



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, November 10, 2022 at 6:30 PM

AGENDA

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

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

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

ROLL CALL

1. Election of Secretary for Remainder of 2022

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, Rejection, Amendment, and/or Postponement of the Minutes of the October 13, 2022 Regular Planning Commission Meeting.

Short Form Plats

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2223-1: Consideration of a Short Form Plat submitted by Pacific Investment Group, L.L.C. (Shaun Axton) for REPLAT OF RONIN NO. 1 ADDITION for approximately 0.658 acres of property located at the northeast corner of North Porter Avenue and East Robinson Street.

NON-CONSENT ITEMS

Premium Land, L.L.C.

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of R-2223-53: Premium Land, L.L.C. requests amendment of the NORMAN 2025 Land Use Plan from Low Density Residential Designation and Office Designation to Mixed Use Designation for approximately 79.88 acres of property generally located north of Indian Hills Road between 48th Avenue NW and 36th Avenue NW.
4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2223-16: Premium Land, L.L.C. requests rezoning from R-1, Single Family Dwelling District, and CO, Suburban Office Commercial District, to PUD, Planned Unit Development, for approximately 79.88 acres of property generally located north of Indian Hills Road between 48th Avenue NW and 36th Avenue NW.
5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2223-3: Consideration of a Preliminary Plat submitted by Premium Land, L.L.C. (Crafton Tull) for REDLANDS ADDITION for approximately 79.88 acres of property generally located north of Indian Hills Road between 48th Avenue NW and 36th Avenue NW.

Subtext Acquisitions, L.L.C.

6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of R-2223-54: Subtext Acquisitions, L.L.C. requests amendment of the NORMAN 2025 Land Use Plan from Commercial Designation to High Density Residential Designation for approximately 9.66 acres of property generally located on the west side of Classen Boulevard north of East Constitution Street.
7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2223-17: Subtext Acquisitions, L.L.C. requests rezoning from C-2, General Commercial District, to PUD, Planned Unit Development, for approximately 9.66 acres of property generally located on the west side of Classen Boulevard north of East Constitution Street.
8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2223-4: Consideration of a Preliminary Plat submitted by Subtext Acquisitions, L.L.C. (Kimley-Horn) for THE VERVE NORMAN for approximately 9.66 acres of

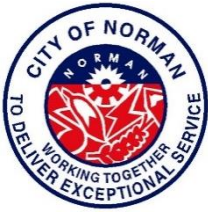
property generally located on the west side of Classen Boulevard north of East Constitution Street.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the October 13, 2022 Regular Planning Commission Meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: November 10, 2022

REQUESTER: Roné Tromble, Admin. Tech. IV

PRESENTER: Roné Tromble, Admin. Tech. IV

ITEM TITLE: Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the October 13, 2022 Regular Planning Commission Meeting.

ACTION NEEDED: Approve, amend, reject, or postpone the minutes of the October 13, 2022 Regular Planning Commission Meeting.

NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES

OCTOBER 13, 2022

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 13th day of October, 2022.

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

Chair Erica Bird called the meeting to order at 6:38 p.m.

* * *

Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

- Cameron Brewer
- Kevan Parker
- Liz McKown
- Erica Bird
- Jim Griffith
- Shaun Axton
- Michael Jablonski

MEMBERS ABSENT

- Steven McDaniel, Doug McClure

A quorum was present.

STAFF MEMBERS PRESENT

- Jane Hudson, Director, Planning & Community Development
- Anais Starr, Planner II
- Roné Tromble, Recording Secretary
- Jami Short, Traffic Engineer
- Beth Muckala, Asst. City Attorney
- Bryce Holland, Multimedia Specialist

* * *

CONSENT DOCKET

Item No. 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE SEPTEMBER 8, 2022 REGULAR PLANNING COMMISSION MEETING.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chair Bird asked if any member of the 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.

Liz McKown moved to approve the Consent Docket as presented. Jim Griffith seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Cameron Brewer, Kevan Parker, Liz McKown, Erica Bird, Jim Griffith, Shaun Axton, Michael Jablonski
NAYES	None
ABSENT:	Steven McDaniel, Doug McClure

Ms. Tromble announced that the motion, to adopt the Consent Docket as presented, passed by a vote of 7-0.

* * *

NON-CONSENT ITEMS:

Item No. 2, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-14: MIDWAY GROCERY, INC. REQUESTS REZONING FROM C-1, LOCAL COMMERCIAL DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR 0.234 ACRES OF PROPERTY LOCATED AT 601 W. EUFAULA STREET.

Ms. Bird announced that the applicant has requested postponement of this item to the December 8, 2022 Planning Commission meeting because of a need to hold a Pre-Development meeting triggered by the percentage of protests received.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Michael Jabolonski moved to postpone Ordinance No. O-2223-14 to the December 8, 2022 Planning Commission meeting. Jim Griffith seconded the motion.

Mr. Brewer asked what time the Pre-Development meeting will be. Staff explained that the meetings start at 5:30 p.m., but the specific time will be determined once all the applications have been received. Notices are mailed to property owners in a 350' radius at least 10 days prior to the meeting.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Cameron Brewer, Kevan Parker, Liz McKown, Erica Bird, Jim Griffith, Shaun Axton, Michael Jablonski
NAYES	None
ABSENT:	Steven McDaniel, Doug McClure

Ms. Tromble announced that the motion, to postpone Ordinance No. O-2223-14 to the December 8, 2022 Planning Commission meeting, passed by a vote of 7-0.

* * *

Item No. 3, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-15: MCFARLIN MEMORIAL UNITED METHODIST CHURCH, INC. REQUESTS REZONING FROM CCFBC, CENTER CITY FORM-BASED CODE, TO CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, FOR 0.32 ACRES OF PROPERTY LOCATED AT 401 S. UNIVERSITY BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. CCPUD Narrative – McFarlin Mission Center

PRESENTATION BY STAFF:

1. Anais Starr reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Jablonski asked about stormwater and the data used. Ms. Starr responded that the applicant can address that.

APPLICANT PRESENTATION:

1. Sean Rieger, 136 Thompson Drive, representing the applicant, presented the request.
2. Chris Anderson, SMC Consulting Engineers, discussed the rainfall data.
3. Mr. Jablonski asked if they considered using pervious concrete. Mr. Anderson explained the plans for rain gardens and detention.
4. Ms. Bird talked about pervious concrete. She also asked for more information on the drive-thru.
5. Rod Foster talked about the food pantry and drive-thru. He also talked about the mobile food pantry.
6. Mr. Brewer asked how this will impact parents dropping off kids at the daycare. Mr. Foster responded that it may improve the situation.
7. Mr. Rieger noted that the CCFBC allows for off-site parking.
8. Ms. Bird asked about the design of the side of the building that will be facing residential homes to the north.
9. Rick McKinney talked about the design of the building.

AUDIENCE PARTICIPATION:

1. Jamileh Wilcox, 322 S. University Boulevard – lives at the northwest corner of the intersection. Her concerns included the flooding in the area, the size of the building, the location of the drive-thru, the mission center uses, and increased traffic.
2. Ms. Bird responded to some of the concerns and noted the CCPUD document should be available online and the uses are specified. She asked the size of the building.
3. Mr. Rieger discussed the size of the building and other comments.
4. Ms. Bird discussed the view of the building from the residences. Mr. Brewer agreed with softening the view on the north side.

5. Mr. Axton talked about the concern with the drainage. Mr. Anderson explained the current drainage situation and the plans to capture that water.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Kevan Parker moved to recommend adoption of Ordinance No. O-2223-15 to City Council. Jim Griffith seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Cameron Brewer, Kevan Parker, Liz McKown, Erica Bird, Jim Griffith, Shaun Axton, Michael Jablonski
NAYES	None
ABSENT:	Steven McDaniel, Doug McClure

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2223-15 to City Council, passed by a vote of 7-0.

* * *

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

1. Ms. Hudson noted that the Planning Commission needs to elect a Secretary at the next meeting.

* * *

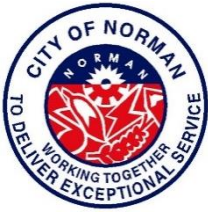
ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 7:18 p.m.

Norman Planning Commission

File Attachments for Item:

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2223-1: Consideration of a Short Form Plat submitted by Pacific Investment Group, L.L.C. (Shaun Axton) for REPLAT OF RONIN NO. 1 ADDITION for approximately 0.658 acres of property located at the northeast corner of North Porter Avenue and East Robinson Street.



CITY OF NORMAN, OK STAFF REPORT

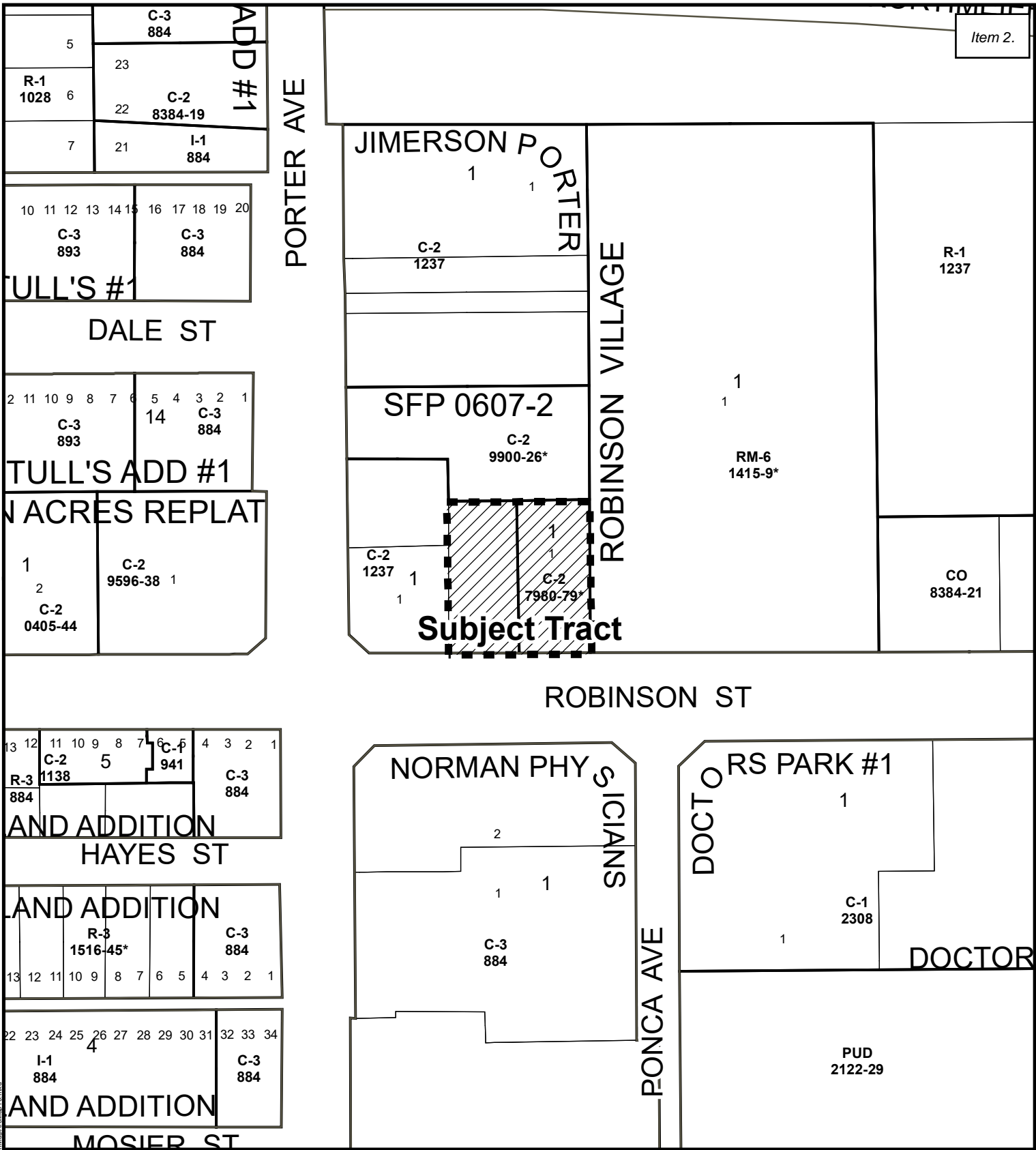
MEETING DATE: November 10, 2022

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

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2223-1: Consideration of a Short Form Plat submitted by Pacific Investment Group, L.L.C. (Shaun Axton) for REPLAT OF RONIN NO. 1 ADDITION for approximately 0.658 acres of property located at the northeast corner of North Porter Avenue and East Robinson Street.

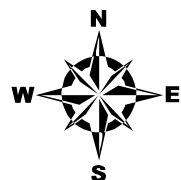
ACTION NEEDED: Approve, or reject, the Short Form Plat for REPLAT OF RONIN NO. 1 ADDITION.



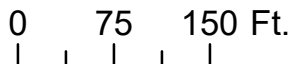
Location Map



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



October 31, 2022



Subject Tract

Zoning

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SHORT FORM PLAT-

REPLAT OF RONIN No. 1 ADDITION

NORMAN, OKLAHOMA
A PART OF THE SOUTHWEST QUARTER (SW/4),
SECTION 20, T9N, R2W, I.M.
CLEVELAND COUNTY

SHORT FORM PLAT

GRAPHIC SCALE



N.W. CORNER
E/2, SW/4, SW/4, SW/4
SEC. 20, T9N, R2W
FND. 3/8" I.P. W/
"YAGER LS 1006" CAP
FND. 3/8" I.P.
2.1' E. 7 0.8' N.

FND. CUT "X"
N.W. COR., S.W. 1/4
SEC. 20, T9N, R2W



S 89°43'15" E 165.00' (MEASURED)
S 89°44'16" E (RECORD)

FND. 3/8" I.P.

FND. 3/8" I.P.
FENCE COR.
0.1' S. & 0.2' W.

163.79'
N 89°43'15" E

FENCE COR.
0.9' N.

S 00°40'39" E 2636.11'
N 89°43'15" E 115.00'

175.00'

RONIN NO. 1 ADDITION

N. PORTER AVENUE

BLOCK 1
LOT 1A
28,663 Sq. Feet
0.6580 Acres

LOT 1
BLOCK 1
ROBINSON VILLAGE
ADDITION

10' UTILITY EASEMENT
PER PLAT BOOK 9
PAGE 34

S 00°40'48" E 175.00'
BASIS OF BEARINGS

N 00°40'39" W 100.00'
N 89°43'15" W 90.00'
FND. 3/8" I.P.

S 89°43'15" W 35.48'

10' BUILDING SETBACK LINE

S 89°43'15" W
164.80'

P.O.C.
FND. CUT "X"
S.W. COR., S.W. 1/4
SEC. 20, T9N, R2W

SET 1/2" I.P.
W/ "CA 3045" CAP

ALIQUOT LINE
(W. LINE OF E/2,
SW/4, SW/4, SW/4)

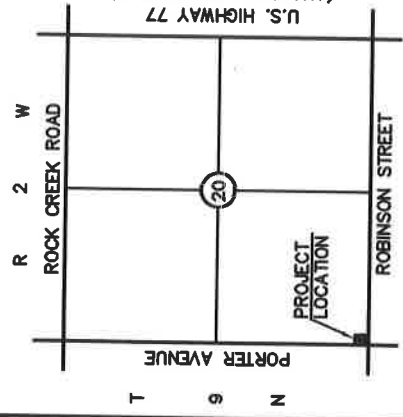
P.O.B.
FND. 3/8" I.P.
W/ "YAGER LS 1006" CAP

N 89°43'15" E 328.31'
FND. 3/8" I.P.

FND. CUT "X"
S.E. COR., S.W. 1/4
SEC. 20, T9N, R2W

N 89°43'15" E 2301.59'

S.W. CORNER
E/2, SW/4, SW/4, SW/4
SEC. 20, T9N, R2W



LEGEND

P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
FND. - FOUND
IP - IRON PIN



LOCATION MAP
NOT TO SCALE

Mark Deal and Associates, P.C.
P.O. Box 6578 - Norman, OK 73070
405.681.3325 Phone & Fax - shaun@pds.net
Certificate of Authorization - expires June 30, 2023
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Item 2.

Planning Commission Agenda
November 10, 2022

SHORT FORM PLAT
SFP-2223-1

ITEM NO. 2

STAFF REPORT

ITEM: Consideration of **SHORT FORM PLAT NO. SFP-2223-1 FOR RONIN ADDITION.**

LOCATION: Generally located 165' east of North Porter on the north side of East Robinson Street.

INFORMATION:

1. Owner. Pacific Investment Group, L.L.C.
2. Developer. Pacific Investment Group, L.L.C.
3. Surveyor. Mark Deal & Associates.

HISTORY:

1. February 23, 1960. City Council adopted Ordinance No. 1205 annexing this property into the Norman Corporate City Limits and placing it in the R-1, Single-Family Dwelling District.
2. August 23, 1960. City Council adopted Ordinance No. 1237 placing this property in the C-2, General Commercial District and removing it from R-1, Single-Family Dwelling District.
3. September 9, 1971. Planning Commission, on a vote of 7-0, approved the preliminary plat for Ronin Addition.
4. September 9, 1971. Planning Commission, on a vote of 7-0, recommended to City Council that the final plat for Ronin Addition be approved.
5. October 26, 1971. City Council approved the final plat for Ronin Addition.
6. January 7, 1972. The final plat for Ronin Addition was filed of record with the Cleveland County Clerk. The final plat contained the eastern portion of the property.
7. April 14, 1977. Planning Commission, on a vote of 8-0, approved Short Form Plat No. SFP-7677-6, Ronin Addition. The short form plat contained the western portion of the property.

8. April 26, 1977. Short Form Plat No. SFP-7677-6 was filed of record with the Cleveland County Clerk. This contained the western portion of the property.

IMPROVEMENT PROGRAM:

1. All required public improvements are existing.

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: The property consists of .658 acres and one lot. This short form plat will combine the two properties into one (1) lot. There are no changes proposed for the existing facility. Staff recommends approval of Short Form Plat No. SFP-2223-1 for Ronin Addition.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SPF-2223-1 for Ronin Addition, and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____

File Attachments for Item:

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of R-2223-53: Premium Land, L.L.C. requests amendment of the NORMAN 2025 Land Use Plan from Low Density Residential Designation and Office Designation to Mixed Use Designation for approximately 79.88 acres of property generally located north of Indian Hills Road between 48th Avenue NW and 36th Avenue NW.



CITY OF NORMAN, OK STAFF REPORT

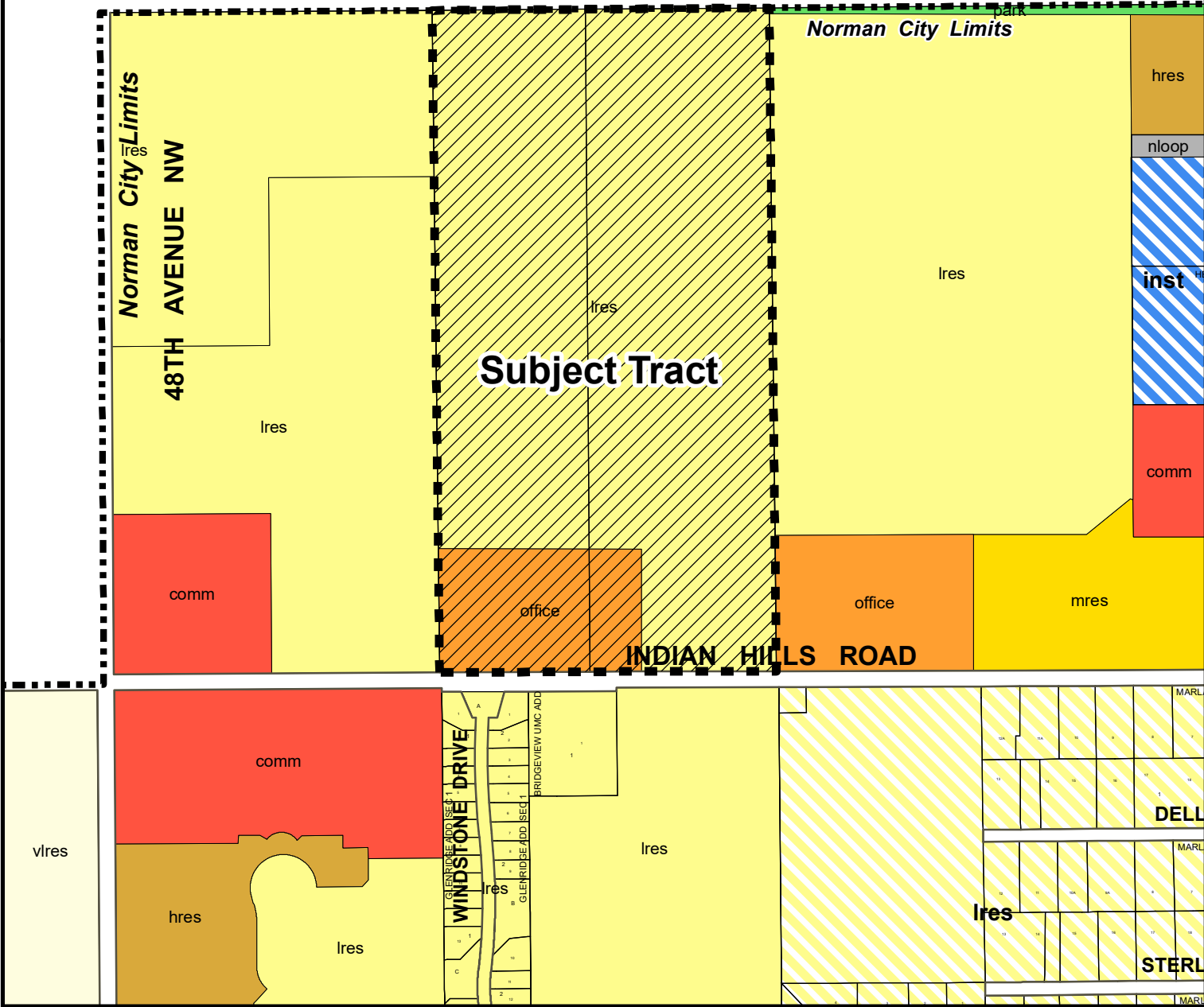
MEETING DATE: November 10, 2022

REQUESTER: Premium Land, L.L.C.

PRESENTER: Colton Wayman, Planner I

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of R-2223-53: Premium Land, L.L.C. requests amendment of the NORMAN 2025 Land Use Plan from Low Density Residential Designation and Office Designation to Mixed Use Designation for approximately 79.88 acres of property generally located north of Indian Hills Road between 48th Avenue NW and 36th Avenue NW.

ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Resolution No. R-2223-53 to City Council.



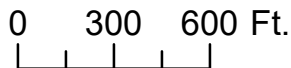
Norman 2025 Land Use Plan




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



October 4, 2022



 Subject Tract

 Zoning

RESOLUTION NO. R-2223-53

ITEM NO. 3

STAFF REPORT

ITEM: Premium Land, L.L.C. requests amendment of the NORMAN 2025 Land Use Plan from Low Density Residential Designation and Office Designation to Mixed Use Designation for approximately 79.88 acres of property generally located north of Indian Hills Road between 48th Avenue N.W. and 36th Avenue N.W.

SUMMARY OF REQUEST: Premium Land, L.L.C. is proposing the development of a mixed use PUD, Planned Unit Development, on a 79.88 acre parcel. The proposed development includes multifamily, single-family, and commercial uses. This development proposal requires rezoning from R-1, Single Family Dwelling District, and CO, Suburban Office Commercial District, to PUD, Planned Unit Development. This proposal also requires a NORMAN 2025 Land Use and Transportation Plan amendment from Low Density Residential Designation and Office Designation to Mixed Use Designation.

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

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

1. ***Has there been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest?*** In recent years, there have been several new developments in the general vicinity of this property. Directly south of the site, a single-family subdivision, the Glenridge Addition, broke ground in 2013 and is in the process of being finished. Furthermore, directly south is a church, Bridgeview United Methodist, that was built in 2012. To the east of the site, an apartment complex, church, retail stores, and car dealership were built along Interstate 35 between 2007 and 2013. Finally, significant single-family development has occurred in the City of Moore and City of Oklahoma City to the north and northwest of the subject property within the last ten years.

As it exists today, the property's surrounding land uses are single-family residential, multifamily residential, commercial, institutional, and vacant uses. The change from Low Density Residential Designation and Office Designation to Mixed Use Designation is not out of character for this area given the proposed development by the applicant.

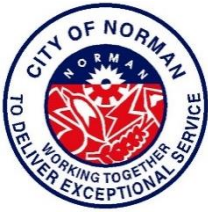
2. ***Is there a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity?*** W. Indian Hills Road is designated as a Principal Urban Arterial in the Comprehensive Transportation Plan. W. Indian Hills Road along the subject property is currently a two-lane roadway. In addition, the Comprehensive Transportation Plan proposes an Urban Collector along the eastern portion of the subject property going north-south. The applicant is requesting a rezoning to PUD, Planned Unit Development, to allow for single-family, duplex, multifamily, and commercial uses. Any future use on the site will be limited to the uses allowed in the PUD Narrative. The property is currently vacant.

Potential changes to W. Indian Hills Road could occur with a proposed turnpike from the Oklahoma Turnpike Authority (OTA). The OTA has proposed an east-west turnpike following W. Indian Hills Road, adding a connection from the H.E. Bailey Turnpike to I-35 and to a proposed north-south connection in East Norman.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan from Low Density Residential Designation and Office Designation to Mixed Use Designation as Resolution No. R-2223-53 for consideration by Planning Commission and recommendation to City Council.

File Attachments for Item:

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2223-16: Premium Land, L.L.C. requests rezoning from R-1, Single Family Dwelling District, and CO, Suburban Office Commercial District, to PUD, Planned Unit Development, for approximately 79.88 acres of property generally located north of Indian Hills Road between 48th Avenue NW and 36th Avenue NW.



CITY OF NORMAN, OK STAFF REPORT

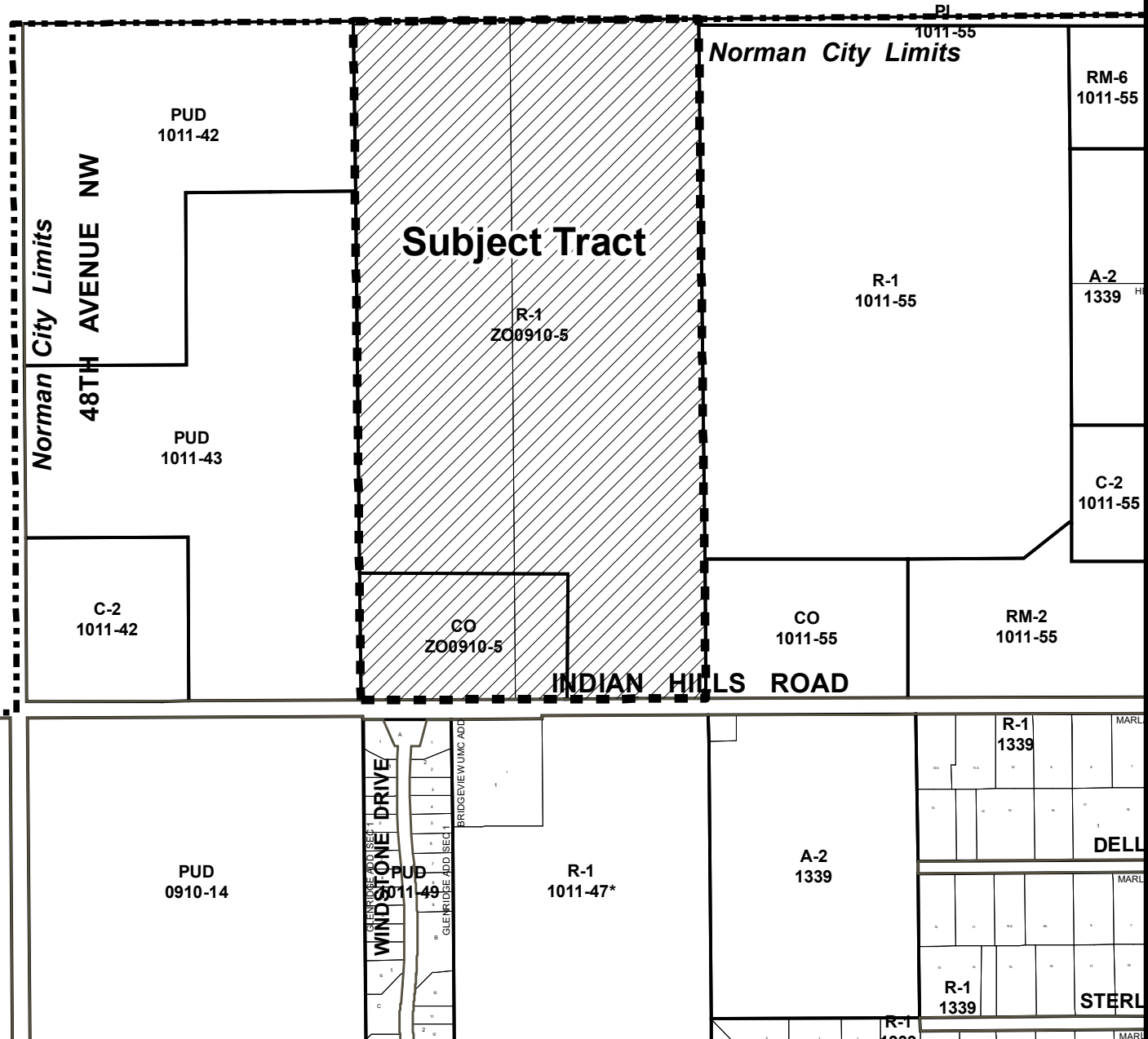
MEETING DATE: November 10, 2022

REQUESTER: Premium Land, L.L.C.

PRESENTER: Colton Wayman, Planner I

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2223-16: Premium Land, L.L.C. requests rezoning from R-1, Single Family Dwelling District, and CO, Suburban Office Commercial District, to PUD, Planned Unit Development, for approximately 79.88 acres of property generally located north of Indian Hills Road between 48th Avenue NW and 36th Avenue NW.

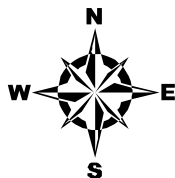
ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2223-16 to City Council.



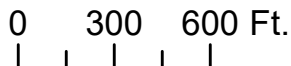
Location Map





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



September 6, 2022



 Subject Tract

 Zoning

ORDINANCE NO. O-2223-16

ITEM NO. 4

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Premium Land, LLC
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development
EXISTING ZONING	R-1, Single-Family Dwelling District, and CO, Suburban Office Commercial District
SURROUNDING ZONING	North: City of Moore East: R-1, Single-Family Dwelling District, and CO, Suburban Office Commercial District South: PUD, Planned Unit Development, Ordinance No. O-1011-49, and R-1, Single-Family Dwelling District West: PUD, Planned Unit Development, Ordinance Nos. O-1011-42 and O-1011-43
LOCATION	W. Indian Hills Road between 48th Avenue N.W. and 36th Avenue N.W.
WARD	Ward 3
CORE AREA	No
AREA/SF	79.88 acres, more or less
PURPOSE	Allow for a mixed-use development with single-family, multifamily, office and commercial uses (See Exhibit C of the PUD Narrative for a list of allowed uses.)
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single-family residential East: Vacant

South: Single-family residential Church
West: Vacant

LAND USE PLAN DESIGNATION

Low Density Residential Designation and Office Designation

PROPOSED LAND USE DESIGNATION

Mixed-Use Designation

GROWTH AREA DESIGNATION

Current Urban Service Area

PROJECT OVERVIEW: Premium Land, LLC is requesting a rezoning to PUD, Planned Unit Development, at property located at W. Indian Hills Road between 48th Avenue N.W. and 36th Avenue N.W. The site is currently vacant. The subject property was rezoned R-1, Single-Family Dwelling District, and CO, Suburban Office Commercial District, from A-2, Rural Agricultural District, with Ordinance No. ZO-0910-5. The applicant requests a rezoning to PUD, Planned Unit Development, to allow for a mixed-use development with office, commercial and residential uses. The proposed residential development includes multifamily, duplex, and single-family housing products.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GB 22-17, October 18, 2022

There is a proposed trail (by developer) in the Greenway Master Plan along W. Indian Hills Road in addition to the subject parcel’s east property line, and through the center of the subject parcel. The applicant stated that the proposed development will meet all recommendations outlined in the Greenway Master Plan for this property.

Commission discussion consisted of:

- Commissioner Dotson stated that this was way up on the north side of the City limits.
- Commissioner Wyatt-Swanson brought up that OTA is proposing a turnpike that may take a portion of the property.
- Sean Rieger presented to the commissioners that the lower part of the area is commercial so if OTA comes in with the Turnpike it would not interfere with the residential areas.
- Sean Rieger stated that sidewalks were accepted as trails. The sidewalks will follow along the streets and lead up to a park on the east side of the neighborhood. There is also sidewalks that go through the middle of the property in between the apartments which has stub streets that will all connect.
- Sean Rieger also stated that they have satisfied all Greenway Master Plan recommendations in that area.
- Commissioner DuFran stated he commended the applicant’s efforts for meeting/accommodating the Greenways Master Plan to follow the planned trails in this development.

Motion by Rachel Wyatt-Swanson to vote on both consent and non-consent items together and to pass all items; Second by Kristina Wyckoff.

PRE-DEVELOPMENT MEETING: PD 22-23, September 22, 2022

A neighbor asked what uses would be allowed in Tract 1.

The applicant’s representative replied that commercial uses would be allowed.

A neighbor stated that Indian Hills Road is too small for increased traffic.

A neighbor showed concern for contaminants entering the watershed as a result of the development.

ZONING ORDINANCE CITATION:

SEC. 420 – PLANNED UNIT DEVELOPMENT

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

Specifically, the purposes of this section are to encourage:

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

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

STAFF ANALYSIS: The particulars of this PUD include:

USE: This PUD, Planned Unit Development proposes certain uses per tract. A complete proposed uses is included as Exhibit C in the PUD narrative. The following are the general uses proposed as part of this PUD:

- Tract 1 – Commercial
 - Uses permitted in the C-2, General Commercial District
 - Bar/Lounge/Tavern
- Tract 2 – Multi-Family Dwelling
 - Uses permitted in the R-3, Multi-Family Dwelling District
- Tract 3 – Two-Family Dwelling
 - Uses permitted in the R-2, Two-Family Dwelling District
- Tract 4 – Single Family Dwelling
 - Uses permitted in the R-1, Single-Family Dwelling District

Some of the uses proposed in Exhibit C, in the PUD Narrative, are general in nature, “commercial uses/shops or services” and “uses customarily incidental to any of the above uses”. This allows for uses other than those listed in Exhibit C.

OPEN SPACE/PARKLAND: The PUD Ordinance, 22:420, 3. Standards of Development requires 10% open space for non-residential portions and residential portions of developments.

The applicants PUD Narrative states open space may be provided as shown on the Open Space Exhibit; this comes out to approximately 21% of the site.

If the open space drops below 10% for the non-residential or residential portions of development, the development will not be compliant with the Standards of Development in the Zoning Ordinance.

Approximately 2.66 acres of dedicated parkland will exist in the northeast corner of the property. This will satisfy the proposed Gateway Park and Trails Plan (see attached copy).

SITE PLAN/ACCESS: This PUD proposes four tracts for the property of varying intensities and uses:

- Tract 1: Directly adjacent to W. Indian Hills Road, Tract 1 is approximately 28.6 acres and proposes a large strip center with big box retail in addition to three standalone commercial buildings. Large parking lots are proposed to accommodate patrons.
- Tract 2: Directly north and adjacent to Tract 1, Tract 2 is approximately 19.0 acres and proposes twenty-one garden apartment buildings and one leasing building with a total of 400 units. Parkland is also proposed in the western and eastern portions of the tract. Large parking lots are proposed to accommodate residents.
- Tract 3: Directly north and adjacent to Tract 2, Tract 3 is approximately 6.4 acres and proposes 28 lots for duplexes with a total of 56 units. A driveway per unit is proposed for each lot.
- Tract 4: Surrounding Tract 3, Tract 4 is approximately 25.8 acres and proposes 95 single-family lots. In the northeastern portion of the tract, approximately 2.66 acres of parkland is proposed as a terminus for the proposed Gateway Park and Trails. A driveway is proposed for each lot.

The site is proposed to be accessed from W. Indian Hills Road with two collectors near the western and eastern lot lines of the property. Sidewalks are proposed throughout the development and along W. Indian Hills Road.

LANDSCAPING: Landscaping shall comply with the applicable provisions of the City of Norman's Landscaping Requirements.

SIGNAGE: All signs will comply with the sign standards of the City of Norman Sign Code.

LIGHTING: Lighting throughout the development will comply with all City of Norman standards and requirements.

SANITATION/UTILITIES: Trash dumpster will be located as depicted on the Preliminary Site Development Plan or in locations as may be approved by City sanitation services.

PARKING: Parking for the property will be developed in general compliance with the parking layout shown on the Preliminary Site Development Plan. Tract 1 of the Preliminary Site Development Plan contains large parking lots to accommodate commercial activity. Tract 2 also contains large parking lots to accommodate residents for the proposed garden apartments. Tracts 3 and 4 will contain duplex and single-family housing products, and units in these tracts will have their own driveways. All parking for the site shall comply with Norman's applicable parking ordinances, as amended from time to time.

SIDEWALKS: All sidewalks will be installed in accordance with the final development plans and the City of Norman's applicable standards and specifications. A 10' sidewalk will be constructed adjacent to Indian Hills Road.

EXTERIOR BUILDING MATERIALS: The following exterior materials shall be used for buildings constructed on the property:

- Brick
- Stone
- Synthetic stone
- High impact quality stucco or EIFS
- Masonry
- Metal accents

PHASING: It is anticipated that Tract 4 will be the initial phase in the development; however, the actual timing, sequence, and number of future phases will be determined by market demand and absorption rates. A conceptual Preliminary Phasing Plan is attached as an exhibit.

EXISTING ZONING: The subject property is currently zoned R-1, Single-Family Dwelling District, and CO, Suburban Office Commercial District.

ALTERNATIVES/ISSUES:

IMPACTS: Surrounding properties include single-family homes, a church, and vacant land. Adjacent properties are zoned R-1, Single-Family Dwelling District, PUD, Planned Unit Development, CO, Suburban Office Commercial District, and A-2 Rural Agricultural District. Properties adjacent to the site to the north are located in the City of Moore. The subject property, which is currently vacant, proposes a mixed used development through this PUD. The site is approximately 4,000 to 4,500 feet from Interstate 35. Directly east and west of the site are large vacant parcels.

The site plan identifies four tracts of varying uses/intensities.

- Tract 1 proposes three standalone buildings and a retail strip center, allowing for uses permitted in the C-2, General Commercial District in addition to Bars/Lounges/Taverns. This totals to approximately 180,470 square feet of commercial space.
- Tract 2 proposes twenty-one apartment buildings and one leasing building at approximately 400 units, allowing for uses permitted in the R-3, Multi-Family Dwelling District.
- Tract 3 proposes twenty-eight duplexes at 56 units. Tract 3 allows for uses in the R-2, Medium Density Apartment District, while
- Tract 4 allows for uses in the R-1, Single Family Dwelling District and proposes 95 single family lots.

Overall, it is calculated that the total residential population of this development would be approximately 1,039 persons at buildout. Relative to surrounding properties, the proposed development would increase residents and commercial activity in this area.

Two new roadways are proposed along the east and west property lines of the subject property for vehicular access off W. Indian Hills Road. Sidewalks will be included throughout and will comply with all City requirements. Parking appears to be substantial, to accommodate the non-residential uses. In Tracts 1 and 2, large parking lots will cover the majority of the area. In Tracts 3 and 4, units will have their own dedicated driveways. Four detention ponds are located throughout the development; they will comply with the drainage report required by Public Works, to mitigate any stormwater runoff in the area. Additional improvements to W. Indian Hills Road will also be required to support the new access roads and development.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: Fire protection will be provided as required by adopted code.

PUBLIC WORKS/ENGINEERING: There are existing water and sanitary systems to the property. These systems will be extended to serve the development. Streets will be constructed to City standards. Indian Hills Road is designated as a Principal Urban Arterial street. Streets are designed to connect to the property to the east and property to the west. Detention facilities are proposed to handle stormwater runoff. Sidewalks will be installed adjacent to all streets. A 10' sidewalk will be installed adjacent to Indian Hills Road.

TRAFFIC ENGINEER: Per David Riesland, Transportation Engineer, see attached Transportation Impacts Staff Report.

UTILITIES: Water and sanitary sewer mains are adjacent to the site and available for extension to serve the proposed development.

CONCLUSION: Staff forwards this request for rezoning from R-1, Single-Family Dwelling District, and CO, Suburban Office Commercial District, to PUD, Planned Unit Development, as Ordinance No. O-2223-16 for consideration by the Planning Commission and a recommendation to City Council.

REDLANDS

**A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA**

**APPLICANT:
*PREMIUM LAND, LLC***

**APPLICATION FOR:
PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT
NORMAN 2025**

Submitted October 3, 2022
Revised November 3, 2022

PREPARED BY:

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

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I. INTRODUCTION

Premium Land, LLC (the “**Applicant**”) intends to rezone and plat the property that is more particularly described on **Exhibit A** (the “**Property**”) to a Planned Unit Development (“**PUD**”) in order to develop a mixed-use community, featuring single-family, multifamily, and commercial uses within the Property. The Applicant also seeks to amend the property’s NORMAN 2025 Designation to Mixed-Use in order to facilitate this development. The Property contains approximately 79.88 acres and a preliminary conceptual site plan of the proposed development has been attached hereto as **Exhibit B**.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located along W. Indian Hills Road between 48th Avenue NW and 36th Avenue NW, as is more particularly shown on the attached exhibits.

B. Existing Land Use and Zoning

The Property currently contains R-1, Single Family Dwelling and CO, Suburban Office Commercial zonings. Additionally, the Property currently has NORMAN 2025 designations of Low Density Residential and Office. The Property is undeveloped. There are plugged oil wells on site and development around the wells will meet State and local regulations.

C. Elevation and Topography

The Property is generally flat with gradual elevation change from the West to the East.

D. Drainage

The Applicant proposes stormwater and drainage management systems that will meet or exceed the City’s applicable ordinances and regulations. A drainage report will be provided to City Staff as part of the Preliminary Plat application.

E. Utility Services

All necessary utilities for this project for project (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve the Property, or they will be extended by the Applicant, 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 applicable City codes, ordinances, and/or regulations.

G. Traffic Circulation and Access

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

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

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

A. Uses Permitted:

The Property will be developed as mixed-use development, featuring single-family, multifamily, and commercial uses. As indicated on the Preliminary Site Development Plan, the Property is divided up into four (4) Tracts for purposes of allowable uses and area regulations. Tract 1 is intended to resemble spirit of the allowances of Norman's C-2, General Commercial District. Tract 2 is intended to resemble the spirit of the allowances of Norman's R-3, Multi-Family Dwelling District. Tract 3 is intended to resemble the spirit of the allowances of Norman's R-2, Two-Family Dwelling District. Finally, Tract 4 is intended to resemble the spirit of the allowances of Norman's R-1, Single-Family Dwelling District. A complete list of the allowable uses for the Property is attached as **Exhibit C**.

B. Area Regulations:

1. Tract 1 – Commercial

Front Yard: There shall be a minimum ten (10) foot building setback from the South property line of Tract 1. Across the entire South property line of Tract 1, except for access points and associated driveways, a minimum ten (10) foot landscape strip shall be installed, which may not be encroached upon by parking. One eight (8) foot tall shade (canopy) tree per each twenty (20) feet of lot frontage along Indian Hills Rd. and one (1) three (3)-gallon shrub per five (5) feet of building frontage along Indian Hills Rd. shall be installed and maintained within this landscape strip. Clustering of these required plantings may be allowed. Such planting should be covered by the three (3) year maintenance bond required when new landscaping is installed with the parking lot on the same lot.

Side Yard: There shall be a minimum ten (10) foot building setback from the East and West property lines of Tract 1.

Rear Yard: There shall be a minimum ten (10) foot building setback from the North property line of Tract 1.

Height: There shall be no height limit for any building or structure in Tract 1 of the Property.

2. **Tract 2 – Multi-Family Dwelling**

Number of Units: Tract 2 of the Property shall consist of apartment houses which may contain a maximum of 400 units.

Front Yard: There shall be a minimum twenty-five (25) foot building setback from the North property line of Tract 2.

Side Yard: There shall be a minimum twenty-five (25) foot building setback from the East and West property lines of Tract 2.

Rear Yard: There shall be a minimum five (5) foot building setback from the South property line of Tract 2.

Height: No buildings shall exceed three stories in height in Tract 2 of the Property. Any accessory building exceeding twelve (12) feet in height shall have the required side and rear yard setbacks increased by one (1) foot for each additional foot of height above twelve (12). Provided, however, that no accessory building shall exceed the height of the principal apartment buildings to which it is accessory.

Building Coverage: Main and accessory buildings shall not cover more than forty percent (40%) of Tract 2.

Impervious Area: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than sixty-five percent (65%) of Tract 2.

3. **Tract 3 – Two-Family Dwelling**

Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.

Side Yard: The minimum width of the side yard shall be five (5) feet.

Rear Yard: There shall be a rear yard of not less than twenty (20) feet; one-story unattached buildings of accessory use shall set back one (1) foot from the utility easement or alley line and garage apartments shall be set back ten (11) feet from the rear lot line.

Height: No building shall exceed two stories in height. A two and one-half or three-story building may be constructed if the side yards are increased an additional five (5) feet. Any accessory building shall not exceed a wall height of ten (10) feet unless the required side and rear yard setbacks are increased by one (1) foot for each additional foot of wall height above ten (10) feet. Provided, however, that no accessory building shall exceed the height of the principal building to which it is accessory.

Lot Width: There shall be a minimum lot width of fifty (50) feet at the building line for single family and two-family dwellings within Tract 2, and such lot shall abut on a street not less than thirty-five (35) feet.

Building Coverage: Main and accessory buildings shall not cover more than forty percent (40%) of the lot area; accessory buildings shall not cover more than twenty percent (20%) of the rear yard.

Impervious Area: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than sixty-five percent (65%) of a lot. Paving for parking, and other impervious surfaces, shall not cover more than fifty percent (50%) of the front yard. Total impervious area of the front yard can be increased to seventy percent (70%) when one or more of the following circumstances occur: (a) the driveway is needed to access a garage for three or more cars, (b) the driveway is part of a circular driveway that includes a landscaped separation from the sidewalk, or (c) the driveway is located on a cul-de-sac lot with lot frontage of less than forty (40) feet.

4. **Tract 4 – Single Family Dwelling**

Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.

Side Yard: The minimum width of the side yard shall be five (5) feet. On any corner lot a main building shall set back from the right-of-way line of the intersecting street a distance of fifteen (15) feet in case such lot is back to back with another corner lot, and twenty (20) feet in every other case. Accessory buildings shall be set back from the right-of-way line of the intersecting street ten (10) feet in case such lot is back to back with another corner lot, and twenty (20) feet in every other case. In no case shall a garage which faces a street be located closer than twenty (20) feet to that street property line.

Rear Yard: There shall be a rear yard having a depth of not less than twenty (20) feet or twenty percent (20%) of the depth of the lot, whichever amount is smaller; unattached one-story buildings of accessory use shall set back one (1) foot from the utility easement or alley line. The lots located in the area that is currently planned as lots 1-11, Block 5 on the Preliminary Site Development Plan and Preliminary Plat shall have a minimum twenty-five (25) foot rear yard building setback.

Height: No building shall exceed two stories in height. A three-story building may be constructed if the side yards are increased an additional five (5) feet. Any accessory building shall not exceed a wall height of ten (10) feet unless the required side and rear yard setbacks are increased by one (1) foot for each additional foot of wall height above ten (10) feet. Provided, however, that no accessory building shall exceed the height of the principal building to which it is accessory.

Lot Width: There shall be a minimum lot width of fifty (50) feet at the building line for interior lots and a minimum lot width of sixty (60) feet at the building line for corner lots. All lots shall abut on a street for a distance of not less than thirty-five (35) feet.

Building Coverage: Coverage allowed under this provision shall be no more than forty percent (40%) of the total lot area.

Impervious Area: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than sixty-five percent (65%) of a lot. Paving for parking and other impervious surfaces, shall not cover more than fifty percent (50%) of the required twenty-five (25) foot front yard. Total impervious area of the front yard can be increased to seventy percent (70%) when one or more of the following circumstances occur: (a) the driveway is needed to access a garage for three or more cars, (b) the driveway is part of a circular driveway that includes a landscaped separation from the sidewalk, or (c) the driveway is located on a cul-de-sac lot with lot frontage of less than forty (40) feet.

C. Additional Development Criteria:

1. Exterior Materials

The exterior of the buildings constructed within the Property may be constructed of brick, stone, synthetic stone, high impact quality stucco or EIFS, masonry, metal accents, and any combination thereof. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

2. Sanitation

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

3. Signage

All signs shall comply with the sign standards of the City of Norman Sign Code, and as thereafter amended, as applicable to the underlying use for each Tract.

4. Traffic access and circulation

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

5. Open Space

The areas initially planned as open space are depicted on the attached Preliminary Open Space Plan. The Preliminary Open Space Plan contemplates approximately 21% of the Property will be used as open space; however, the total open space actually developed within the Property may be less than the amount shown on the Preliminary Open Space Plan. Notwithstanding the foregoing, the minimum amount of open space developed on the Property shall be ten percent (10%) of the Property and the amount of Parkland dedication shall be a minimum of 2.66 acres.

6. Parking

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

7. Landscaping

Landscaping shall be installed and maintained in order to meet or exceed the City of Norman's applicable landscaping requirements applicable to the underlying uses of each Tract.

8. Parkland

The Applicant is dedicating 2.66 acres of parkland in the Northeast corner of the Property, which is the same location as a previously approved plan allowing for connection to adjacent parkland to the East.

9. Phasing

It is anticipated that the development of the Property will occur in multiple phases. It is expected that the initial phase of development will be Tract 4. A Preliminary Phasing Plan is attached showing a conceptual sequencing of development. Notwithstanding the foregoing, the actual timing, sequence, and number of future phases will be determined by market demand and absorption rates.

10. Sidewalks

All sidewalks will be constructed in accordance with final development plans and the City of Norman's applicable standards and specifications. A 10' sidewalk will be constructed adjacent to Indian Hills Road.

11. Lighting

All exterior lighting in Tract 1 – Commercial and Tract 2 – Multi-Family Dwelling shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time.

EXHIBIT A

Legal Description of the Property

The East half (E/4) of the Southwest Quarter (SW/4), of Section Thirty-four (34), Township Ten North (T-10-N), Range Three West (R-3-W) of the Indian Meridian, Cleveland County, Oklahoma.

Said tract being 79.88± acres.

EXHIBIT B
Preliminary Site Development Plan
Full Size Documents Submitted to City Staff

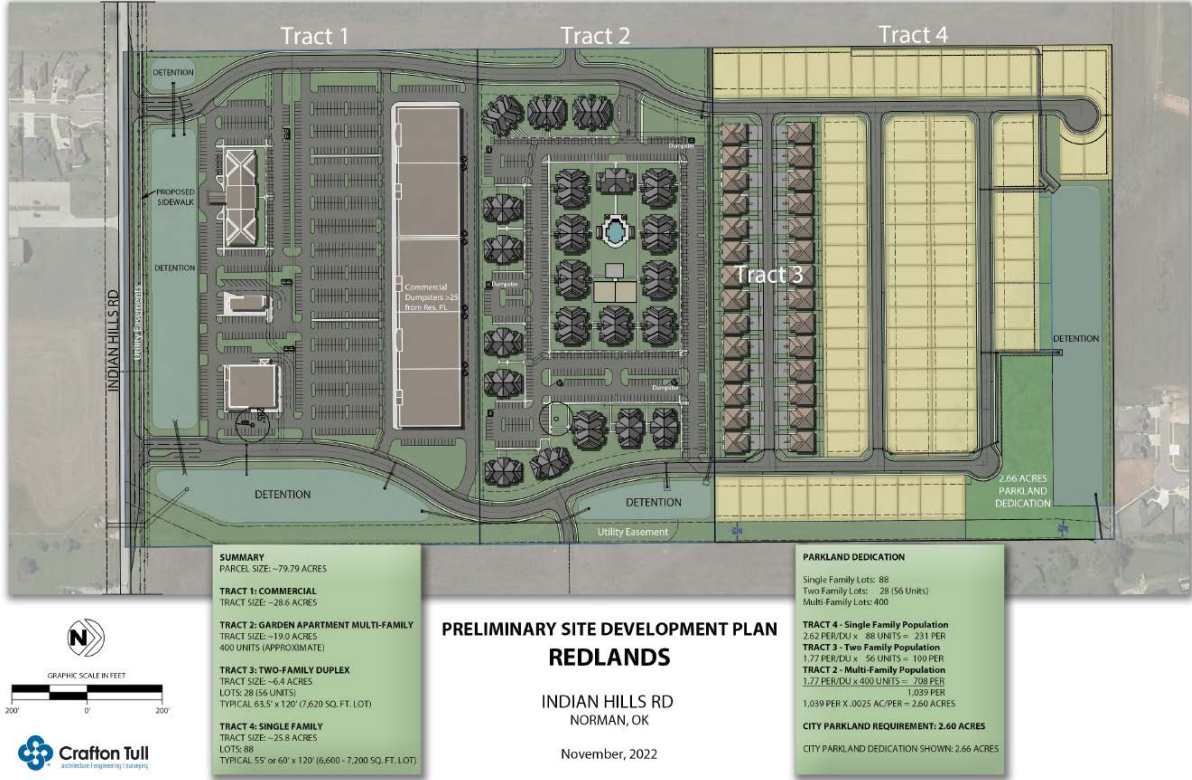


EXHIBIT C
Allowable Uses

Allowable Uses:

Tract 1 – Commercial Uses

- Art Gallery/Studio.
- Assembly Halls of non-profit corporations.
- Libraries.
- Museums.
- Music Conservatories.
- Office buildings and office uses.
- Trade schools and schools for vocational training.
- Churches 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.
- Outdoor Patio.
- Painting and decorating shop.
- Pet shop/or Small Animal Hospital.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern
 - may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Smoke, Tobacco, Vape, or Similar Shop.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- T-Shirt Printing or Similar Sales or Services.
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Theater (excluding drive-in theaters), Bowling Alley, 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.

Tract 2 – Multi-Family Uses

- Two-family dwelling (duplex), or a single-family dwelling and a garage apartment
- Apartment house
- Detached one family dwelling

- Family day care home
- General purpose farm or garden
- Home occupation
- Municipal recreation or water supply
- Model Home, subject to an annual permit, as provided in Sec. 22:450 (84) for no more than four (4) years, and as thereafter amended
- Short-term rentals
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot

Tract 3 – Two-Family Uses

- One Single Family dwelling
- One Two-family dwelling (duplex)
- One Single Family dwelling and a garage apartment
- Family day care home
- General purpose farm or garden
- Home occupation
- Municipal recreation or water supply
- Model Home, subject to an annual permit, as provided in Sec. 22:450 (84) for no more than four (4) years, and as thereafter amended
- Short-term rentals
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot

Tract 4 – Single Family Uses

- Detached one family dwelling
- Family day care home
- General purpose farm or garden
- Home occupation
- Municipal recreation or water supply
- Model Home, subject to an annual permit, as provided in Sec. 22:450 (84) for no more than four (4) years, and as thereafter amended
- Short-term rentals
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot

EXHIBIT D

Preliminary Plat

Full Size Documents Submitted to City Staff

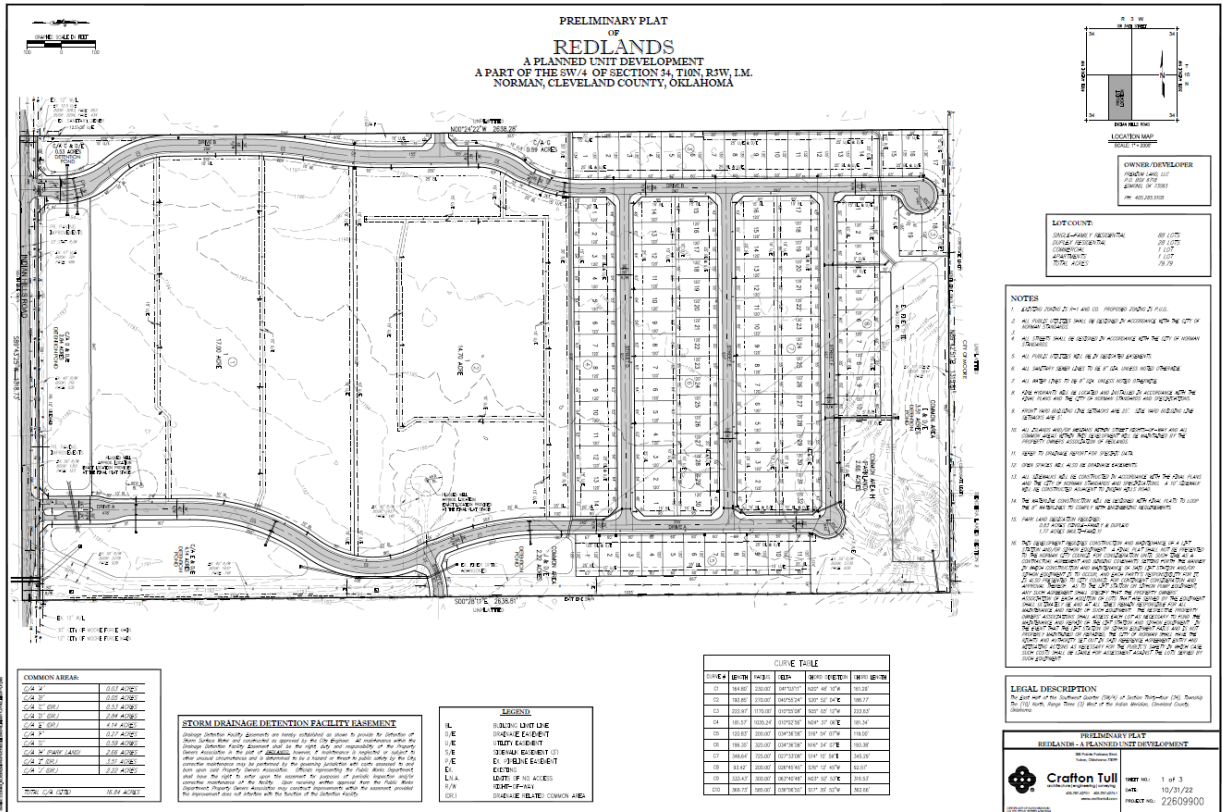
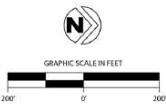
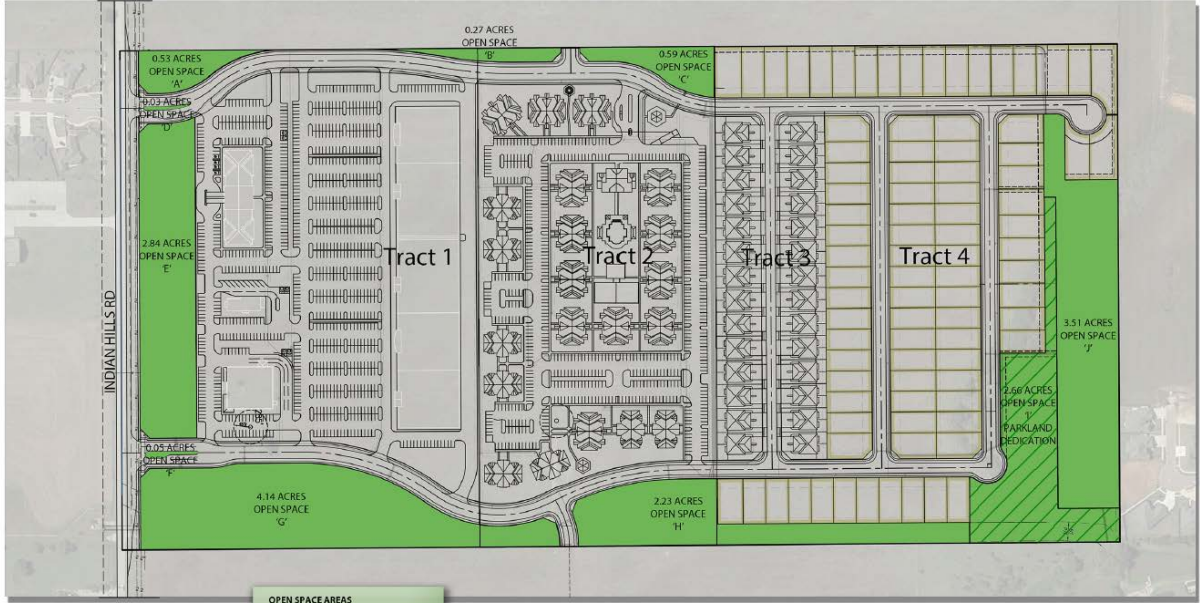


EXHIBIT E
Preliminary Open Space Plan
Full Size Documents Submitted to City Staff



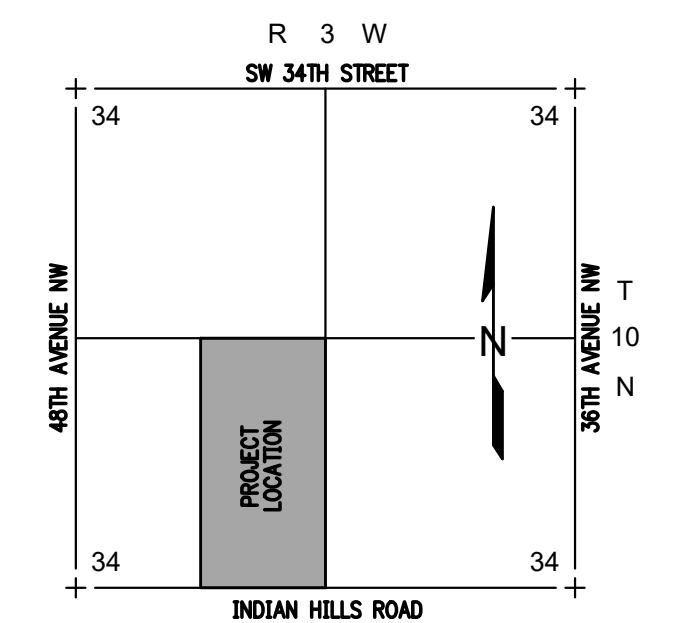
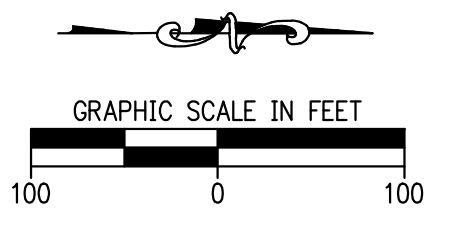
OPEN SPACE AREAS	
AREA A:	0.53 ACRES
AREA B:	0.27 ACRES
AREA C:	0.59 ACRES
AREA D:	0.03 ACRES
AREA E:	2.84 ACRES
AREA F:	0.05 ACRES
AREA G:	4.14 ACRES
AREA H:	2.23 ACRES
AREA I:	2.66 ACRES
AREA J:	3.51 ACRES
TOTAL:	16.85 ACRES
PERCENT OF OVERALL ACREAGE: 21%	

**OPEN SPACE PLAN
REDLANDS**

INDIAN HILLS RD
NORMAN, OK

October, 2022

PRELIMINARY PLAT
OF
REDLANDS
A PLANNED UNIT DEVELOPMENT
A PART OF THE SW/4 OF SECTION 34, T10N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'

OWNER/DEVELOPER
PREMIUM LAND, LLC
P.O. BOX 6718
EDMOND, OK 73083
PH: 405.285.5105

LOT COUNT:

SINGLE-FAMILY RESIDENTIAL	88 LOTS
DUPLEX RESIDENTIAL	28 LOTS
COMMERCIAL	1 LOT
APARTMENTS	1 LOT
TOTAL ACRES	79.79

NOTES

- EXISTING ZONING IS R-1 AND CO. PROPOSED ZONING IS P.U.D.
- ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
- ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
- ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
- ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- FRONT YARD BUILDING LINE SETBACKS ARE 25'. SIDE YARD BUILDING LINE SETBACKS ARE 5'.
- ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF REDLANDS.
- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- OPEN SPACES WILL ALSO BE DRAINAGE EASEMENTS.
- ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. A 10' SIDEWALK WILL BE CONSTRUCTED ADJACENT TO INDIAN HILLS ROAD.
- THE WATERLINE CONSTRUCTION WILL BE DESIGNED WITH FINAL PLATS TO LOOP THE 8" WATERLINES TO COMPLY WITH ENGINEERING REQUIREMENTS.
- PARK LAND DEDICATION REQUIRED:
0.83 ACRES (SINGLE-FAMILY & DUPLEX)
1.77 ACRES (MULTI-FAMILY)
- THIS DEVELOPMENT REQUIRES CONSTRUCTION AND MAINTENANCE OF A LIFT STATION AND/OR SIPHON EQUIPMENT. A FINAL PLAT SHALL NOT BE PRESENTED TO THE NORMAN CITY COUNCIL FOR CONSIDERATION UNTIL SUCH TIME AS A CONTRACTUAL AGREEMENT AND BINDING COVENANTS SETTING FORTH THE MANNER IN WHICH CONSTRUCTION AND MAINTENANCE OF SAID LIFT STATION AND/OR SIPHON EQUIPMENT IS TO OCCUR, AND EACH PARTY'S RESPONSIBILITY FOR IT, IS ALSO PRESENTED TO CITY COUNCIL FOR CONTINGENT CONSIDERATION AND APPROVAL THEREOF. AS TO THE LIFT STATION OR SIPHON PUMP EQUIPMENT, ANY SUCH AGREEMENT SHALL SPECIFY THAT THE PROPERTY OWNERS' ASSOCIATION OF EACH ADDITION OF LOTS THAT ARE SERVED BY THE EQUIPMENT SHALL ULTIMATELY BE AND AT ALL TIMES REMAIN RESPONSIBLE FOR ALL MAINTENANCE AND REPAIR OF SUCH EQUIPMENT. THE RESPECTIVE PROPERTY OWNERS' ASSOCIATIONS SHALL ASSESS EACH LOT AS NECESSARY TO FUND THE MAINTENANCE AND REPAIR OF THE LIFT STATION AND SIPHON EQUIPMENT. IN THE EVENT THAT THE LIFT STATION OR SIPHON EQUIPMENT FAILS AND IS NOT PROPERLY MAINTAINED OR REPAIRED, THE CITY OF NORMAN SHALL HAVE THE RIGHTS AND AUTHORITY SET OUT IN SAID REFERENCE AGREEMENT ENTRY AND MITIGATING ACTIONS AS NECESSARY FOR THE PUBLIC'S SAFETY IN WHICH CASE SUCH COSTS SHALL BE LIABLE FOR ASSESSMENT AGAINST THE LOTS SERVED BY SUCH EQUIPMENT.

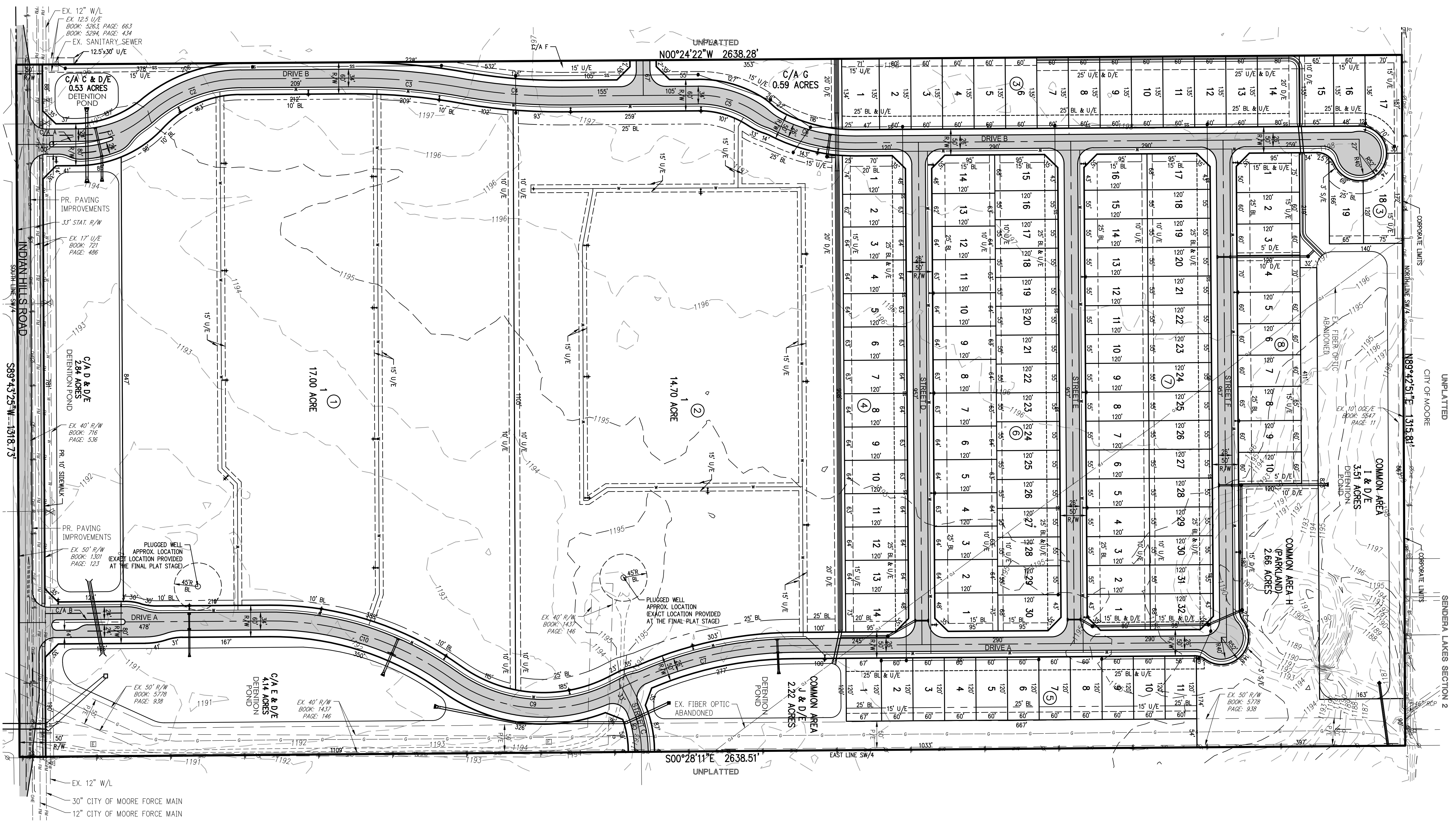
LEGAL DESCRIPTION

The East Half of the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma.

PRELIMINARY PLAT
REDLANDS - A PLANNED UNIT DEVELOPMENT



SHEET NO.: 1 of 3
DATE: 10/31/22
PROJECT NO.: 22609900



COMMON AREAS:

C/A 'A'	0.03 ACRES
C/A 'B'	0.05 ACRES
C/A 'C' (DR.)	0.53 ACRES
C/A 'D' (DR.)	2.84 ACRES
C/A 'E' (DR.)	4.14 ACRES
C/A 'F'	0.27 ACRES
C/A 'G'	0.59 ACRES
C/A 'H' (PARK LAND)	2.66 ACRES
C/A 'I' (DR.)	3.51 ACRES
C/A 'J' (DR.)	2.22 ACRES
TOTAL C/A (SITE)	16.84 ACRES

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 REDLANDS; however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the City, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and born upon said Property Owners Association. Officials representing the Public Works Department, shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the Public Works Department, Property Owners Association may construct improvements within the easement, provided the improvement does not interfere with the function of the Detention Facility.

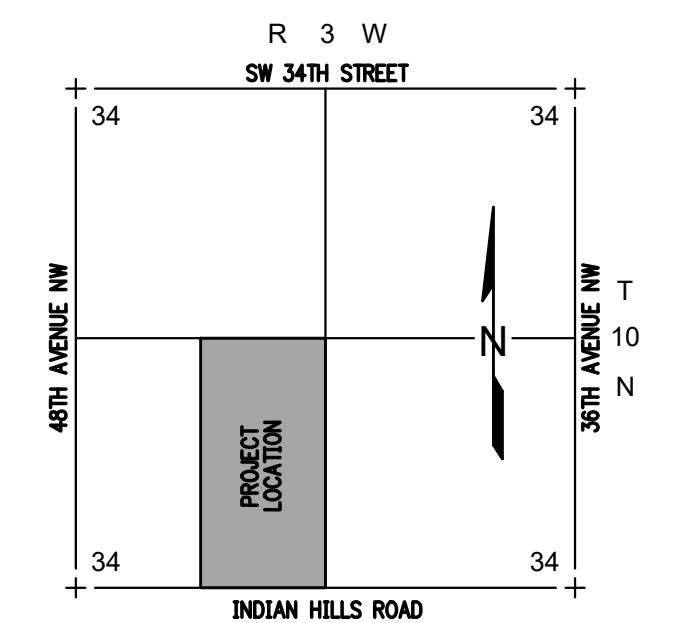
LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
U/E	UTILITY EASEMENT
S/E	SIDEWALK EASEMENT (3')
P/E	EX. PIPELINE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA

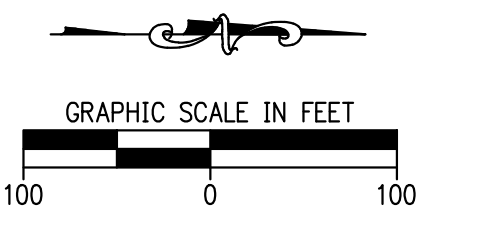
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	164.80'	230.00'	041°03'11"	N20° 48' 10"W	161.29'
C2	192.85'	270.00'	040°55'24"	S20° 52' 04"E	188.77'
C3	222.97'	1170.00'	010°55'08"	S05° 03' 12"W	222.63'
C4	181.57'	1035.24'	010°02'56"	N04° 37' 06"E	181.34'
C5	120.83'	200.00'	034°36'58"	S16° 54' 07"W	119.00'
C6	196.35'	325.00'	034°36'58"	N16° 54' 07"E	193.38'
C7	348.64'	725.00'	027°33'08"	S14° 10' 56"E	345.29'
C8	93.42'	200.00'	026°45'45"	S76° 12' 45"W	92.57'
C9	333.43'	300.00'	063°40'48"	N03° 52' 53"E	316.53'
C10	368.73'	585.00'	036°06'50"	S17° 39' 52"W	362.66'

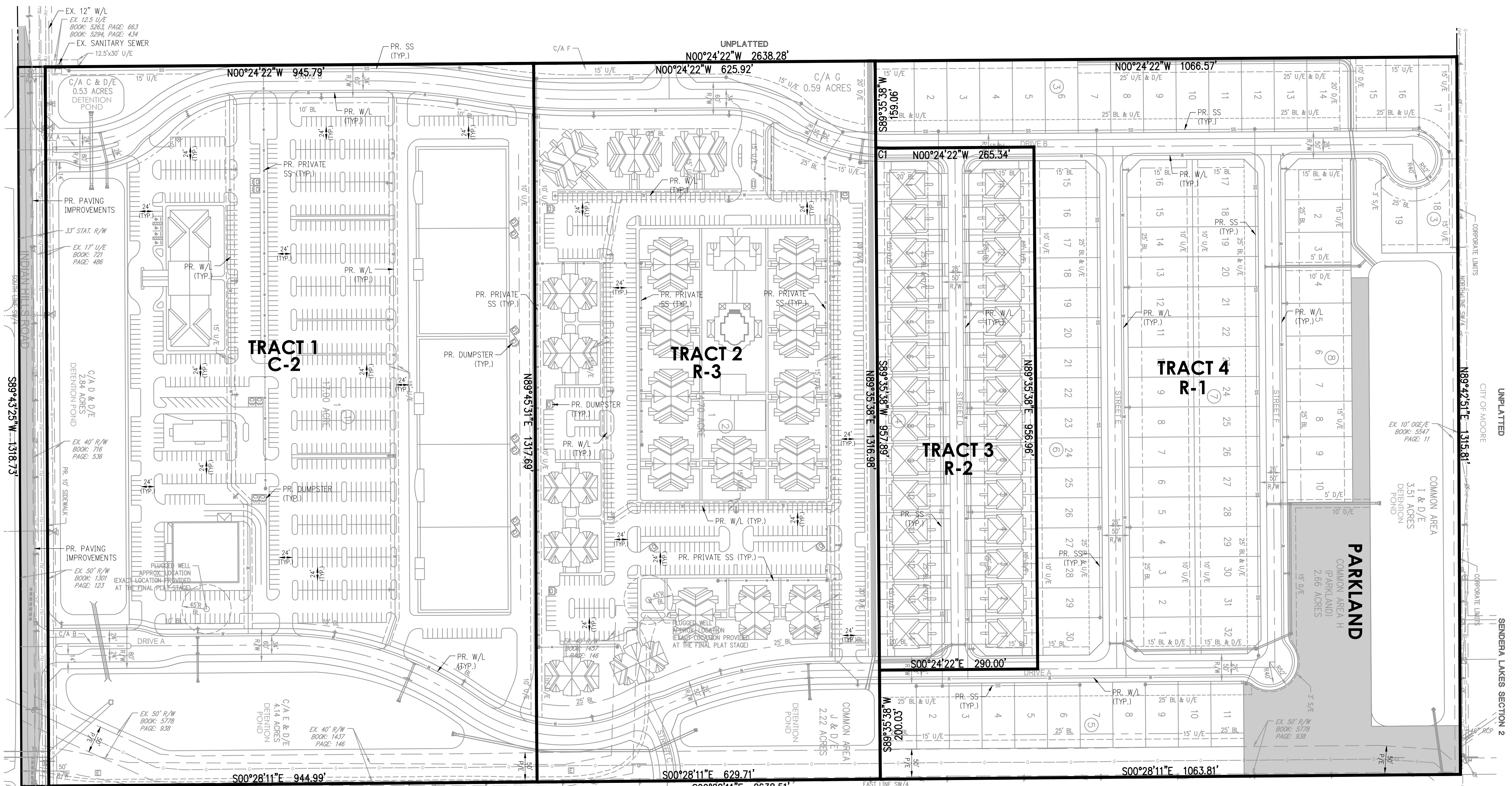
PRELIMINARY PLAT - CONCEPTUAL SITE PLAN
OF
REDLANDS
A PLANNED UNIT DEVELOPMENT
A PART OF THE SW/4 OF SECTION 34, T10N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.69'	325.00'	004°21'09"	N01° 46' 12"E	24.68'



EX. 12" W/L
30" CITY OF MOORE FORCE MAIN
12" CITY OF MOORE FORCE MAIN

OWNER/DEVELOPER
PREMIUM LAND, LLC
P.O. BOX 6718
EDMOND, OK 73083
PH: 405.285.5105

COMMON AREAS:

C/A 'A'	0.03 ACRES
C/A 'B'	0.05 ACRES
C/A 'C' (DR.)	0.53 ACRES
C/A 'D' (DR.)	2.84 ACRES
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C/A 'I' (DR.)	3.51 ACRES
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TOTAL C/A (SITE)	16.84 ACRES

LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
U/E	UTILITY EASEMENT
S/E	SIDEWALK EASEMENT (3')
P/E	EX. PIPELINE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA

TRACT 1
PROPOSED ZONING: C-2
AREA: 28.61 Acres, More or Less
SQUARE FOOTAGE: 180,470 (Approximate)

TRACT 2
PROPOSED ZONING: R-3
AREA: 18.99 Acres, More or Less
UNITS: 400 (Approximate)

TRACT 3
PROPOSED ZONING: R-2
AREA: 6.37 Acres, More or Less
UNITS: 56 (Approximate)

TRACT 4
PROPOSED ZONING: R-1
AREA: 25.82 Acres, More or Less
LOTS: 95 (Approximate)

PARKLAND DEDICATION

R-1 Single Family Lots: 88
R-2 Two Family Units: 28 (56 units)
R-3 Multi-Family Units: 400

Single Family Population:
2.62 per/du x 88 lots = 231 per

Two Family Population:
1.77 per/du x 56 units = 100 per

Multi-Family Population:
1.77 per/du x 400 units: 708 per

Total Population: 1,039 per

Parkland Requirement:
1,039 per x 0.0025ac/per = 2.60 ac.

LEGAL DESCRIPTION
The East Half of the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma.

PRELIMINARY PLAT - CONCEPTUAL SITE PLAN
REDLANDS - A PLANNED UNIT DEVELOPMENT

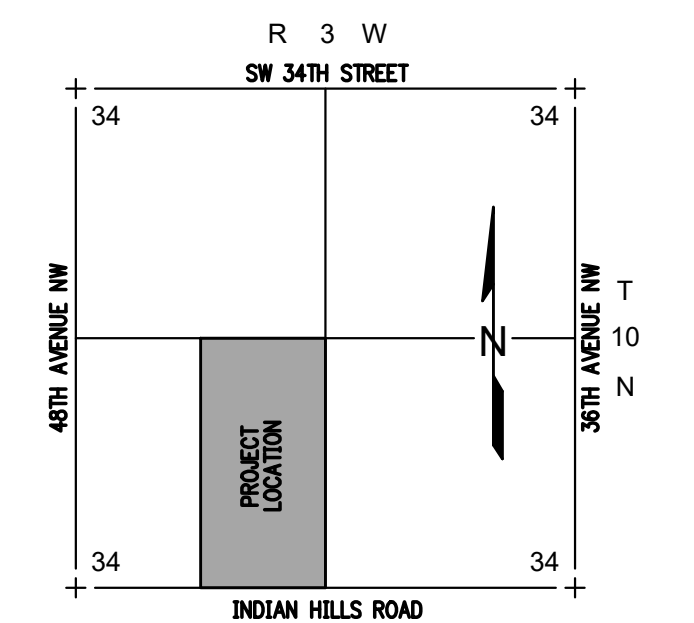
300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276
www.craftontull.com

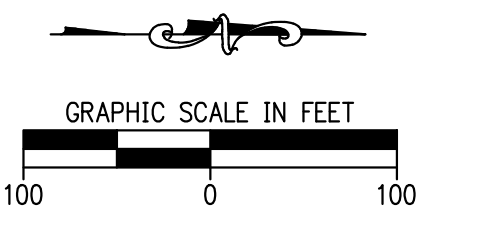
SHEET NO.: 2 of 3
DATE: 10/31/22
PROJECT NO.: 22609900

CERTIFICATE OF AUTHORIZATION:
CA 973 (REV. 01) EXPIRES 6/30/2024

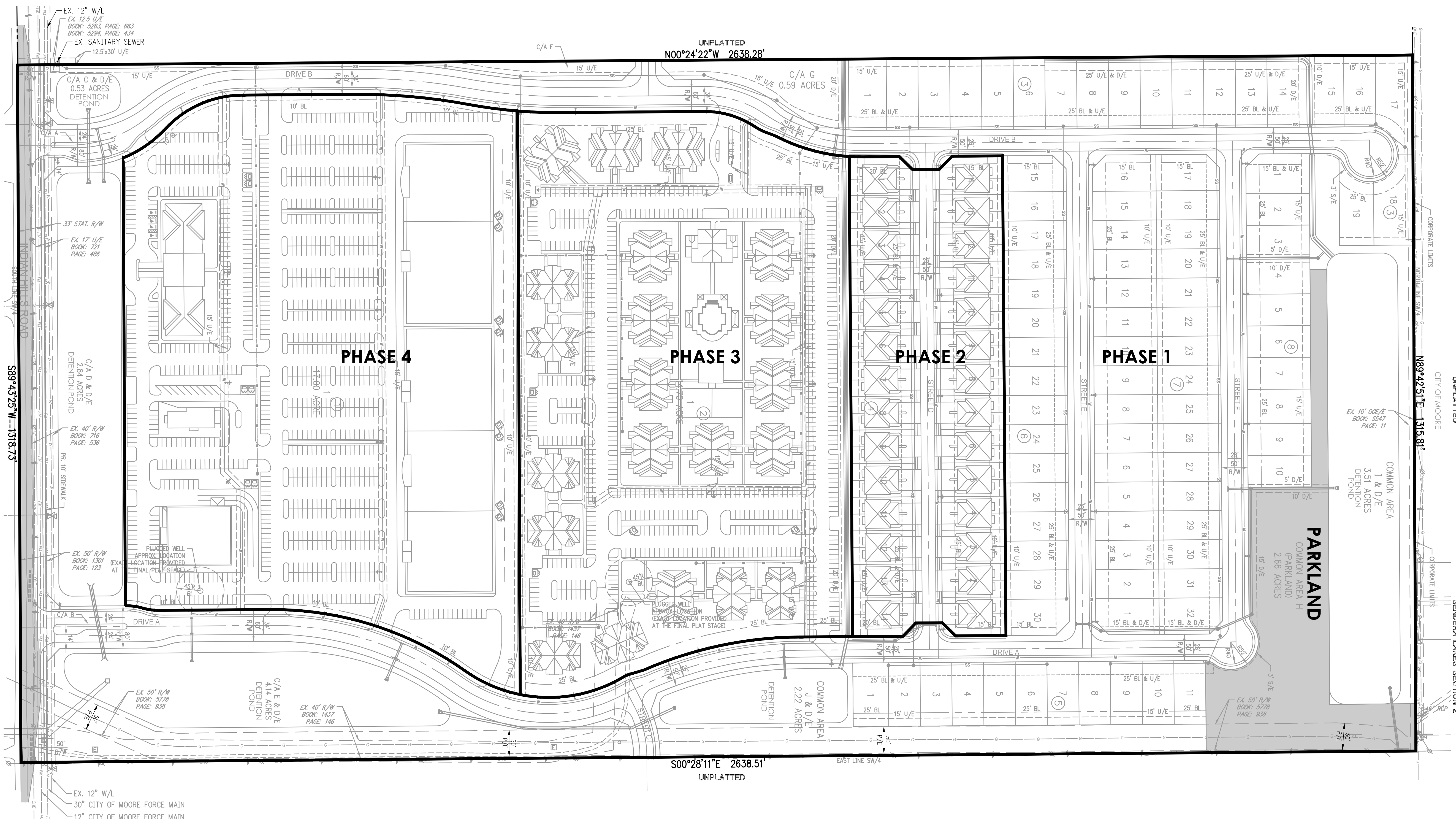
PRELIMINARY PHASING PLAN
OF
REDLANDS
A PLANNED UNIT DEVELOPMENT
A PART OF THE SW/4 OF SECTION 34, T10N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'



DEVELOPMENTAL PHASING SHALL BE ALLOWED AS A PART OF THIS P.U.D. THE ANTICIPATED PROGRESSION OF DEVELOPMENT IS ILLUSTRATED AS SHOWN IN THIS EXHIBIT. THE ACTUAL PROGRESSION MAY VARY DUE TO MARKET CONDITIONS.



EX. 12" W/L
EX. 12.5' U/E
BOOK: 5263, PAGE: 663
BOOK: 5294, PAGE: 434
EX. SANITARY SEWER
12.5'x30' U/E

EX. 17' U/E
BOOK: 721
PAGE: 486

EX. 40' R/W
BOOK: 716
PAGE: 536

EX. 50' R/W
BOOK: 1301
PAGE: 123

EX. 12" W/L
30" CITY OF MOORE FORCE MAIN
12" CITY OF MOORE FORCE MAIN

UNPLATTED
N89°42'51"E 315.81'

S00°28'11"E 2638.51'
UNPLATTED

COMMON AREAS:

C/A 'A'	0.03 ACRES
C/A 'B'	0.05 ACRES
C/A 'C' (DR.)	0.53 ACRES
C/A 'D' (DR.)	2.84 ACRES
C/A 'E' (DR.)	4.14 ACRES
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LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
U/E	UTILITY EASEMENT
S/E	SIDEWALK EASEMENT (3')
P/E	EX. PIPELINE EASEMENT
EX.	EXISTING
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1.77 per/du x 56 units = 100 per

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1.77 per/du x 400 units: 708 per

Total Population: 1,039 per

Parkland Requirement:
1,039 per x 0.0025ac/per = 2.60 ac.

OWNER/DEVELOPER
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P.O. BOX 6718
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PH: 405.285.5105

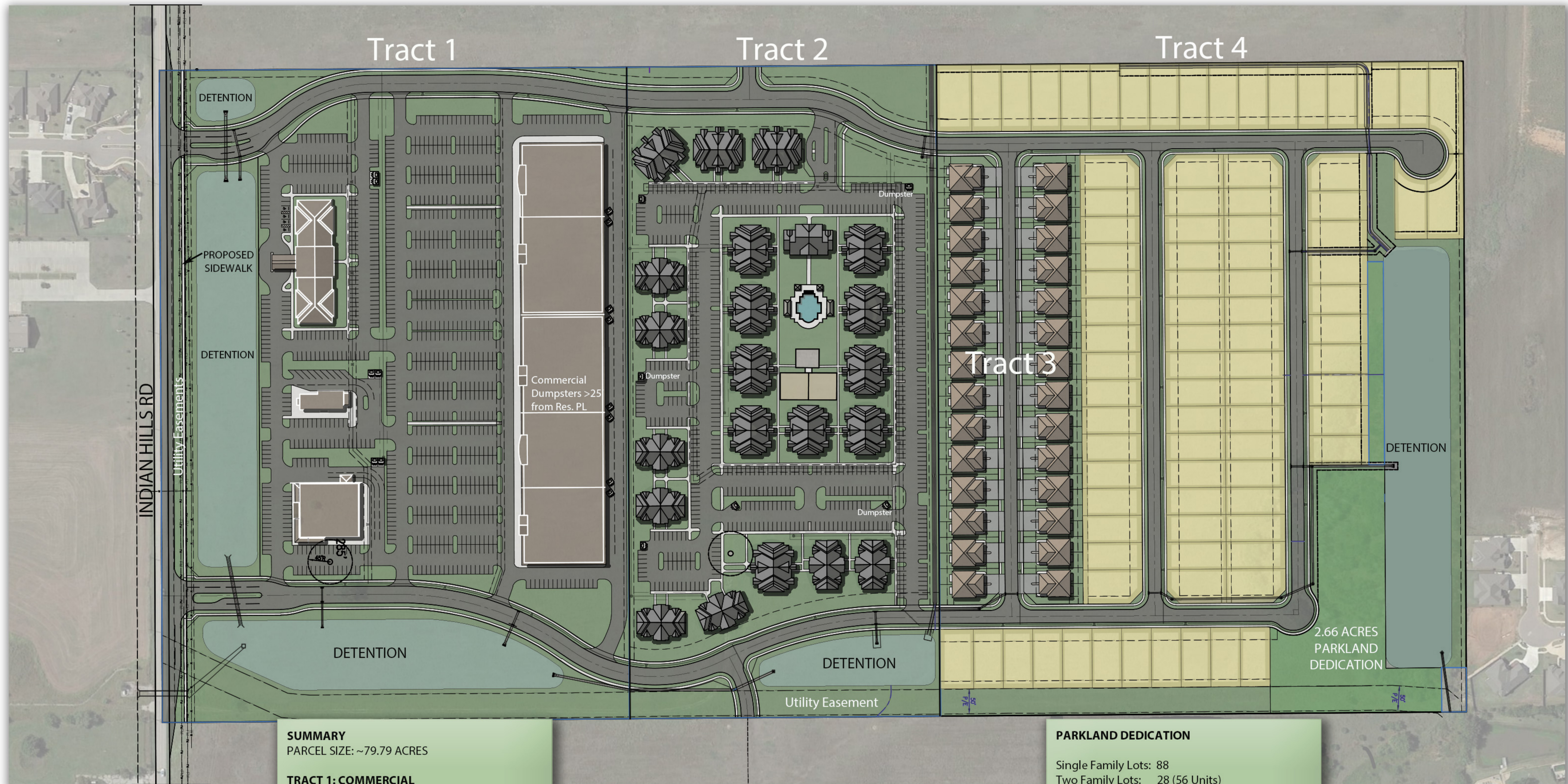
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PRELIMINARY PHASING PLAN
REDLANDS - A PLANNED UNIT DEVELOPMENT

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276
www.craftontull.com

SHEET NO.: 3 OF 3
DATE: 10/31/22
PROJECT NO.: 22609900



SUMMARY
 PARCEL SIZE: ~79.79 ACRES

TRACT 1: COMMERCIAL
 TRACT SIZE: ~28.6 ACRES

TRACT 2: GARDEN APARTMENT MULTI-FAMILY
 TRACT SIZE: ~19.0 ACRES
 400 UNITS (APPROXIMATE)

TRACT 3: TWO-FAMILY DUPLEX
 TRACT SIZE: ~6.4 ACRES
 LOTS: 28 (56 UNITS)
 TYPICAL 63.5' x 120' (7,620 SQ. FT. LOT)

TRACT 4: SINGLE FAMILY
 TRACT SIZE: ~25.8 ACRES
 LOTS: 88
 TYPICAL 55' or 60' x 120' (6,600 - 7,200 SQ. FT. LOT)

PARKLAND DEDICATION

Single Family Lots: 88
 Two Family Lots: 28 (56 Units)
 Multi-Family Lots: 400

TRACT 4 - Single Family Population
 2.62 PER/DU x 88 UNITS = 231 PER

TRACT 3 - Two Family Population
 1.77 PER/DU x 56 UNITS = 100 PER

TRACT 2 - Multi-Family Population
 1.77 PER/DU x 400 UNITS = 708 PER

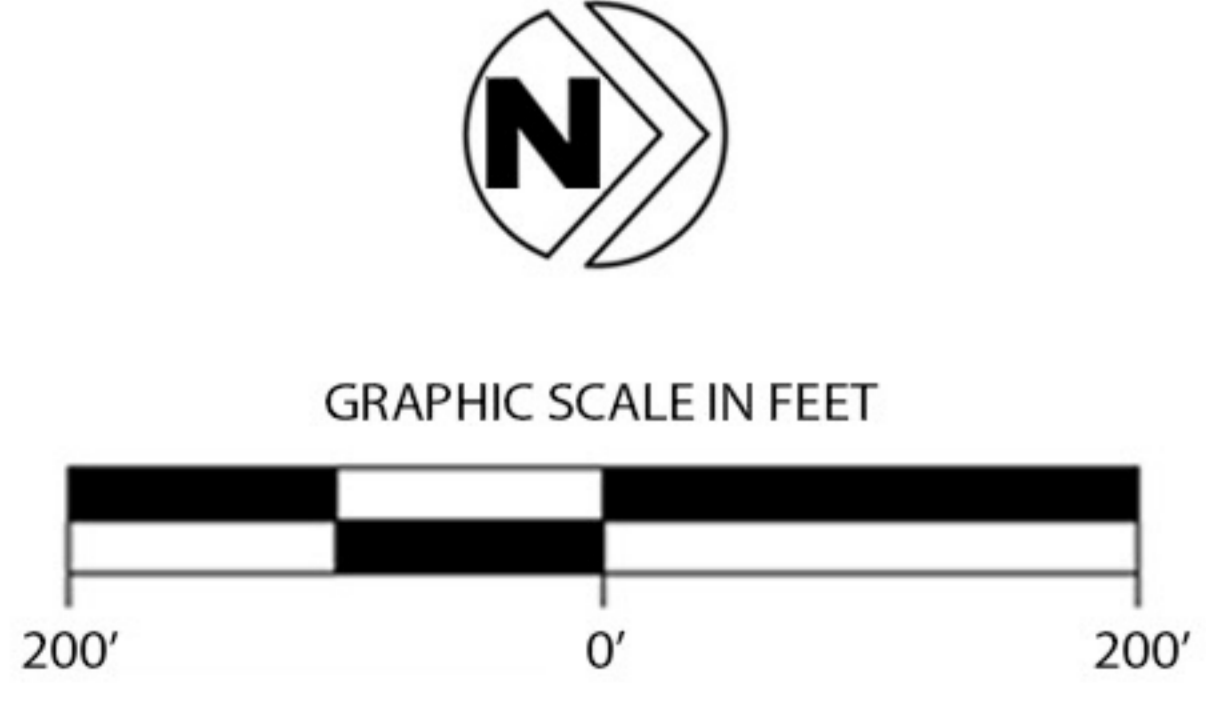
1,039 PER

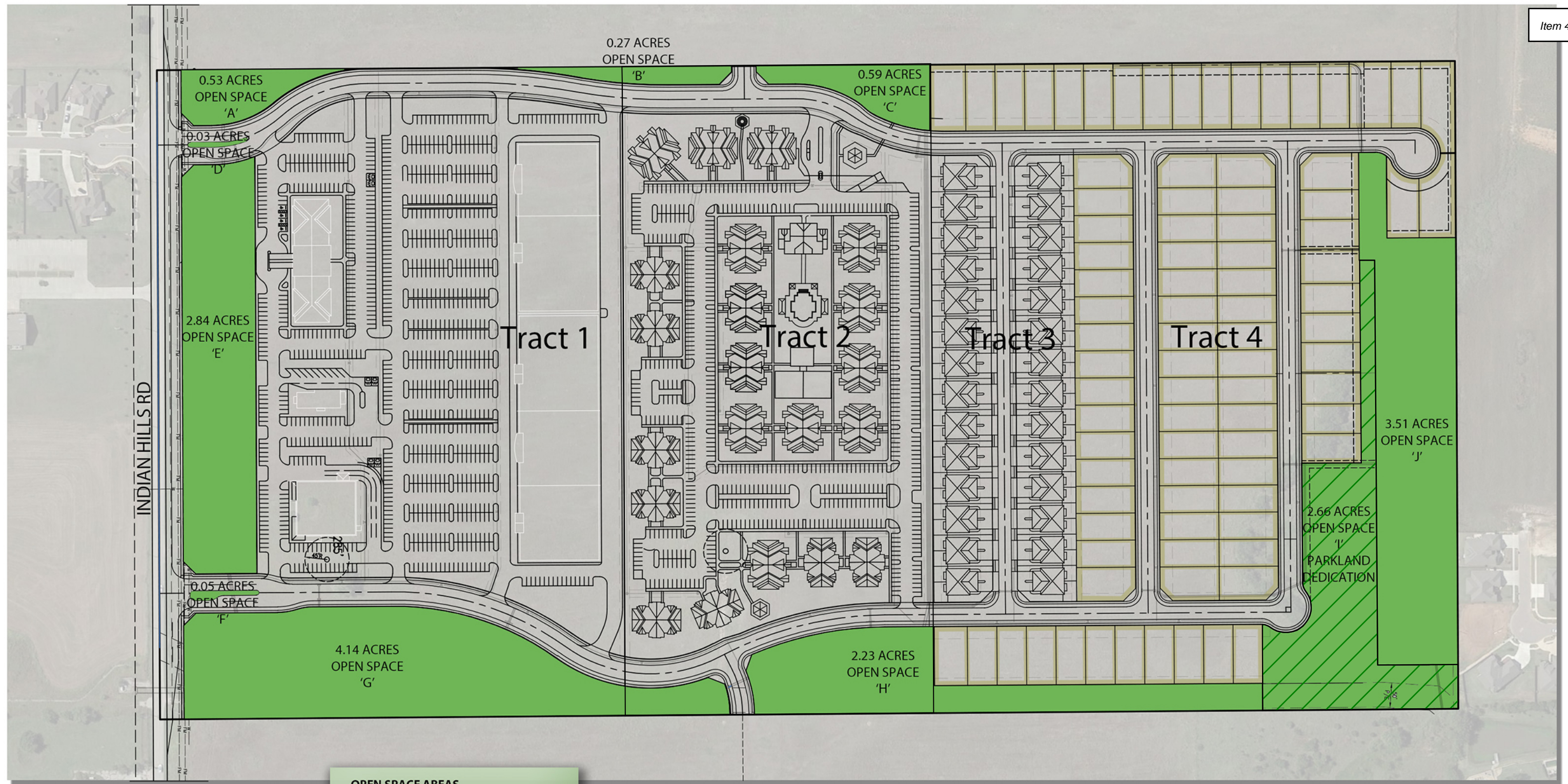
1,039 PER X .0025 AC/PER = 2.60 ACRES

CITY PARKLAND REQUIREMENT: 2.60 ACRES

CITY PARKLAND DEDICATION SHOWN: 2.66 ACRES

PRELIMINARY SITE DEVELOPMENT PLAN
REDLANDS
 INDIAN HILLS RD
 NORMAN, OK
 November, 2022





OPEN SPACE AREAS

AREA A:	0.53 ACRES
AREA B:	0.27 ACRES
AREA C:	0.59 ACRES
AREA D:	0.03 ACRES
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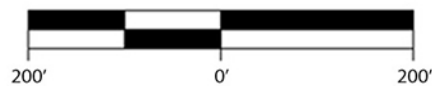
OPEN SPACE PLAN REDLANDS

INDIAN HILLS RD
NORMAN, OK

October, 2022

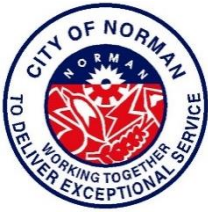


GRAPHIC SCALE IN FEET



File Attachments for Item:

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2223-3: Consideration of a Preliminary Plat submitted by Premium Land, L.L.C. (Crafton Tull) for REDLANDS ADDITION for approximately 79.88 acres of property generally located north of Indian Hills Road between 48th Avenue NW and 36th Avenue NW.



CITY OF NORMAN, OK STAFF REPORT

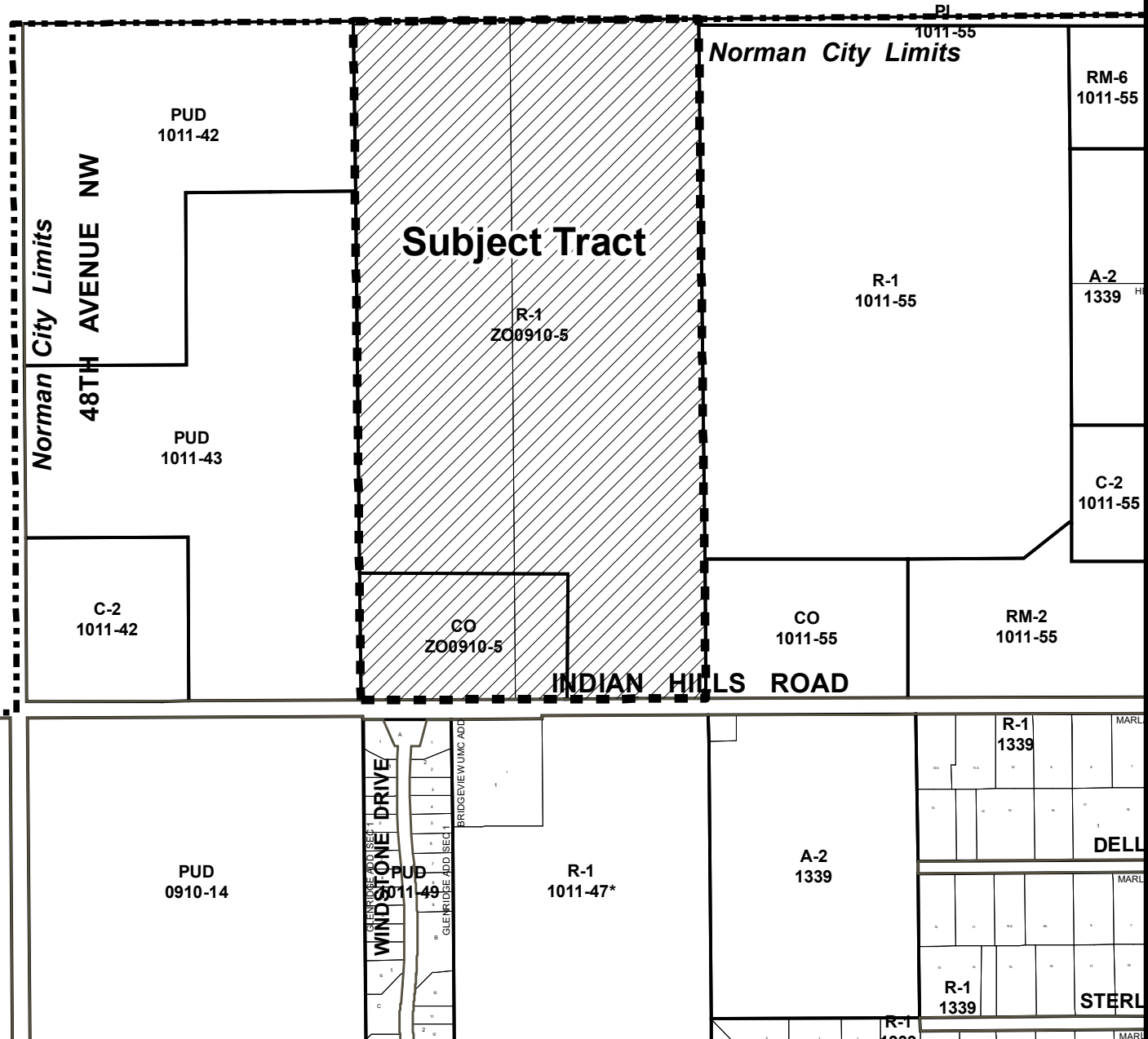
MEETING DATE: November 10, 2022

REQUESTER: Premium Land, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2223-3: Consideration of a Preliminary Plat submitted by Premium Land, L.L.C. (Crafton Tull) for REDLANDS ADDITION for approximately 79.88 acres of property generally located north of Indian Hills Road between 48th Avenue NW and 36th Avenue NW.

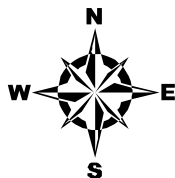
ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of PP-2223-3, the preliminary plat for REDLANDS ADDITION, to City Council.



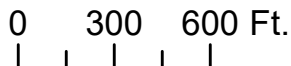
Location Map





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

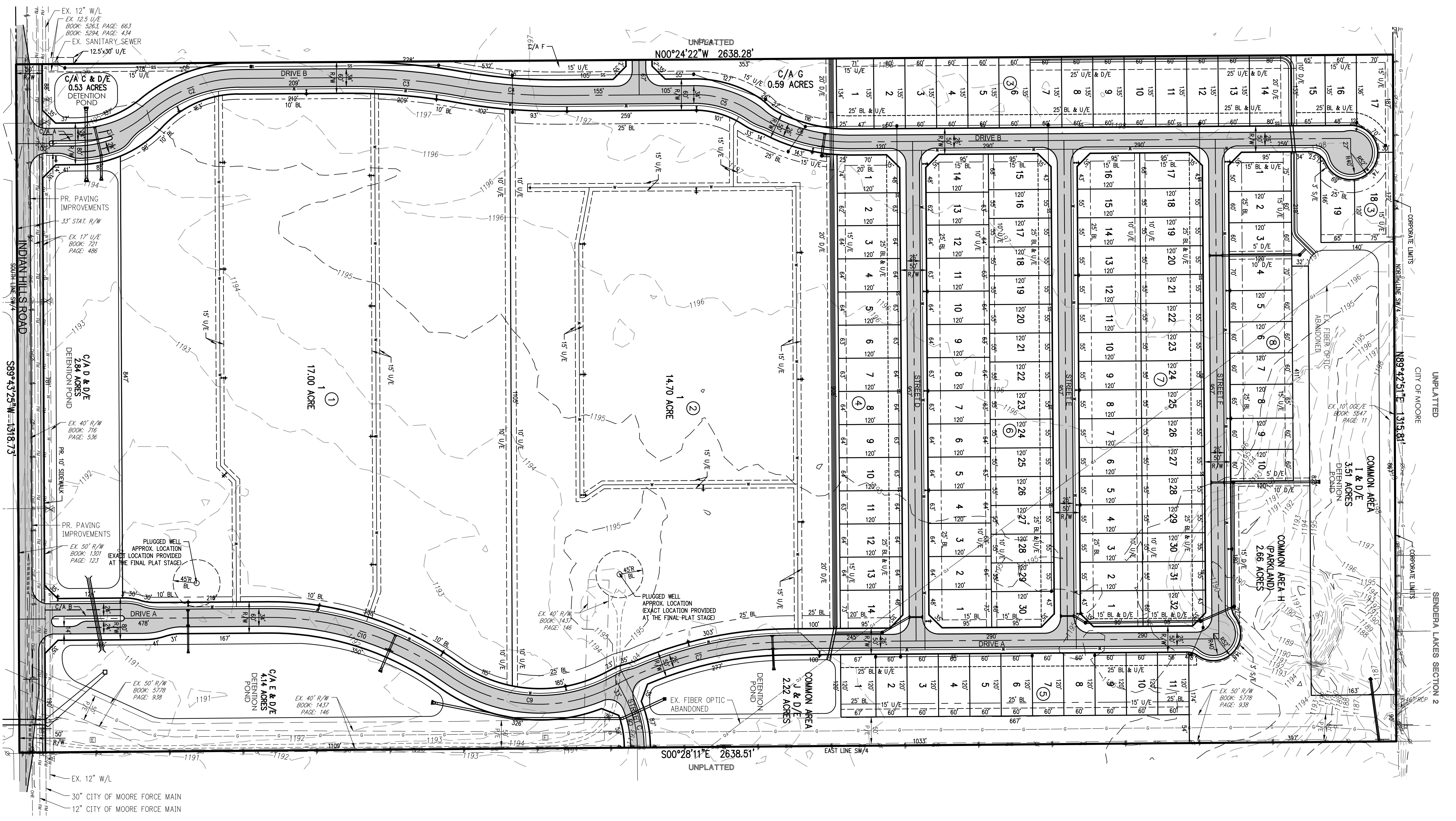
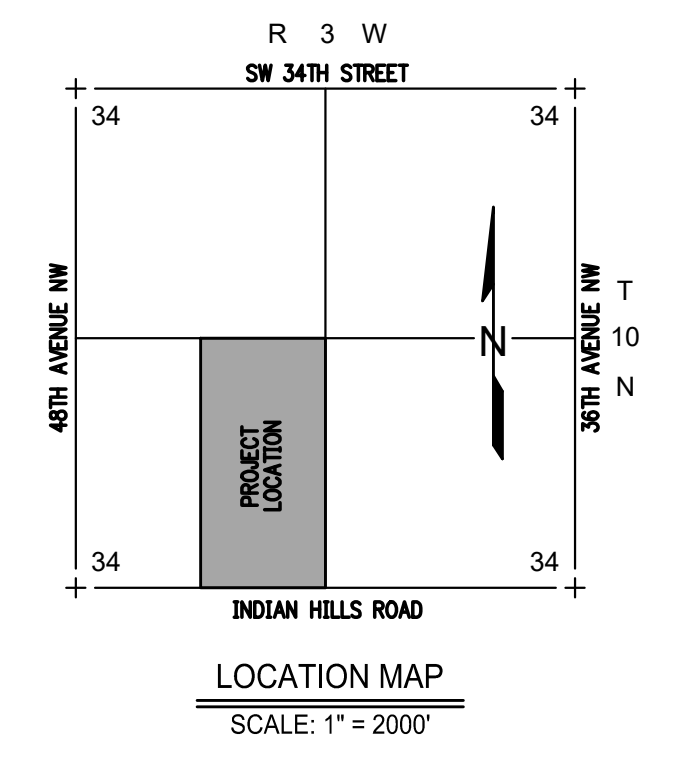
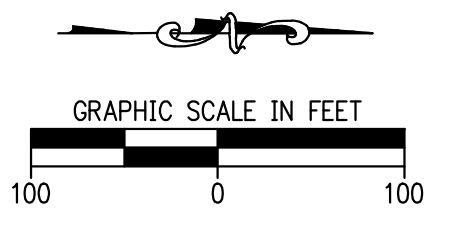


September 6, 2022



-  Subject Tract
-  Zoning

PRELIMINARY PLAT
OF
REDLANDS
A PLANNED UNIT DEVELOPMENT
A PART OF THE SW/4 OF SECTION 34, T10N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



OWNER/DEVELOPER
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P.O. BOX 6718
EDMOND, OK 73083
PH: 405.285.5105

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DUPLEX RESIDENTIAL	28 LOTS
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APARTMENTS	1 LOT
TOTAL ACRES	79.79

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0.83 ACRES (SINGLE-FAMILY & DUPLEX)
1.77 ACRES (MULTI-FAMILY)
 - THIS DEVELOPMENT REQUIRES CONSTRUCTION AND MAINTENANCE OF A LIFT STATION AND/OR SIPHON EQUIPMENT. A FINAL PLAT SHALL NOT BE PRESENTED TO THE NORMAN CITY COUNCIL FOR CONSIDERATION UNTIL SUCH TIME AS A CONTRACTUAL AGREEMENT AND BINDING COVENANTS SETTING FORTH THE MANNER IN WHICH CONSTRUCTION AND MAINTENANCE OF SAID LIFT STATION AND/OR SIPHON EQUIPMENT IS TO OCCUR, AND EACH PARTY'S RESPONSIBILITY FOR IT, IS ALSO PRESENTED TO CITY COUNCIL FOR CONTINGENT CONSIDERATION AND APPROVAL THEREOF. AS TO THE LIFT STATION OR SIPHON PUMP EQUIPMENT, ANY SUCH AGREEMENT SHALL SPECIFY THAT THE PROPERTY OWNERS' ASSOCIATION OF EACH ADDITION OF LOTS THAT ARE SERVED BY THE EQUIPMENT SHALL ULTIMATELY BE AND AT ALL TIMES REMAIN RESPONSIBLE FOR ALL MAINTENANCE AND REPAIR OF SUCH EQUIPMENT. THE RESPECTIVE PROPERTY OWNERS' ASSOCIATIONS SHALL ASSESS EACH LOT AS NECESSARY TO FUND THE MAINTENANCE AND REPAIR OF THE LIFT STATION AND SIPHON EQUIPMENT. IN THE EVENT THAT THE LIFT STATION OR SIPHON EQUIPMENT FAILS AND IS NOT PROPERLY MAINTAINED OR REPAIRED, THE CITY OF NORMAN SHALL HAVE THE RIGHTS AND AUTHORITY SET OUT IN SAID REFERENCE AGREEMENT ENTRY AND MITIGATING ACTIONS AS NECESSARY FOR THE PUBLIC'S SAFETY IN WHICH CASE SUCH COSTS SHALL BE LIABLE FOR ASSESSMENT AGAINST THE LOTS SERVED BY SUCH EQUIPMENT.

COMMON AREAS:

C/A 'A'	0.03 ACRES
C/A 'B'	0.05 ACRES
C/A 'C' (DR.)	0.53 ACRES
C/A 'D' (DR.)	2.84 ACRES
C/A 'E' (DR.)	4.14 ACRES
C/A 'F'	0.27 ACRES
C/A 'G'	0.59 ACRES
C/A 'H' (PARK LAND)	2.66 ACRES
C/A 'I' (DR.)	3.51 ACRES
C/A 'J' (DR.)	2.22 ACRES
TOTAL C/A (SITE)	16.84 ACRES

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 REDLANDS; however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the City, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and born upon said Property Owners Association. Officials representing the Public Works Department, shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the Public Works Department, Property Owners Association may construct improvements within the easement, provided the improvement does not interfere with the function of the Detention Facility.

LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
U/E	UTILITY EASEMENT
S/E	SIDEWALK EASEMENT (3')
P/E	EX. PIPELINE EASEMENT
EX	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	164.80'	230.00'	041°03'11"	N20° 48' 10"W	161.29'
C2	192.85'	270.00'	040°55'24"	S20° 52' 04"E	188.77'
C3	222.97'	1170.00'	010°55'08"	S05° 03' 12"W	222.63'
C4	181.57'	1035.24'	010°02'56"	N04° 37' 06"E	181.34'
C5	120.83'	200.00'	034°36'58"	S16° 54' 07"W	119.00'
C6	196.35'	325.00'	034°36'58"	N16° 54' 07"E	193.38'
C7	348.64'	725.00'	027°33'08"	S14° 10' 56"E	345.29'
C8	93.42'	200.00'	026°45'45"	S76° 12' 45"W	92.57'
C9	333.43'	300.00'	063°40'48"	N03° 52' 53"E	316.53'
C10	368.73'	585.00'	036°06'50"	S17° 39' 52"W	362.66'

LEGAL DESCRIPTION
The East Half of the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma.

PRELIMINARY PLAT
REDLANDS - A PLANNED UNIT DEVELOPMENT

300 Pointe Parkway Blvd.
Tulsa, Oklahoma 74399

Crafton Tull
architectural | engineering | surveying
405.787.6270 | 405.787.6261
www.craftontull.com

SHEET NO.: 1 of 3
DATE: 10/31/22
PROJECT NO.: 22609900

PRELIMINARY PLAT

ITEM NO. 5

PP-2223-3

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **REDLANDS ADDITION, A PLANNED UNIT DEVELOPMENT**.

LOCATION: Generally located one-half mile west of 36th Avenue NW on the north side of Indian Hills Road.

INFORMATION:

1. Owners. Premium Land, L.L.C.
2. Developer. Premium Land, L.L.C.
3. Engineer. Crafton Tull

HISTORY:

1. November 17, 1961. City Council adopted Ordinance No. 1323 annexing this property into the Norman Corporate City limits without zoning.
2. December 19, 1961. Planning Commission recommended that this property be placed in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. June 3, 2010. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended park land with the recommendation that it be graded into flat useable space. It should be noted with the current NORMAN 2025 Land Use and Transportation Plan the proposed park land is located in the Outer Loop Reserve.
5. June 10, 2010. Planning Commission, on a vote of 6-0, postponed the request to amend the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Service Area.

HISTORY, (con't):

6. June 10, 2010. Planning Commission, on a vote of 6-0, postponed the request to place this property in R-1, Single-Family Dwelling District and remove it from A-2, Rural Agriculture District.
7. June 10, 2010. Planning Commission, on a vote of 6-0, postponed the preliminary plat for Redlands Addition.
8. July 8, 2010. Planning Commission, on a vote 8-0, recommended to City Council that the NORMAN 2025 Land Use and Transportation Plan be amended from Future Urban Service Area to Current Service area and from Low Density Residential to Office Designation (Tract 2).
9. July 8, 2010. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the R-1, Single Family District and CO, Office Commercial District and removed from A-2, Rural Agricultural District.
10. July 8, 2010. Planning Commission, on a vote of 8-0 recommended to City Council that the preliminary plat for Redlands Addition be approved with a waiver of alley requirements for the office commercial properties.
11. August 24, 2010. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing this property in the Current Service Area and placing a portion of the property in the Office Designation.
12. August 24, 2010. City Council adopted Ordinance No. ZO-0910-5 placing this property in the R-1, Single-Family Dwelling District and CO, Suburban Office Commercial District and removing it from A-2, Rural Agricultural District.
13. August 24, 2010. City Council approved the preliminary plat for Redlands Addition.
14. August 24, 2015. Approval of the preliminary plat became null and void.
15. November 3, 2022. With the changes in rezoning and the preliminary plat, the Norman Board of Parks Commissioners will consider the preliminary plat for Redlands Addition, a Planned Unit Development. Results of that consideration will be presented separately.
16. November 10, 2022. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation and Office Designation to Mixed Use Designation.
17. November 10, 2022. The applicant has made a request to rezone from R-1, Single-Family Dwelling District and CO, Suburban Office Commercial District to PUD, Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department. Additional fire hydrants will be required for the large tracts when a final site development plan is submitted with a final plat.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
4. Sidewalks. A ten-foot width sidewalk will be constructed adjacent to Indian Hills Road. Sidewalks will be constructed adjacent to all open space areas and on each lot prior to occupancy.
5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately-maintained detention facilities located throughout the property. A property owner association will be responsible for maintenance of the detention ponds, common open area and Indian Hills Road right-of-way. For the southern portion of the property, this development requires construction and maintenance of a lift station and/or siphon equipment. A final plat shall not be presented for City Council consideration until such time as a contractual agreement and binding covenants setting forth the manner in which construction and maintenance of said lift station and/or siphon equipment is to occur, and each party's responsibilities for it, is also presented to City Council for contingent and approval thereof. As to the lift station and/or siphon pump equipment, any such agreement shall specify that the property owners association of each addition/development of lots that are served by the equipment shall ultimately be and at all times remain responsible for all maintenance and repair of such equipment. The respective property owners association shall assess each lot as necessary to fund the maintenance and repair of the lift station and/or siphon equipment. In the event the lift station and/or siphon equipment fails and is not properly maintained or repaired, the City of Norman shall have rights and authority set out in said referenced agreement for entry and mitigating actions as necessary for the public's safety in which case such costs shall be liable for assessment against the lots served by the lift station and/or siphon equipment.
6. Streets. Indian Hills Road will be constructed as Principal Urban Arterial street. Interior streets will be constructed in accordance with approved plans and City paving standards. City staff may recommend deferral of paving improvements for Indian Hills Road with submittal of a final plat.

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

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: The developer has proposed mixed uses for the property. The property consists of 79.88 acres with one (1) large commercial lot consisting of 17 acres, one (1) large multifamily lot consisting of 14.70 acres, twenty-eight (28) duplex lots and eighty-eight (88) single-family residential lots. There are several open space areas and proposed park land. The design has two (2) public streets connecting to Indian Hills Road. There are also access locations connecting to the Uplands development to the east and Whispering Trails development to the west. At this time, it seems premature for development in this area to occur since a portion of this property has been designated by the OTA, Oklahoma Turnpike Authority for an east-west turnpike system.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Redlands Addition, a Planned Unit Development to City Council.

ACTION TAKEN: _____



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: November 1, 2022

CONDUCTED BY: Jami L. Short, P.E.
City Traffic Engineer

PROJECT NAME: Redlands Preliminary Plat PROJECT TYPE: Residential/Commercial

SURROUNDING ENVIRONMENT (Streets, Developments)

Residential developments surround the project location with some floodplain land to the west. Indian Hills Road is the main east/west roadway, and 48th and 36th Avenues NW are the main north/south roadways.

ALLOWABLE ACCESS:

Proposed access is in accordance with Section 4018 of the City's Engineering Design Criteria.

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

Indian Hills Road: 2 lanes (existing) / 4 lanes (future). Speed Limit - 50 mph. No sight distance problems. No medians.

48th Avenue NW: 2 lanes (existing and future). Speed Limit - 45 mph. No sight distance problems. No medians.

36th Avenue NW: 2 lanes (existing) / 4 lanes (future). Speed Limit - 50 mph. No sight distance problems. No medians.

ACCESS MANAGEMENT CODE COMPLIANCE: YES NO

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

TRIP GENERATION

	Total	In	Out
Weekday	13,100	6,550	6,550
A.M. Peak Hour	473	206	267
P.M. Peak Hour	1,018	540	478

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

Of primary importance with this application is the level of responsibility for improvements identified in a previous traffic study (J&J Properties) to be assessed as responsibility for the improvements identified in the previous study. Specifically, the intersections of 48th Avenue NW with Indian Hills Road, 36th Avenue NW with Indian Hills Road, 48th Avenue NW with Franklin Road, and 36th Avenue NW with Franklin Road were identified as needing improvements in the J&J traffic study. The study submitted with this application recommended construction of a westbound right-turn lane on Indian Hills Road at Street 2. The plans for this right-turn lane should be submitted with the construction plans for the development. Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are 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.

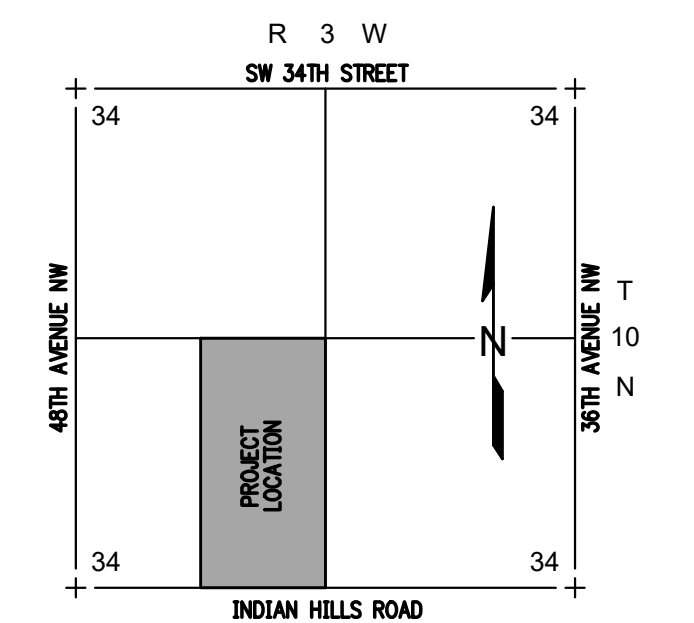
The J&J traffic study showed that the Indian Hills Road and 48th Avenue NW, the Franklin Road and 48th Avenue NW, and the Franklin Road and 36th Avenue NW intersections will need to be widened and signalized in the future. The study also found that the Indian Hills Road and 36th Avenue NW intersection will need to be signalized.

Improvement costs, excluding any costs of half-street widening to be paid by other developments, are expected to be \$2,000,000 at the intersection of Indian Hills Road with 48th Avenue NW, \$2,000,000 at the intersection of Indian Hills Road with 36th Avenue NW, \$1,200,000 at the intersection of Franklin Road with 48th Avenue NW, and \$1,500,000 at the intersection of Franklin Road with 36th Avenue NW. The Redlands share of the intersection improvement costs are summarized in the following table:

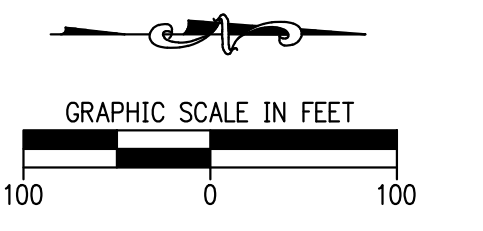
Intersection	J&J Properties Addition Share	City Share	Other Development Share	Redlands Share of Total Costs
Indian Hills/48 th	17%	19%	56%	8%
Indian Hills/36 th	15%	25%	49%	11%
Franklin/48 th	16%	20%	62%	2%
Franklin/36 th	13%	27%	59%	1%

Total cost to be spent per intersection is as follows: \$160,000 for the intersection of Indian Hills Road with 48th Avenue NW, \$220,000 for the intersection of Indian Hills Road with 36th Avenue NW, \$24,000 for the intersection of Franklin Road with 48th Avenue NW, and \$15,000 for the intersection of Franklin Road with 36th Avenue NW. The total to be paid for all four intersections by the Redlands development is \$419,000. This equates to \$4,410 per single-family lot or \$411.59 per peak hour trip.

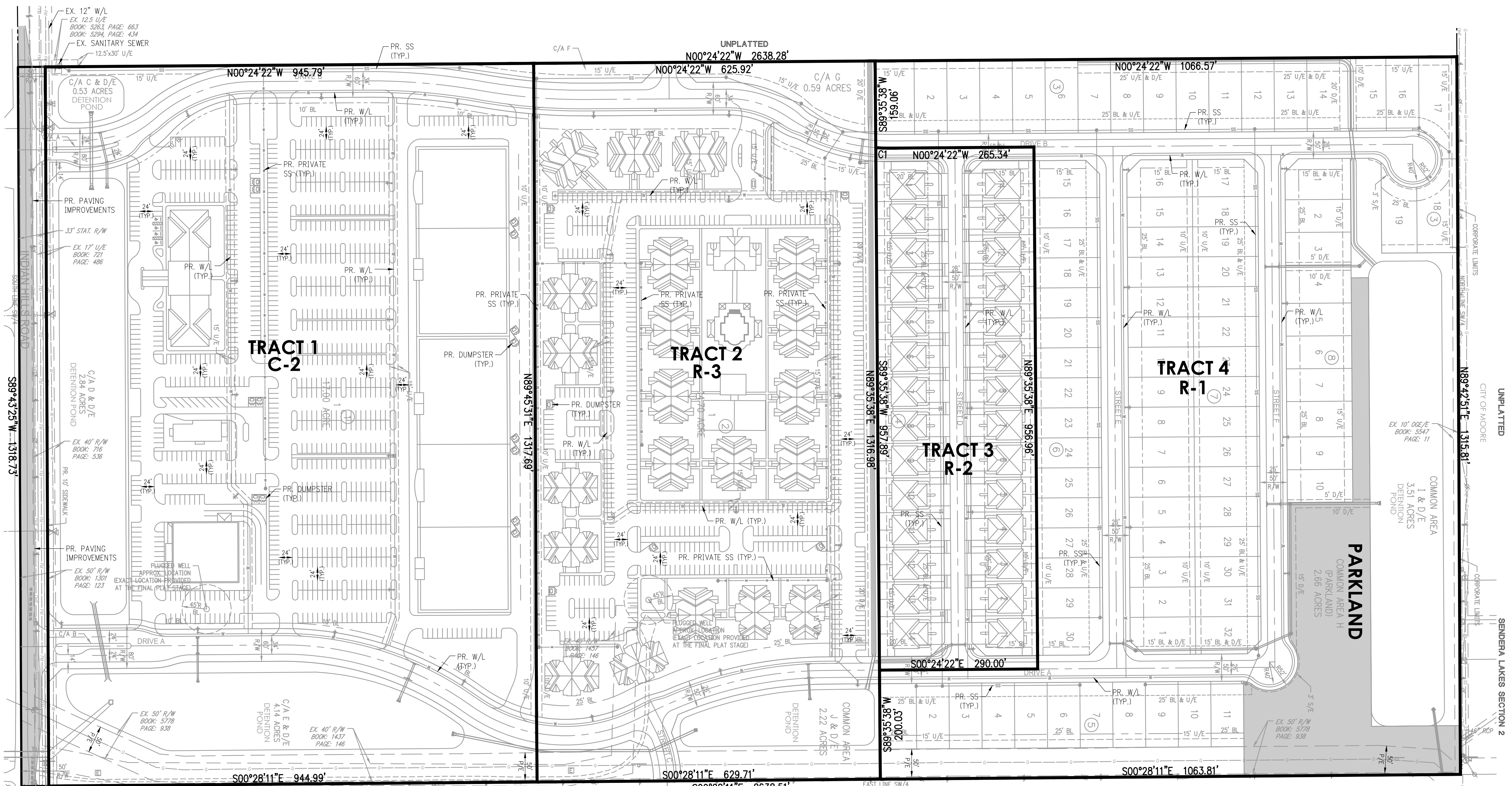
PRELIMINARY PLAT - CONCEPTUAL SITE PLAN
OF
REDLANDS
A PLANNED UNIT DEVELOPMENT
A PART OF THE SW/4 OF SECTION 34, T10N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.69'	325.00'	004°21'09"	N01° 46' 12"E	24.68'



UNPLATTED N00°24'22"W 2638.28'
UNPLATTED N00°24'22"W 625.92'
UNPLATTED N00°24'22"W 1066.57'
UNPLATTED N00°24'22"W 265.34'
UNPLATTED N89°35'38"E 956.96'
UNPLATTED N89°35'38"E 1316.81'
UNPLATTED N89°45'31"E 1317.69'
UNPLATTED N89°35'38"E 957.89'
UNPLATTED N89°35'38"E 1316.98'
UNPLATTED S00°24'22"E 290.00'
UNPLATTED S00°28'11"E 944.99'
UNPLATTED S00°28'11"E 629.71'
UNPLATTED S00°28'11"E 2638.51'
UNPLATTED S00°28'11"E 1063.81'

OWNER/DEVELOPER
PREMIUM LAND, LLC
P.O. BOX 6718
EDMOND, OK 73083
PH: 405.285.5105

COMMON AREAS:

C/A 'A'	0.03 ACRES
C/A 'B'	0.05 ACRES
C/A 'C' (DR.)	0.53 ACRES
C/A 'D' (DR.)	2.84 ACRES
C/A 'E' (DR.)	4.14 ACRES
C/A 'F'	0.27 ACRES
C/A 'G'	0.59 ACRES
C/A 'H' (PARK LAND)	2.66 ACRES
C/A 'I' (DR.)	3.51 ACRES
C/A 'J' (DR.)	2.22 ACRES
TOTAL C/A (SITE)	16.84 ACRES

LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
U/E	UTILITY EASEMENT
S/E	SIDEWALK EASEMENT (3')
P/E	EX. PIPELINE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA

TRACT 1
PROPOSED ZONING: C-2
AREA: 28.61 Acres, More or Less
SQUARE FOOTAGE: 180,470 (Approximate)

TRACT 2
PROPOSED ZONING: R-3
AREA: 18.99 Acres, More or Less
UNITS: 400 (Approximate)

TRACT 3
PROPOSED ZONING: R-2
AREA: 6.37 Acres, More or Less
UNITS: 56 (Approximate)

TRACT 4
PROPOSED ZONING: R-1
AREA: 25.82 Acres, More or Less
LOTS: 95 (Approximate)

PARKLAND DEDICATION

R-1 Single Family Lots: 88
R-2 Two Family Lots: 28 (56 units)
R-3 Multi-Family Units: 400

Single Family Population:
2.62 per/du x 88 lots = 231 per

Two Family Population:
1.77 per/du x 56 units = 100 per

Multi-Family Population:
1.77 per/du x 400 units: 708 per

Total Population: 1,039 per

Parkland Requirement:
1,039 per x 0.0025ac/per = 2.60 ac.

LEGAL DESCRIPTION
The East Half of the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma.

PRELIMINARY PLAT - CONCEPTUAL SITE PLAN
REDLANDS - A PLANNED UNIT DEVELOPMENT

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

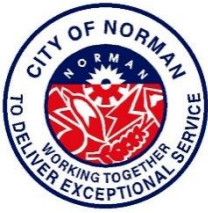
Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276
www.craftontull.com

SHEET NO.: 2 of 3
DATE: 10/31/22
PROJECT NO.: 22609900

CERTIFICATE OF AUTHORIZATION:
CA 973 (REV. 01) EXPIRES 6/30/2024

File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

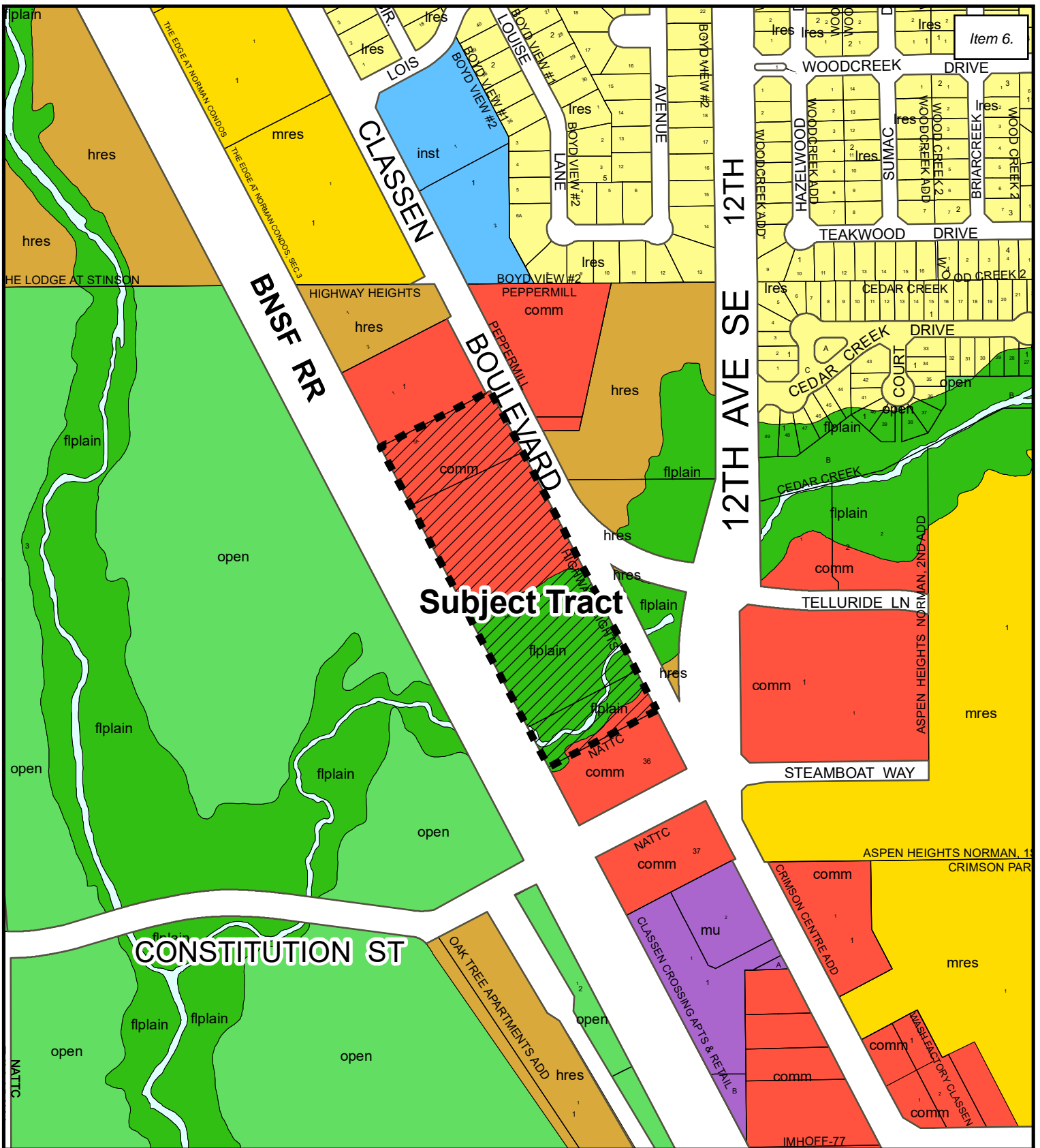
MEETING DATE: November 10, 2022

REQUESTER: Subtext Acquisitions, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

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

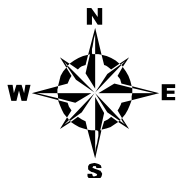
ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Resolution No. R-2223-54 to City Council.



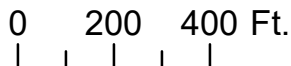
Norman 2025 Land Use Plan





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



October 4, 2022



 Subject Tract

 Zoning



Date: November 2, 2022

To: Chairperson and Members
Norman Planning Commission

From: Lora Hoggatt, Planning Services Manager

Subject: Planning Commission, November 10, 2022
Regarding Agenda Items 6, 7, and 8
Subtext Acquisitions, L.L.C.
R-2223-54 – NORMAN 2025 Land Use Plan Amendment
O-2223-17 – Rezoning to PUD, Planned Unit Development
PP-2223-4 – Preliminary Plat

The applicant is requesting a NORMAN 2025 Land Use Plan Amendment from Commercial Designation to High Density Residential Designation, rezone from C-2, General Commercial District, and A-2, Rural Agricultural District, to PUD, Planned Unit Development, and a preliminary plat at the property generally located on the west side of Classen Boulevard north of East Constitution Street. These items have been postponed to the December 8, 2022 Planning Commission meeting.

The map with the legal notification letters sent to neighbors regarding this application included an incorrect zoning description for the southernmost part of the property.

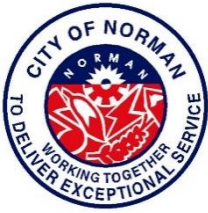
Staff will send new notification letters with the December 8, 2022 meeting date.

cc: Jane Hudson, Planning Director

office memorandum

File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

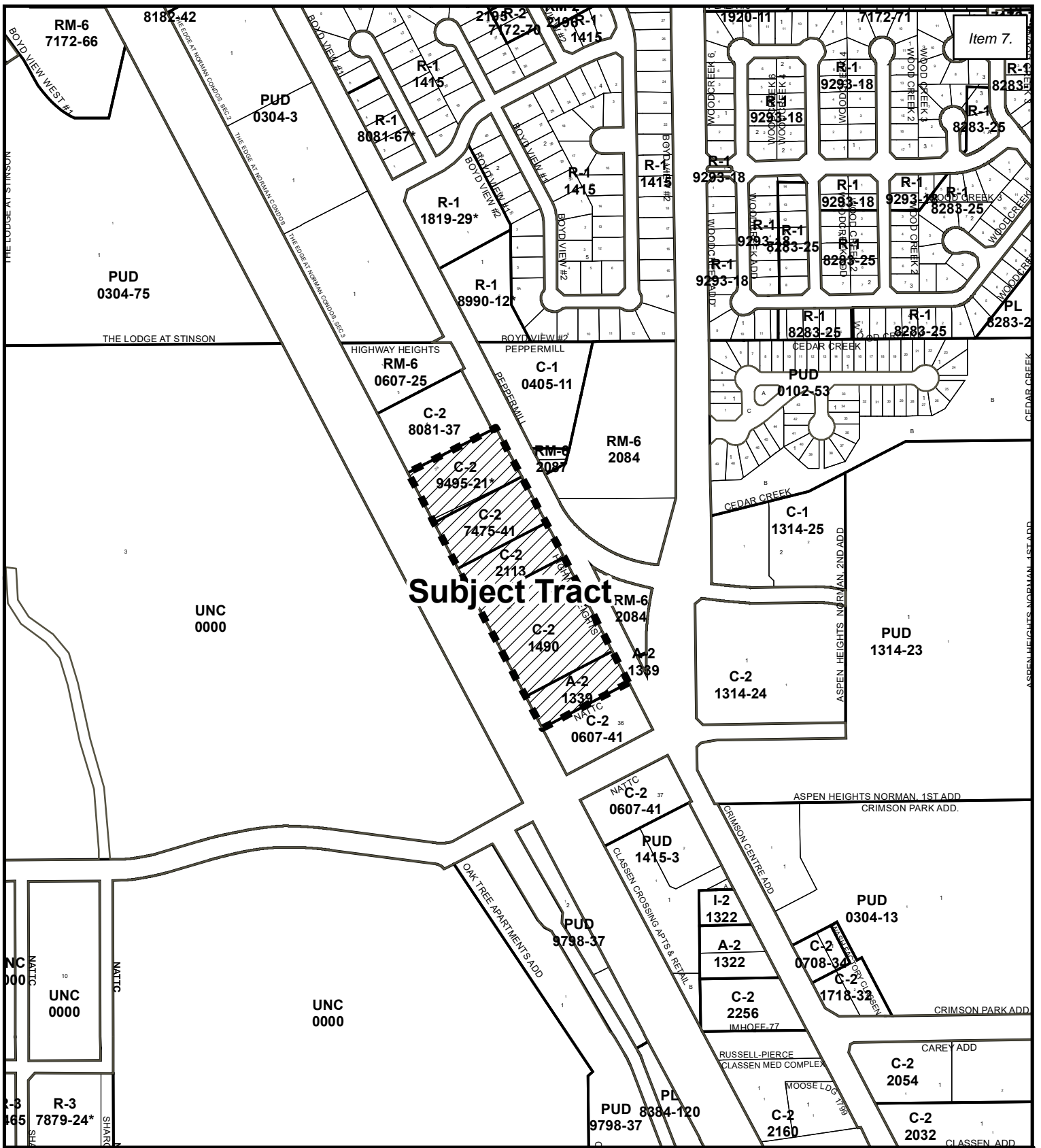
MEETING DATE: November 10, 2022

REQUESTER: Subtext Acquisitions, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

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

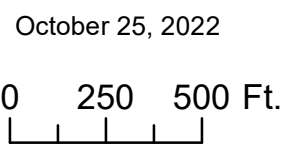
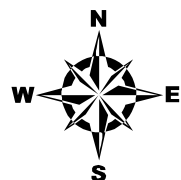
ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2223-17 to City Council.





Location Map



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



-  Subject Tract
-  Zoning



Date: November 2, 2022

To: Chairperson and Members
Norman Planning Commission

From: Lora Hoggatt, Planning Services Manager

Subject: Planning Commission, November 10, 2022
Regarding Agenda Items 6, 7, and 8
Subtext Acquisitions, L.L.C.
R-2223-54 – NORMAN 2025 Land Use Plan Amendment
O-2223-17 – Rezoning to PUD, Planned Unit Development
PP-2223-4 – Preliminary Plat

The applicant is requesting a NORMAN 2025 Land Use Plan Amendment from Commercial Designation to High Density Residential Designation, rezone from C-2, General Commercial District, and A-2, Rural Agricultural District, to PUD, Planned Unit Development, and a preliminary plat at the property generally located on the west side of Classen Boulevard north of East Constitution Street. These items have been postponed to the December 8, 2022 Planning Commission meeting.

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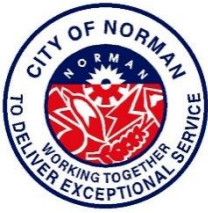
Staff will send new notification letters with the December 8, 2022 meeting date.

cc: Jane Hudson, Planning Director

office memorandum

File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

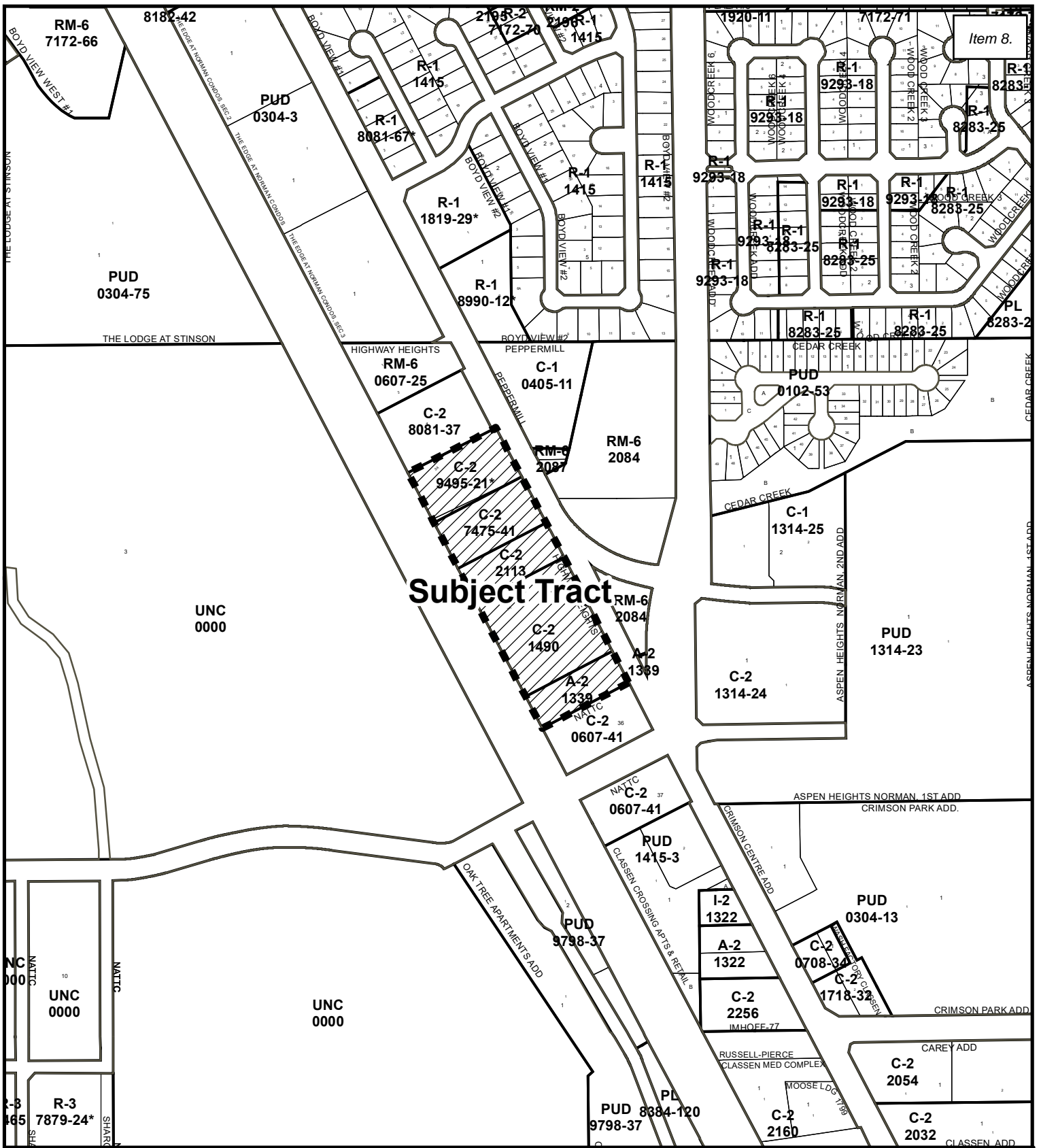
MEETING DATE: November 10, 2022

REQUESTER: Subtext Acquisitions, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

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

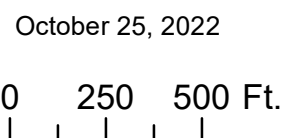
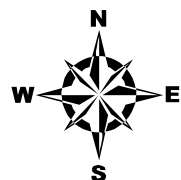
ACTION NEEDED: Recommend adoption, rejection, amendment, or postponement of PP-2223-4, the preliminary plat for THE VERVE NORMAN, to City Council.





Location Map



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



-  Subject Tract
-  Zoning



Date: November 2, 2022

To: Chairperson and Members
Norman Planning Commission

From: Lora Hoggatt, Planning Services Manager

Subject: Planning Commission, November 10, 2022
Regarding Agenda Items 6, 7, and 8
Subtext Acquisitions, L.L.C.
R-2223-54 – NORMAN 2025 Land Use Plan Amendment
O-2223-17 – Rezoning to PUD, Planned Unit Development
PP-2223-4 – Preliminary Plat

The applicant is requesting a NORMAN 2025 Land Use Plan Amendment from Commercial Designation to High Density Residential Designation, rezone from C-2, General Commercial District, and A-2, Rural Agricultural District, to PUD, Planned Unit Development, and a preliminary plat at the property generally located on the west side of Classen Boulevard north of East Constitution Street. These items have been postponed to the December 8, 2022 Planning Commission meeting.

The map with the legal notification letters sent to neighbors regarding this application included an incorrect zoning description for the southernmost part of the property.

Staff will send new notification letters with the December 8, 2022 meeting date.

cc: Jane Hudson, Planning Director

office memorandum