acres]
1 1 1	37,502	0.86
1 1 2	37,502	0.86
1 1 3	52,568	1.21
1 1 4	36,438	0.84
1 1 5	40,388	0.55
1 1 6	40,388	0.93
1 1 7	34,537	0.79
1 1 8	35,480	0.81
1 1 9	28,339	0.65
1 1 10	34,600	0.66
1 1 11	43,893	1.01
1 1 12	48,107	1.11
1 1 13	24,592	0.56
1 1 14	44,410	1.02
1 1 15	60,661	1.39
1 1 16	56,907	1.31
1 1 17	53,854	1.24
1 1 18	75,063	1.72
1 1 19	105,656	2.80
2 1 1	35,472	0.91
2 1 2	25,953	0.60
2 1 3	45,739	1.03
2 1 4	44,746	1.03
2 1 5	31,607	0.73
2 1 6	41,071	0.94
2 1 7	57,287	1.31
2 1 8	26,532	0.61
2 1 9	30,663	0.70
2 1 10	48,601	1.07
2 1 11	58,775	1.35
2 1 12	59,773	1.37
CA "A"	300,124	6.89
380 AVE NW ROW	23,312	1.22
WILSON CIRCLE ROW	50,067	1.15
CARROLL ARTHUR CIRCLE ROW	22,671	0.51
MARCOTTE CIRCLE ROW	28,031	0.64
SELENA CIRCLE ROW	14,549	0.33
1 986 ROW		

UNPLATTED
ALL SAINTS
PROPERTY
ZONED A-2

UNPLATTED
ALL SAINTS
PROPERTY
ZONED A-2

CARROLL FARM ADDITON
P.U.D. LANDSCAPE STANDARDS

Landscape plans for each lot shall be submitted with applications for building permits per the requirements of the Norman Zoning Ordinance. Additional landscape buffer strips are set forth below for arterial, collector and interstate frontages in the P.U.D. Landscape buffer Strips may be crossed by access drives to public streets as approved during the platting process.

A. 36th Ave. NW -- Landscape Buffer Strip

- (1) A landscape buffer strip for the frontage north of Carroll Street, along 36th Ave. NW, shall be a minimum of twenty (20) feet.
- (2) A landscape buffer strip for the frontage south of Carroll Street, along 36th Ave. N.W., shall be a minimum of fifteen (15) feet.

(1) A landscape buffer strip for the frontage east of 36th Ave. NW, along Tecumseh Road, shall be a minimum of fifteen (15) feet for Carroll Property Section 1, Block 1, Lot 1.

C. 1-35 Frontage Road--Landscape Buffer Strip
(1) A landscape buffer strip for the frontage along the Interstate 35 Service Road shall be a minimum of twenty (20) feet. There shall be a minimum of one tree per seventeen (17) lined feet, or fraction thereof, planted in the landscape buffer strip.

(1) A landscape buffer strip for the frontage along Carroll Blvd. shall be a minimum of ten (10) feet.

E. Other Landscape Requirements

(1) All landscape requirements in the current SECTION 431.8, of the Norman Zoning Code, apply unless modified in the above standards.

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. FIVE-FOOT (5') WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ALONG LOT FRONTAGES WITHIN STREET RIGHTS OF WAY IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ALL PROPOSED SIDEWALKS ARE NOT SHOWN ON THIS PLAN FOR CLARITY; HOWEVER, THE LOT OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALKS ALONG ITS LOT FRONTAGE AS A CONDITION OF FINAL SITE PLAN AND PLAT APPROVAL.
3. EXISTING ZONING IS PLANNED UNIT DEVELOPMENT (PUD)
4. ALL PROPOSED SANITARY SEWER LINES ARE 8-INCH EXCEPT AS NOTED.
5. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED.
6. FOR COMPLETE DRAINAGE CALCULATIONS, SEE DRAINAGE REPORT THAT WAS PREVIOUSLY SUBMITTED AND APPROVED. ALL STORM SEWER PIPES SHOWN ARE RCP.
7. COMMON AREAS TO BE MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION.
8. A 10' WIDE CONCRETE SIDEWALK WILL BE CONSTRUCTED ALONG 36th AVE. N.W. THE SIDEWALK WILL BE DESIGNED AND CONSTRUCTED WITH FINAL PLAT.
9. A 5 TO 8 FOOT SIDEWALK CONNECTION/PEDESTRIAN EASEMENT BE INTEGRATED INTO THE DESIGN OF THE SENIOR LIVING LOT. THE EASEMENT SHALL BE ALONG THE SOUTH AND WEST SIDES OF THE DETENTION POND, CONNECTING JOURNEY PARKWAY TO RUBY GARDEN PARK, IN ALIGNMENT WITH THE GREENWAY MASTER PLAN TRAIL TC-6.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE DUTY, RIGHT AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF CARROLL FARM ADDITION; HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY, THE CITY ENGINEER MAY, AT HIS OR HER DISCRETION, ORDER THE CITY ENGINEER TO TAKE THE NECESSARY ACTIONS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, THE CITY ENGINEER(S) MAY MAKE IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

NOT VALID FOR CONSTRUCTION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

CARROLL FARM ADDITION
A PLANNED UNIT DEVELOPMENT

336TH AVE. N.W. & RECUMSEH RD
NORMAN, OKLAHOMA

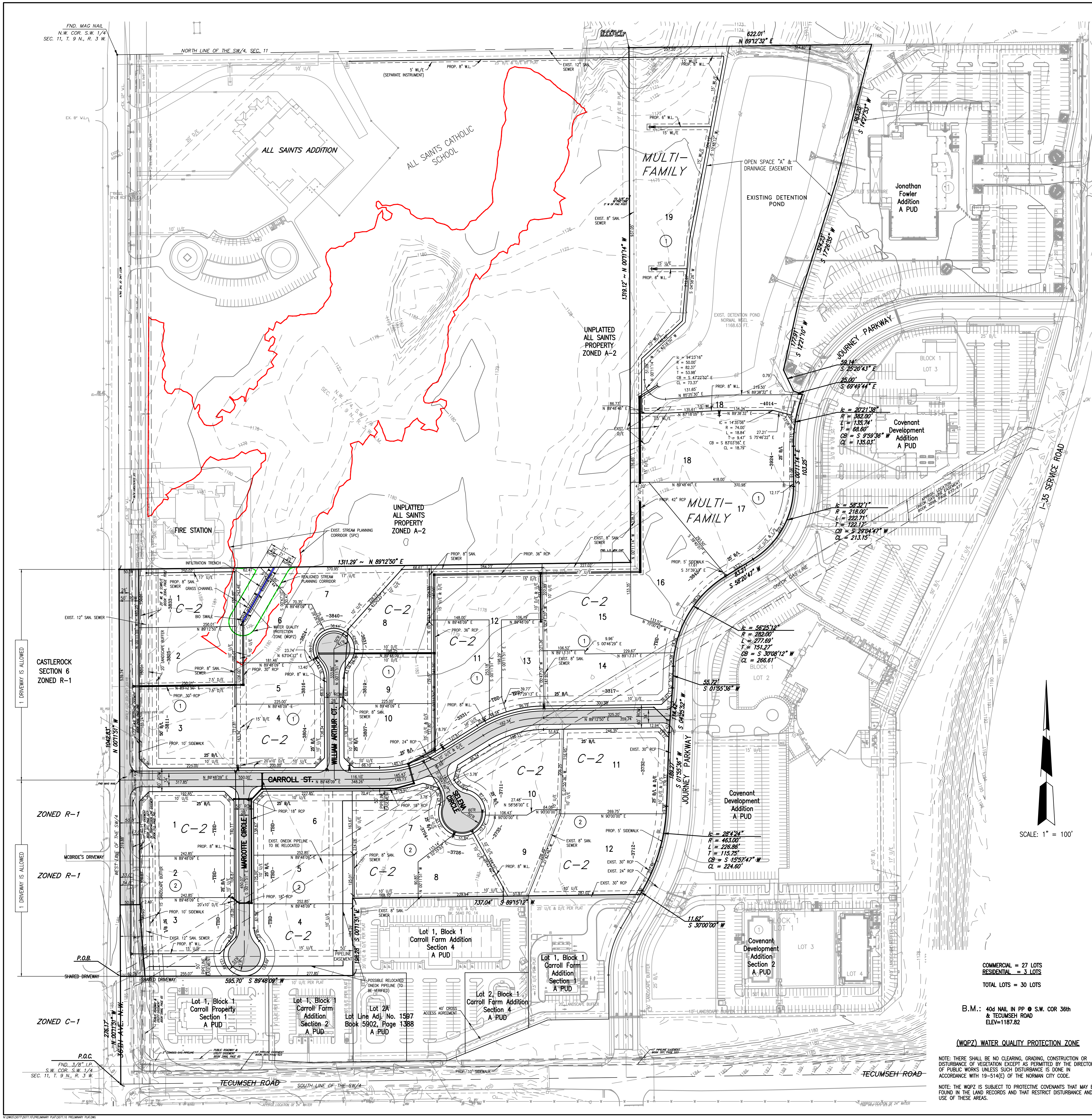
SMC	SMC Consulting Engineers, P.C. 815 West Main • Oklahoma City, OK 73106 Phone: 405-232-7715 Fax: 405-232-7859 Website: www.smcok.com	By _____	Date _____
		ORIGINAL CERTIFICATE OF AUTHORIZATION NO. CA-444 EDP 06/20/2024 No. _____ Revision _____	
PROJECT NO.: 5077.10 DATE: 02/01/2024 DRAWN BY: "100" ENGINEER: TERENCE L. HAYNES P.E., NUMBER: 16820			

PRELIMINARY SITE PLAN

SHEET NO.

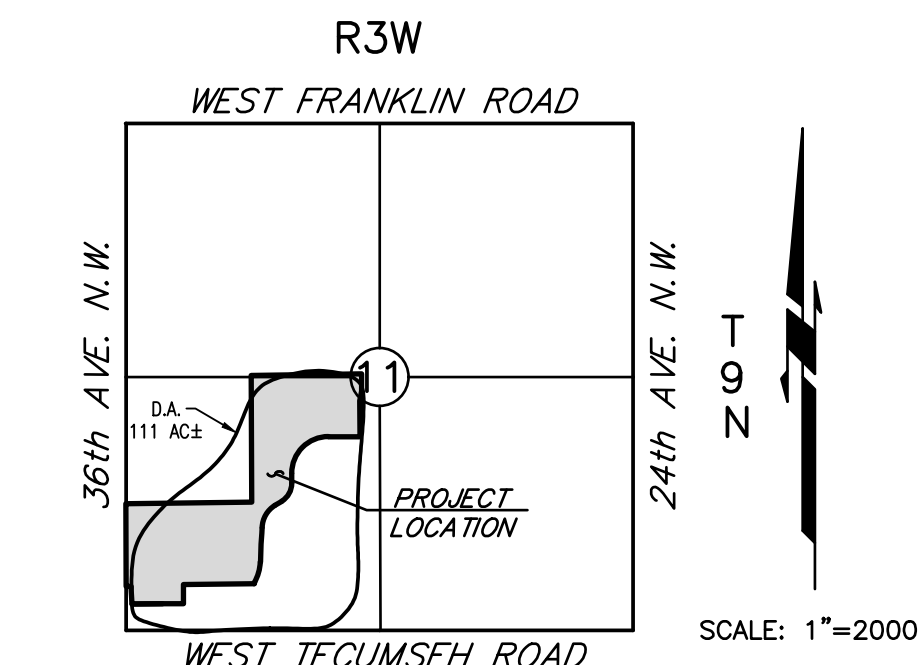
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PRELIMINARY PLAT CARROLL FARM ADDITION

A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4, SECTION 11, T9N, R3W, L.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP

CARROLL FARM ADDITION P.U.D. LANDSCAPE STANDARDS

Landscape plans for each lot shall be submitted with applications for building permits per the requirements of the Norman Zoning Ordinance. Additional landscape buffer strips are set forth below for arterial, collector and interstate frontages in the P.U.D. Landscape buffer strips may be crossed by access drives to public streets as approved during the platting process.

- A. 36th Ave. NW --- Landscape Buffer Strip**
 - (1) A landscape buffer strip for the frontage north of Carroll Street, along 36th Ave. NW, shall be a minimum of twenty (20) feet.
 - (2) A landscape buffer strip for the frontage south of Carroll Street, along 36th Ave. NW, shall be a minimum of fifteen (15) feet.
- B. Tecumseh Road --- Landscape Buffer Strip**
 - (1) A landscape buffer strip for the frontage east of 36th Ave. NW, along Tecumseh Road, shall be a minimum of fifteen (15) feet for Carroll Property Section 1, Block 1, Lot 1.
 - (2) A landscape buffer strip for the frontage west and east of Journey Parkway, (excluding item 1 immediately above) along Tecumseh Road, shall be a minimum of twenty (20) feet.
- C. I-35 Frontage Road---Landscape Buffer Strip**
 - (1) A landscape buffer strip for the frontage along the Interstate 35 Service Road shall be a minimum of twenty (20) feet. There shall be a minimum of one tree per seventeen (17) lineal feet, or fraction thereof, planted in the landscape buffer strip.
- D. Carroll Street and Journey Parkway--- Landscape Buffer Strips**
 - (1) A landscape buffer strip for the frontage along Carroll Blvd. shall be a minimum of ten (10) feet.
 - (2) A landscape buffer strip for the frontage along Journey Parkway shall be a minimum of ten (10) feet.

E. Other Landscape Requirements
(1) All landscape requirements in the current SECTION 431.8, of the Norman Zoning Code, apply unless modified in the above standards.

NOTES:

- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- FIVE-FOOT (5') WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ALONG LOT FRONTS WITHIN STREET RIGHTS OF WAY IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ALL PROPOSED SIDEWALKS ARE NOT SHOWN ON THIS PLAT FOR CLARITY; HOWEVER, THE LOT OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALKS ALONG ITS LOT FRONTAGE AS A CONDITION OF FINAL SITE PLAN AND PLAT APPROVAL.
- EXISTING ZONING IS PLANNED UNIT DEVELOPMENT (PUD)
- ALL PROPOSED SANITARY SEWER LINES ARE 8-INCH EXCEPT AS NOTED.
- ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED.
- FOR COMPLETE DRAINAGE CALCULATIONS, SEE DRAINAGE REPORT THAT WAS PREVIOUSLY SUBMITTED AND APPROVED. ALL STORM SEWER PIPES SHOWN ARE RCP.
- COMMON AREAS TO BE MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION.
- A 10' WIDE CONCRETE SIDEWALK WILL BE CONSTRUCTED ALONG 36th AVE. N.W. THE SIDEWALK WILL BE DESIGNED AND CONSTRUCTED WITH FINAL PLAT.
- A 5 TO 8 FOOT SIDEWALK CONNECTION/PEDESTRIAN EASEMENT BE INTEGRATED INTO THE DESIGN OF THE SENIOR LIVING LOT. THE EASEMENT WILL RUN ALONG THE SOUTH AND WEST SIDES OF THE DETENTION POND, CONNECTING JOURNEY PARKWAY TO RUBY GRANT PARK, IN ALIGNMENT WITH THE GREENWAY MASTER PLAN TRAIL TG-6.

STORM DRAINAGE DETENTION FACILITY EASEMENT

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

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER;
THENCE NORTH 001°15'1" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 276.20 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 001°15'1" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1042.80 FEET;
THENCE NORTH 89°12'50" EAST A DISTANCE OF 1,319.29 FEET;
THENCE NORTH 001°11'4" WEST A DISTANCE OF 1,319.12 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 89°12'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 622.01 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, JONATHAN FOWLER ADDITION, RECORDED IN BOOK 21 OF PLATS, PAGE 148;
THENCE ALONG THE WEST LINE OF SAID LOT 1, THE FOLLOWING FIVE (5) COURSES:

- SOUTH 14°27'53" WEST A DISTANCE OF 383.20 FEET;
- SOUTH 17°26'35" WEST A DISTANCE OF 324.23 FEET;
- SOUTH 12°21'10" WEST A DISTANCE OF 177.91 FEET;
- SOUTH 25°20'43" EAST A DISTANCE OF 50.14 FEET;
- SOUTH 69°49'44" EAST A DISTANCE OF 25.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF JOURNEY PARKWAY AS ESTABLISHED BY THE PLAT OF COVENANT DEVELOPMENT ADDITION RECORDED IN BOOK 21 OF PLATS, PAGE 26 AND BEING A POINT ON A CURVE;
- THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING TEN (10) COURSES:
- SOUTHERLY ALONG A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 382.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 09°59'36" WEST A DISTANCE OF 213.15 FEET) FOR AN ARC DISTANCE OF 135.74 FEET;
- SOUTH 001°11'4" EAST A DISTANCE OF 103.25 FEET TO A POINT OF CURVATURE;
- SOUTH 58°20'47" WEST A DISTANCE OF 83.21 FEET TO A POINT OF CURVATURE;
- SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 218.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 29°04'46" WEST A DISTANCE OF 213.15 FEET) FOR AN ARC DISTANCE OF 222.71 FEET;
- SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 282.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 30°06'12" WEST A DISTANCE OF 224.60 FEET) FOR AN ARC DISTANCE OF 277.69 FEET;
- SOUTH 01°50'36" WEST A DISTANCE OF 55.72 FEET;
- SOUTH 04°25'52" WEST A DISTANCE OF 114.42 FEET;
- SOUTH 01°50'36" WEST A DISTANCE OF 189.27 FEET TO A POINT OF CURVATURE;
- SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 463.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 15°57'47" WEST A DISTANCE OF 224.60 FEET) FOR AN ARC DISTANCE OF 226.86 FEET;
- SOUTH 30°00'00" WEST A DISTANCE OF 11.62 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, CARROLL FARM ADDITION SECTION 1 RECORDED IN BOOK 24 OF PLATS, PAGE 190;
- THENCE SOUTH 89°15'12" WEST, ALONG THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 1, BLOCK 1, CARROLL FARM ADDITION SECTION 3 RECORDED IN BOOK 25 OF PLATS, PAGE 12, A DISTANCE OF 737.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 IN SECTION 3;
- THENCE SOUTH 001°15'1" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 198.28 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 1, CARROLL FARM ADDITION SECTION 2 RECORDED IN BOOK 24 OF PLATS, PAGE 233;
- THENCE SOUTH 89°49'09" WEST, ALONG THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 1, BLOCK 1, CARROLL FARM ADDITION SECTION 1 RECORDED IN BOOK 18 OF PLATS, PAGE 172 AND SAID NORTH LINE EXTENDED, A DISTANCE OF 595.69 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 1,946,366 SQUARE FEET OR 44.6824 ACRES, MORE OR LESS.

COMMERCIAL = 27 LOTS
RESIDENTIAL = 3 LOTS
TOTAL LOTS = 30 LOTS

B.M.: 40d NAIL IN PP @ S.W. COR 36th & TECUMSEH ROAD
ELEV=1187.82

(WQPZ) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 19-514(E) OF THE NORMAN CITY CODE.

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

OWNER/DEVELOPER
CARROLL FARM LLC,
P.O. BOX 2288
MANHATTAN BEACH, CA 90267

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

**CARROLL FARM ADDITION
A PLANNED UNIT DEVELOPMENT**

**36TH AVE. N.W. & TECUMSEH RD.
NORMAN, OKLAHOMA**

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PROJECT NO. 2022.10
DATE: 02/01/2024
SCALE: 1" = 100'
DRAWN BY: JCH
CHECKED BY: L. HAYNES
P.E. NUMBER: 18620

PRELIMINARY PLAT

SHEET NO. 1

EXHIBIT 1