



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, September 12, 2024 at 5:30 PM

AGENDA

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

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

ROLL CALL

CONSENT ITEMS

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

Minutes

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

PLANNING COMMISSION MEETING MINUTES OF AUGUST 8, 2024

Certificates of Survey

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-3: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY PAUL SECHRIST AND KRISTEN MOORE (GREG SKINNER SURVEYING, LLC) FOR RED ROCK RIDGE, FOR 72.71 ACRES OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF 108TH AVENUE S.E. AND ONE-HALF MILE NORTH OF POST OAK ROAD.
3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-4: CONSIDERATION OF NORMAN CERTIFICATE OF SURVEY SUBMITTED BY WILLY DELONE (BOBBY SKAGGS LAND SURVEYING, LLC) FOR INDIAN HILLS SPORTS COMPLEX, FOR 40 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST INDIAN HILLS ROAD AND 60TH AVENUE N.W.

NON-CONSENT ITEMS

3301 Classen Blvd. Special Use

4. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-4: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR AUTOMOBILE SERVICE STATION IN THE C-1, LOCAL COMMERCIAL DISTRICT FOR LOT 3, BLOCK 1 OF SOUTH LAKE ADDITION SECTION 12 OF THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3301 CLASSEN BLVD.)

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

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

PLANNING COMMISSION MEETING MINUTES OF AUGUST 8, 2024



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, August 08, 2024 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, on the 8th day of August, 2024, at 5:30 p.m., and notice of the agenda of the meeting were posted at the Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

Chair Commissioner Bird called the meeting to order at 5:32 p.m.

ROLL CALL

PRESENT

Commissioner Brewer
Commissioner McDaniel
Commissioner McKown
Commissioner Jablonski
Commissioner Bird
Commissioner Griffith
Commissioner Parker

ABSENT

Commissioner McClure
Commissioner Kindel

STAFF PRESENT

Jane Hudson, Planning & Community Development Director
Lora Hoggatt, Planning Services Manager
Whitney Kline, Admin Tech III
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Bryce Holland, Multimedia Specialist

GUESTS PRESENT

Dennis Hooper, 3305 Windjammer St., Norman, OK
Boris Apauasov, 412 Prestwick St., Norman, OK
Paul Owen, 3204 Riverwalk Dr., Norman, OK
Don Brakhage, 3201 Scotts Bluff, Norman, OK
Taber Halford, 515 Miller Ave., Norman, OK
Richard McKown, 4409 Cannon Dr., Norman, OK
Weston White, 708 Scotts Bluff, Norman, OK
Gunner Joyce, 136 Thompson Dr., Norman, OK
BJ Hawkins, 6000 S Western Ave. Ste 300, Oklahoma City, OK

CONSENT ITEMS

Minutes

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

PLANNING COMMISSION MEETING MINUTES OF JULY 11, 2024

ITEM SUBMITTED FOR THE RECORD

1. July 11, 2024 Planning Commission Meeting Minutes

Preliminary Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-2: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SUMMIT LAKES, LLC FOR SUMMIT LAKES ADDITION – SUMMIT LAKES VILLAS, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 6.46 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF ALAMEDA STREET AND EAST OF 24TH AVENUE SOUTHEAST.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Review Form
4. Preliminary Plat
5. Site Development Plan
6. Pre-Development Summary
3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-1: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CIES, LLC FOR BROOKHAVEN NO. 45 ADDITION, (PREVIOUSLY KNOWN AS BROOKHAVEN NO. 41 ADDITION) FOR APPROXIMATELY 7.96 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-QUARTER OF A MILE SOUTH OF WEST ROCK CREEK ROAD ON THE WEST SIDE OF BROOKHAVEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Review Form
5. Traffic Analysis
6. Pre-Development Summary

Motion by Commissioner Brewer to approve the consent docket; **Second** by Commissioner McDaniel.

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

NON-CONSENT ITEMS**Bob Moore Farms North PUD, NORMAN 2025 & Preliminary Plat**

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-14: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION, OPEN SPACE DESIGNATION, HIGH DENSITY RESIDENTIAL DESIGNATION, AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. 2025 Land Use Map
3. Pre-Development Summary
4. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-3: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT; RM-6, MEDIUM-DENSITY APARTMENT DISTRICT WITH PERMISSIVE USE FOR A GOLF COURSE; PL, PARK LAND DISTRICT; AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND PLACE THE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. PUD Narrative
4. Site Plan
5. Preliminary Plat
6. Open Space Exhibit
7. Concept Landplan
8. Park Board Report
9. Pre-Development Summary
5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-3: CONSIDERATION OF A PRELIMINARY

PLAT SUBMITTED BY BOB MOORE FARMS NORTH, LLC FOR BOB MOORE FARM NORTH, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 55.56 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF WEST MAIN STREET ON THE EAST SIDE OF 36TH AVENUE SOUTHWEST.

Item 1.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Site Plan
5. Review Form
6. Traffic Analysis
7. Protest Map/Letters

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the staff report.

Commissioner Jablonski questioned the existing PUD and related residential density. Lora Hoggatt explained that it was R-1 density. Further, he questioned the overlap of the existing PUD with the proposed PUD.

Mr. Jablonski expressed concern regarding a perceived open space discrepancy – the preliminary site plan shows 26% open space, but the PUD document states a minimum of 10%.

Applicant Presentation

Gunner Joyce of Rieger Sadler Joyce LLC, representing the applicant, presented on the proposed PUD.

Commissioner Jablonski restated his concern regarding open space. Mr. Joyce stated that the applicants “locked into” what the site plan displays (26%) and that the PUD document will be updated for cohesion.

Mr. Jablonski inquired about the traffic on Willowbend Road. BJ Hawkins, Traffic Engineering Consultants, Inc., responded that the foreseen traffic impact will be approximately 400 vehicles a day along Willowbend Road.

Commissioner Bird asked whether Aandahl Avenue will be a public or private street. Mr. Joyce responded that it will be a private drive with on-street parking to accommodate additional vehicles, and provide the ability to close the drive for festivals or events.

Public Comments

Dennis Hooper, 3305 Windjammer St., Norman, OK (Protest)
 Boris Apauasov, 412 Prestwick St., Norman, OK (Protest)
 Paul Owen, 3204 Riverwalk Dr., Norman, OK (Protest)
 Don Brakhage, 3201 Scotts Bluff, Norman, OK (Protest)
 Taber Halford, 515 Miller Ave., Norman, OK (Protest)
 Richard McKown, 4409 Cannon Dr., Norman, OK (Support)
 Weston White, 708 Scotts Bluff, Norman, OK (Protest)

Commission Discussion

Commissioner Jablonski acknowledged the housing need and expressed interest in increased density. Mr. Jablonski held that the project would be difficult to approve due to his concerns regarding increased traffic. Further, Mr. Jablonski inquired to whether the neighborhood could be kept quiet while still increasing housing.

Commissioner Brewer stated that the connection between Norman Center Drive and Willowbend Road is necessary to spacing out potential traffic impacts. Mr. Brewer continued that Willowbend Road already acts as a collector street versus a neighborhood street, meaning that residents are not currently the only road users.

Commissioner McKown stated that it can be difficult to envision, but the need for housing is very important. Ms. McKown also appreciated the step-down from 6-stories on the lot interior to 3-stories abutting the residential neighborhood, and including a large amount of open space.

Commissioner Griffith stated that quality, high-density housing is needed but privacy impacts should be mitigated, and proposed installing a traffic light.

Commissioner Bird questioned parking along Willowbend Road. Ms. Bird also appreciated the applicant addressing the need for housing, improving stormwater, and the onsite as well as offsite amenities, including proximity to the library. Ms. Bird ended noting the connection street onto Willowbend is the reason she will have to vote not to approve.

Motion by Commissioner McKown to recommend approval of Resolution R-2425-14, Ordinance O-2425-3, and PP-2425-3; **Second** by Commissioner Griffith.

The motion passed with a vote of 5-2 with Commissioner Bird and Commissioner Jablonski voting against.

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-76: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

The applicant has requested postponement to the October 10, 2024 Planning Commission meeting.

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-28: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

The applicant has requested postponement to the October 10, 2024 Planning Commission meeting.

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

The applicant has requested postponement to the October 10, 2024 Planning Commission meeting.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Postponement Request

Motion by Commissioner McKown to postpone Resolution R-2324-76, Ordinance O-2324-28, and PP-2324-10 to the October 10, 2024 Planning Commission Meeting; **Second** by Commissioner Parker.

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

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

There were no miscellaneous comments.

ADJOURNMENT

The meeting was adjourned at 7:05 p.m.

Passed and approved this _____ day of _____ 2024.

Planning Commission

File Attachments for Item:

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-3: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY PAUL SECHRIST AND KRISTEN MOORE (GREG SKINNER SURVEYING, LLC) FOR RED ROCK RIDGE, FOR 72.71 ACRES OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF 108TH AVENUE S.E. AND ONE-HALF MILE NORTH OF POST OAK ROAD.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/12/2024

REQUESTER: Skinner Land Surveying – Greg Skinner

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-3: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY PAUL SECHRIST AND KRISTEN MOORE (GREG SKINNER SURVEYING, LLC) FOR RED ROCK RIDGE, FOR 72.71 ACRES OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF 108TH AVENUE S.E. AND ONE-HALF MILE NORTH OF POST OAK ROAD.

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2425-3 FOR RED ROCK RIDGE.**

LOCATION: Generally located on the west side of 108th Avenue S.E. and one-half mile north of Post Oak Road.

INFORMATION:

1. Owners. Paul Sechrist and Kristen Moore.
2. Developer. Paul Sechrist and Kristen Moore.
3. Surveyor. Greg Skinner Surveying, LLC.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City Limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

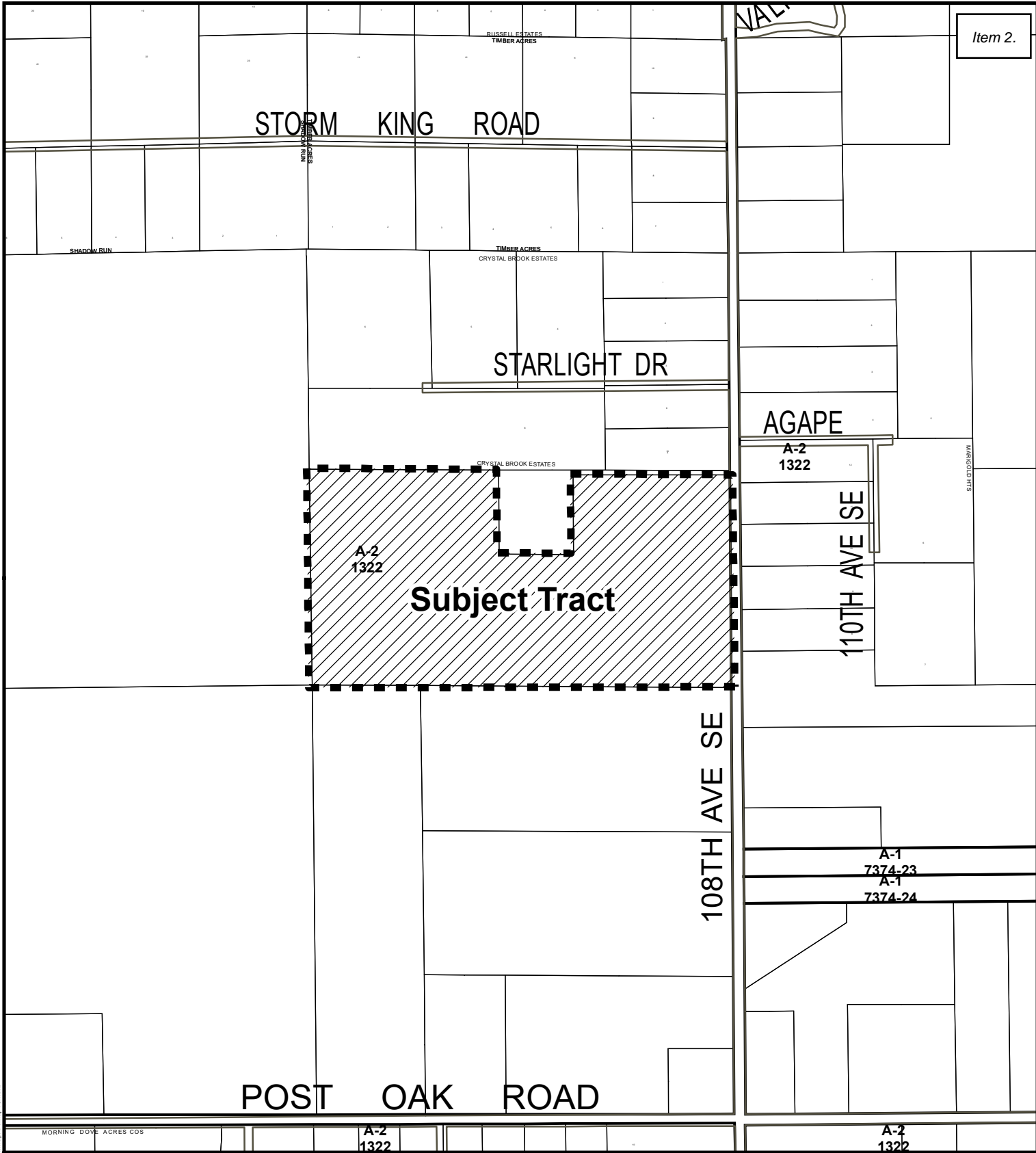
1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer systems will be installed in accordance with Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Acreage. This property consists of 72.71 acres. Tract 1 consists of 10 acres, Tract 2 consists of 10.17 acres, Tract 3 consists of 10.03 acres, Tract 4 consists of 11.77 acres, Tract 5 consists of 10 acres, Tract 6 consists of 10.16 acres and Tract 7 consists of 10.58 acres.
5. Private Road. The private road will serve the tracts. The private road will be built to a City standard adopted by City Council. The private road will be maintained by the property owners.
6. Easements. The owners will submit easements for roadway, drainage and utilities in connection with 108th Avenue S.E. One-hundredth Eighth Avenue S.E. is classified as a Rural Collector.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2425-3 for Red Rock Ridge are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Staff recommends approval of Norman Rural Certificate of Survey No. COS-2425-3 for Red Rock Ridge.

ACTION NEEDED: Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2425-3 for Red Rock Ridge to City Council.

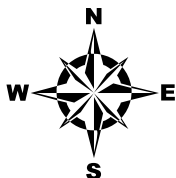
ACTION TAKEN: _____



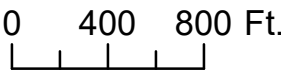
Location Map




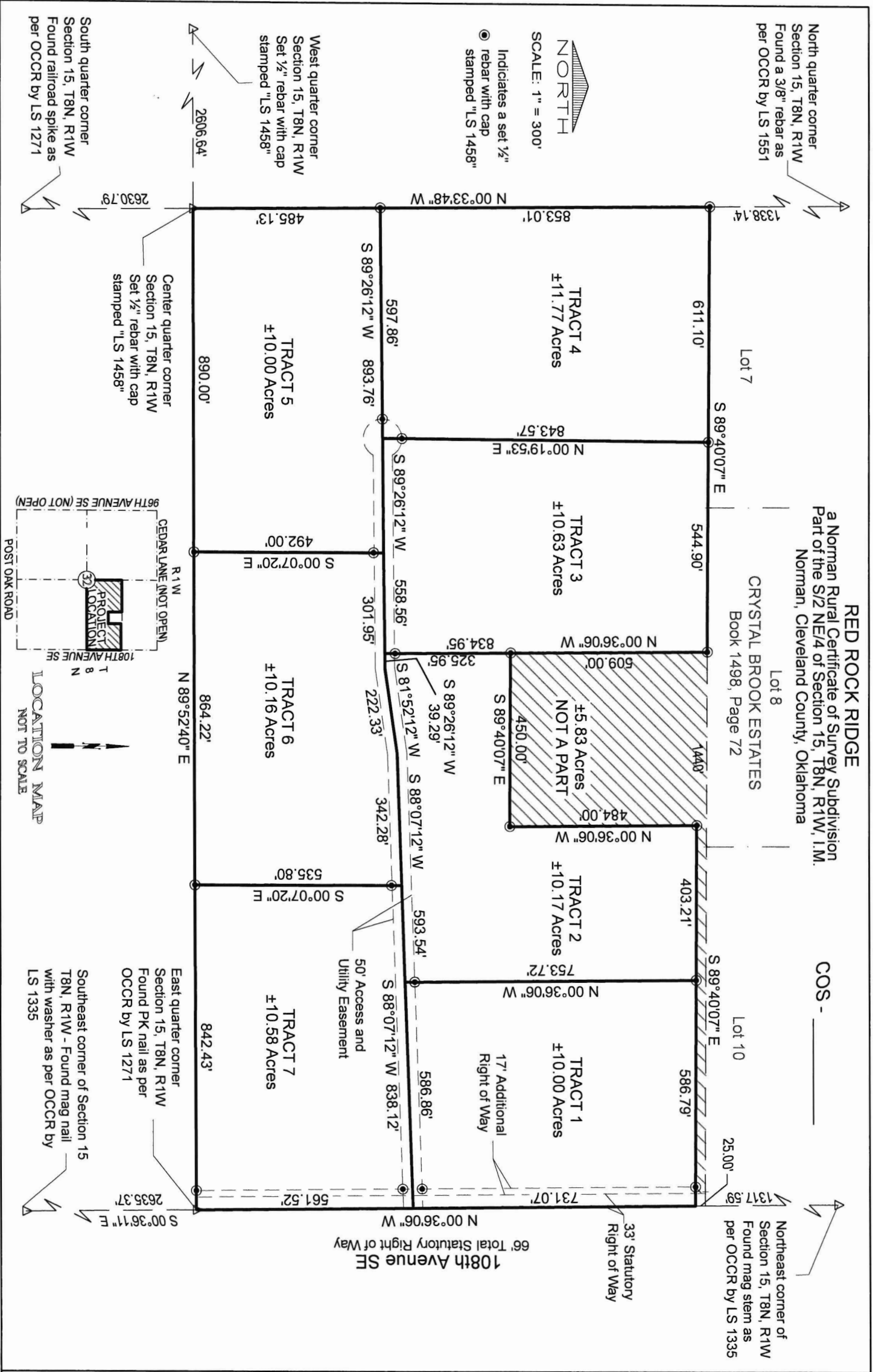
Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



August 6, 2024



 Subject Tract



Job No. 48990	SKINNER LAND SURVEYING, LLC 11600 County Road 3630 Ada, Oklahoma 74820 (405) 255-6161	Sheet No:
Field Date: 07/24/2024		1 of 4
Revised:		

LEGAL DESCRIPTION: Parent Tract - Book 6576, Page 724

The South Half (S/2) of the Northeast Quarter (NE/4) of Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, LESS AND EXCEPT a tract of land beginning at the Northeast corner of said South Half of the Northeast Quarter of Section 15, Township 8 North, Range 1 West; Thence West 1440 feet; Thence South 509 feet; Thence East 450 feet; Thence North 484 feet; Thence East 990 feet; Thence North 25 feet to the Point of Beginning.

Ac: 73.31 ±

LEGAL DESCRIPTION: Tract 1

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet to the Point of Beginning;

Thence South 88°07'12" West, a distance of 586.86 feet; Thence North 00°36'06" West, a distance of 753.72 feet; Thence South 89°40'07" East, a distance of 586.79 feet to a point on the east line of said S/2 NE/4; Thence South 00°36'06" East, along said east line, a distance of 731.07 feet to the Point of Beginning. Containing 10.00 acres, more or less.

LEGAL DESCRIPTION: Tract 2

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet; Thence South 88°07'12" West, a distance of 586.86 feet to the Point of Beginning;

Thence continuing South 88°07'12" West, a distance of 593.54 feet; Thence South 81°52'12" West, a distance of 222.33 feet; Thence South 89°26'12" West, a distance of 39.29 feet; Thence North 00°36'06" West, a distance of 325.95 feet; Thence South 89°40'07" East, a distance of 450.00 feet; Thence North 00°36'06" West, a distance of 484.00 feet; Thence South 89°40'07" East, a distance of 403.21 feet; Thence South 00°36'06" East, a distance of 753.72 feet to the Point of Beginning. Containing 10.17 acres, more or less.

LEGAL DESCRIPTION: Tract 3

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet; Thence South 88°07'12" West, a distance of 1180.40' feet; Thence South 81°52'12" West, a distance of 222.33 feet; Thence South 89°26'12" West, a distance of 39.29 feet to the Point of Beginning;

Thence continuing South 89°26'12" West, a distance of 558.56 feet; Thence North 00°19'53" East, a distance of 843.57 feet to a point on the north line of said S/2 NE/4; Thence South 89°40'07" East, along said north line, a distance of 544.90 feet; Thence South 00°36'06" East, a distance of 834.95 feet to the Point of Beginning. Containing 10.63 acres, more or less.

LEGAL DESCRIPTION: Tract 4

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet; Thence South 88°07'12" West, a distance of 1180.40' feet; Thence South 81°52'12" West, a distance of 222.33 feet; Thence South 89°26'12" West, a distance of 597.85 feet to the Point of Beginning;

Thence continuing South 89°26'12" West, a distance of 597.86 feet to a point on the west line of said S/2 NE/4; Thence North 00°33'48" West, along said west line, a distance of 853.01 feet to the northwest corner of said S/2 NE/4; Thence South 89°40'07" East, along the north line of said S/2 NE/4, a distance of 611.10 feet; Thence South 00°19'53" West, a distance of 843.57 feet to the Point of Beginning. Containing 11.77 acres, more or less.

LEGAL DESCRIPTION: Tract 5

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet; Thence South 88°07'12" West, a distance of 1180.40' feet; Thence South 81°52'12" West, a distance of 222.33 feet; Thence South 89°26'12" West, a distance of 301.95 feet to the Point of Beginning;

Thence continuing South 89°26'12" West, a distance of 893.76 feet to a point on the west line of said S/2 NE/4; Thence South 00°33'48" East, along said west line, a distance of 485.13 feet to the southwest corner of said S/2 NE/4; Thence North 89°52'40" East, along the south line of said S/2 NE/4, a distance of 890.00 feet; Thence North 00°07'20" West, a distance of 492.00 feet to the Point of Beginning. Containing 10.00 acres, more or less.

Job No. 48990	SKINNER LAND SURVEYING, LLC 11600 County Road 3630 Ada, Oklahoma 74820 (405) 255-6161	Sheet No:
Field Date: 07/24/2024		2 of 4
Revised:		

LEGAL DESCRIPTION: Tract 6

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet; Thence South 88°07'12" West, a distance of 838.12 feet to the Point of Beginning;

Thence continuing South 88°07'12" West, a distance of 342.28 feet; Thence South 81°52'12" West, a distance of 222.33 feet; Thence South 89°26'12" West, a distance of 301.95 feet; Thence South 00°07'20" East, a distance of 492.00 feet to a point on the south line of said S/2 NE/4; Thence North 89°52'40" East, along said south line, a distance of 864.22 feet; Thence North 00°07'20" West, a distance of 535.80 feet to the Point of Beginning. Containing 10.16 acres, more or less.

LEGAL DESCRIPTION: Tract 7

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Beginning at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet; Thence South 88°07'12" West, a distance of 838.12' feet; Thence South 00°07'20" East, a distance of 535.80 feet to a point on the south line of said S/2 NE/4; Thence North 89°52'40" East, along said south line, a distance of 842.43 feet to the Point of Beginning. Containing 10.58 acres, more or less.

LEGAL DESCRIPTION: 50' Access and Utility Easement

A fifty foot (50') Access and Utility Easement being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

A 50' Access and Utility Easement lying 25.00 feet on each side of the following described centerline:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet to the Point of Beginning;

Thence South 88°07'12" West, a distance of 1180.40' feet; Thence South 81°52'12" West, a distance of 222.33 feet; Thence South 89°26'12" West, a distance of 597.85 feet to the center of a 50 foot cul-de-sac, said point also being the Point of Terminus.

LEGAL DESCRIPTION: 17' Additional Right of Way

A Seventeen foot (17') Additional Right of Way being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence South 89°52'40" West, along the south line of said S/2 NE/4, a distance of 33.00 feet to the Point of Beginning;

Thence North 00°36'06" West, a distance of 1292.85 feet; Thence North 89°40'07" West, a distance of 17.00 feet; Thence South 00°36'06" East, a distance of 1292.99 feet to a point on the south line of said S/2 NE/4; Thence North 89°52'40" East, a distance of 17.00 feet to the Point of Beginning.

The legal descriptions of Tract 1-7, Access and Utility Easement and Additional Right of Way shown as a part of this Rural Certificate of survey were prepared by Greg P. Skinner, an Oklahoma Professional Land Survey No. 1458, on July 19, 2024 and have a basis of bearings holding the east line of the Northeast quarter of Section 15, Township 8 North, Range 1 West as being assumed to bear North 00°36'06" West, as determined by holding the Oklahoma State Plane Grid bearings for the south zone as determined by GPS observations.

NOTES:

- 1. This Boundary Survey Plat meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
- 2. This boundary survey was prepared without the benefit of title commitment and therefore may be subject to easements and other matters of record not shown hereon.
- 3. This survey has been prepared to create a "Norman Rural Certificate of Survey Subdivision" to be known as Red Rock Ridge. This is an unplatted but filed subdivision as specified by in the Norman Subdivision Regulations Sec. 19-606.
- 4. This survey is based on the legal description from the warranty deed recorded in Book 6576, Page 724 in the Cleveland County Clerks records.
- 5. The legal descriptions shown herein, are subject to easements and rights of way of record. This does not represent a search of the County Clerk's records by the undersigned, to determine if any easements or rights of way affect the property except as noted.
- 6. Each home, on each of the Seven (7) tracts, will be served by individual sewer systems which meet the Oklahoma Department of Environmental Quality standards. The areas, on each tract, are more than adequate for individual sewer systems even if the soil tests are not ideal for conventional lateral fields. There are adequate areas for alternate sewer systems if required or desired.
- 7. This "Norman Rural Certificate of Survey Subdivision" will be filed with the Cleveland County Clerk after it is approved by all parties. This documentation, as recorded in its entirety, shall be attached to OR referred to on any deed, conveyance of title, contract or other instruments prepared in connection with any of the subject property.
- 8. It is advised, by the undersigned, that all adjoining property owners be contacted prior to building any fences or other structures along or on the property lines. If any difference of opinion is indicated, a resolution should be reached, if possible, preferably in writing, between the owners on the location of any improvements along or on the property lines.

Job No. 48990	SKINNER LAND SURVEYING, LLC 11600 County Road 3630 Ada, Oklahoma 74820 (405) 255-6161	Sheet No:
Field Date: 07/24/2024		3 of 4
Revised:		

CERTIFICATION:

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

Greg P. Skinner Date
Oklahoma L.S. 1458



State of Oklahoma) ss
County of Pontotoc)

Before me, a Notary Public, in and for said County and State, on this _____ day of _____, 2024, before me personally appeared, Greg P. Skinner, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

Connie Kyle Skinner - Notary Public

NORMAN PLANNING COMMISSION

Accepted by the City of Norman, Oklahoma, Planning Commission on this _____ day of _____, 2024.

Chairperson

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND)

Before me, a Notary Public, in and for said County and State, on this _____ day of _____, 2024, personally appeared _____ to me known to be an identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

My Commission Expires

Notary Public

NORMAN CITY COUNCIL

Accepted by the City of Norman, Oklahoma, City Council on this _____ day of _____, 2024.

City Clerk

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND)

Before me, a Notary Public, in and for said County and State, on this _____ day of _____, 2024, personally appeared _____ to me known to be an identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

My Commission Expires

Notary Public

Job No. 48990	SKINNER LAND SURVEYING, LLC 11600 County Road 3630 Ada, Oklahoma 74820 (405) 255-6161	Sheet No:
Field Date: 07/24/2024		4 of 4
Revised:		

File Attachments for Item:

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-4: CONSIDERATION OF NORMAN CERTIFICATE OF SURVEY SUBMITTED BY WILLY DELONE (BOBBY SKAGGS LAND SURVEYING, LLC) FOR INDIAN HILLS SPORTS COMPLEX, FOR 40 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST INDIAN HILLS ROAD AND 60TH AVENUE N.W.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/12/2024

REQUESTER: Keen Engineering – Bobby Scaggs

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-4: CONSIDERATION OF NORMAN CERTIFICATE OF SURVEY SUBMITTED BY WILLY DELONE (BOBBY SKAGGS LAND SURVEYING, LLC) FOR INDIAN HILLS SPORTS COMPLEX, FOR 40 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST INDIAN HILLS ROAD AND 60TH AVENUE N.W.

ITEM: Consideration of **NORMAN CERTIFICATE OF SURVEY NO. COS-2425-4 FOR INDIAN HILLS SPORTS COMPLEX.**

LOCATION: Generally located near the southwest corner of the intersection of West Indian Hills Road and 60th Avenue N.W.

INFORMATION:

1. Owners. Willy DeLone.
2. Developer. Willy DeLone.
3. Surveyor. Bobby Skaggs Land Surveying, LLC.
4. Engineering. Gary Keen

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Norman Corporate City Limits without zoning.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.

3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

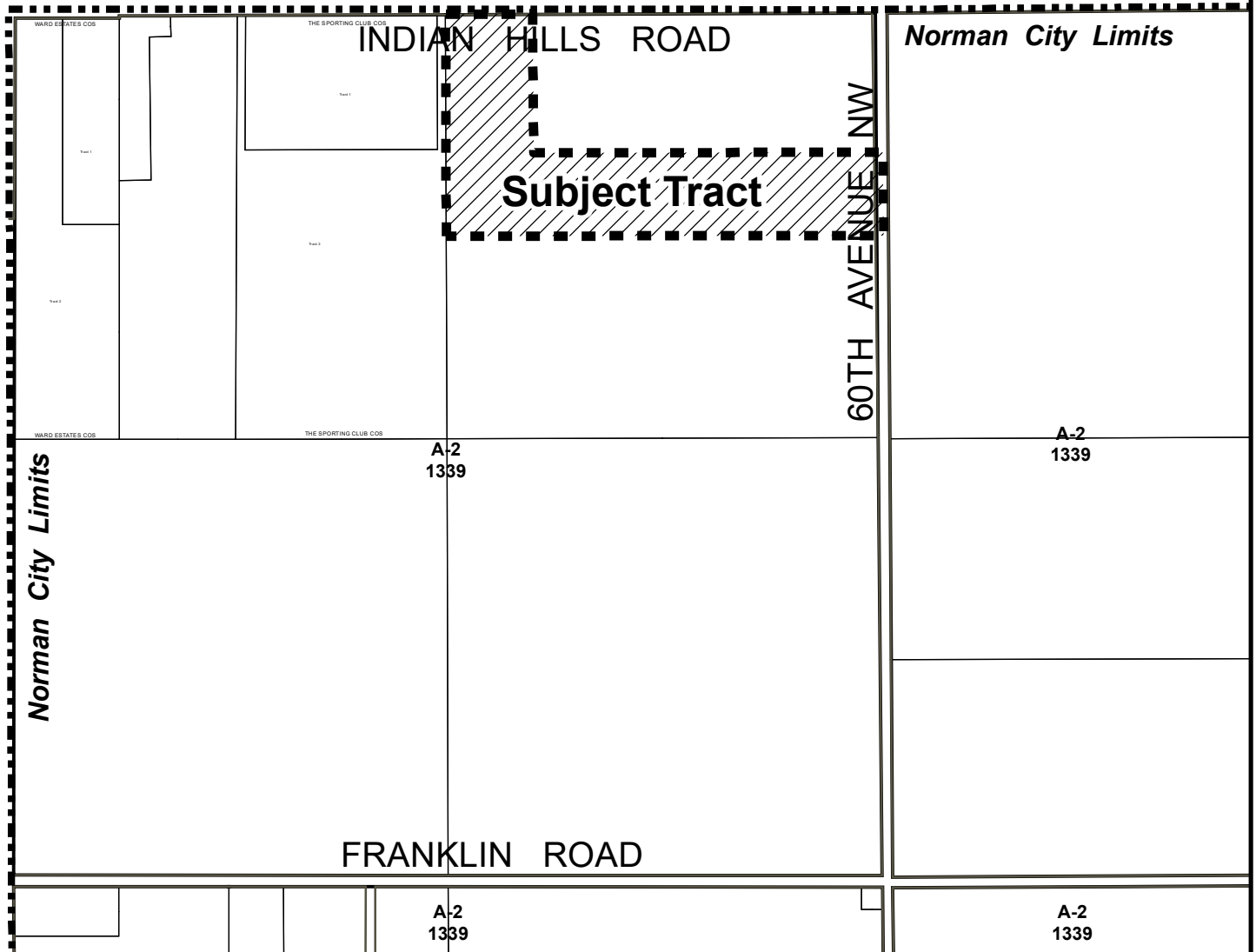
1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. At such time as structures are constructed, private sanitary systems will be installed in accordance with Oklahoma Department of Environmental Quality standards.
3. Water. Water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Easements. With the Comprehensive Transportation Plan, Indian Hills Road is classified as a Principal Urban Arterial. A 17' roadway, drainage and utility easement will be required. There is existing adequate right-of-way for 60th Avenue N.W.
5. Flood Plain. The property contains flood plain. The parking lot and any proposed structures will required a flood plain permit. The Flood Plain Permit Committee approved Flood Plain Permit No. 695.
6. Acreage. There is a total of 40 acres. Tract 1 consists of 20 acres and Tract 2 consists of 20 acres.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2425-4 for Indian Hills Sports Complex are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: It has been determined the proposed project is by right in the A-2, Rural Agricultural District. The proposal for Tract 1 consists of club house, soccer fields, restrooms, parking lot and barn. The proposal for Tract 2 is a single-family residential structure. Staff recommends approval of Certificate of Survey No. COS-2425-4 for Indian Hills Sports Complex.

ACTION NEEDED: Recommend approval or disapproval of Certificate of Survey No. COS-2425-4 for Indian Hills Sports Complex to City Council.

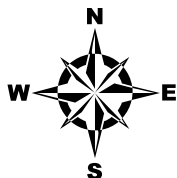
ACTION TAKEN:_____



Location Map




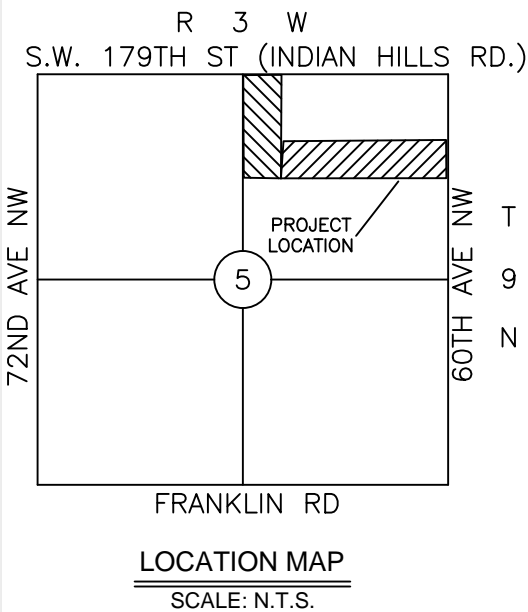
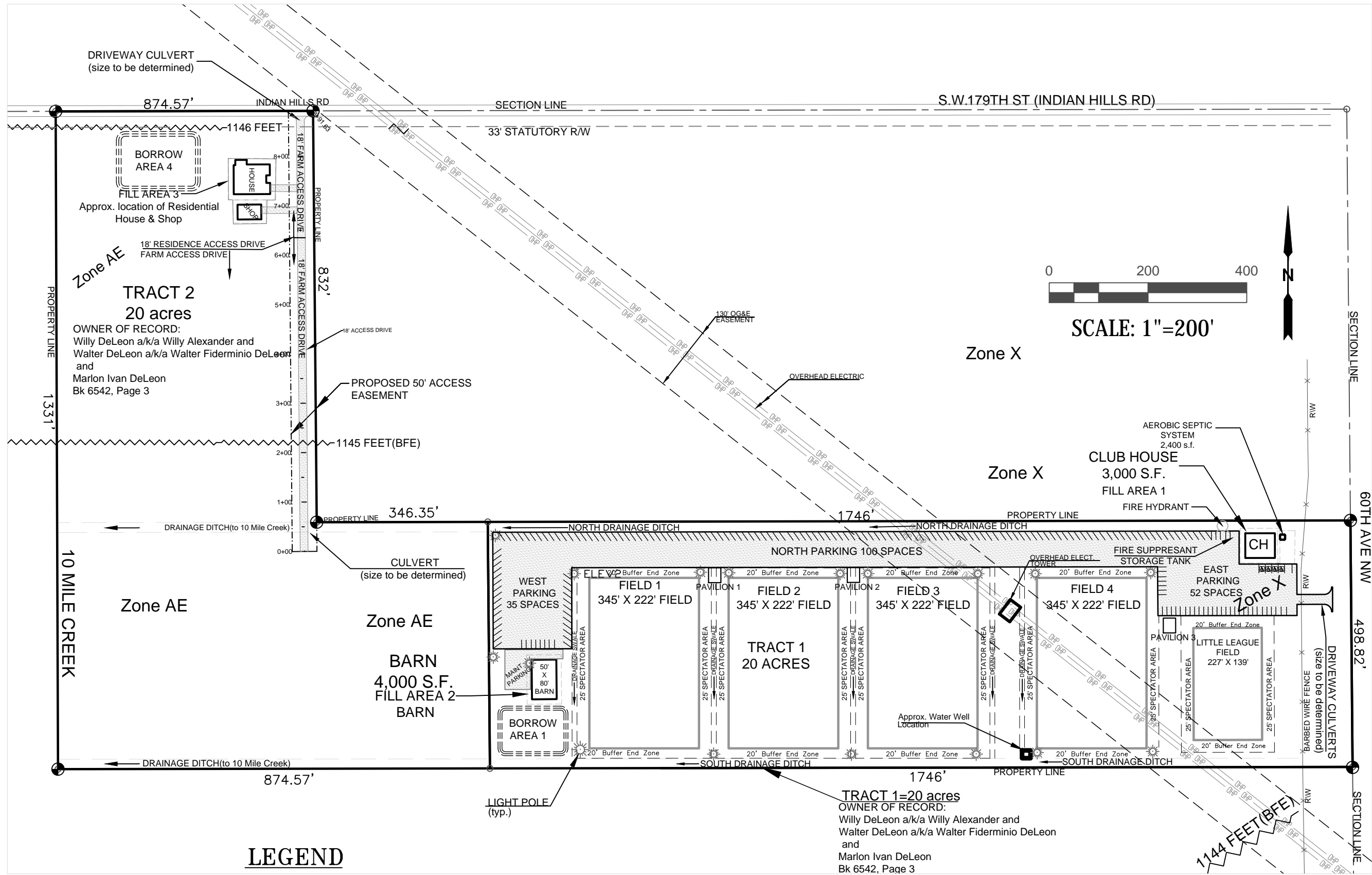
Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



August 15, 2024

0 500 1,000 Ft.

 Subject Tract



DEVELOPMENT NOTES

1. Soccer fields, including Spectator areas shall be leveled in place with a balance cut\fill and a zero net gain in elevation.
2. Paved Parking areas shall be excavated and finished areas shall provide a zero net gain in elevation.

LEGEND

Diagram illustrating various boundary types:

- SUBJECT BOUNDARY
- Existing Fence
- ROW - RIGHT-OF-WAY
- SECTION LINE
- OVERHEAD ELECTRIC(OHP)

KEEN ENGINEERING
P.O. BOX 892100
OKLAHOMA CITY, OK 73189
(405) 823-8240
CA 4367, EXP. 06-30-2025

INDIAN HILL SPORTS COMPLEX SITE PLAN

Preliminary, for City Review Only

DEVELOPER: Willy DeLeon 06/14/2024 23

SHEET 1 OF 4

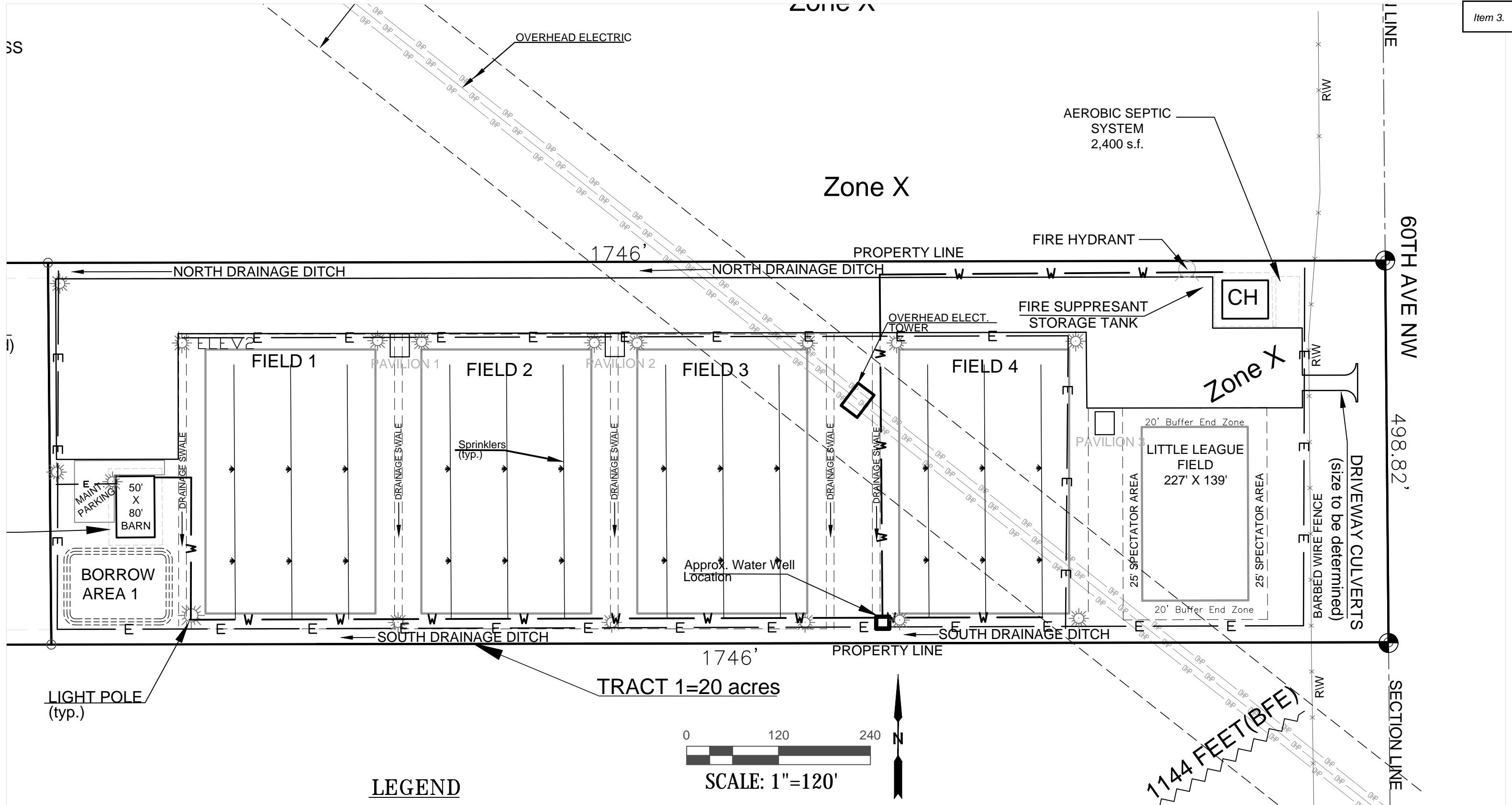


Diagram illustrating various utility lines and boundaries:

- SUBJECT BOUNDARY
- Existing Fence
- ROW - RIGHT-OF-WAY
- SECTION LINE
- OVERHEAD ELECTRIC(OHP)
- WATERLINE(proposed)
- UGE(Underground Electric)
- SPRINKLER SYSTEM

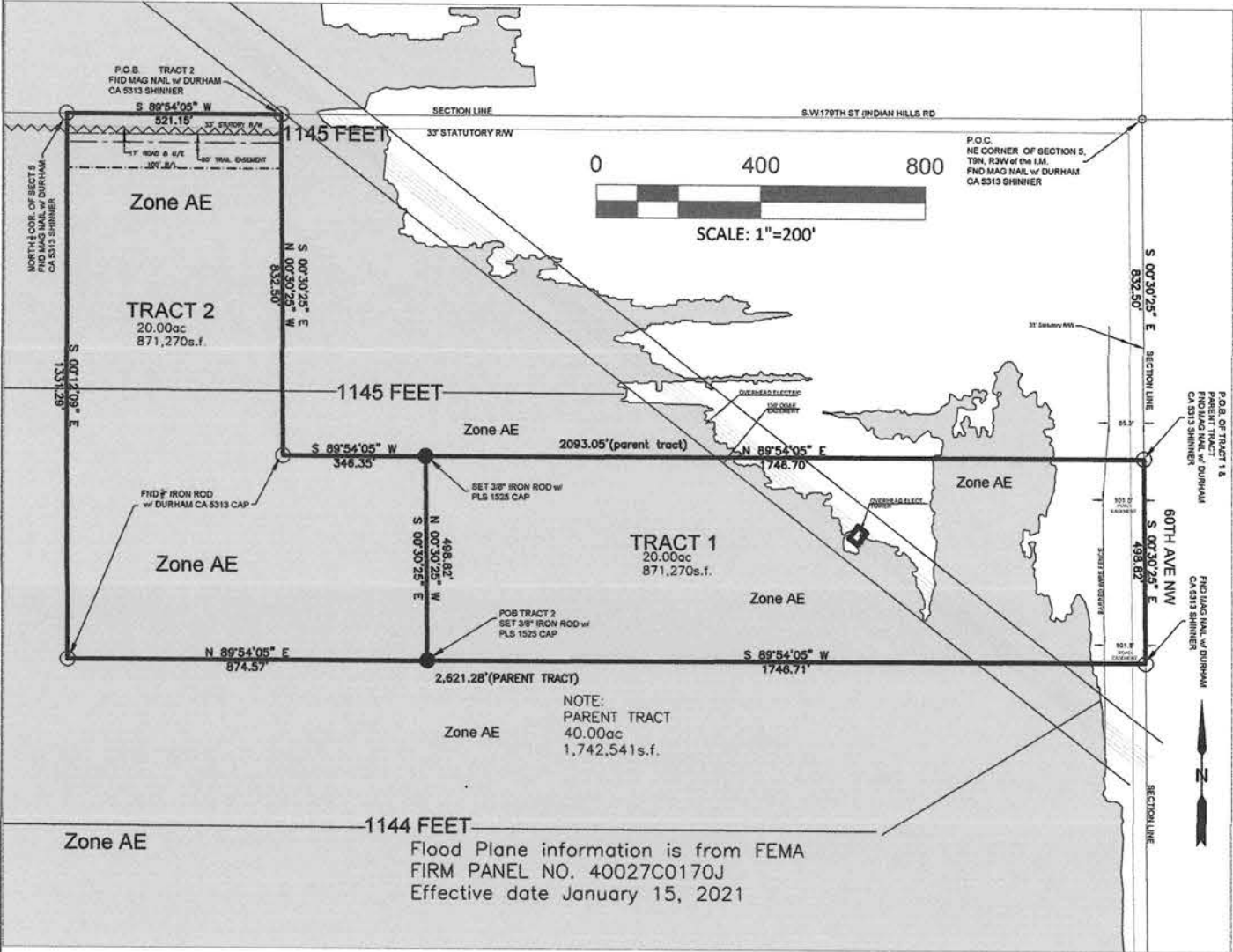
KEEN ENGINEERING
P.O. BOX 892100
OKLAHOMA CITY, OK 73189
(405) 823-8240
CA 4367, EXP. 06-30-2025

UTILITIES

Preliminary, for City Review Only
(Not a signed and sealed document)
OWNER: Willy DeLeon 05/22/2024

INDIAN HILLS SPORTS COMPLEX

A NORMAN RURAL CERTIFICATE OF SURVEY
COS-2324-2
EXHIBIT A

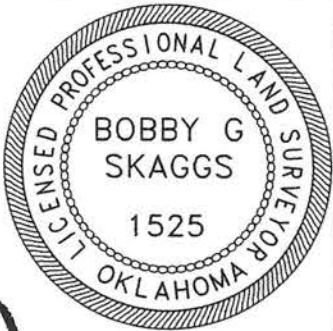


LEGEND

- BOUNDARY OF SUBJECT TRACTS
- 50' ROADWAY & UTILITY EASEMENTS
- SECTION \ 1/4 SECTION LINE
- PROPERTY CORNER FOUND(FND)
- PROPERTY CORNER SET (3/8" REBAR)
- PROPERTY CORNER FOUND(see description)
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT

OWNER\DEVELOPER
WILLY DeLeon

The basis of bearings is from an ALTA survey Durham Survey on 06/28/2022 and described as Oklahoma State Plane Coordinates, South Zone NAD83(2007)



09/03/2024

I, Bobby G. Skaggs, P.L.S. No. 1525, a registered Land Surveyor in the State of Oklahoma do hereby state that a careful survey of the property described above was made under my direct supervision and is correctly shown here-in AND meets the Minimum Standards for the Practice of Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Date of last field visit: 05/04/24

BOBBY SKAGGS LAND SURVEYING, LLC
Bobby G. Skaggs, P.L.S.
903 N. MADISON AVE.
BLANCHARD, OK 73010
Phone: (405) 831-8053

C.A. No. 7527
Expires: 06/30/26

Drawn by: BGS	INDIAN HILLS SPORTS COMPLEX COS-2324-2
Checked by: BGS	SCALE: 1"=400'
Date: 05/06/24	EXHIBIT A
Date of Revisions: Date: 09/03/24	SHEET 1 OF 5

INDIAN HILLS SPORTS COMPLEX

A NORMAN RURAL CERTIFICATE OF SURVEY
COS-EXHIBIT A

LEGAL DESCRIPTION
OF PARENT (ORIGINAL) TRACT

A parcel of land being a part of Lots One(1) and Two(2) and the South Half (S/2) of the Northeast Quarter of Section Five (5), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, also being the same as that parcel of land recorded in Book 6452, Page 1204 with the Cleveland County Oklahoma Clerk, more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter;

Thence S 00°30'25"E along the East line of said Northeast Quarter (NE/4) for a distance of 832.50 feet to the POINT OF BEGINNING;

Thence continuing S 00°30'25"E along said East line for a distance of 498.82 feet;

Thence S 89°54'05"W, parallel with the North line of said Northeast Quarter (NE/4) for a distance of 2621.28 feet to a point on the West line of said Northeast Quarter (NE/4);

Thence N 00°12'09"W along said West line for a distance of 1331.29 feet to the Northwest corner of said Northeast Quarter (NE/4);

Thence N 89°54'05"E along said North line for a distance of 521.15 feet;

Thence S 00°30'25"E and parallel with said East line for a distance of 832.50 feet;

Thence N 89°54'05"E and parallel with said North line for a distance of 2093.05 feet to the POINT OF BEGINNING.

Said parcel contains 40.00 acres or 1,742,541 s.f., more or less.



Date: 08/18/2022

A handwritten signature in black ink, appearing to be "BGS", written over a horizontal line.

Bobby G. Skaggs, P.L.S. No. 1525

BOBBY SKAGGS LAND SURVEYING, LLC Bobby G. Skaggs, P.L.S. 903 N. MADISON AVE. BLANCHARD, OK 73010 Phone: (405) 831-8053	Drawn by: BGS	INDIAN HILLS SPORTS COMPLEX
	Checked by: BGS	COS-2324-2
	Date: 05/06/24	PARENT TRACT
	Date of Revisions: 08/22/22	SHEET 2 OF 5

INDIAN HILLS SPORTS COMPLEX

A NORMAN RURAL CERTIFICATE OF SURVEY
COS-2324-2

LEGAL DESCRIPTION OF TAKEOUT TRACT 1

A parcel of land being a part of Lots One(1) and Two(2) and the South Half (S/2) of the Northeast Quarter of Section Five (5), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter;

Thence S 00°30'25"E along the East line of said Northeast Quarter for a distance of 832.50 feet to the POINT OF BEGINNING;

Thence continuing S 00°30'25"E along said East line for a distance of 498.82 feet;

Thence S 89°54'05"W parallel with said North line for a distance of 1746.71 feet;

Thence N 00°30'25"W and parallel with said East line for a distance of 498.82 feet;

Thence N 89°54'05"E and parallel with said North line for a distance of 1746.70 feet to the POINT OF BEGINNING.

Said parcel contains 20.00 acres or 871,270 s.f., more or less.

SAID PARCEL IS SUBJECT TO A PERMANENT 17 FOOT ROAD & UTILITY EASEMENT AND A 20 FOOT TRAIL EASEMENT AS SHOWN ON EXHIBIT A.

Date: 09/03/2024



Bobby G. Skaggs, P.L.S. No. 1525

BOBBY SKAGGS LAND SURVEYING, LLC Bobby G. Skaggs, P.L.S. 903 N. MADISON AVE. BLANCHARD, OK 73010 Phone: (405) 831-8053	Drawn by: BGS	INDIAN HILLS SPORTS COMPLEX
	Checked by: BGS	COS-2324-2
	Date: 05/06/24	TAKE OUT TRACT 1
	Date of Revisions: 09/03/2024	SHEET 3 OF 5
C.A. No. 7527 Expires: 06/30/26		

INDIAN HILLS SPORTS COMPLEX

A NORMAN RURAL CERTIFICATE OF SURVEY
COS-

LEGAL DESCRIPTION OF TAKEOUT TRACT 2

A parcel of land being a part of Lots One(1) and Two(2) and the South Half (S/2) of the Northeast Quarter of Section Five (5), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter;

Thence S 00°30'25"E along the East line of said Northeast Quarter for a distance of 832.50 feet;

Thence continuing S 00°30'25"E for a distance of 498.82 feet;

Thence S 89°54'05"W and parallel to the North line of said Northeast Quarter for a distance of 1746.71 feet to the POINT OF BEGINNING;

Thence N 00°30'25"W parallel with said East line for a distance of 498.82 feet;

Thence S 89°54'05"W parallel with said North line for a distance of 346.35 feet;

Thence N 00°30'25"W parallel to said East line for a distance of 832.50' to a point on the North line of said Northeast Quarter;

Thence S 89°54'05"W along said North line for a distance of 521.15 feet to the Northwest corner of said Northeast Quarter;

Thence S 00°12'09"E along the West line of said Northeast Quarter for a distance of 1331.29 feet;

Thence N 89°54'05"E parallel with said North line for a distance of 874.57 feet to the POINT OF BEGINNING.

Said parcel contains 20.00 acres or 871,270 s.f., more or less.



Date: 05/06/2024 
Bobby G. Skaggs, P.L.S. No. 1525

BOBBY SKAGGS LAND SURVEYING, LLC Bobby G. Skaggs, P.L.S. 903 N. MADISON AVE. BLANCHARD, OK 73010 Phone: (405) 831-8053	Drawn by: BGS	INDIAN HILLS SPORTS COMPLEX
	Checked by: BGS	COS-2324-2
	Date: 05/06/26	TAKE OUT TRACT 2
	Date of Revisions:	SHEET 4 OF 5

NORMAN HILLS SUBSTATION
NORMAN RURAL CERTIFICATE OF SURVEY COS-2324-2

NORMAN PLANNING COMMISSION

Accepted by the City of Norman, Oklahoma, Planning Commission on this 13th day of July, 2023.

Chairperson

NOTARY

State of Oklahoma
Cleveland County

Before me, a Notary Public, in and for said County and State, personally appeared on this 13th day of July, 2023, personally appeared _____, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that _____ executed the same as _____ free and voluntary act.

Notary Public

NORMAN CITY COUNCIL

Accepted by the City of Norman, Oklahoma, City Council on this _____ day of _____, _____.

Mayor

City Clerk

NOTARY

State of Oklahoma
Cleveland County

Before me, a Notary Public, in and for said County and State, personally appeared on this _____ day of _____, _____, personally appeared _____ to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act.

Notary Public

File Attachments for Item:

4. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-4: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR AUTOMOBILE SERVICE STATION IN THE C-1, LOCAL COMMERCIAL DISTRICT FOR LOT 3, BLOCK 1 OF SOUTH LAKE ADDITION SECTION 12 OF THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3301 CLASSEN BLVD.)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/12/2024

REQUESTER: South Lakes Group, LLC

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-4:
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR AUTOMOBILE SERVICE STATION IN THE C-1, LOCAL COMMERCIAL DISTRICT FOR LOT 3, BLOCK 1 OF SOUTH LAKE ADDITION SECTION 12 OF THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3301 CLASSEN BLVD.)

GENERAL INFORMATION

APPLICANT: South Lakes Group LLC

LOCATION: 3301 Classen Blvd.

WARD: 5

REQUESTED ACTION: Rezoning from C-1, Local Commercial District, to C-1, Local Commercial District, with Special Use for Automobile Service Station

LAND USE PLAN DESIGNATION: Commercial

GROWTH AREA DESIGNATION: Current Urban Service Area

BACKGROUND: The subject property is currently zoned C-1, Local Commercial District, which does not allow for automobile service stations without the granting of a special use. Situated in an active commercial corridor along Classen Blvd., the 1.24-acre parcel is currently vacant. The applicant intends to construct a Brakes Plus (automobile service station - auto repair shop with services including oil changes, brake repair, alignments, etc.). The proposed site plan depicts one 4,975 square-foot building and associated parking areas. Applicant has been informed that the project must meet all pertinent Zoning Ordinance requirements for commercial

projects, including landscaping, recommended parking, building requirements, and commercial outdoor lighting standards.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION MEETING: This property is already platted, therefore Greenbelt was not a requirement.

PRE-DEVELOPMENT: PD24-12, August 22, 2024

The neighbor who attended this meeting had concerns about the detention and suggested the detention is inadequate; they thought this should be addressed prior to adding development on the parcel. (See Public Works section below.)

BOARD OF PARKS COMMISSIONERS: This project was not required to present at the Board of Parks Commissioners because it is not a residential preliminary plat.

ZONING ORDINANCE CITATION: A Special Use request shall be reviewed and evaluated on the following criteria according to Sec. 36-560, Special Uses:

1. Conformance with applicable regulations and standards established by the Zoning Regulations.
2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
3. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use. (NOTE: Throughout this Section, "Permitted Use" means any use authorized as a matter of right under the applicable zoning district.)
4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed "Special Use" and other uses authorized and anticipated in the area, considering existing zoning and land uses in the area.
6. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed "Special Use" with existing or permitted uses in the surrounding area.

STAFF ANALYSIS: The applicant proposes to construct a Brakes Plus (automobile service station), a 4,975 square-foot building, with an associated 25-space parking area. The project is surrounded by restaurants to the north, a dental office to the south, public storage to

the west, across State Highway 77, and open parkland to the east. Development of an automobile service station on this site would not be detrimental to the surrounding uses. Special Use for an automobile service station parking recommendations (Sec. 36-548 (C)) are two (2) spaces per service bay, one (1) each per service vehicle and one (1) space for every two employees. The applicant expressed that a typical Brakes Plus project will include eight (8) service bays and five to six (5-6) employees on site at any given time, resulting in a recommended nineteen (19) spaces. Six (6) additional spaces for customer parking, for a total of 25-spaces on-site, are proposed for this project. Over-parking could cause unfavorable impacts on the surrounding development – increasing impervious coverage and removing landscaping opportunities. However, the site does meet all the landscaping requirements and adding the six spaces for customer parking does not seem to cause any negative impacts. The applicant intends to meet all applicable regulations and standards for the Special Use of an automobile service station, and any recommendations deemed necessary from the Planning Commission or City Council.

ALTERNATIVES/ISSUES:

IMPACTS:

- The surrounding area currently has access to City water, sewer, and stormwater, making the subject property suitable for development.

OTHER AGENCY COMMENTS:

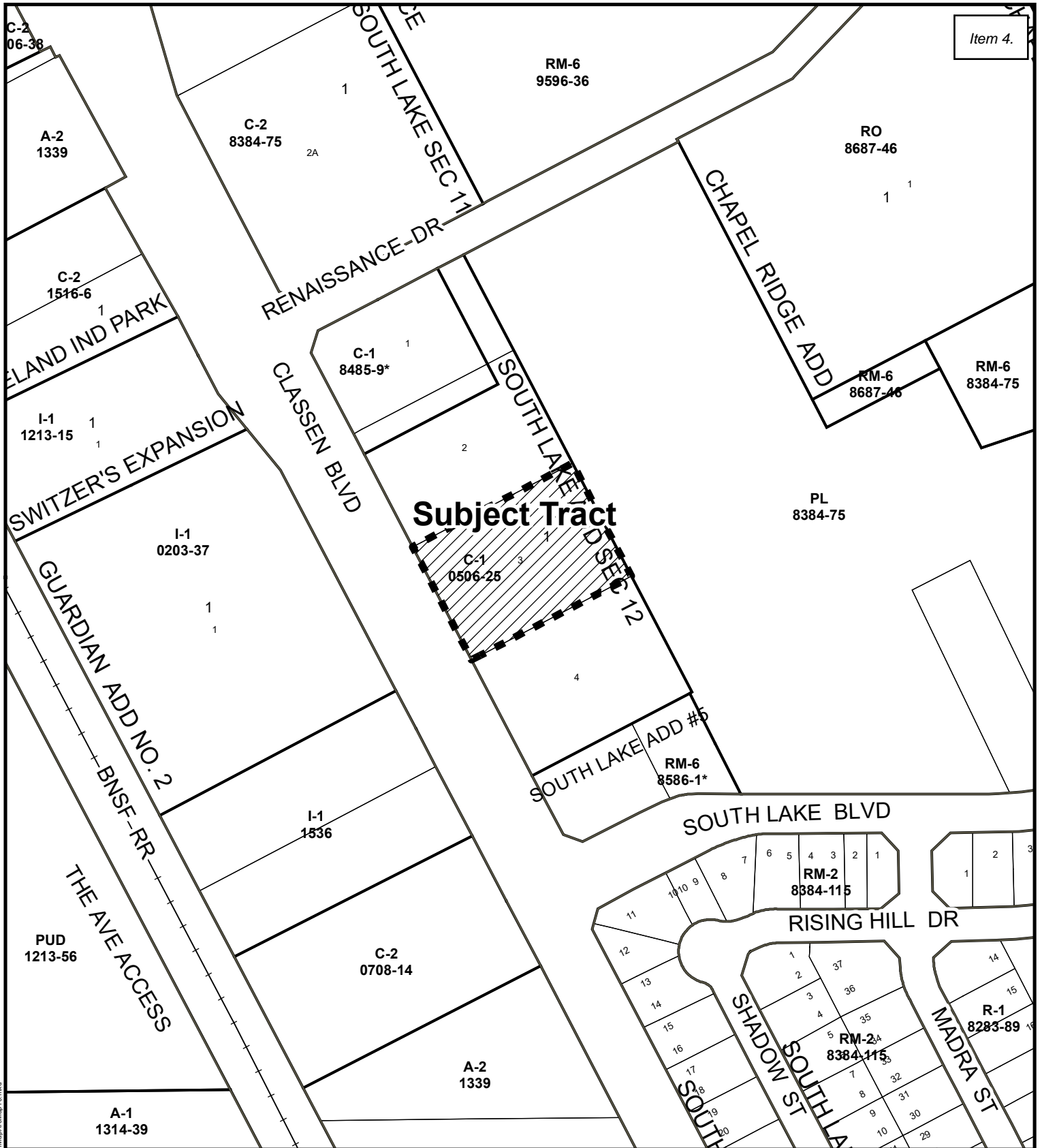
FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants, fire and building codes will be considered at the building permit stage.

PUBLIC WORKS: The subject property is part of South Lake Addition, Section 12. In response to the questions at the Pre-Development meeting regarding detention, the project engineer for Olsson and Associates agreed to rerun the calculations to make sure the detention pond has adequate capacity for the proposed development.

TRAFFIC ENGINEER: The City Traffic Engineer stated a Traffic Impact Analysis (TIA) was completed and submitted with the plat in May of 2007; the existing TIA meets the requirements for this proposed development.

UTILITIES: Water and sewer are adjacent to the existing property and available for connection.

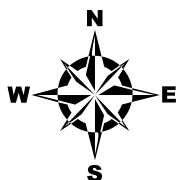
CONCLUSION: Staff forwards this request for Special Use of an Automobile Service Station, in the C-1, Local Commercial District, and Ordinance O-2425-4 for consideration by Planning Commission and recommendation to City Council.



Location Map



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



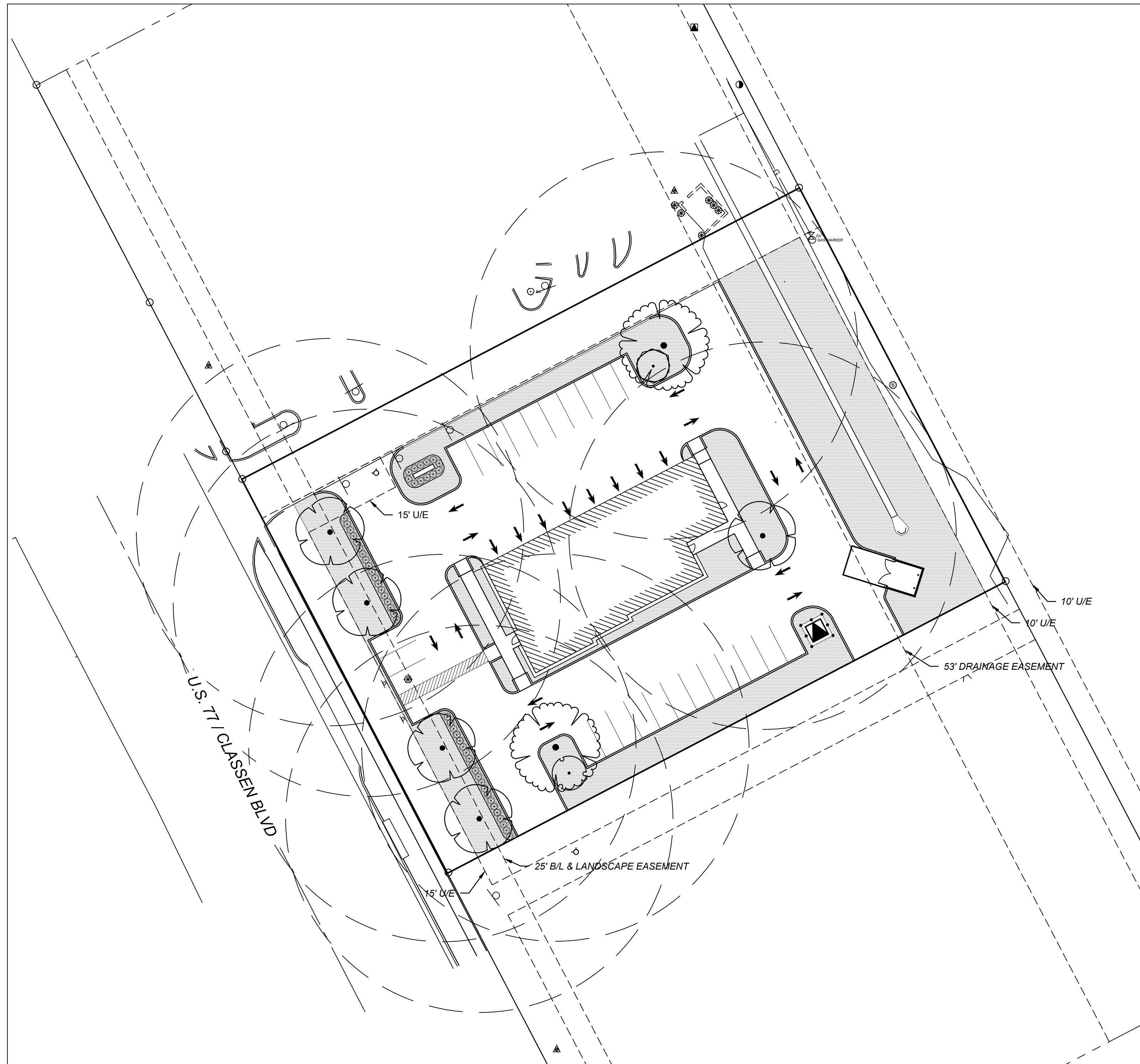
August 5, 2024

0 100 200 Ft.













Subject Tract

BRAKES PLUS
NORMAN, OK



LEGEND

	PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED BUILDING

PLANT SCHEDULE										
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER TYPE	M. HT.	M. WIDTH	WATER	
TREES										
	OC	1	CERES CANADENSIS 'OKLAHOMA'	OKLAHOMA REDBUD	1.5" CAL. 8' HT.	B&B				
	MP	1	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	1.5" CAL. 8' HT.	B&B				
	NS	2	NYSSA SYLVATICA	BLACK GUM	1.5" CAL. 8' HT.	B&B				
	QS	5	QUERCUS SHUMARDII	SHUMARD OAK	1.5" CAL. 8' HT.	B&B				
SHRUBS										
	AR	55	ABELIA X 'ROSE CREEK'	ROSE CREEK ABELIA	3 GAL.	CONTAINER	2'-3'	3'-4'	MEDIUM	

HATCH LEGEND

SOD

ROCK MULCH –
2"–4" WASHED RIVER ROCK



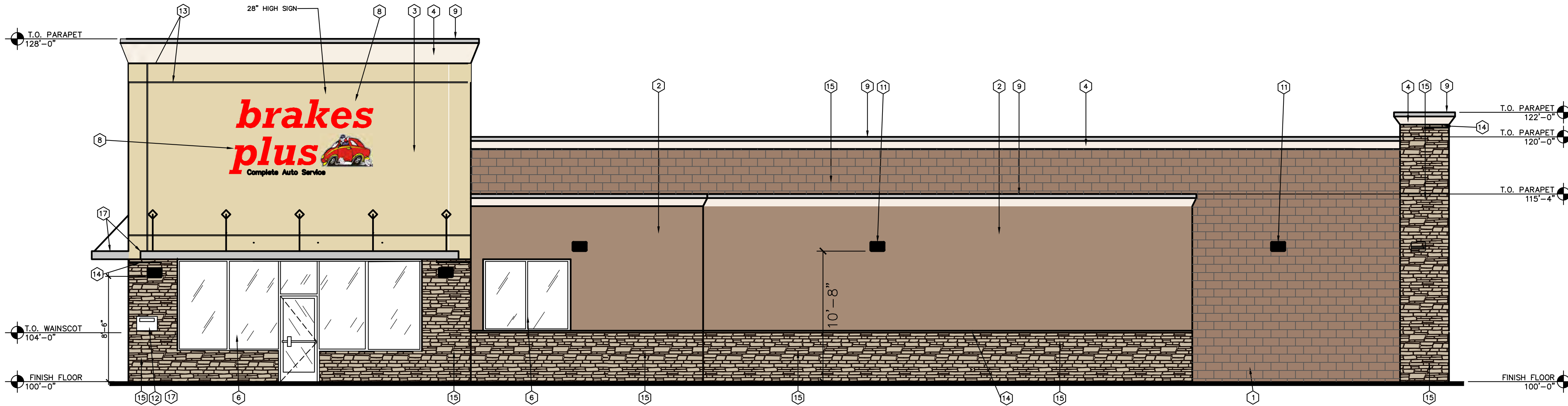
-CAUTION-

THE LOCATION OF UNDERGROUND UTILITIES DEPICTED ON THESE DRAWINGS ARE BASED ON VISUAL SURFACE EVIDENCE AND/OR AS-BUILT DRAWINGS PROVIDED BY OTHERS AND, THEREFORE, MAY NOT REPRESENT ALL UTILITIES PRESENT OR THEIR ACTUAL LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY FOR COORDINATING WITH INDIVIDUAL UTILITY OWNERS TO ASCERTAIN THE EXACT LOCATION OF EXISTING UTILITIES AT SPECIFIC POINTS OF CONNECTION AND FOR NOTIFYING AHJ PRIOR TO ANY EXCAVATION ON SITE.

KEYNOTES

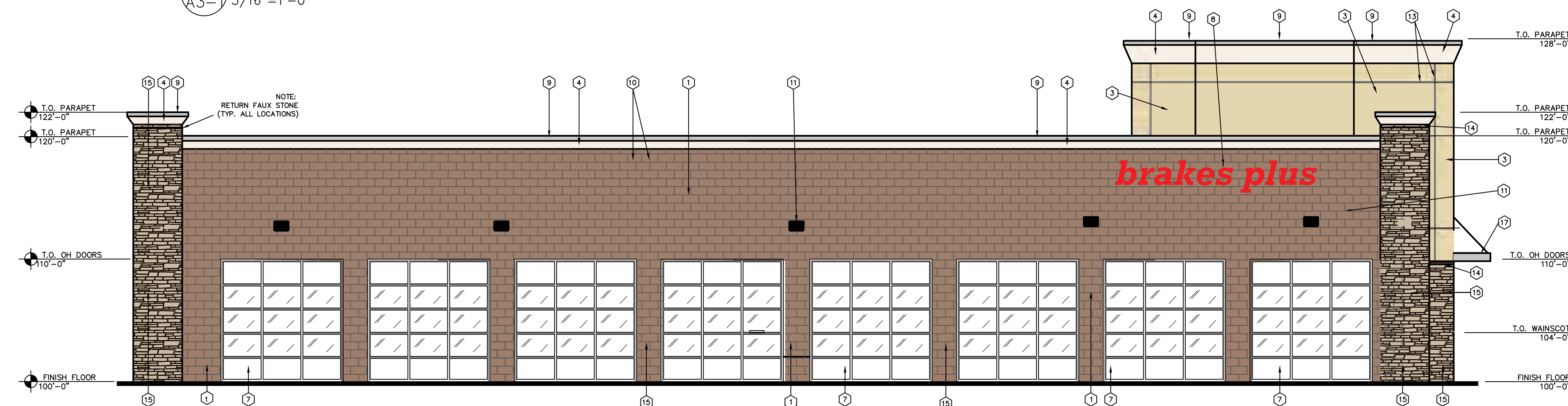
1. SMOOTH FACE CONCRETE BLOCK BY BEST BLOCK
COLOR: MEDIUM BROWN
2. EIFS - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #2835
CRAFTSMAN BROWN
3. EIFS - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #2834
BIRDSEYE MAPLE
4. EIFS - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #6105
DIVINE WHITE
5. METAL MAN DOOR. PAINT TO MATCH MASONRY
6. ALUMINUM/GLASS STOREFRONT
CLEAR ANODIZED ALUMINUM
7. ALUMINUM SECTIONAL OVERHEAD DOORS
CLEAR ANODIZED ALUMINUM
8. ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)
9. PRE-FINISHED METAL CAP FLASHING PREFINISHED TO
MATCH FINISH ANODIZED STOREFRONT FRAMING
10. NOT USED.
11. DECORATIVE LIGHT FIXTURE.
12. KEY DROP BOX
13. 1 1/2" X 3/4" REVEAL
14. WATER SILL - FAUX STONE - CULTURED STONE - WHITE
OAK COUNTRY LEDGESTONE CV-20046
15. FAUX STONE - CULTURED STONE - WHITE OAK COUNTRY
LEDGESTONE CV-20046
16. METAL HVAC GRILLE - PAINT TO MATCH BLOCK
17. METAL AWNING - BERRIDGE "ZINC-COTE"

Building Size: 4,975 Sq feet



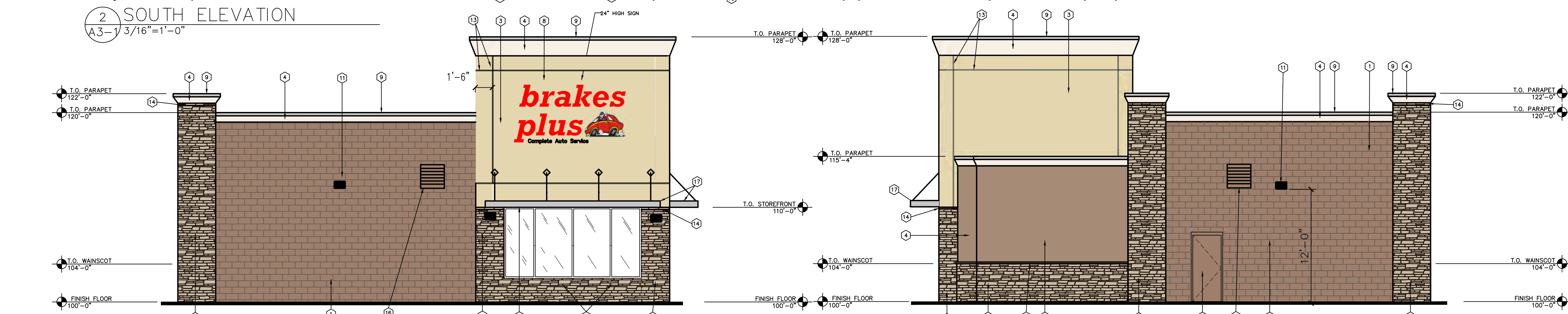
1 NORTH ELEVATION

A3-1 3/16"=1'-0"



2 SOUTH ELEVATION

A3-1 3/16"=1'-0"



3 EAST ELEVATION

A3-1 3/16"=1'-0"

4 WEST ELEVATION

A3-1 3/16"=1'-0"

BRAKES PLUS
PROTOTYPE EXTERIOR ELEVATIONS

REVISION DATE COMMENTS

ARCODEV JOB #:
CLIENTJOB #:
DRAWN BY:
CHECKED BY:
DATE OF ISSUE: 06.25.24

SHEET

A3-1

EXTERIOR ELEVATIONS

Applicant: South Lakes Group, LLC

Project Location: 3301 Classen Blvd

Case Number: PD24-12

Time: 5:30 p.m.

Applicant Representative:

Jason Mohler

Dax Ogden

Attendees:

Jay Cervil

City Staff:

Justin Fish, Planner I

Application Summary:

The applicant submitted a request for a special use permit for an automobile service station. The property located at 3301 Classen Boulevard is currently zoned C-1, Local Commercial District.

Neighbor's Comments/Concerns/Responses:

There was one attendee present for the meeting. The attendee voiced concerns that the detention for the subject lot was not adequate. This inadequacy could in turn lead to drainage problems. The representative stated that these concerns would be addressed.