



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, May 09, 2024 at 6:30 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, 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 APRIL 11, 2024 REGULAR PLANNING COMMISSION MEETING.

Short Form Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2324-12: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY CARLSBAD PLAZA, L.L.C. (RYKAN DOUDICAN) FOR CAMBRIDGE CORNER SFP FOR 0.84 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF WEST MAIN STREET AND 48TH AVENUE N.W.

NON-CONSENT ITEMS

Norman 2025, PUD & Preliminary Plat

3.

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION 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)

4.

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)

5. 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 WITH ALLEY WAIVER FOR COMMERCIAL LOTS LESS THAN ONE ACRE.

PUD Amendment & Preliminary Plat

6. 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 continuance to the June 13, 2024 Planning Commission meeting.

7. 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 continuance to the June 13, 2024 Planning Commission meeting.

NORMAN 2025, PUD & Preliminary Plat

8. 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)

The applicant has requested postponement to the August 8, 2024 Planning Commission meeting.

9. 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)

The applicant has requested postponement to the August 8, 2024 Planning Commission meeting.

- 10.** 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.

The applicant has requested postponement to the August 8, 2024 Planning Commission meeting.

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 APRIL 11, 2024 REGULAR PLANNING COMMISSION MEETING.



**CITY OF NORMAN, OK
STAFF REPORT**

MEETING DATE: 05/09/2024

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 APRIL 11, 2024 REGULAR PLANNING COMMISSION MEETING.

ACTION NEEDED: Approve, accept, reject, amend, or postpone the Minutes of the April 11, 2024 Regular Planning Commission meeting.



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

MINUTES

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

- Steven McDaniel
- Liz McKown
- Michael Jablonski
- Chair Erica Bird
- Doug McClure
- Jim Griffith
- Maria Kindel
- Kevan Parker (arrived at 6:48 p.m.)

ABSENT

- Cameron Brewer

A quorum was present.

STAFF PRESENT

- Jane Hudson, Planning & Community Development Director
- Lora Hoggatt, Planning Services Manager
- Kelly Abell, Planner I
- Justin Fish, Planner I
- Ken Danner, Subdivision Development Manager
- David Riesland, Transportation Engineer
- Beth Muckala, Assistant City Attorney
- Nathan Madenwald, Utilities Engineer
- Bryce Holland, Multimedia Specialist
- Roné Tromble, Admin. Tech. IV

CONSENT ITEMS

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

Motion made by Kindel, seconded by McDaniel, to approve the Consent Docket as presented.

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

The motion to approve the Consent Docket as presented passed by a vote of 7-0.

Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE MARCH 14, 2024 REGULAR PLANNING COMMISSION MEETING.

ITEMS SUBMITTED FOR THE RECORD:

1. March 14, 2024 Planning Commission Regular Meeting Minutes

The minutes of the March 14, 2024 Regular Planning Commission meeting were approved as presented on the Consent Docket by a vote of 7-0.

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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.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Short Form Plat
4. Site Plan

SFP-2324-11 for McGEE STREET ANIMAL HOSPITAL CANINE SPA was approved as presented on the Consent Docket by a vote of 7-0.

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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.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Certificate of Survey

COS-2324-3 for COOK FAMILY FARM Norman Rural Certificate of Survey was approved as presented on the Consent Docket by a vote of 7-0.

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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.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Certificate of Survey

COS-2324-4 for FISCHER ACRES Norman Rural Certificate of Survey was approved as presented on the Consent Docket by a vote of 7-0.

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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)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
 2. Location Map
 3. Transportation Impacts
 4. Pre-Development Summary
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.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Preliminary Site Plan

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

PRESENTATION BY THE APPLICANT: Ashley Bernatski, representing Brakes Plus, explained that they would like to build a new Brakes Plus on the new parcel. She briefly reviewed their operations and hours.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by McKown, seconded by Griffith, to recommend adoption of Ordinance No. O-2324-46 and PP-2324-16 for Replat of Salyer Addition, to City Council.

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

The motion to recommend adoption of Ordinance No. O-2324-46 and PP-2324-16 was adopted by a vote of 7-0.

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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)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Summary of Project
4. Site Plan

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

Ms. McKown asked how many buildings are being proposed. Mr. Fish responded that they are proposing to construct a barn, a new shop, and to change the use of the existing shop to be a grow facility.

Ms. McKown noted references in the staff report to things not on the site plan, and asked whether those things were worked out. Ms. Hoggatt responded that the site plan is the one that Public Works cannot approve.

Ms. McKown asked about waiving of the landscape requirement. Ms. Hoggatt explained that our landscaping requirements are tied to parking; 6 spaces or 900 sq. ft. of pavement for parking would require landscaping. He is requesting to not provide landscaping.

Ms. Bird asked if the approved PUD had a provision for the dirt park in the front. Ms. Hoggatt responded that it was not addressed in either PUD.

Mr. McDaniel asked if there were some fencing requirements in the prior PUD, and whether they have been completed. Ms. Hoggatt was not aware of fencing having been provided.

Ms. Bird asked about the driveways. Mr. Riesland stated that any applicant who wants to add an additional driveway that may not meet the Engineering Design Criteria can submit a request for a variance. He did not think one was ever submitted for this property. This does not meet the criteria for driveway spacing. The further you move to the west from the approved driveway there is a vertical curve in Robinson Street that creates a sight distance problem and it would be an unsafe driveway.

PRESENTATION BY THE APPLICANT: Geoffrey Arce, the applicant, stated they are only looking to amend the site plan. The previous PUD allowed A-2 fencing, so that requirement has been met and there were no additional fencing requirements. They need a turnaround for business traffic to keep big trucks away from the residence. They need additional buildings to accommodate customer vehicles that have been brought in.

The main building that was originally put in is to be the main commercial facility and will house most of the vehicles. The barn that is currently there doesn't have a foundation; he constructed it without obtaining a permit because he thought it was a temporary canopy structure. They are trying to clean up the property and fix the dirt park.

Mr. Griffith asked what they do on the property. Mr. Arce responded it is a used power sports dealership – dirt bikes, jet skis, parts, sales, and service. They recently got a license for used cars as well.

Ms. Bird asked how many cars they service at any given time. Mr. Arce said they do not service cars. They are usually working on 3 or 4 vehicles, and they have others waiting for pick up, and others waiting for work. He said the aerial photo seems fairly accurate for what would be average.

Ms. Bird asked about the parking in the front. Mr. Arce indicated he moved some dirt to level out the land. The metal poles in the aerial photo are where he just constructed the barn. Between the barn and the road frontage is the site proposed for the new main 30x70 metal shop. He will be planting grass.

Ms. Bird asked about the addition of the grow operation. Mr. Arce responded that the building has two stories, and the top story was built as a grow. He was recently given a license by someone getting out of the business, so he will run a little grow in the upstairs of the shop.

Ms. Kindel asked how much traffic there is on a daily basis. Mr. Arce responded 1 or 2 customers. They also get deliveries. There should not be any traffic coming into the grow operation; they will be delivering the product to dispensaries. They will not be adding more vehicles for the deliveries.

Mr. Jablonski asked about the problems listed in the staff report that need to be addressed. Mr. Arce said he thinks the only remaining problem is the driveway. The driveway across from Bryant Circle was approved with the original PUD. The chip-sealed driveway is supposed to be removed, and a new driveway added to the adjacent property, which is a shared driveway.

Ms. Bird asked about the dirt driveway. Mr. Arce indicated it was never supposed to be there. All the deliveries come in and then drive out the dirt drive. That is why a turn-around is needed for the trucks.

Ms. McKown commented that, with everything being moved closer to Robinson, she would really like to see some landscaping. Mr. Arce said he has been saving some pine trees to put out there. Ms. Bird asked why the request was to waive the landscaping requirement. Mr. Arce said there might have been a miscommunication. He does not have a problem providing some trees.

Mr. Madenwald stated that on the south side of Robinson the water lines from Lake Thunderbird are located in large easements, and landscaping there will be a challenge.

RECESS
7:07 to 7:12 p.m.

Ms. Bird felt it would be helpful to see the prior PUD Narrative and site plan along with the new documents. She is concerned that Public Works does not endorse the project. She asked if he is aware he could request a postponement to make changes to the site plan before the Commission votes on it. Mr. Arce stated he can't afford another month because of money he has had to put down on the building. He has been told that Public Works is not going to accept any other driveway.

Ms. Kindel asked about the site plan. Mr. Arce explained that the red is what is going in, and the gray is what was already approved. Mr. McDaniel asked if the gray has been completed. Mr. Arce said it is completed up to the Bryant concrete approach. Both drives were in existence prior to the previous PUD.

AUDIENCE PARTICIPATION:

Barry Saltus, 1340 Bryant Circle, thinks the intersection at Bryant is unsafe. If you are driving east, there is a hill going down to Bryant Circle. Traffic is doing 50 mph. If there are large vehicles making a left turn out of the property it creates a high risk for danger. It looks like a junk yard looking at the picture. He asked if they would be able to get everything in the barn.

Mike Fore, 3735 E. Robinson Street, presented a petition from surrounding properties. The applicant built a building without a permit; the penalty should be that he have to tear the building down. They oppose any changes to anything the applicant wants to do. Right now it looks like a dump and junk yard. All the neighbors have complained; none of them want it in the area. They don't know how City Council approved it for a commercial business. He has pictures of the property which he took on April 10.

Ms. Bird noted that the petition and a radius map will be forwarded to City Council. She suggested that Mr. Fore send the pictures to staff so those can be forwarded to City Council.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Bird did not go back and watch the meeting when this was previously considered. She recalled talk of how many units would be on site for work. There was discussion about the dealership, and concerns were raised for the area. She has concerns about how much this has escalated over what was considered for the prior PUD. She also has concerns about the road, the barn, and other things that have happened that were never on the PUD to begin with. She does not feel that shielding and impact to the neighbors has been adequately addressed for this neighborhood. She has concerns about allowing further increase. She thinks a single driveway could work with circular options on-site.

Mr. Parker said he thinks, with proper design, you could have a single drive in and have room for trucks to turn around.

Motion made by Jablonski, seconded by McDaniel, to recommend adoption of Ordinance No. O-2324-47 to City Council.

Voting Nay: McDaniel, McKown, Jablonski, Bird, McClure, Griffith, Kindel
Abstaining: Parker

Item 1.

The motion to recommend adoption of Ordinance No. O-2324-47 to City Council failed by a vote of 0-7, with 1 abstention.

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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)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. SPUD Narrative with Exhibits A-F
4. Preliminary Site Development Plan
5. Transportation Impacts
6. Pre-Development Summary

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.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Request to Close a Public Easement

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-18: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY ORRKLHOMA 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.

ITEMS SUBMITTED FOR THE RECORD:

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

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

Mr. Jablonski asked about the easement. Ms. Hoggatt responded that, as far as we know, there is nothing in it and there have been no objections to closing it.

Mr. Jablonski asked why they don't just make everything C-2. Ms. Hoggatt responded that they wanted to keep the conditions that were part of the previous approval that protect the residential to the west of the site. Those included landscaping, and providing parking, and showing more specifically how the site would be used so it would have less of an impact.

Mr. Jablonski noted that the narrative requests a 5' setback on the north and south. He asked what it would be if it were zoned C-2. Ms. Hoggatt responded that C-2 doesn't have large setbacks.

PRESENTATION BY THE APPLICANT: Mark Grubbs, Grubbs Consulting, 1800 South Sara Road, representing the applicant, said the purpose of the SPUD is to incorporate the north undeveloped lot into the already developed land. They will be removing the building and redeveloping it with a new building, and cleaning the site up. There are two different zonings: C-2 and the PUD. Because they are developing it all as one lot, it has to be combined into a single lot. The easement closure is needed because the building will be located over it, and there is nothing in the easement. They are requesting a SPUD, because it is under 5 acres, and they essentially copied the contents of the old PUD into the SPUD with all the same protections that it had historically for the residential to the west: keep the landscape buffer, add the requirement for the 8' sight-proof fence along the west, and to keep the barriers in place. The SPUD specifically only allows the use for automotive sales and the accompanying services that go with it.

Mr. Griffith asked if the new building will be south of the old building. Mr. Grubbs responded that the gray shading under the north portion of the building on the site plan is the existing building. The building will extend south almost to the south property line. It will increase the size of the building quite a bit.

Mr. Jablonski asked about the dark gray shading to the west, and the buffers between the SPUD and the residential area. Mr. Grubbs clarified that the dark gray does not allow automotive sales to happen; only parking from the apartments and the employees can park there. There is a 5' landscape buffer with trees that exist within that, which was in the original PUD. Mr. Jablonski asked how well it works to block light and sound. Mr. Grubbs did not know. The lighting will meet City code.

Mr. McDaniel asked if they anticipate any change to the buffer zone. Mr. Grubbs does not anticipate changing that area.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Jablonski expressed concern about a future heat problem with the amount of asphalt and concrete for the project. He wondered if there were some places they could put trees in the back parking lot for employees. Mr. Grubbs said they are not changing the west line. Ms. Hoggatt pointed out the landscape plan included in the packet. Mr. Grubbs indicated they are adding additional trees to meet the current landscape code requirements. Additional trees are being added to the west lot, but they do not plan to

disturb the existing trees along the west line. Ms. Bird suggested container plants could be added for additional vegetation.

Motion made by McDaniel, seconded by McKown, to recommend adoption of Ordinance No. O-2324-49, Ordinance No. O-2324-50, and PP-2324-18 for SOONER KIA NORMAN, A Simple Planned Unit Development, to City Council.

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

The motion to recommend adoption of Ordinance No. O-2324-49, Ordinance No. O-2324-50, and PP-2324-18 to City Council passed by a vote of 8-0.

*

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.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Ordinance No. O-2324-51 Annotated

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

Ms. Bird asked when ADUs can be more than 650 sq. ft. Ms. Hoggatt explained that the 650 sq. ft. requirement is in the R-1 and R-1-A zones. In A-1, A-2, and RE, a guest house was already an allowance in the code, so the size was not limited. The difference is that those can now be rented or leased, and can have a full kitchen.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Kindel, seconded by Griffith, to recommend adoption of Ordinance No. O-2324-51 to City Council.

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

The motion to recommend adoption of Ordinance No. O-2324-51 to City Council passed by a vote of 8-0.

*

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.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Postponement Memo
- 2. Request for Continuance
- 3. Location Map

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by McKown, seconded by Kindel, to postpone Ordinance No. O-2324-35 and PP-2324-12 to the May 9, 2024 Planning Commission meeting.

Mr. Jablonski asked how many times these items have been postponed. Ms. Bird thought three times, but part of this needs to move together with other parts of the TIF.

Gunner Joyce, representing the applicant, agreed with Ms. Bird's explanation. The Statutory TIF Review Committee was just formed and held their first meeting. There is a project plan that body will review and make a recommendation, which will also come to the Commission with this item.

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

The motion to postpone Ordinance No. O-2324-35 and PP-2324-12 to the May 9, 2024 Planning Commission meeting passed by a vote of 8-0.

*

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.

ITEMS SUBMITTED FOR THE RECORD:

1. Postponement Memo
2. Location Map

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Jablonski asked why this item is being postponed. Mr. Joyce responded that they are working on some designs of the layout and want to make sure the applicants are happy with it before bringing it to the Commission.

Ms. Bird asked how many times this has been postponed. Mr. Joyce was not sure but thought it had been postponed twice before.

Motion made by Jablonski, seconded by Griffith, to postpone Resolution No. R-2324-126, Ordinance No. O-2324-42, and PP-2324-15 to the May 9, 2024 Planning Commission meeting. Item 1.

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

The motion to postpone Resolution No. R-2324-126, Ordinance No. O-2324-42, and PP-2324-15 to the May 9, 2024 Planning Commission meeting passed by a vote of 8-0.

*

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.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Resolution No. PCR-2324-1

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Hudson noted that most of the other Boards and Commissions meetings under the Planning Department have been moved to 5:30 p.m.

Ms. Bird thanked Mr. Jablonski for bringing this issue up in a meeting. She thanked staff for getting the item on the agenda for discussion. She mentioned the possibility of overlap with Council committees and issues that causes with broadcasting the meetings.

Motion made by Griffith, seconded by McClure, to adopt Resolution No. PCR-2324-1.

Ms. Hudson noted that the change in meeting time will begin with the June 13 meeting.

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

The motion to adopt Resolution No. PCR-2324-1 passed by a vote of 8-0.

*

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Ms. Bird reminded everyone to look at the AIM Norman question every month. She attended an AIM Listening Session, and made a comment that she would like to see the Center City Form Based Code Ad Hoc Committee meet at a regular interval.

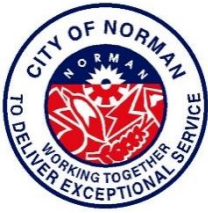
ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 7:59 p.m.

Planning Commission

File Attachments for Item:

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2324-12: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY CARLSBAD PLAZA, L.L.C. (RYKAN DOUDICAN) FOR CAMBRIDGE CORNER SFP FOR 0.84 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF WEST MAIN STREET AND 48TH AVENUE N.W.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/09/2024

REQUESTER: Carlsbad Plaza, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2324-12: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY CARLSBAD PLAZA, L.L.C. (RYKAN DOUDIGAN) FOR CAMBRIDGE CORNER SFP FOR 0.84 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF WEST MAIN STREET AND 48TH AVENUE N.W.

ITEM: Consideration of **SHORT FORM PLAT NO. SFP-2324-12, CAMBRIDGE CORNER (LOT 1, BLOCK 5, CAMBRIDGE ADDITION, SECTION VI).**

LOCATION: Northwest corner of 48th Avenue N.W. and West Main Street (100 48th Avenue N.W.).

INFORMATION:

1. Owner. Carlsbad Plaza, L.L.C.
2. Developer. Carlsbad Plaza, L.L.C.
3. Surveyor: Rykan Doudigan Surveyor.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1315 annexing a portion of this property into the Norman Corporate City Limits.
2. October 21, 1961. City Council adopted Ordinance No. 1320 annexing the remainder of this property into the Norman Corporate City Limits.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. February 8, 1973. Planning Commission, on a vote of 6-2, recommended to City Council placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District.

5. March 13, 1973. City Council adopted Ordinance No. O-7273-11 placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
6. February 10, 1994. Planning Commission, on a vote of 9-0, approved the preliminary plat for Cambridge Addition.
7. March 22, 1994. City Council adopted Ordinance No. O-9394-26 placing this property in the C-2, General Commercial District with permissive use for a mini-warehouse and removing it from C-2, General Commercial District.
8. April 14, 1994. Planning Commission, on a vote of 8-0, recommended to City Council the final plat for Cambridge Addition, Section VI be approved.
9. June 14, 1994. City Council approved the final plat for Cambridge Addition, Section VI.
10. September 30, 1994. The final plat for Cambridge Addition, Section VI was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer is existing.
3. Sidewalks. Sidewalks are existing.
4. Streets. Street improvements are existing.
5. Water. Water improvements are existing.

PUBLIC DEDICATIONS:

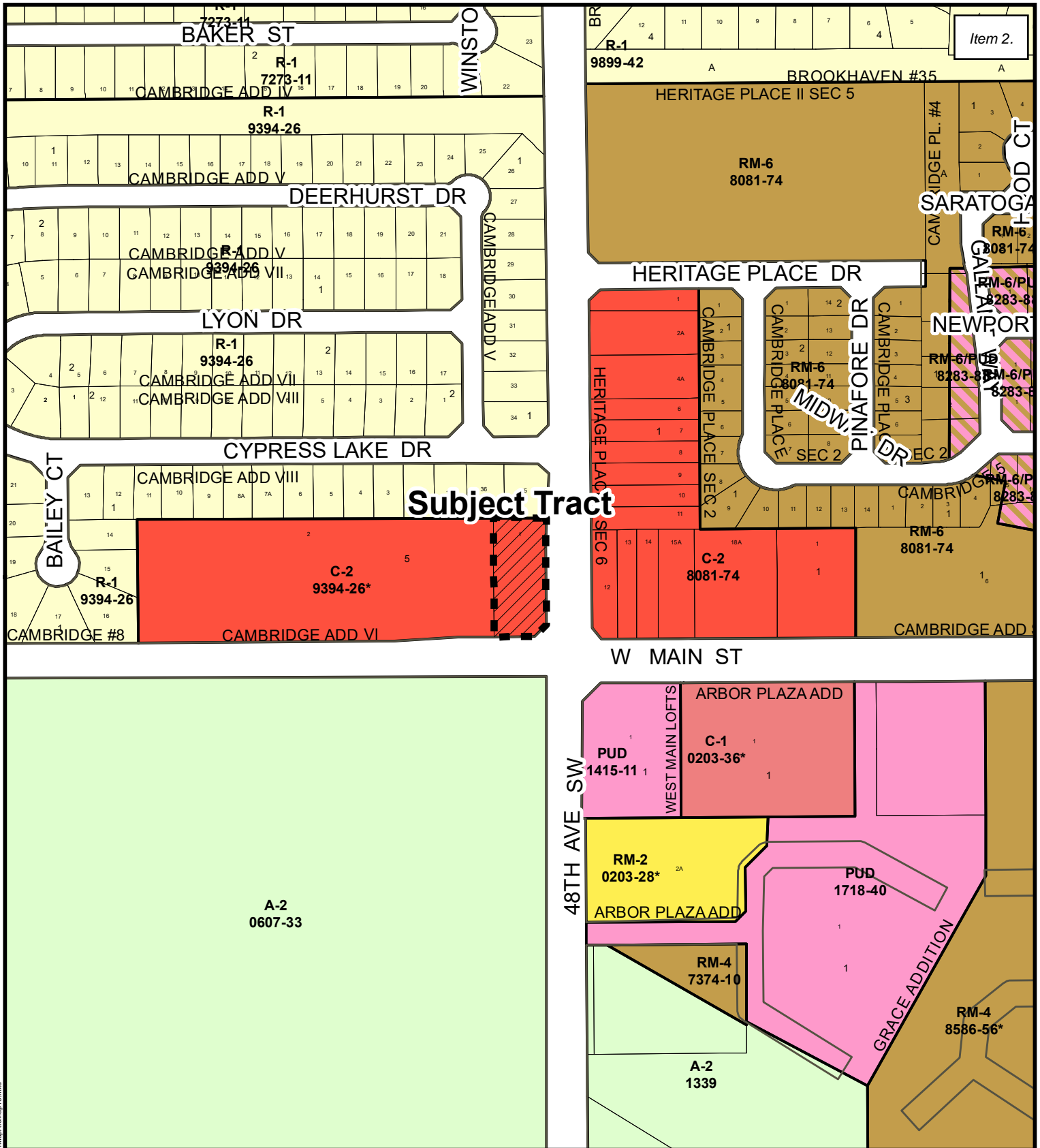
1. Easements. All required easements are existing.
2. Right-of-Way. Street rights-of-way are existing.

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 .73 acres and two (2) lots. There are no changes in access to 48th Avenue N.W. There is a proposed access on West Main Street. Main Street cul-de-sacs 270' west of the proposed access. Staff recommends approval of Short Form Plat No. SFP-2324-12 for Cambridge Corner.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SPF-2324-12 for Cambridge Corner, and, if approved, direct the filing thereof with the Cleveland County Clerk.

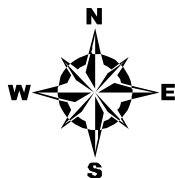
ACTION TAKEN: _____



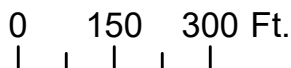
Location Map




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



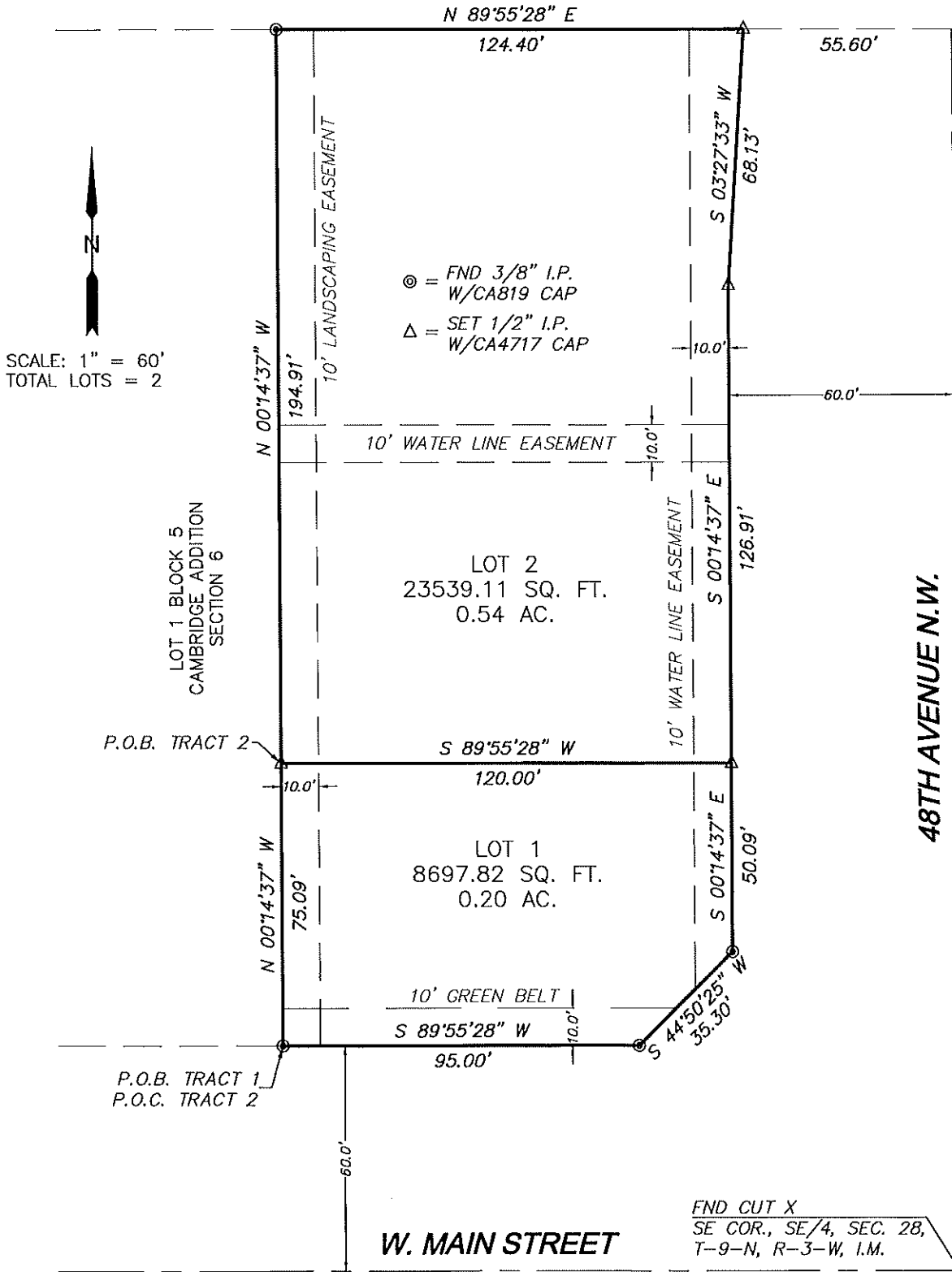
May 3, 2024

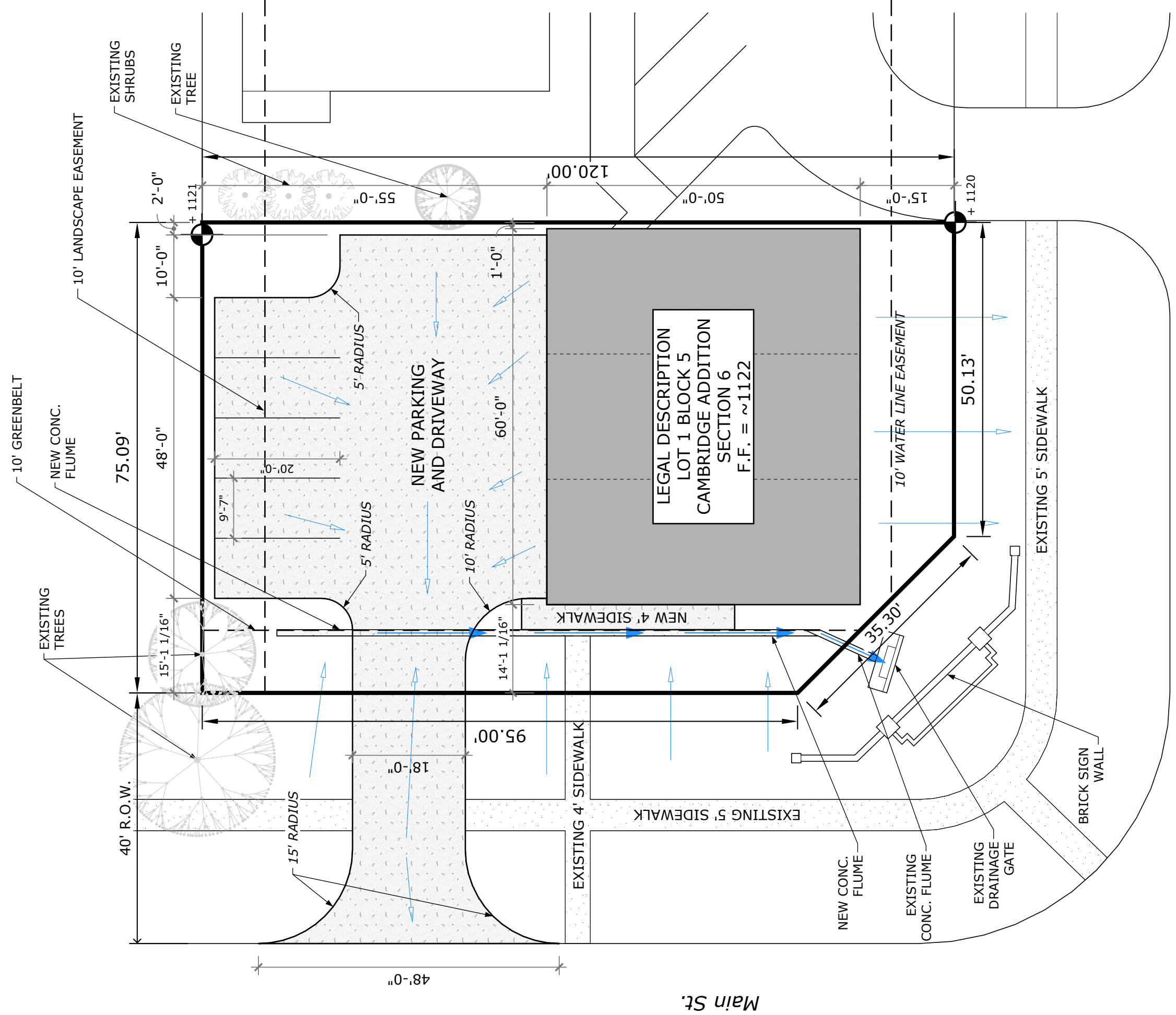


 Subject Tract

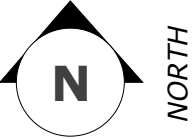
SHORT FORM PLAT - SFP - -
CAMBRIDGE CORNER
 (LOT 1, BLOCK 5, CAMBRIDGE ADDITION SECTION 6)
 A PART OF THE S.E. 1/4 OF SECTION 28, T9N, R3W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

LOT 1 BLOCK 5
 CAMBRIDGE ADDITION
 SECTION 6





48th Ave. NW

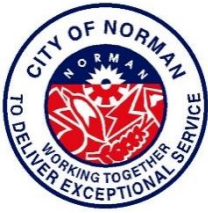


NORTH

File Attachments for Item:

3.

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION 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)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/09/2024

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 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)

BACKGROUND: The subject property is currently zoned PUD, Planned Unit Development, which allowed for multifamily, commercial, and office uses (O-1415-39). The applicant is proposing to rezone the property to a new PUD to allow for commercial, office, senior living, and multifamily uses. The new proposal requires an amendment to the NORMAN 2025 Land Use & Transportation Plan from Office Designation to Commercial Designation for the subject property only. The subject property is approximately three acres and is currently vacant.

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

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

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

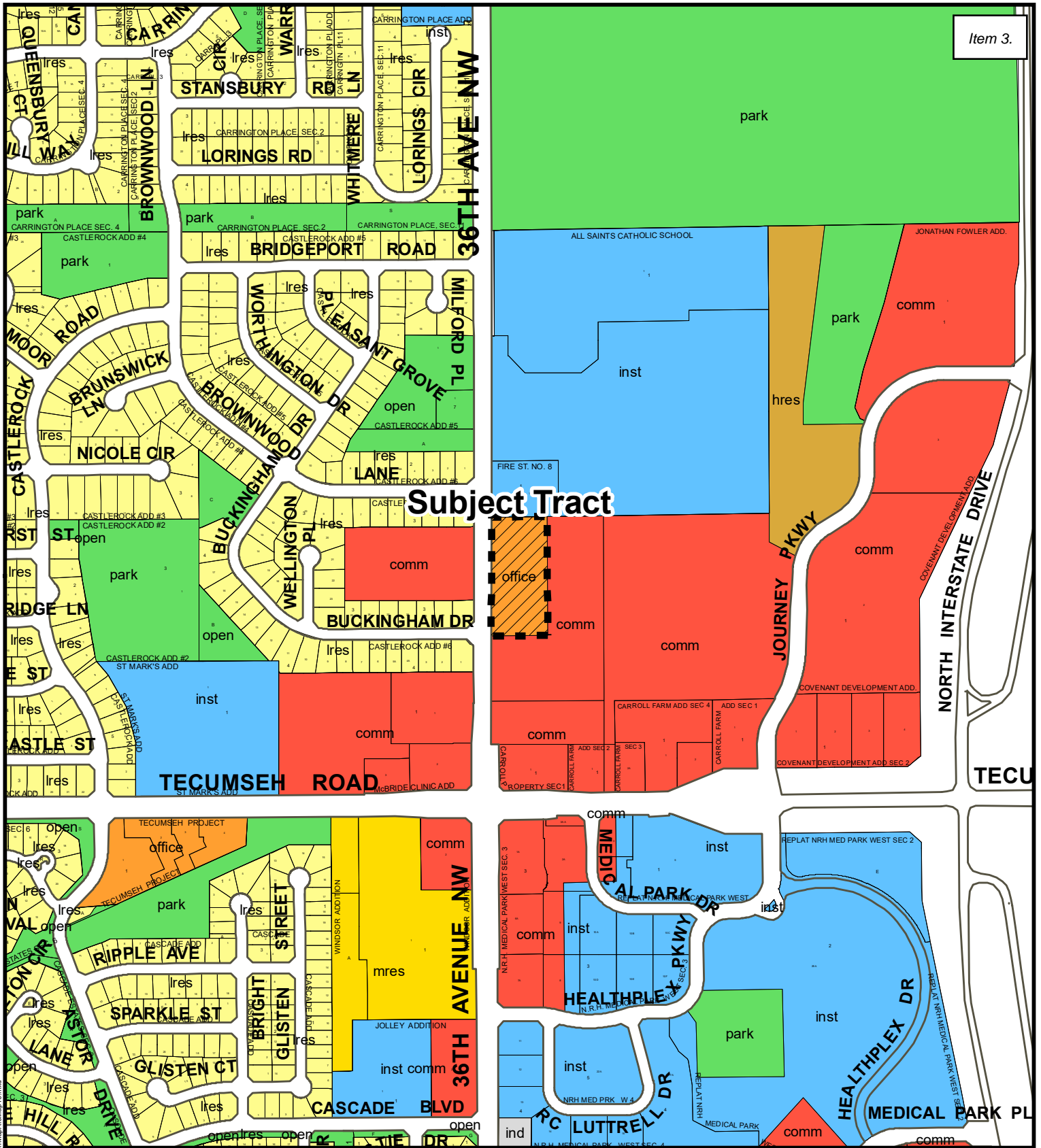
The general area has seen many changes since the adoption of the NORMAN 2025 Land Use Plan. The quarter section of land in which the subject property is located has been mostly developed along the arterial frontages. The private school to the north of the proposed development has expanded. Norman Fire Department Station 8 has been

developed. The property to the east along N. Interstate Dr. has been developed with car dealerships, a large church, and a medical office. A bank, medical offices, and a large commercial strip mall have been built along the north side of W. Tecumseh Rd. The Norman Regional Healthplex Campus and associated medical offices have been developed south of W. Tecumseh Rd. Ruby Grant Park has been completed and opened to the public as a fully programmed park. Residential development has continued west of 36th Ave. N.W. A large area of commercial, office, and industrial development has grown in the area directly east of the subject property on the east side of I-35. This area also has the Armed Forces Reserve Center.

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

The proposed uses are similar to the surrounding area. The applicant submitted a traffic impact analysis. The City Traffic Engineer has determined there are no negative traffic impacts anticipated with this project.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Office Designation to Commercial Designation for the subject property only as Resolution R-2324-126 for consideration by Planning Commission and recommendation to City Council.



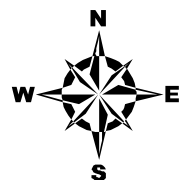
Item 3.

Subject Tract

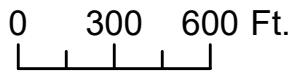
Norman 2025 Land Use Plan



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.



May 3, 2024



Subject Tract

File Attachments for Item:

4.

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)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/09/2024

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)

APPLICANT/REPRESENTATIVE: Carroll Farm, LLC / Rieger Law Group, PLLC

WARD: 8

CORE AREA: No

BACKGROUND: The applicant is requesting rezoning from PUD, Planned Unit Development, Ordinance O-1415-39, to a new PUD for approximately 44.7 acres. The property is currently vacant. This new proposal involves rezoning from PUD Ordinance O-1415-39, to amended PUD Ordinance O-2324-42 to allow for the development of multifamily dwellings, a proposed senior living facility, and commercial and office buildings. This application is accompanied by requests for a NORMAN 2025 Land Use Plan amendment for a portion of the property and a preliminary plat.

This project was previously zoned and platted in 1999; the zoning and plat was revised in 2006 and again in 2015. The preliminary plat has since expired. The applicant would like to move forward with the development and has brought forth the current application.

PROCEDURAL REQUIREMENTS:**GREENBELT MEETING: GBC 24-03, February 20, 2024**

The Greenbelt Commission recommended the City Parks Department install a continual sidewalk between Tecumseh Road and Ruby Grant Park, along the retention pond, and the City of Norman to follow up with a connector sidewalk along N. Interstate Drive to connect to Ruby Grant Park.

The Parks Department is aware of this request and will consider possible options, keeping in mind the annual maintenance for this request.

PRE-DEVELOPMENT: PD24-02, February 22, 2024

The applicant explained this was an older PUD and with the change in the economic climate, the owner feels creating this new PUD will have more opportunities to be successful with multifamily dwellings, a potential senior living facility, which has not been confirmed, and commercial office buildings. The neighbors had concerns about which land uses would be permitted by right in the commercial areas due to the proximity of All Saints School. The neighbors do not want children to be subjected to adult novelty stores, liquor stores, bars, taverns, nightclubs or marijuana dispensaries. The applicant explained under the currently proposed version of the PUD those uses were allowed by right but they will consider the neighbors' requests. The final concerns were about wildlife in the area, the WQPZ and the potential looping of private water lines in the future for more potential developments.

BOARD OF PARKS COMMISSIONERS:

The current application for this development was not required to go back to the Board of Parks Commissioners. The previous plat of Carroll Addition from 1999 went to the Board and received a private parkland decision. Staff reviewed the current Carroll Farm Addition and determined the private parkland decision to still be valid for the revised plat.

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:

USE: The proposed mixed use development includes retail, office, commercial and, multifamily residential uses. The proposed uses are included in the PUD Narrative as Exhibit E.

SITE PLAN/ACCESS: The proposed development will have two access points along 36th Avenue N.W. and six access points along Journey Parkway. A new public street is proposed to connect Journey Parkway and 36th Avenue N.W. The proposed development is expected to have 154,000 square feet of retail spaces, 12,000 square feet of office, 42 town home units and a 27,800 square foot senior living facility. There is one detention pond on the northeast corner of the property and a ONEOK gas pipeline easement that runs northeast across the property as shown on the site plan. No development is permitted within this easement.

PARKING: The proposed development parking will meet or exceed Section 36-548, Off Street Parking Requirements of the City Zoning Ordinance.

LANDSCAPING: The proposed development will have open space and green space areas throughout with landscaping buffers. There will be a minimum of 10% open space; the development will also allow landscaping to be placed in utility easements.

SIGNAGE: The commercial, office, or retail uses shall comply with the applicable commercial signage restrictions in the City's Sign Ordinance, Chapter 28, as amended from time to time. The proposed development will also allow development entrance signs and directional signs with a maximum of 100 square feet per side, having no more than two sides. The maximum height on directional signs shall be 8 feet and pole signs shall be permitted.

LIGHTING: All exterior lighting shall be installed in conformance with applicable City of Norman Commercial Outdoor Lighting Standards per Section 36-549, of the City of Norman Zoning Ordinance, as such may be amended from time to time.

SANITATION: Dumpsters will be utilized for sanitation services in locations shown on the attached Site Development Plan.

FENCING/WALLS: The proposal will have optional fencing including wrought iron, stockade wood, composite, and other fencing types. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review of fencing within the development.

EXISTING ZONING: The Property is currently zoned PUD, which allows for multifamily, commercial, and office uses. The properties along the northern border of the Property are zoned A-2, Rural Agricultural, and Parkland. The developments to the east of the Property are zoned PUD. The properties to the south are zoned PUD. The properties to the west of the Property are zoned C-1, Local Commercial, R-1, Single-Family Dwelling, and PUD.

ALTERNATIVES/ISSUES:

IMPACTS: The surrounding area currently has access to City water, sewer, and stormwater drainage. The City Traffic Engineer has determined there are no negative traffic impacts anticipated with this project.

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 regarding the Preliminary Plat.

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 to a new PUD, Planned Unit Development, for approximately 44.7 acres, and Ordinance O-2324-42 to the Planning Commission for consideration and recommendation to City Council.

**CARROLL FARM ADDITION
A PLANNED UNIT DEVELOPMENT**

NORMAN, OKLAHOMA

APPLICANT:

CARROLL FARM, L.L.C.

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT

Submitted February 1, 2024
Revised April 26, 2024

PREPARED BY:

RIEGER LAW GROUP PLLC
136 Thompson Drive
Norman, Oklahoma 73069

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I. INTRODUCTION

Carroll Farm, L.L.C. (the “**Applicant**”) seeks to rezone a portion of property located in Ward 8 of the City of Norman. More particularly, the site is located East of 36th Ave NW, North of W Tecumseh Rd., and West of I-35, as more particularly described on the attached **Exhibit A** (collectively referred to herein as the “**Property**”).

The Applicant intends to put forth the parameters for which the Property may develop over time. Through the use of this Planned Unit Development (“**PUD**”), the Property may be developed as a mixed-use development featuring commercial, office, senior living, and multifamily uses as further laid out within this PUD.

This PUD will allow for a creative development of the Property, providing a compatible masterplan layout that will bring additional commercial and residential opportunities to the City of Norman.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property lies South of Ruby Grant Park, East of 36th Ave NW, North of W Tecumseh Rd., and West of I-35. A location map is included on the attached Site Development Plan and Preliminary Plat.

B. Existing Land Use and Zoning

The Property is currently zoned PUD and contains NORMAN 2025 Land Use designations of Office, Commercial, and High-Density Residential. The portion of the Property that is currently designated as Office is requested to be amended to the NORMAN 2025 designation of Commercial.

The properties along the Northern border of the Property are zoned A-2, Rural Agriculture, and Parkland. The developments to the East of the Property are zoned PUD. The properties to the South are zoned PUD. The properties to the West of the Property are zoned C-1, Local Commercial, R-1, Single Family Dwelling, and PUD.

C. Elevation and Topography

The Property is currently unimproved raw land. The Property generally slopes to the detention pond located in the northeast corner of the Property, as more particularly discussed in the preliminary drainage report provided to City Staff as part of the Preliminary Plat application.

D. Drainage

A preliminary 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.

E. Utility Services

The necessary utility services for this project are already located in relative close proximity to the Property. The Applicant shall extend such utility services 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 Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate a mixed-use development, featuring commercial, office, senior living, and multifamily uses. To the extent possible, the Property shall be developed in substantial compliance with the preliminary site development plan, attached to this PUD, subject to final design development and the changes allowed by Section 36-509 of the City of Norman's PUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

As contemplated herein, the Property will be allowed to develop over time into multiple platted lots (each a "**Lot**") as a mixed-use development, featuring commercial, office, senior living, and multifamily uses. A complete list of the allowable uses is attached as **Exhibit D**.

B. Area Regulations:

1. Setback off of 36th Ave NW:

All Lots within the Property that front 36th Ave NW. shall have a minimum fifty (50') foot building setback from the property line fronting 36th Ave NW.

2. Setback off of Public Steets:

All Lots within the Property that abut public streets contained within the Property shall have a minimum twenty-five (25') foot building setback from the property line fronting said public street.

3. Setback off of Utility Easements:

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

4. No Interior Lot Setbacks:

Except for the building setbacks enumerated herein, and building code requirements, there shall be no other required setbacks, side yards, rear yards, or front yards for the Lots located within the Property to allow for a flexible development of the Property over time.

5. Height:

The senior living and multifamily uses within the Property shall be allowed to reach a maximum height of five (5) stories, exclusive of any subgrade elements as well as any necessary rooftop mechanical units, equipment, screening, or parapet walls. There shall be no height restriction for the commercial and office uses within the Property.

C. Parking:

Parking will meet or exceed the requirements of Norman's ordinances.

D. Dumpster and Trash Enclosures

Trash may be handled through on-site dumpsters. Trash compactors and enclosures may also be located on site to facilitate trash removal. 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 and must meet City requirements.

E. Miscellaneous Development Criteria

1. Site Plan

The site development plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD and the development of the property shall be substantially constructed as

presented thereon, subject to final design development and the changes allowed by the City of Norman's PUD Ordinance.

2. **Open Space**

Open space and green space areas are located throughout the Property. The Property shall contain a minimum of 10% open/impervious space throughout the development. There shall be no maximum impervious coverage restriction on each commercial Lot within the Property. The multi-family and senior living Lots shall contain no more than sixty-five (65%) percent of impervious coverage on said Lots. 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, waterline easements, and drainage easements.

3. **Signage**

Signage for all Lots with a commercial, office, or retail use shall comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time. Signage for all Lots with the senior living and multi-family residential Lots shall comply with the City of Norman's medium-density residential signage restrictions, as amended from time to time. In addition to the signage allowances contained herein, the Property shall be allowed to feature the following signs:

- a. **Development Entrance Signs** – Up to four Development entrance signs within the Property advertising the Property and any tenants located therein. Each Development Entrance Sign may be a maximum of 300 square feet per side, each sign having no more than two (2) sides. The maximum height of the Development entrance signs shall be ten (10') feet. Pole signs shall be permitted.
- b. **Directional Signs** – Up to five Directional Signs within the Property indicating directions to the different offices, locations, services, or entrances contained within the Property. The Directional Signs are intended to contain directions to multiple locations or destinations on each sign, such as directions to the main entrance, specific offices or services, and parking locations. Each Directional Sign may be a maximum of 100 square feet per side, each sign having no more than two (2) sides. The maximum height of the Directional Signs shall be eight (8') feet. Pole signs shall be permitted.
- c. **Illumination** – All of the signage discussed herein may be illuminated in accordance with the maximum extent allowable under the City of Norman's applicable commercial signage restrictions, as amended from time to time.

- d. **Sight Triangle Protection** – All signage within the Property shall be placed in appropriate locations to not interfere with applicable traffic sight triangles.
- e. **Platted Easements** – Signs may not be placed in any platted easements without first obtaining consent to such encroachment from the applicable utility providers and City Council, if such easement is a city easement or right-of-way.

4. Traffic access/circulation/parking and sidewalks

Access to the Property shall be permitted in the manner depicted on the attached 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. Landscaping

Landscaping shall be provided in conformity with the City of Norman ordinances, as amended from time to time.

7. Fencing

Fencing, such as, by way of example and not limitation, wrought iron, stockade wood, composite, and other fencing types, is permissible, but not required, within the Property. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review of fencing within the development.

8. Phasing

It is anticipated that the Property will be developed in multiple phases. The timing and number of future phases will be determined by market demand and absorption rates.

9. Exterior Materials

Exterior materials of the buildings to be constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof. The

Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

EXHIBIT A
Legal Description of the Property

A tract of land lying in the Southwest Quarter (SW/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 $00^{\circ}11'51''$ West, along the west line of said Southwest Quarter, a distance of 276.20 feet to the POINT OF BEGINNING;

THENCE continuing North $00^{\circ}11'51''$ West, along said west line, a distance of 1042.80 feet;

THENCE North $89^{\circ}12'50''$ East a distance of 1,311.29 feet;

THENCE North $00^{\circ}11'14''$ West a distance of 1,319.12 feet to a point on the north line of said Southwest Quarter;

THENCE North $89^{\circ}12'32''$ 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:

1. South $14^{\circ}27'53''$ West a distance of 363.20 feet;
2. South $17^{\circ}26'35''$ West a distance of 324.23 feet;
3. South $12^{\circ}21'10''$ West a distance of 177.91 feet;
4. South $25^{\circ}20'43''$ East a distance of 59.14 feet;
5. South $69^{\circ}49'44''$ 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:

1. 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 $09^{\circ}59'36''$ West a distance of 135.03 feet) for an arc distance of 135.74 feet;
2. South $00^{\circ}11'14''$ East a distance of 103.25 feet to a point of curvature;

3. Southwesterly along a curve to the right 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;
4. South 58°20'47" West a distance of 83.21 feet to a point of curvature;
5. Southwesterly along a curve to the left having a radius of 282.00 feet (said curve subtended by a chord which bears South 30°08'12" West a distance of 266.61 feet) for an arc distance of 277.69 feet;
6. South 01°55'36" West a distance of 55.72 feet;
7. South 04°25'52" West a distance of 114.42 feet;
8. South 01°55'36" West a distance of 189.27 feet to a point of curvature;
9. 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;
10. 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 00°11'51" 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°48'09" West, along the north line of said Lot 1 and the north line of Lot 1, Block 1, CARROLL PROPERTY 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.

The basis of bearings for this legal description was the Oklahoma State Plane Coordinate System (NAD83-South Zone) using a bearing of North 00°11'51" West on the west line of the Southwest Quarter of Section 11, Township 9 North, Range 3 West of the Indian Meridian.

EXHIBIT B

Site Development Plan

Full Size Documents Submitted to City Staff

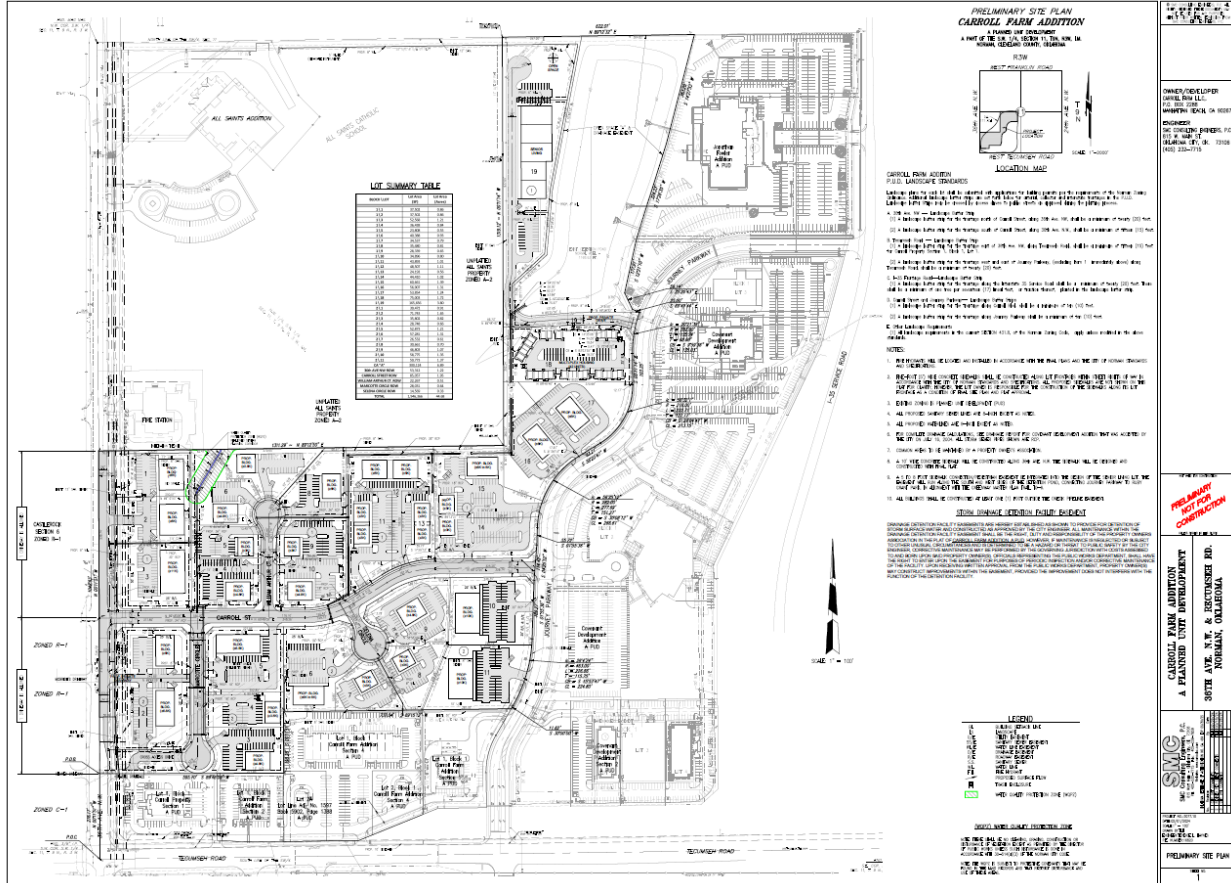


EXHIBIT C Preliminary Plat Full Size Documents Submitted to City Staff

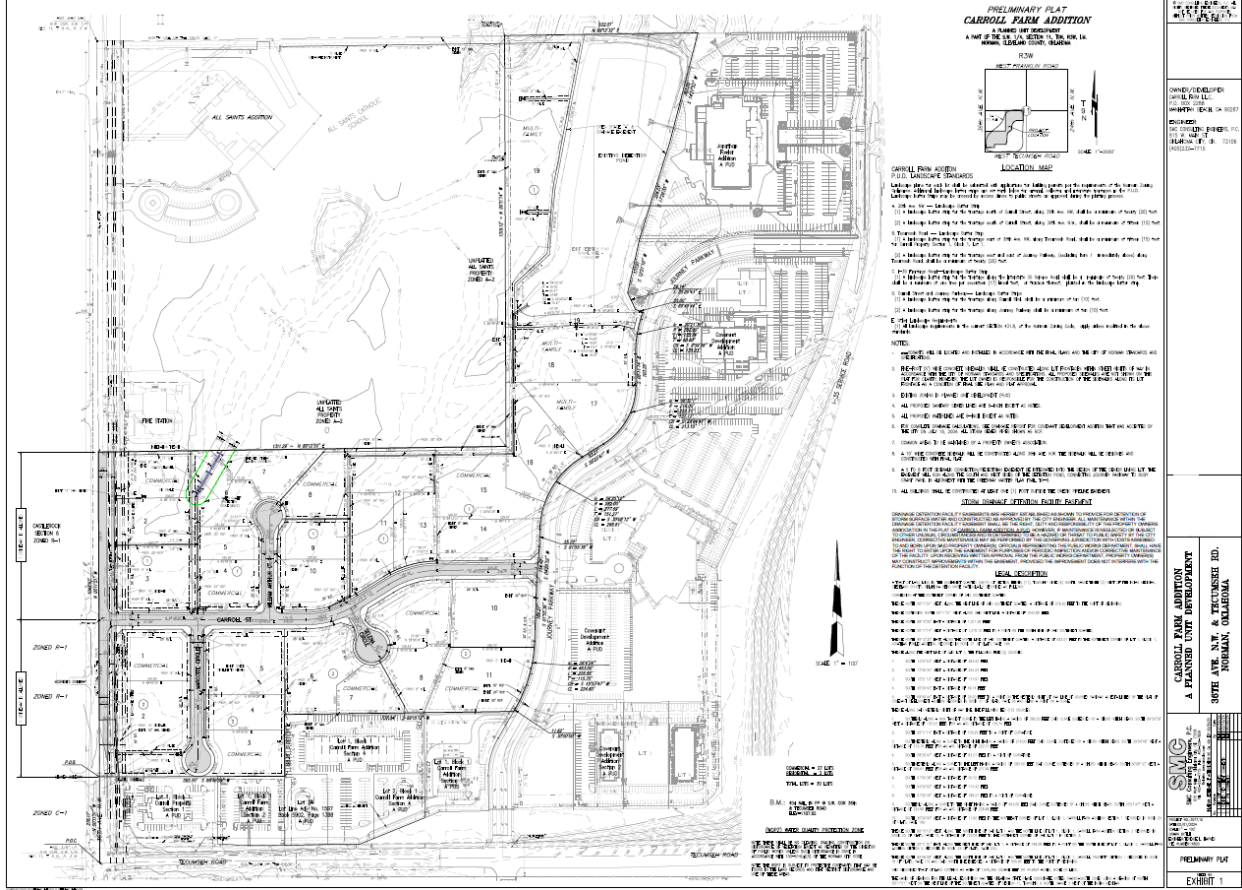


EXHIBIT E
Allowable Uses

Commercial Lots:

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

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

Multi-Family Lots:

- Apartments/Multi-Family Residential Dwelling Units
- Senior Living Facilities and Living Units.
- Two-Family Dwellings (Duplexes)
- Attached Residential Units (Triplex/Quadplex/etc.)
- Apartment buildings.
- Townhouse development, the plat of which meets the requirements of NCC 36-556.
- Office Buildings, including, but not limited to professional and medical offices.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

Applicant: Carroll Farms LLC.

Project Location: East of 36th Avenue N.W., North of West Tecumseh Rd., West of I-35

Case Number: PD24-02

Time: 5:30PM

Applicant/Representative:

Sean Rieger
Libby Smith
Terry Haynes

Attendees:

Casey Coulter
LouAnn Wood
Denver Saxton
Erica Bird

City Staff

Kelly Abell, Planner I
Beth Muckala, City Attorney

Application Summary: The applicant submitted a preliminary plat, a 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 N.W. and North of West Tecumseh Road. The applicant requests to rezone from PUD (Ordinance No. O-2122-4) to a new PUD to allow for the development of multifamily dwellings, a potential senior living facility and commercial office buildings.

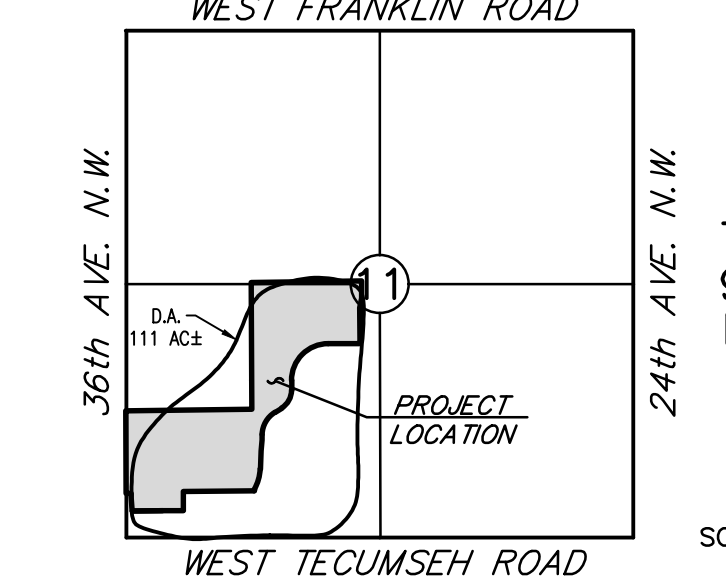
Neighbor's Comments/Concerns/Responses

The applicant explained this was an older PUD and with the change in the economic climate, the owner feels creating this new PUD will have more opportunities to be successful with multifamily dwellings, a potential senior center, which has not been confirmed, and commercial office buildings. The neighbors had concerns about which land uses would be permitted by right in the commercial areas due to the proximity of All Saints School. The neighbors do not want children to be subjected to adult novelty stores, liquor stores, bars, taverns, nightclubs or marijuana dispensaries. The applicant explained under the currently proposed version of the PUD those uses were allowed by right but they will consider the neighbors' requests. The final concerns were about wildlife in the area, the WQPZ and the potential looping of private water lines in the future for more potential developments.

PRELIMINARY SITE PLAN CARROLL FARM ADDITION

A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4, SECTION 11, T9N, R3W, L1M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

R3W
WEST FRANKLIN ROAD



LOCATION MAP

SCALE: 1"=2000'

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 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.
- 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--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:

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 FRONTS 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 FOR COVENANT DEVELOPMENT ADDITION THAT WAS ACCEPTED BY THE CITY ON JULY 16, 2004. 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 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.
10. ALL BUILDINGS SHALL BE CONSTRUCTED AT LEAST ONE (1) FOOT OUTSIDE THE ONEOK PIPELINE EASEMENT.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF CARROLL FARM ADDITION, A PUD. 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 PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT 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
36TH AVE. N.W. & TECUMSEH RD.
NORMAN, OKLAHOMA

LEGEND

- BL BUILDING SETBACK LINE
- LS LANDSCAPE
- U/E UTILITY EASEMENT
- SS/E SANITARY SEWER EASEMENT
- W/E WATER LINE EASEMENT
- D/E DRAINAGE EASEMENT
- R/E ROADWAY EASEMENT
- S.S. SANITARY SEWER
- W.L. WATER LINE
- F.H. FIRE HYDRANT
- PROPOSED SURFACE FLOW
- TRASH ENCLOSURE
- WQPZ WATER QUALITY PROTECTION ZONE (WQPZ)

(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 30-514(a)(3) OF THE NORMAN CITY CODE.

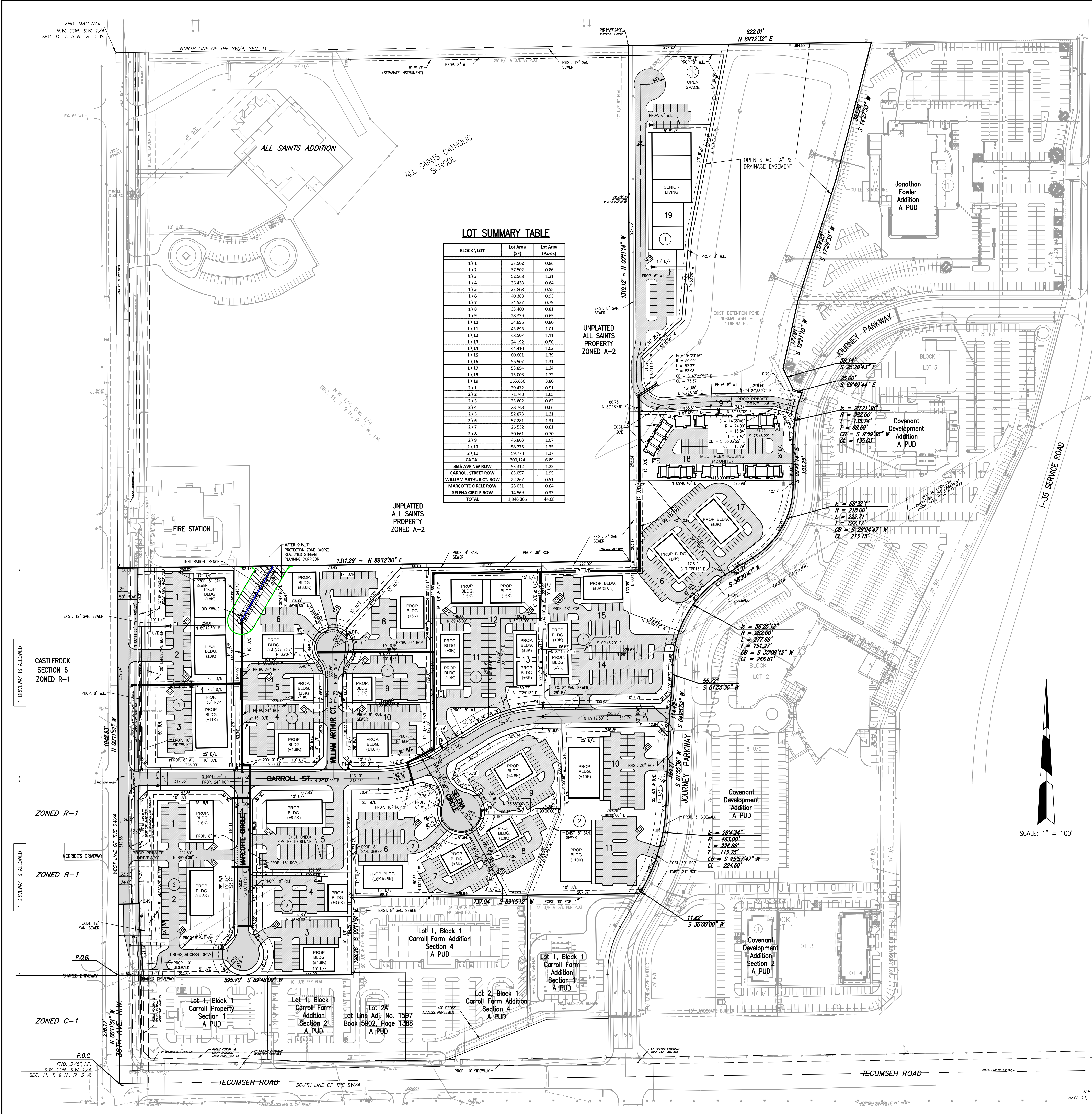
NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

LOT SUMMARY TABLE

BLOCK/LOT	Lot Area (SF)	Lot Area (Acres)
1\1	37,502	0.86
1\2	37,502	0.86
1\3	52,568	1.21
1\4	36,438	0.84
1\5	23,908	0.55
1\6	40,388	0.93
1\7	34,537	0.79
1\8	35,480	0.81
1\9	28,339	0.65
1\10	34,896	0.80
1\11	43,899	1.01
1\12	48,507	1.11
1\13	24,192	0.56
1\14	44,410	1.02
1\15	60,661	1.39
1\16	56,907	1.31
1\17	53,854	1.24
1\18	75,003	1.72
1\19	305,656	7.00
2\1	39,472	0.91
2\2	71,743	1.65
2\3	35,802	0.82
2\4	28,748	0.66
2\5	52,871	1.21
2\6	57,281	1.31
2\7	26,532	0.61
2\8	30,663	0.70
2\9	46,803	1.07
2\10	58,775	1.35
2\11	59,773	1.37
CA #1	300,124	6.89
36th AVE NW ROW	85,057	1.95
CARROLL STREET ROW	22,267	0.51
WILLIAM ARTHUR CT. ROW	28,031	0.64
MARKCOTTE CIRCLE ROW	28,031	0.64
SELENA CIRCLE ROW	14,569	0.33
TOTAL	1,946,366	44.68

UNPLATTED ALL SAINTS PROPERTY ZONED A-2

UNPLATTED ALL SAINTS PROPERTY ZONED A-2



SCALE: 1" = 100'

SMC
SMC Consulting Engineers, P.C.
www.smc-engineers.com
PH: 405-232-7715 FAX: 405-232-7859
1000 N. WESTERN AVENUE, SUITE 400, OKLAHOMA CITY, OK 73102

PROJECT NO. 5077.10
DATE: 02/01/2020
SCALE: 1" = 100'
DRAWN BY: TH
ENGINEER: TRENCE L. HAYNES
P.E. NUMBER: 16820

PRELIMINARY SITE PLAN

SHEET NO. 1

File Attachments for Item:

5. 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 WITH ALLEY WAIVER FOR COMMERCIAL LOTS LESS THAN ONE ACRE.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/09/2024

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 WITH ALLEY WAIVER FOR COMMERCIAL LOTS LESS THAN ONE ACRE.

ITEM: Consideration of a Preliminary Plat for CARROLL FARM ADDITION, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located near the northeast corner of the intersection of 36th Avenue N.W. and West Tecumseh Road.

INFORMATION:

1. Owners. The Carroll Family Trust, L.L.C.
2. Developer. The Carroll Family Trust, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing and placing this property in the A-2 zoning classification.
2. July 10, 1986. Planning Commission, on a vote of 7-0, recommended to City Council to place a portion of this property into Tier 2 and remove it from Tier 3 designation.
3. July 10, 1986. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in I-1 and removed from A-2 zoning classification.
4. July 10, 1986. Planning Commission, on a vote of 6-1, approved the preliminary plat for Jackie Cooper Addition.

5. December 23, 1986. City Council adopted Complan Amendment No. CP-8687-2 amending a portion of this property from Tier 3 to Tier 2.
6. December 23, 1986. City Council adopted Ordinance No. O-8687-4 placing a portion of this property in I-1 and removing it from A-2 zoning classification.
7. September 9, 1999. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the PUD zoning classification and removed from A-2 zoning classification.
8. September 9, 1999. Planning Commission, on a vote of 8-0, approved the preliminary plat for Carroll Addition, a Planned Unit Development.
9. October 26, 1999. City Council adopted Ordinance No. O-9900-2 placing this property in PUD and removing it from A-2 zoning classification.
10. May 11, 2006. Planning Commission, on a vote of 9-0, recommended to City Council the amending of the NORMAN 2025 Land Use and Transportation Plan from Commercial, Multi-Family and Office Designations to Commercial and Multi-Family Designations.
11. May 11, 2006. Planning Commission, on a vote of 9-0, recommended to City Council the amending of the Planned Unit Development to RM-6 and C-2 Uses from O-1, Office-Institutional District Uses, and from O-1, Office-Institutional (Hospital) Uses within the Planned Unit Development.
12. May 11, 2006. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Carroll Addition, a Planned Unit Development be approved with alley waiver.
13. June 22, 2006. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Commercial, Multi-Family and Office Designations to Commercial and Multi-Family Designations.
14. June 27, 2006. City Council adopted Ordinance No. O-0506-58 amending the Planned Unit Development to RM-6 and C-2 uses from O-1 uses.
15. June 27, 2006. City Council approved the preliminary plat for Carroll Addition, a Planned Unit Development.
16. June 27, 2011. Preliminary plat approvals became null and void in accordance with City Codes.
17. June 11, 2015. Planning Commission, on a vote of 6-1 recommended to City Council amending uses allowed as shown on the existing adopted PUD site plan.

18. June 11, 2015. Planning Commission, on a vote of 6-1, recommended to City Council amending the Planned Unit Development established by Ordinance No. O-9900-2, as amended by Ordinance No. O-0506-58 to amend the design criteria and approved uses for two tracts within the property
19. June 11, 2015. Planning Commission, on a vote of 6-1, recommended to the City Council that the preliminary plat for Carroll Farms Addition, a Planned Unit Development be approved.
20. July 28, 2015. City Council amended the NORMAN 2025 Land Use and Transportation Plan removing a portion of the Office Designation and placing it in the Commercial Designation.
21. July 28, 2015. City Council adopted Ordinance No. O-1415-39 amending the Planned Unit Development established with Ordinance No. 9900-2 as amended by Ordinance No. O-0506-58 to amend the design criteria and approved uses for two tracts within the property.
22. July 28, 2015. City Council approved the preliminary plat for Carroll Farm Addition, a Planned Unit Development with alley waiver of the commercial lots less than one acre.
23. April 11, 2024. Planning Commission, on a vote of 8-0, postponed the NORMAN 2025 Land Use and Transportation Plan, Ordinance No. O-2324-42 and Preliminary Plat No. PP-2324-15 for Carroll Farm Addition, a Planned Unit Development at the request of the applicant.
24. May 9, 2024. Planning Commission is scheduled to consider a request to amend the NORMAN 2025 Land Use and Transportation Plan to remove a portion of this property from Office Designation and place it in Commercial Designation.
25. May 9, 2024. Planning Commission is scheduled to consider a request to amend the Planned Unit Development District.

IMPROVEMENT PROGRAM:

1. Alleys. The engineer for the applicant has made a request to waive alley requirements for the commercial use lots that are less than one acre.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. This property is part of the Northwest Sanitary Sewer Solution.

5. Sidewalks. Sidewalks will be installed in accordance with approved plans and City sidewalk standards. Ten-foot width sidewalks will be installed adjacent to 36th Avenue N.W.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to privately-maintained detention systems.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Journey Parkway and Tecumseh Road are existing. Thirty-sixth Avenue Northwest (36th Avenue N.W.) will be constructed in accordance with approved plans and paving standards. Staff will recommend deferral of paving and sidewalk improvements for 36th Avenue N.W. with any final plat adjacent to it. Thirty-sixth Avenue N.W. is part of a City Paving Project from West Tecumseh Road to Indian Hills Road.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards. There are existing 24" water mains adjacent to West Tecumseh Road and 36th Avenue N.W. and a 12" water main adjacent to Journey Parkway.
9. WQPZ (WATER QUALITY PROTECTION ZONE). Lots 1, 2, 6 and 7, Block 1 contains WQPZ. The engineer for the developer has provided an engineering solution for the area. The area within the lots cannot be disturbed and covenants for these lots will be required with any final plat that contains this property.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, preliminary site development plan and letter of request to waive alley requirements are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of 44.68 acres and 30 proposed lots. This property originally consisted of 90.64 acres. Since that time, two automotive dealerships, a church, professional offices, restaurants, retail shops and banks have been final platted and filed of record with the Cleveland County Clerk. Staff recommends approval of the request to waive alley requirements for the commercial uses less than an acre and approval of the preliminary plat for Carroll Farm Addition, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the request to waive alley requirements for the commercial use lots that are less than an acre and approval or disapproval of the preliminary plat for Carroll Farm Addition, a Planned Unit Development to City Council.

ACTION TAKEN: _____



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: February 19, 2024

STAFF REVIEW BY: Awet Frezgi, P.E.
City Traffic Engineer

PROJECT NAME: Carroll Property

PROJECT TYPE: PUD

Owner: Carroll Farm, LLC
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial, office and institutional uses surround the proposed site with some low density residential development to the west..

ALLOWABLE ACCESS:

The site proposes two access points along 36th Avenue NW and six access points along Journey Parkway. The two access points on 36th Avenue NW will require a variance of insufficient driveway spacing and the southernmost driveway will require a variance for violating corner clearance requirements in the Engineering Design Criteria (EDC). Both requests can be supported by staff.

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

36th Avenue NW: 2 lanes (existing)/4 lanes (future). Speed Limit - 40 mph. No sight distance problems. No median.

Journey Parkway: 3 lanes (existing). Speed Limit - 25 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	6,248	3,124	3,124
A.M. Peak Hour	178	109	69
P.M. Peak Hour	578	273	305

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

Obviously being well above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact analysis documenting the trip generation information for this addition as well as a discussion regarding the proposed access points relative to existing streets and/or driveways along the 36th Avenue NW corridor. Additional access is anticipated along Journey Parkway and a new roadway parallel to Tecumseh Road to the north. On behalf of the developer, TEC submitted the traffic impact analysis. Traffic operational issues are not anticipated due to the development.

The proposed development will have two access points along 36th Avenue NW and six access points along Journey Parkway. Regarding the location of access points, the two access points on 36th Avenue NW will require a variance for insufficient driveway spacing when compared to the requirements in the EDC. In addition, the southernmost of the two driveways will require a variance request for violating the corner clearance requirements in the EDC. Capacity exceeds demand in this area. Two projects are under design in proximity to this site including an intersection project at 36th Avenue NW and Tecumseh Road to add a second westbound to southbound left-turn lane and a Bond Project on 36th Avenue NW north of Tecumseh Road to widen from two lanes to four lanes. As such, additional off-site improvements are not anticipated.

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 mixed-use development includes retail, office, multi-family residential, and a senior living center. The development of this site is expected to include 154,000 square feet of retail, 12,000 square feet of office, 42 townhouse units, and a 27,800 square foot senior living center. The site is expected to generate approximately 6,248 trips per day, 178 AM peak hour trips, and 578 PM peak hour trips. While no negative traffic impacts anticipated, an assessment of impact fees was previously established in an earlier traffic study. Based upon a pre-calculated traffic impact fee for improvements to the 36th Avenue NW intersections with Franklin Road and with Indian Hills Road, this development would be required to pay \$28,420.36 in traffic impact fees with the filing of the Final Plat.

Carroll Property Preliminary Plat

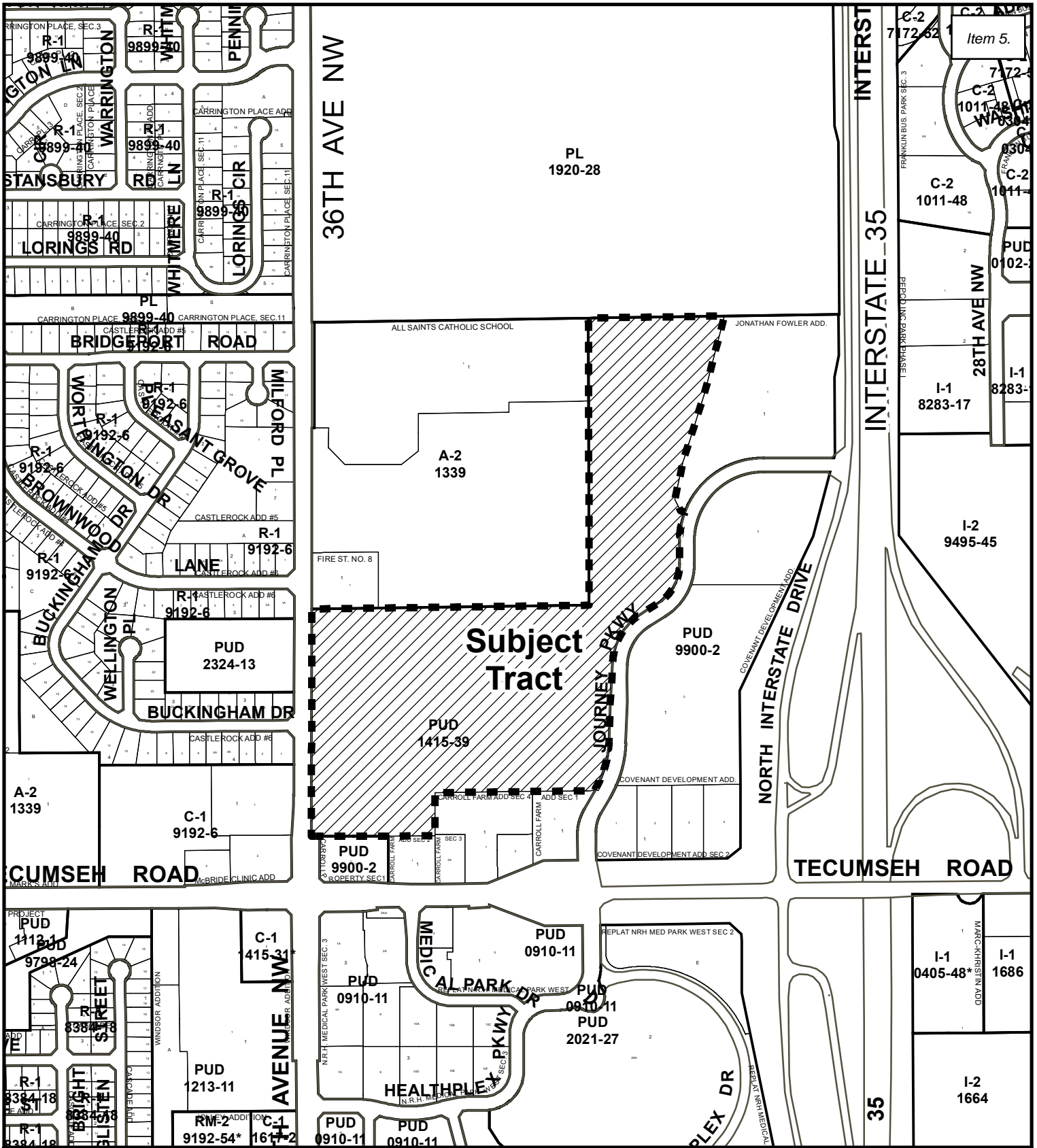
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STREET	NO. OF LANES	BACKGROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
36 th Avenue NW	4	7,153	3,124*	10,277	34,200	20.92	30.05

* Trip distribution splits are 50% on 36th Avenue NW and 50% on Journey Parkway

The proposed development will have two access points along 36th Avenue NW and six access points along Journey Parkway. With regards to the location of the access points, the two access points on 36th Avenue NW will require a variance for insufficient driveway spacing when compared to the requirements in the Engineering Design Criteria (EDC). In addition, the southernmost of the two driveways onto 36th Avenue NW will require a variance request for violating the corner clearance requirements in the EDC. Capacity exceeds demand in this area. Two projects are under design in proximity to this site including an intersection project at 36th Avenue NW and Tecumseh Road to add a second westbound to southbound left-turn lane and a Bond Project on 36th Avenue NW north of Tecumseh Road to widen from two lanes to four lanes. As such, additional off-site improvements are not anticipated.

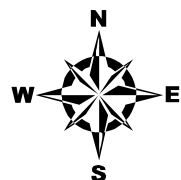
While no negative traffic impacts anticipated, an assessment of impact fees was previously established in an earlier traffic study. Based upon a pre-calculated traffic impact fee for improvements to the 36th Avenue NW intersections with Franklin Road and with Indian Hills Road, this development would be required to pay \$28,420.36 in traffic impact fees with the filing of the Final Plat.



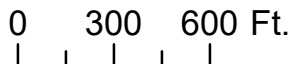
Location Map





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



Your Civil Engineering Solution

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

Civil Engineering
Land Development
Storm Water Management

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

April 29, 2024

Mr. Erica Bird, Chairman
Planning Commission
City of Norman
P.O. Box 370
Norman, Oklahoma 73070

RE: Carroll Farm Addition
Preliminary Plat
SMC Project #5077.10

Dear Ms. Bird:

On behalf of Carroll Farm L.L.C., we respectfully request a waiver of alley requirements for the above referenced addition for all commercial, industrial, and office areas in accordance with Section 30-402 of the City of Norman. The proposed preliminary plat has large tracts that can be designed adequately without the use of alleys. All utilities, emergency access, and fire protection will be provided and identified without the use of alleys.

Please accept this request and grant the alley waiver.

Sincerely,

SMC Consulting Engineers, P.C.

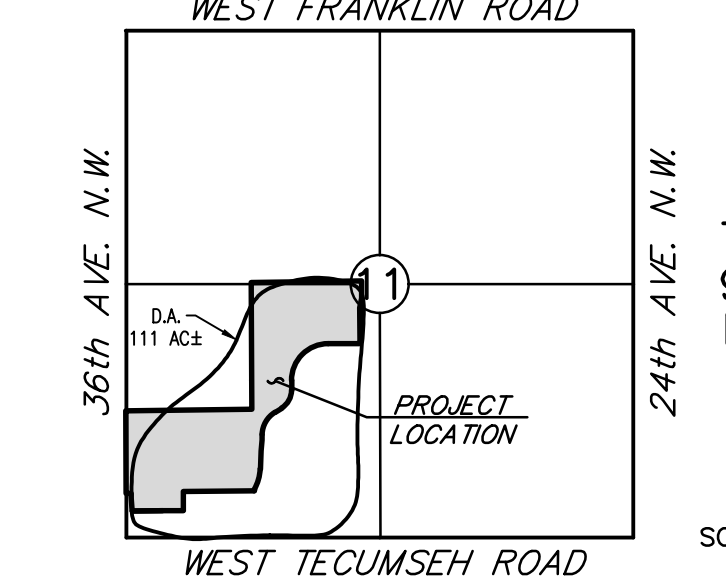
Terence L. Haynes, P.E.

cc: Richard Faulkner
Ken Danner

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

R3W
WEST FRANKLIN ROAD
WEST TECUMSEH ROAD



LOCATION MAP

SCALE: 1"=2000'

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:

- 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 FRONTAGES 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 FOR COVENANT DEVELOPMENT ADDITION THAT WAS ACCEPTED BY THE CITY ON JULY 16, 2004. ALL STORM SEWER PIPES SHOWN AS 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.
- ALL BUILDINGS SHALL BE CONSTRUCTED AT LEAST ONE (1) FOOT OUTSIDE THE ONEK PIPELINE EASEMENT.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF CARROLL FARM ADDITION, A PUD. 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 PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) 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/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 00°11'51" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 276.20 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°11'51" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1042.80 FEET;

THENCE NORTH 89°12'50" EAST A DISTANCE OF 1,319.12 FEET;

THENCE NORTH 00°11'14" 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 363.20 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 59.14 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 25 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 135.03 FEET) FOR AN ARC DISTANCE OF 135.74 FEET;
- SOUTH 00°11'14" EAST A DISTANCE OF 103.25 FEET TO A POINT OF CURVATURE;
- SOUTHWESTERLY ALONG A CURVE TO THE RIGHT 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;
- 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 282.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 30°08'12" WEST A DISTANCE OF 277.69 FEET) FOR AN ARC DISTANCE OF 277.69 FEET;
- SOUTH 01°55'36" WEST A DISTANCE OF 55.72 FEET;
- SOUTH 04°25'52" WEST A DISTANCE OF 114.42 FEET;
- SOUTH 01°55'36" WEST A DISTANCE OF 189.27 FEET TO A POINT OF CURVATURE;
- SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 483.00 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 228.66 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 00°11'51" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 188.28 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°48'09" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, AND THE NORTH LINE OF LOT 1, BLOCK 1, CARROLL PROPERTY 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.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83--SOUTH ZONE) USING A BEARING OF NORTH 00°11'51" WEST ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN.

SCALE: 1" = 100'

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 130-514(C)(3) 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 L.L.C.,
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

SMC Consulting Engineers, P.C.
www.smc-engineers.com
4410 N. UNIVERSITY BLVD., SUITE 200
OKLAHOMA CITY, OKLAHOMA 73106
PH: 405-232-7715 FAX: 405-232-7899

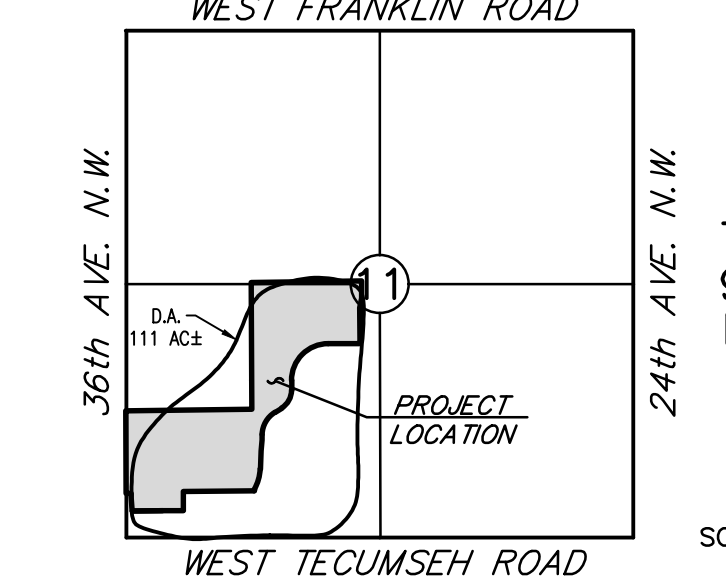
PROJECT NO. 0077.10
DATE: 02/01/2024
SCALE: 1" = 100'
DRAWN BY: TH
ENGINEER: TRENKLE L. HAYNES
P.E. NUMBER: 16820

PRELIMINARY PLAT
SHEET NO.
EXHIBIT 1

PRELIMINARY SITE PLAN CARROLL FARM ADDITION

A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4, SECTION 11, T9N, R3W, L1M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

R3W
WEST FRANKLIN ROAD



LOCATION MAP

SCALE: 1"=2000'

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 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.
- 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--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:

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 FRONTS 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 FOR COVENANT DEVELOPMENT ADDITION THAT WAS ACCEPTED BY THE CITY ON JULY 16, 2004. 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 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.
10. ALL BUILDINGS SHALL BE CONSTRUCTED AT LEAST ONE (1) FOOT OUTSIDE THE ONEOK PIPELINE EASEMENT.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF CARROLL FARM ADDITION, A PUD. 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 PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT 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
36TH AVE. N.W. & TECUMSEH RD.
NORMAN, OKLAHOMA

LEGEND

- BL BUILDING SETBACK LINE
- LS LANDSCAPE
- U/E UTILITY EASEMENT
- SS/E SANITARY SEWER EASEMENT
- W/E WATER LINE EASEMENT
- D/E DRAINAGE EASEMENT
- R/E ROADWAY EASEMENT
- S.S. SANITARY SEWER
- W.L. WATER LINE
- F.H. FIRE HYDRANT
- PROPOSED SURFACE FLOW
- TRASH ENCLOSURE
- WQPZ WATER QUALITY PROTECTION ZONE

(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 30-514(a)(3) OF THE NORMAN CITY CODE.

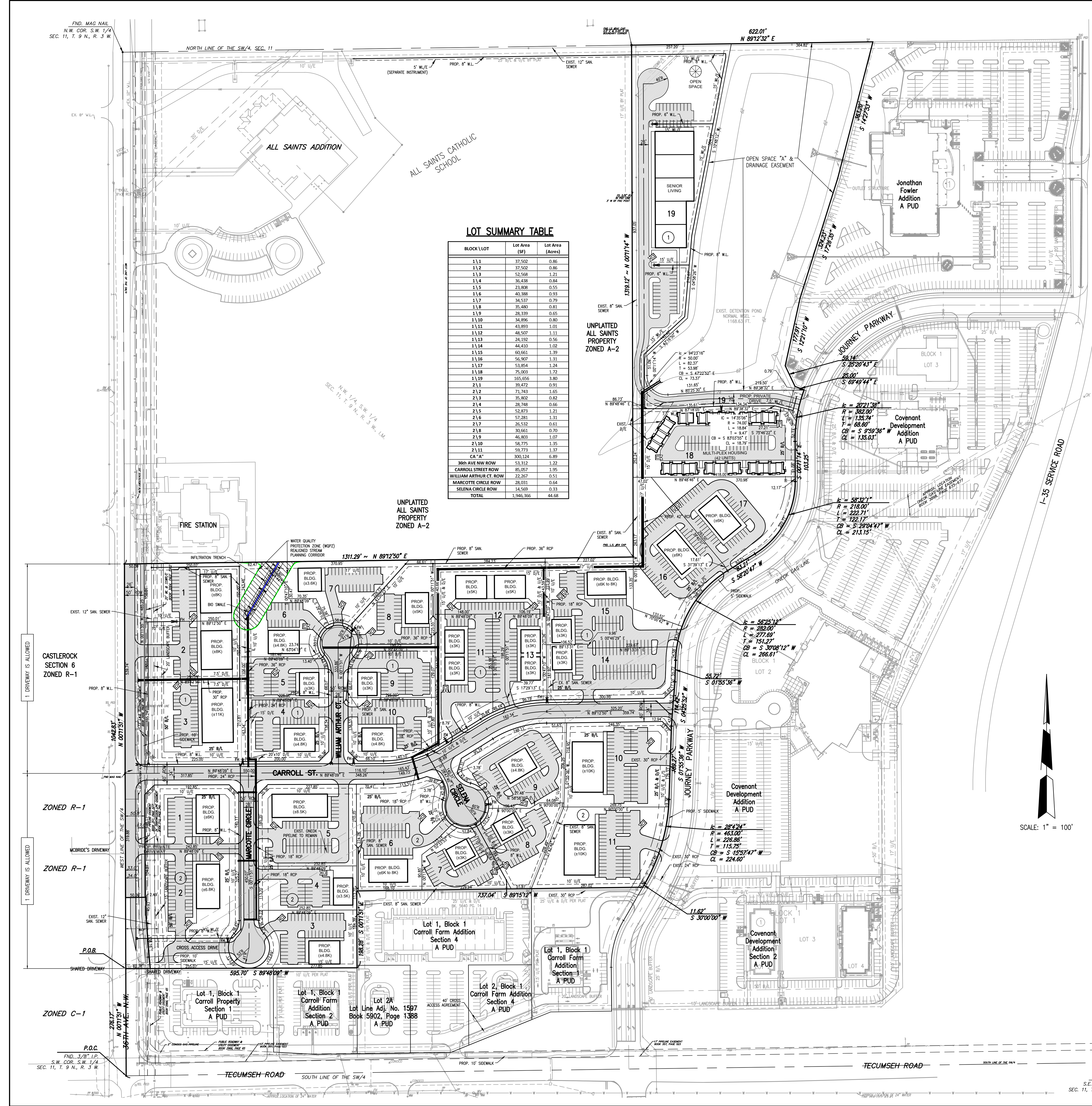
NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

LOT SUMMARY TABLE

BLOCK/LOT	Lot Area (SF)	Lot Area (Acres)
1\1	37,502	0.86
1\2	37,502	0.86
1\3	52,568	1.21
1\4	36,438	0.84
1\5	23,908	0.55
1\6	40,388	0.93
1\7	34,537	0.79
1\8	35,480	0.81
1\9	28,339	0.65
1\10	34,896	0.80
1\11	43,899	1.01
1\12	48,507	1.11
1\13	24,192	0.56
1\14	44,410	1.02
1\15	60,661	1.39
1\16	56,907	1.31
1\17	53,854	1.24
1\18	75,003	1.72
1\19	105,656	2.41
2\1	39,472	0.91
2\2	71,743	1.65
2\3	35,802	0.82
2\4	28,748	0.66
2\5	52,871	1.21
2\6	57,281	1.31
2\7	26,532	0.61
2\8	30,663	0.70
2\9	46,803	1.07
2\10	58,775	1.35
2\11	59,773	1.37
CA #1	300,124	6.89
36th AVE NW ROW	85,057	1.95
CARROLL STREET ROW	22,267	0.51
WILLIAM ARTHUR CT. ROW	28,031	0.64
MARKCOTTE CIRCLE ROW	28,031	0.64
SELENA CIRCLE ROW	14,569	0.33
TOTAL	1,946,366	44.68

UNPLATTED ALL SAINTS PROPERTY ZONED A-2

UNPLATTED ALL SAINTS PROPERTY ZONED A-2



SCALE: 1" = 100'

File Attachments for Item:

6. 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 continuance to the June 13, 2024 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/09/2024

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 continuance to the June 13, 2024
Planning Commission meeting.***

Rone Tromble

From: Sean Rieger <sp@riegerllc.com>
Sent: Tuesday, April 30, 2024 10:57 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, and as regarding the Rock Creek Entertainment District, please continue the proposed zoning and platting items for consideration to the June 2024 Planning Commission meeting. The continuance is important as we work to align the zoning and platting with the TIF Project Plan that is now making its way through the statutory TIF Committee.

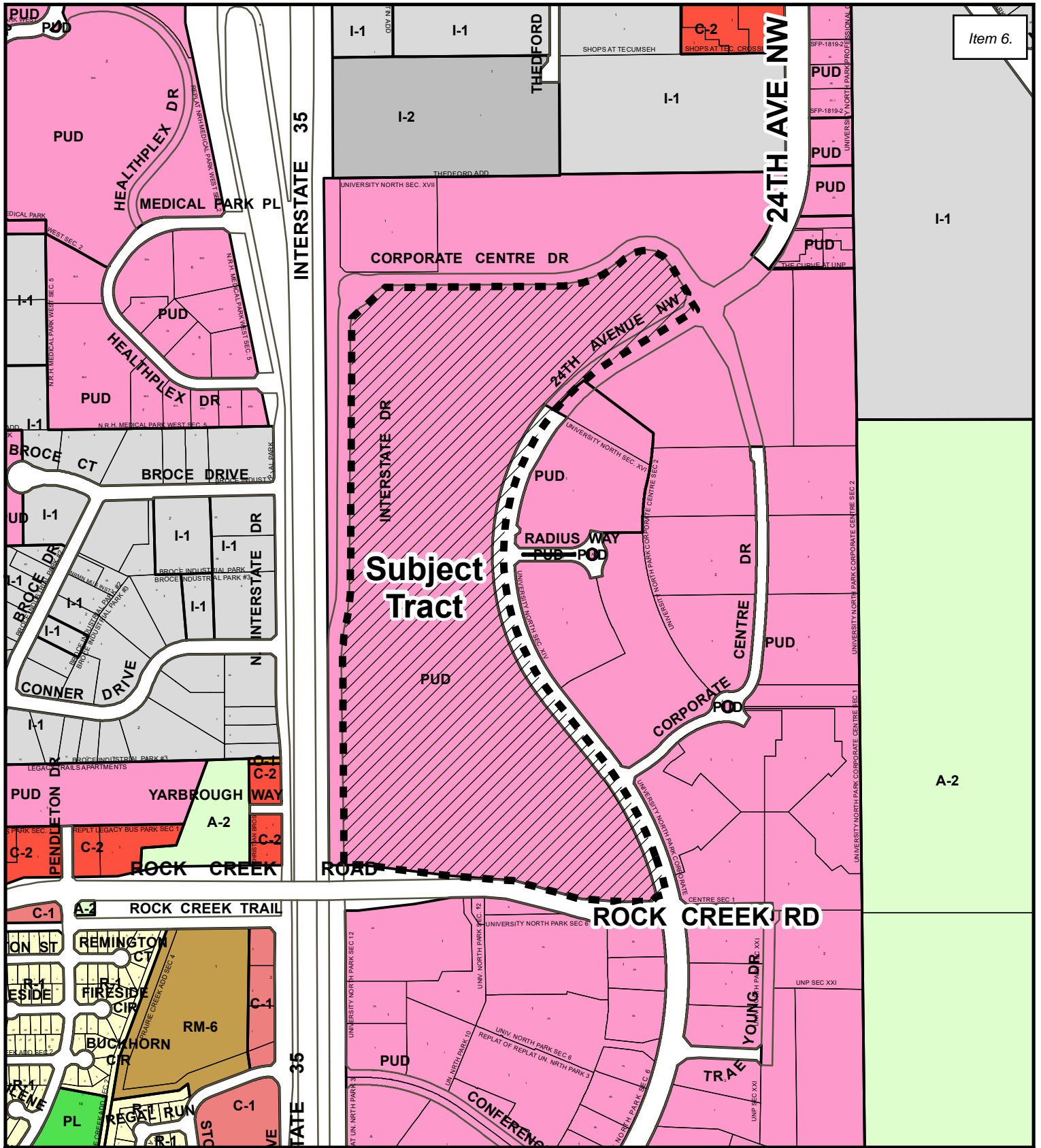
We greatly appreciate the City's work with us as we continue with this very important project for our community. Thank you,



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



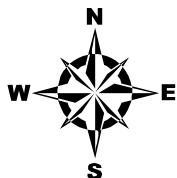
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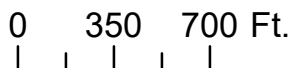
Location Map




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.



April 5, 2024



 Subject Tract

File Attachments for Item:

7. 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 continuance to the June 13, 2024 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/09/2024

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 continuance to the June 13, 2024
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Subject: EXTERNAL EMAIL : RE: UNP

City Staff,

On behalf of the Applicant, University North Park LLC, and as regarding the Rock Creek Entertainment District, please continue the proposed zoning and platting items for consideration to the June 2024 Planning Commission meeting. The continuance is important as we work to align the zoning and platting with the TIF Project Plan that is now making its way through the statutory TIF Committee.

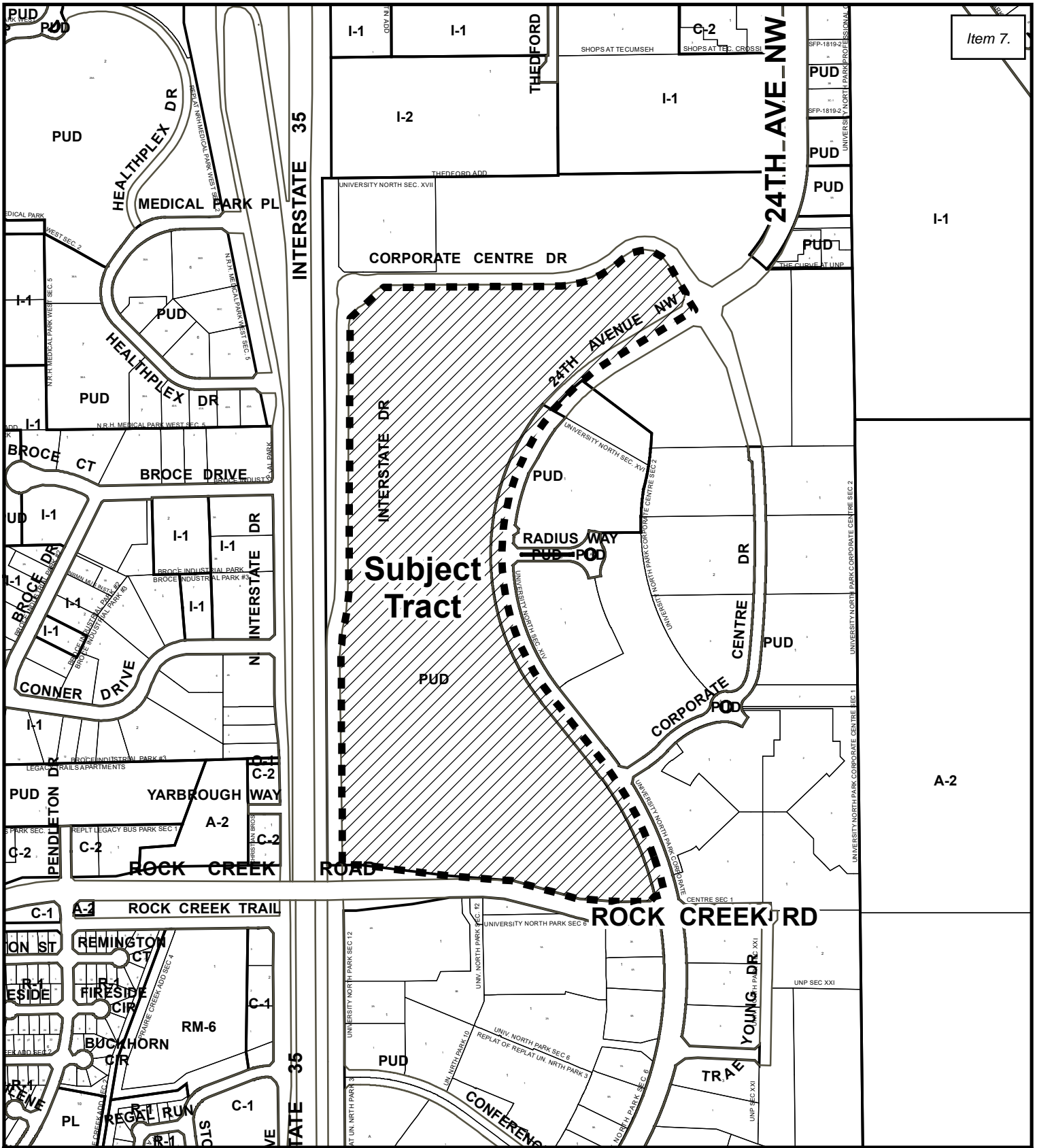
We greatly appreciate the City's work with us as we continue with this very important project for our community. Thank you,



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



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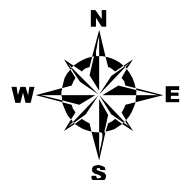


Item 7.

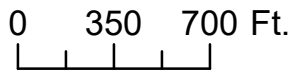
Location Map




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:

8. 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)

The applicant has requested postponement to the August 8, 2024 Planning Commission meeting.



**CITY OF NORMAN, OK
STAFF REPORT**

MEETING DATE: 05/09/2024

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

PRESENTER:

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

***The applicant has requested postponement to the August 8, 2024
Planning Commission meeting.***

Rone Tromble

From: Gunner Joyce <gjoyce@riegerlawgroup.com>
Sent: Thursday, May 02, 2024 9:43 AM
To: Lora Hoggatt
Cc: Jane Hudson; Whitney Kline; Rone Tromble; Libby Smith
Subject: EXTERNAL EMAIL : Sooner Village - Request for Postponement

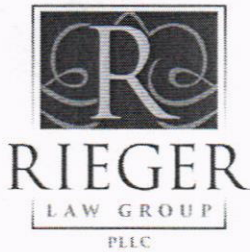
Good morning, Lora –

On behalf of the applicant, we request to postponement the Sooner Village items to the August Planning Commission meeting.

Please let me know if you need anything else from us at this time.

Thank you –

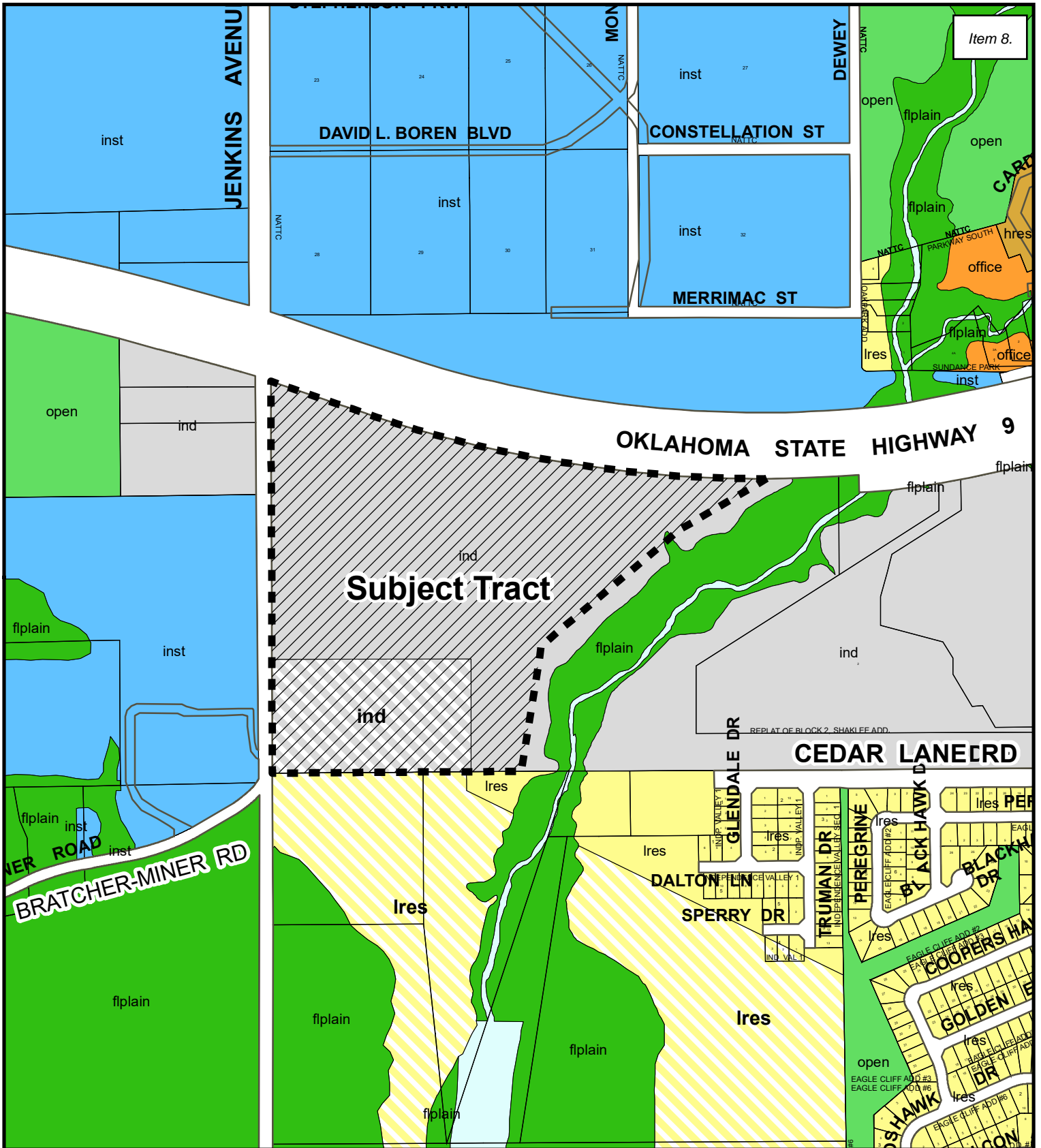
Gunner



Gunner Joyce
Director of Transactional | Attorney | Rieger Law Group
 A: 136 Thompson Dr., Norman, OK 73069
 O: [405.310.5274](tel:405.310.5274) M: [405.990.1447](tel:405.990.1447)
 E: gjoyce@riegerlawgroup.com
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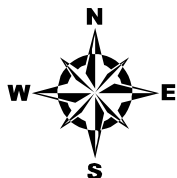
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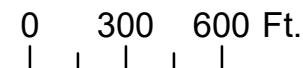
Norman 2025 Land Use Plan




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.



October 10, 2023



 Subject Tract

File Attachments for Item:

9. 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)

The applicant has requested postponement to the August 8, 2024 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/09/2024

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

PRESENTER:

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-28: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE 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)

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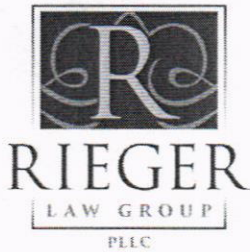
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Please let me know if you need anything else from us at this time.

Thank you –

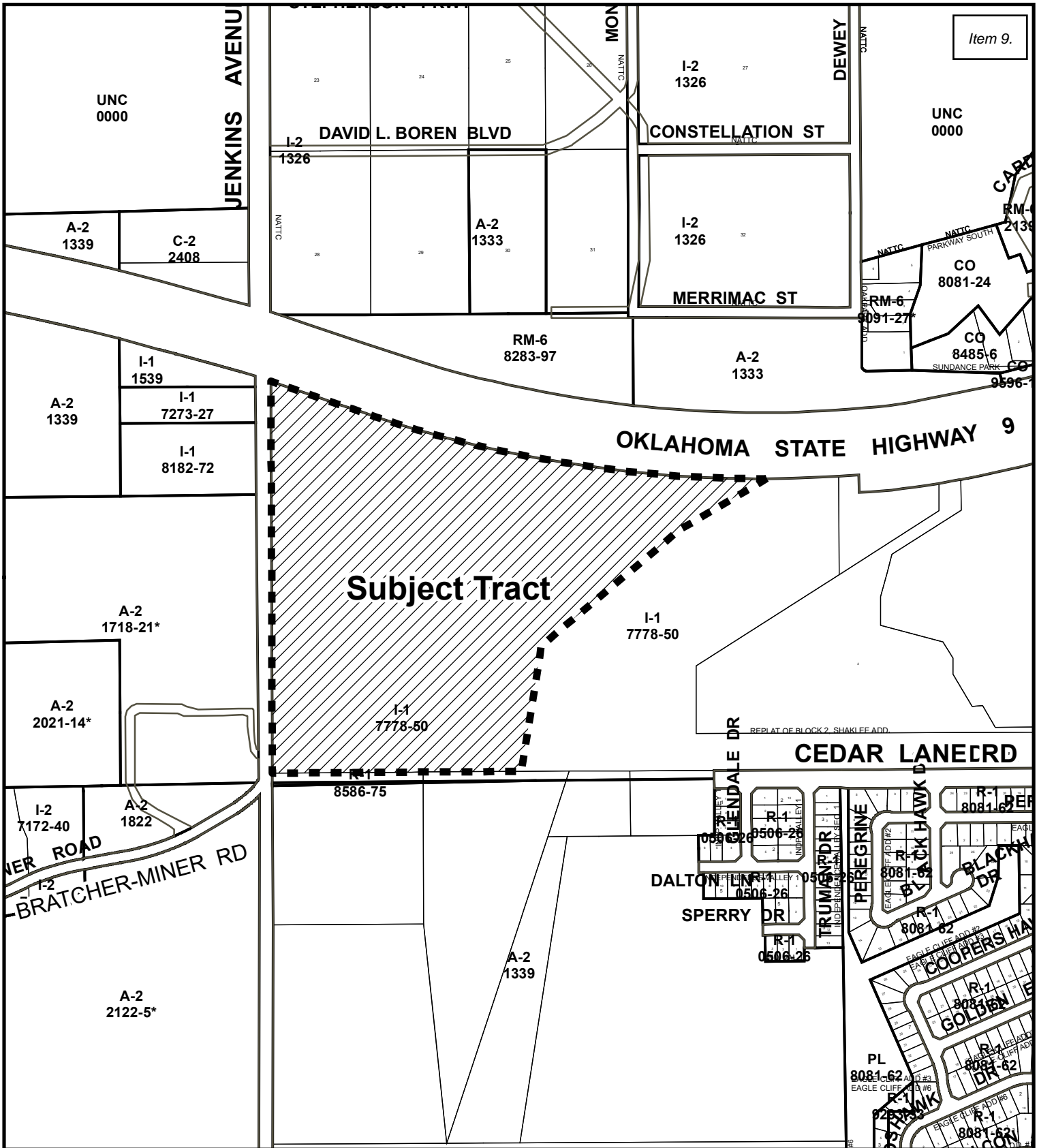
Gunner



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



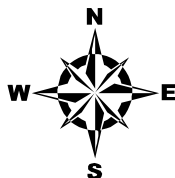
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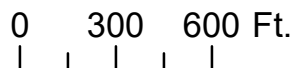
Location Map




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.



October 10, 2023



-  Subject Tract
-  Zoning

File Attachments for Item:

10. 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.

The applicant has requested postponement to the August 8, 2024 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/09/2024

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

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HIGHWAY 9 JENKINS M&J INVESTMENTS, L.L.C. (CRAFTON TULL) FOR SOONER VILLAGE, A PLANNED UNIT DEVELOPMENT FOR 56.54 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE.

***The applicant has requested postponement to the August 8, 2024
Planning Commission meeting.***

Rone Tromble

From: Gunner Joyce <gjoyce@riegerlawgroup.com>
Sent: Thursday, May 02, 2024 9:43 AM
To: Lora Hoggatt
Cc: Jane Hudson; Whitney Kline; Rone Tromble; Libby Smith
Subject: EXTERNAL EMAIL : Sooner Village - Request for Postponement

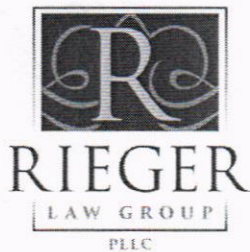
Good morning, Lora –

On behalf of the applicant, we request to postponement the Sooner Village items to the August Planning Commission meeting.

Please let me know if you need anything else from us at this time.

Thank you –

Gunner



Gunner Joyce

Director of Transactional | Attorney | Rieger Law Group

A: 136 Thompson Dr., Norman, OK 73069

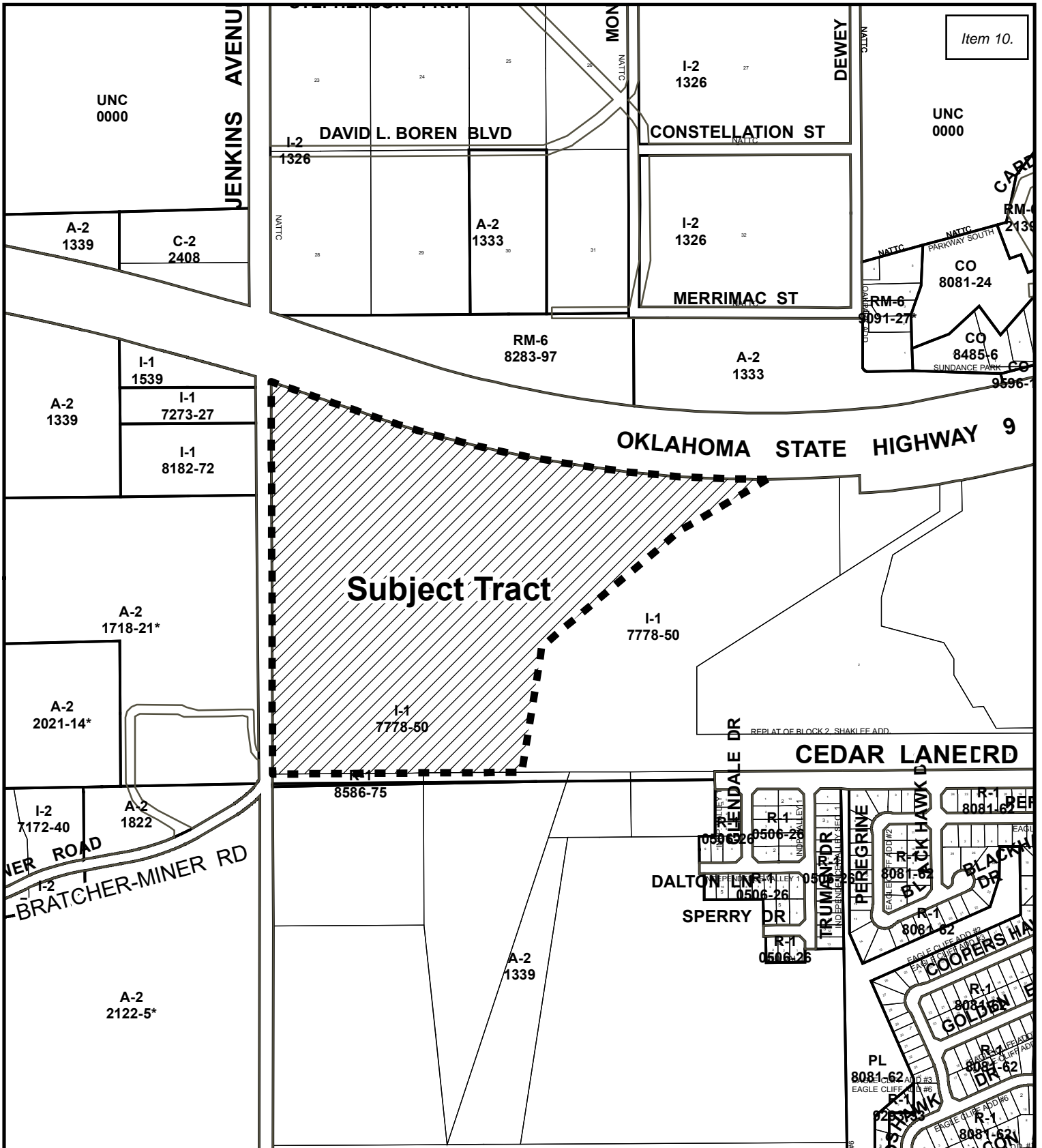
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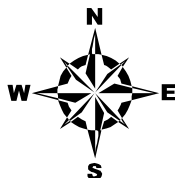
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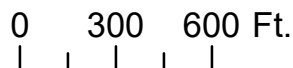
Location Map





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October 10, 2023



-  Subject Tract
-  Zoning