



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, July 11, 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.

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

ROLL CALL

CONSENT ITEMS

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

Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE PLANNING COMMISSION MINUTES OF JUNE 13, 2024.

Short Form Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF SFP-2425-1: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY PAULA CLAUDETTE HOOPER (WALLACE DESIGN COLLECTIVE, P.C.) FOR HOOPER ADDITION FOR 2.883 ACRES OF PROPERTY GENERALLY LOCATED AT 1010 CRUCE STREET.

Certificates of Survey

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-1: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DAVID MEISER (POLLARD & WHITED SURVEYING, INC.) FOR MEISER ACRES, FOR 9.97 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF TECUMSEH ROAD APPROXIMATELY ¾ MILE EAST OF 24TH AVENUE N.E., WITH A VARIANCE FROM THE FULL 10-ACRE RULE, AND VARIANCE TO THE 330 FOOT FRONTAGE REQUIREMENT.
4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-2: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY MARK MAPPE (POLLARD & WHITED SURVEYING, INC.) FOR MAPPE EAST ESTATES FOR 10.40 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF FRANKLIN ROAD APPROXIMATELY ¼ MILE EAST OF 36TH AVENUE N.E.

NON-CONSENT ITEMS

Special Use for Self-Storage/Mini Warehouse

5. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2425-1: 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 SELF-STORAGE/MINI WAREHOUSE IN THE C-2, GENERAL COMMERCIAL DISTRICT FOR LOT TWO (2), BLOCK FIVE (5), CAMBRIDGE ADDITION SECTION VI, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4801 WEST MAIN STREET)

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE PLANNING COMMISSION MINUTES OF JUNE 13, 2024.



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, June 13, 2024 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 13th day of June, 2024.

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

Chair Erica Bird called the meeting to order at 5:30pm.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Michael Jablonski
Erica Bird
Doug McClure*
Jim Griffith
Maria Kindel
Kevan Parker

*Doug McClure arrived at 5:42pm.

STAFF PRESENT

Jane Hudson, Planning & Community Development Director
Lora Hoggatt, Planning Services Manager
Destiny Andrews, Planner II
Rone Tromble, Admin Tech. IV
Whitney Kline, Admin III
Beth Muckala, Assistant City Attorney II
Kathryn Walker, City Attorney
AshLynn Wilkerson, Assistant City Attorney I
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Mitchell Richardson, Special Events & Multimedia Supervisor
Kenneth Giannone, Capital Projects Engineer

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 MAY 9, 2024.

PLANNING COMMISSION SPECIAL MEETING MINUTES OF MAY 16, 2024.

ITEMS SUBMITTED FOR THE RECORD:

1. May 9, 2024 Planning Commission Meeting Minutes
2. May 16, 2024 Planning Commission Special Meeting Minutes

Motion by Liz McKown to approve the consent docket; **Second** by Kevan Parker.

The motion passed unanimously with a vote of 8-0.

NON-CONSENT ITEMS

UNP Rezoning & Preliminary Plat

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-35: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE PART OF THE EAST HALF (E/2) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED EAST OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. PUD Narrative
4. Preliminary Site Development Plan
5. Preliminary Site Development Plan (Highlighted DAs)
6. Green Space Exhibit
7. Park Board Packet
8. Pre-Development Summary
9. Support Letter

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY UNIVERSITY NORTH PARK, L.L.C. FOR UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 90 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Preliminary Plat
3. Traffic Analysis
4. Review Form

Rock Creek Entertainment District Project Plan

4. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION PCR-2324-2: A RESOLUTION OF THE NORMAN PLANNING COMMISSION DETERMINING THAT THE ROCK CREEK ENTERTAINMENT DISTRICT PROJECT PLAN IS IN CONFORMANCE WITH THE CITY OF NORMAN'S COMPREHENSIVE PLAN AND RECOMMENDING THAT THE CITY COUNCIL APPROVE ADOPT THE ROCK CREEK ENTERTAINMENT DISTRICT PROJECT

ITEMS SUBMITTED FOR THE RECORD:

1. Memo
2. Planning Commission Recommendation
3. Project Plan Draft
4. Statutory Review Committee Resolution

Motion by Steven McDaniel to approve Liz McKown's recusal from items 2, 3, and 4; **Second** by Jim Griffith.

The motion for Liz McKown's recusal was approved unanimously with a vote of 8-0.

Staff Presentation

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

Michael Jablonski inquired on the PUD document description for open space. The document stated planned open space of 24%, continuing that the open space could go down to 10% during development.

Jane Hudson explained that they are showing 24% on the green space exhibit but are able to go down to the required 10% green space, as per the Zoning Code.

Applicant Presentation

Sean Rieger, representing the applicant, presented on the proposed PUD for this property. Mr. Rieger described the process from conception to the project's current design.

Danny Lovell, The Rainier Companies, CEO, described the project plan. Included in the proposal: multiple parks/greenspace, a festival street including the arena and boutique shops and restaurants, built to suit offices (3-4 story loft office), a parking garage, and residential areas.

Mr. Rieger pointed out that the property is not in the floodplain or WQPZ. He detailed the preliminary plat, site plan, and open space diagram. In answering Mr. Jablonski's question, the development will follow the site plan, with intent for 24% open space.

Mr. Rieger added how important stormwater was and the extensive work put into integrating bio-swales and rain gardens to address impacts. He also explained proposed changes to streets to mitigate traffic impacts.

Joe Castiglione, University of Oklahoma Vice President & Director of Athletics, described how this will not only help the University with an arena for men's and women's basketball and gymnastics, but also the City of Norman.

Cathy O'Connor, COalign Group President, detailed what a TIF (Tax Increment Finance) District is. She stated that the proposed Rock Creek Entertainment District Project Plan is a mixed-use project; it is a \$1+ billion investment including residential, retail, office, commercial, arena, parking garage, and hotel, along with festival plaza and related public improvements.

Ms. O'Connor explained that it is the Planning Commission's role to determine whether the Project Plan conforms with City's comprehensive plan and provide general recommendation to City Council.

Mr. Jablonski inquired where the \$600 Million figure pertaining to anticipated TIF funds came from and associated projected risks. Ms. O'Connor explained that the developer will finance \$230 Million, the up to \$600 Million anticipated TIF generation covers the financing cost of that \$230 Million.

Kevan Parker asked where the \$1 billion figure is coming from and about the project cost breakdown. Ms. O'Connor described the breakdown.

Mr. Parker asked why the residential development is included in the TIF if it is a use allowed by the existing PUD. Mr. Rieger explained that tax revenue off residential as it pertains to supplies and fees are still necessary to financing the project.

Jim Griffith asked why it is a 25 year TIF. Ms. O'Connor answered that it is up to 25 years, but if the total cost number is met before the 25 years are up then the TIF is terminated.

Mr. Jablonski pointed out that they keep mentioning "no risk" to the City but he is also concerned about economic development moving to the TIF district, instead of other areas in Norman. Ms. O'Connor stated that this development was intended for new commercial.

Kathryn Walker, City Attorney, explained that we have a firm looking into market impacts and will have the report before it goes to City Council.

Maria Kindel stated that transparency on past projects has caused concern. Ms. Walker stated that we are required by the Local Development Act to report annually on TIF revenues. She explained that she expects City Council to demand more frequent updates. Information is available on the City website and it is expected to maintain public accessibility.

Erica Bird explained that the Parks Board had a different site plan with a clubhouse on the residential side, but on the current sight plan labels the area open space. She asked for clarification. Mr. Rieger explained the change. The presented site plan is the one they will be approved to use.

Ms. Bird also asked about street trees and they can be locked into the site plan or the PUD document. Mr. Rieger explained that it is in the document stating they will be following City Ordinances regarding street trees.

Steven McDaniel asked if the parking will accommodate anticipated demand. Mr. Rieger explained that parking is accounted for, including anticipated reliance on ride share.

Cameron Brewer asked about the area to the south of Rock Creek that is currently undeveloped. Mr. Lovell explained that they do not own that property and therefore they cannot speak on it.

Public Comments

KJ Kindler, 5351 Tina Dr. Norman, OK (Support)
Jennie Baranczyk, 1907 Grandview Ave. Norman, OK (Support)
Marcus Bowan, 4716 Las Colinas Ln. Norman, OK (Support)
Lawrence McKinney, 3213 St. Clair Dr. Norman, OK (Support)
Cindy Rogers, 633 Reed Ave. Norman, OK (Protest)

Steve Ellis, 633 Reed Ave. Norman, OK (Protest)
 Kenny Adams, 3107 Meadow Ave. Norman, OK (Support)
 Scott Martin, 2916 Stonebridge Ct. Norman, OK (Support)
 Shelley Cox, 3604 Glenbrook Dr. Norman, OK (Support)
 Sean Burrage, 824 Mockingbird Ln. Norman, OK (Support)
 Andrew Rosenow, 1509 Chambers St. Norman, OK (Protest)
 Paul Wilson, 401 12th Ave SE. Norman, OK (Support)
 Chuck Deltleft, 14332 SE 111th St. OKC, OK (Support)
 Rhonda Stock, 4112 Harrogate Dr. Norman, OK (Protest)
 Cooper Hahn, 522 Colorado Dr. Norman, OK (Protest)
 Jonathan Fowler, 519 Chautauqua Ave. Norman, OK (Support)
 Gregg Garn, 4920 Spyglass Dr. Norman, OK (Support)
 Dan Schemm, 3213 Valley Brook, Norman, OK (Support)
 Mark Belmar, 3801 Danfield Ln. Norman, OK (Support)
 Russell Rice, 1854 Rolling Hills St. Norman, OK (Protest)
 Holly Hunt, 1907 Grandview Ave. Norman, OK (Support)
 Michael T Dean, 820 S Pickard Ave. Norman, OK (Support)
 Lisa Dionisio, 4525 Blake Horse Rd. Norman, OK (Support)
 Marguerite Larson, 1432 Huron St. Norman, OK (Protest)

Recess 9:00pm to 9:14pm

Judith Wilkins, 1100 W Symmes St. Norman, OK (Protest)
 David Kinnard, 942 Chautauqua Ave. Norman, OK (Protest)
 Megan Straughn, 1516 Oakwood Dr. Norman, OK (Protest)
 Rob Norman, 4604 Graystone Dr. Norman, OK (Protest)
 Don Nist, 3501 Hillview Dr. Norman, OK (Support)
 Pam Post, 661 Turkey Run Ct. Norman, OK (Protest)

Commission Discussion

Ms. Kindel asked for clarification on the land in the TIF district that is not part of the proposed entertainment district development. Emily Pomeroy, Center for Economic Development Law, explained that being in the TIF district has no direct impact on the property owner. Sales and property taxes in the district are paid towards the apportionment fund.

Mr. Brewer asked if this project is viable without the residential development. Ms. Pomeroy explained that it would not be.

Ms. Bird asked about a possible on-and-off ramp at Rock Creek Rd. BJ Hawkins, Traffic Engineering Consultants, explained that Oklahoma Department of Transportation (ODOT) is working closely with project team to determine what infrastructure improvements may be needed.

Ms. Bird asked for more explanation on bus orientation navigation around the entertainment district. Terry Hanes, SMC Consulting, stated that there is an area west of the arena that is set up for semi-truck and bussing operations.

Mr. Jablonski stated that he likes the project but has concerns with implied lack of information.

Doug McClure explained that there was discussion about projections, related to economic impacts which are a concern. He stated the decision is not just about the sports but about Norman as well.

Ms. Kindel compared the proposed project to the Enid event center and related TIF, which also saw concerns about the impacts but has proved to be a good investment. She stated this project is a good investment for Norman.

Ms. Bird pointed out all the concerns she brought up at previous meetings which had been addressed by the applicant.

Mr. Parker stated he does not have any issues with the zoning.

Motion by Kevan Parker to recommend adoption of Ordinance No. O-2324-35 and PP-2324-12 to City Council; **Second** by Doug McClure.

The motion passes with a vote of 8-0 with Commissioner McKown abstaining.

Motion by Doug McClure to recommend adoption of PCR-2324-2 to City Council; **Second** by Steve McDaniel.

The motion passed with a vote of 7-1 with Commissioner McKown abstaining and Commissioner Jablonski voting against.

Motion by Steven McDaniel to approve Erica Bird's recusal from items 5 and 6; **Second** Cameron Brewer.

Item 1.

The motion for Erica Bird's recusal was approved unanimously with a vote of 8-0.

Bridgeview Rezoning & NORMAN 2025

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-147: 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 LOT 1, BLOCK 1 OF BRIDGEVIEW UNITED METHODIST CHURCH ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (4300 W. INDIAN HILLS RD.)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. 2025 Land Use Map

Staff Presentation

Lora Hoggatt presented the staff report and PowerPoint. The applicant is applying to rezone the property with uses including church and funeral home operations.

Michael Jablonski asked about one of the protest letters regarding a possible legal issue with the sewer and drainage pond.

Beth Muckala, Assistant City Attorney II, explained that Public Works and Utilities have looked at the plat filed and are allowing this application to move forward.

Applicant Presentation

Joe Krodel, representing the applicant, explained they are asking for the allowance of a funeral home with no intentions of cremation, embalming, or a cemetery.

John Davenport, Tribute Memorial Care, talked about being a local business that has been operating for 9 years. They met with Windstone community members prior to the meeting.

Jim Griffith inquired how much land, in addition to the building, is owned by Mr. Davenport. Mr. Davenport responded that they own about 30 acres total but have no current plans for the rest of the property beyond the subject location.

Public Comments

None

Commission Discussion

None

Motion by Liz McKown to recommend approval of R-2324-147 to City Council; **Second** by Maria Kindel.

The motion passed with a vote of 8-0 with Commissioner Bird abstaining.

6. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-53: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOT 1, BLOCK 1 OF BRIDGEVIEW UNITED METHODIST CHURCH ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT WITH SPECIAL USE FOR A CHURCH, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, AND PROVIDING FOR THE SEVERABILITY THEREOF. (4300 W. INDIAN HILLS RD.)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. SPUD Narrative
4. Site Plan
5. Pre-Development Summary
6. Protest Map (6-11-24)
7. Protest Letter
8. Protest Map (6-7-24)
9. Protest Letter

Staff Presentation

Same for previous item

Applicant Presentation

Same for previous item

Public Comments

None

Commission Discussion

None

Motion by Cameron Brewer to recommend adoption of Ordinance O-2324-53 to City Council; **Second** by Maria Kindel.

The motion passed with a vote of 8-0 with Commissioner Bird abstaining.

- 7. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-54:** AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS 36-514 (“R-1, SINGLE-FAMILY DWELLING DISTRICT”), 36-516 (“R-2, TWO-FAMILY DWELLING DISTRICT”), AND 36-520 (“R-3, MULTIFAMILY DWELLING DISTRICT”), ALL IN CHAPTER 36 (“ZONING”) OF THE CODE OF THE CITY OF NORMAN TO PERMIT R-1 USES FOR UNDERSIZED LOTS WHERE SUBDIVISION EXISTED AT ZONING ORDINANCE ADOPTION OR OCCURRED IN CONFORMITY WITH SECTION 30-605 OF THE NORMAN MUNICIPAL CODE AND ALL BOUNDARY LINES OF THE SUBJECT LOT TOUCH LANDS UNDER OTHER OWNERSHIP; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Ordinance (annotated)

Staff Presentation

Lora Hoggatt, Planning Services Manager, went over the staff report and changes that are requested to the Zoning Code.

Public Comments

None

Commission Discussion

Michael Jablonski asked for the size and number of lots, to get a sense of how many lots fall under this.

Ms. Hoggatt explained that applicants requesting ADUs with undersized lots are happening more often. Previously they have been directed to Board of Adjustment. Direction from City Council indicates a desire to simplify this oft requested process.

Mr. Jablonski followed up by asking about lot coverage. Ms. Hoggatt confirmed it is staying at 65%.

Motion by Maria Kindel to recommend adoption of Ordinance No. O-2324-54 to City Council;
Second by Jim Griffith.

The motion was passed unanimously with a vote of 9-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Jane Hudson, Planning and Community Development Director, gave an update on the AIM Norman Comprehensive Plan process.

ADJOURNMENT

The meeting was adjourned at 10:42pm.

Passed and approved this _____ day of _____ 2024.

Planning Commission

File Attachments for Item:

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF SFP-2425-1: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY PAULA CLAUDETTE HOOPER (WALLACE DESIGN COLLECTIVE, P.C.) FOR HOOPER ADDITION FOR 2.883 ACRES OF PROPERTY GENERALLY LOCATED AT 1010 CRUCE STREET.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/11/2024

REQUESTER: Paula Claudette Hooper

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF SFP-2425-1: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY PAULA CLAUDETTE HOOPER (WALLACE DESIGN COLLECTIVE, P.C.) FOR HOOPER ADDITION FOR 2.883 ACRES OF PROPERTY GENERALLY LOCATED AT 1010 CRUCE STREET.

ITEM: Consideration of **SHORT FORM PLAT NO. SFP-2425-1 FOR HOOPER ADDITION (LOTS 1 AND 2, BLOCK 6, PICKARD ACRES).**

LOCATION: Located at 1010 Cruce Street and 1021 Brooks Street.

INFORMATION:

1. Owners. Paula Hooper.
2. Developers. Paula Hooper C/O Randy Hooper.
3. Engineer/Surveyor. Wallace Design Collective, PC.

HISTORY:

1. March 1, 1920. The final plat for Pickard Acres was filed of record with the Cleveland County Clerk.
2. March 25, 1924. City Council adopted Ordinance No. 393 annexing this property into the Norman Corporate City limits.
3. September 22, 1959. City Council adopted Ordinance No. 848 placing this property in the R-1, Single-Family Dwelling District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer is existing.

3. Sidewalk. Sidewalks are existing
4. Streets. Street paving for Cruce Street and Brooks Street are existing.
5. Water. Water is existing.

PUBLIC DEDICATIONS:

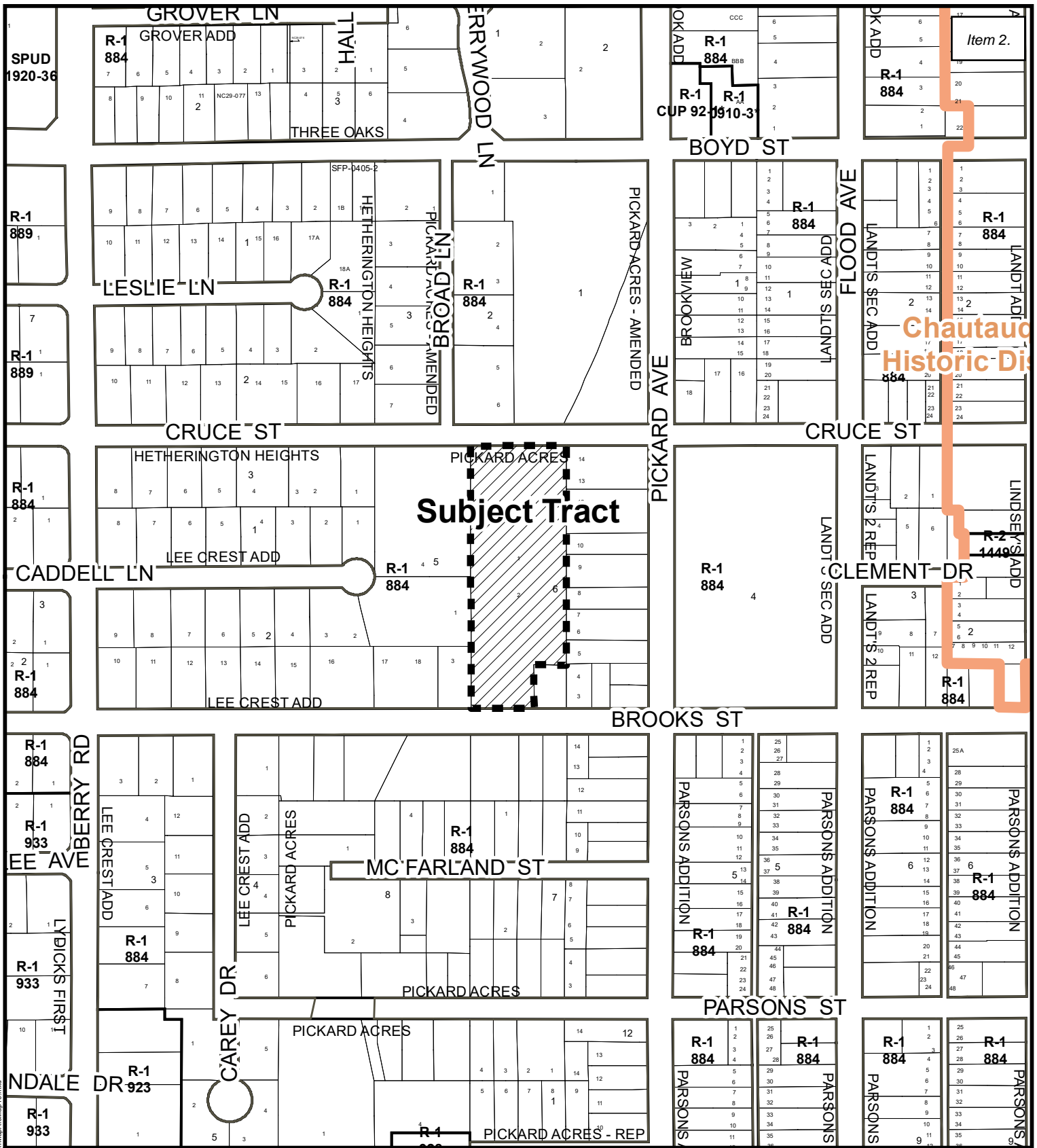
1. Easements. All required easements are existing.
2. Right-of-Way. Street rights-of-way are existing.
3. Flood Plain. The property contains flood plain. The proposal is to stay out of the flood plain with any proposed structures.

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

STAFF COMMENTS AND RECOMMENDATION: The property consists of 2.883 acres and three lots. Staff recommends approval of Short Form Plat No. SFP-2425-1 for Hooper Addition.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SPF-2425-1 for Hooper Addition, and, if approved, direct the filing thereof with the Cleveland County Clerk.

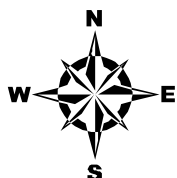
ACTION TAKEN: _____



Location Map




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



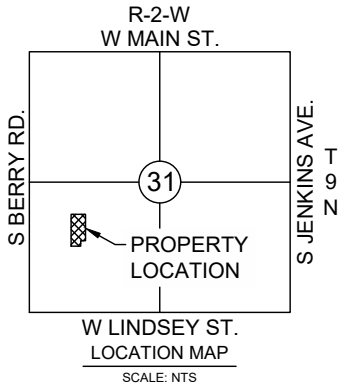
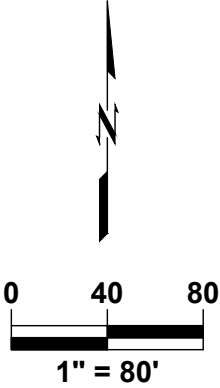
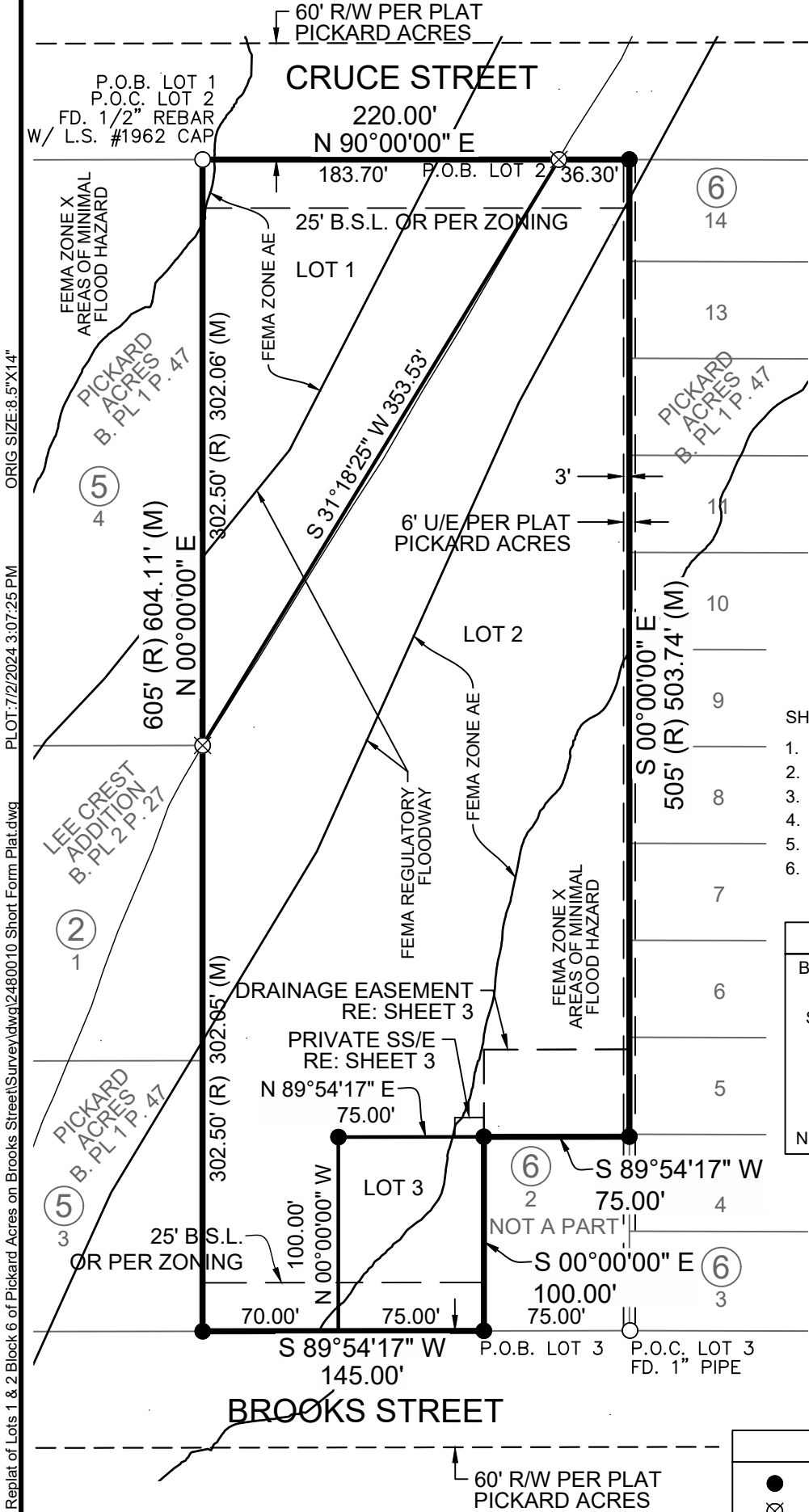
June 12, 2024

0 150 300 Ft.

 Subject Tract

SHORT FORM PLAT
HOOPER ADDITION

A REPLAT OF LOT 1 AND A PART OF LOT 2, BLOCK 6, PICKARD ACRES,
BEING A PART OF THE SW/4 OF SEC. 31, T.9N., R.2W., I.M.
TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



- SHEET INDEX
- 1. NEW LOT LAYOUT
 - 2. NEW LOT LEGAL DESCRIPTIONS
 - 3. EASEMENT DEDICATIONS
 - 4. EXISTING EASEMENTS
 - 5. GENERAL NOTES
 - 6. SIGNATURE PAGE

LEGEND	
B.S.L.	BUILDING SETBACK LINE
D/E	DRAINAGE EASEMENT
SS/E	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
U/E	UTILITY EASEMENT
(R)	DEED (RECORD) DATA
(M)	FIELD(MEASURED) DATA
N.A.P.	NOT A PART

MONUMENTATION	
●	SET 1/2" REBAR W/ C.A. #1460 CAP
⊗	SET MAG NAIL W/ C.A. #1460 TAG
○	FOUND MONUMENT AS DESCRIBED

PORTIONS OF SUBJECT PROPERTY FALL WITHIN ZONE AE, AREAS OF BASE FLOOD ELEVATIONS DETERMINED AND WITHIN FEMA REGULATORY FLOODWAY PER FEMA MAP PANEL 40027C0280J WITH AN EFFECTIVE REVISED DATE OF JANUARY 15, 2021. FEMA FLOODWAY OVERLAY SHOWN FOR VISUAL REFERENCE ONLY AND MAY NOT REPRESENT ACTUAL LOCATION OF FLOOD HAZARD AREAS.

PROPOSED LOT LAYOUT

HOOPER
ADDITION

NORMAN, OKLAHOMA



wallace
design
collective

wallace design collective, pc
structural · civil · landscape · survey
410 north walnut ave.
oklahoma city, oklahoma 73104
405.236.5858
wallace.design
ok ca 1460 exp. 06-30-2025

SHORT FORM PLAT		
REV.	DESCRIPTION	DATE
PROJECT NO. 2480010		SHEET 1 OF 6

File Attachments for Item:

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-1: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DAVID MEISER (POLLARD & WHITED SURVEYING, INC.) FOR MEISER ACRES, FOR 9.97 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF TECUMSEH ROAD APPROXIMATELY $\frac{3}{4}$ MILE EAST OF 24TH AVENUE N.E., WITH A VARIANCE FROM THE FULL 10-ACRE RULE, AND VARIANCE TO THE 330 FOOT FRONTAGE REQUIREMENT.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/11/2024

REQUESTER: David Meiser

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-1: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DAVID MEISER (POLLARD & WHITED SURVEYING, INC.) FOR MEISER ACRES, FOR 9.97 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF TECUMSEH ROAD APPROXIMATELY $\frac{3}{4}$ MILE EAST OF 24TH AVENUE N.E., WITH A VARIANCE FROM THE FULL 10-ACRE RULE, AND VARIANCE TO THE 330 FOOT FRONTAGE REQUIREMENT.

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY COS-2425-1 FOR MEISER ACRES.**

LOCATION: Generally located on the north side of Tecumseh Road approximately $\frac{3}{4}$ mile east of 24th Avenue N.E.

INFORMATION:

1. Owners. David and Georgia Meiser.
2. Developer. David and Georgia Meiser.
3. Surveyor. Pollard & Whited Surveying, Inc.

HISTORY:

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

IMPROVEMENT PROGRAM/INFORMATION:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.

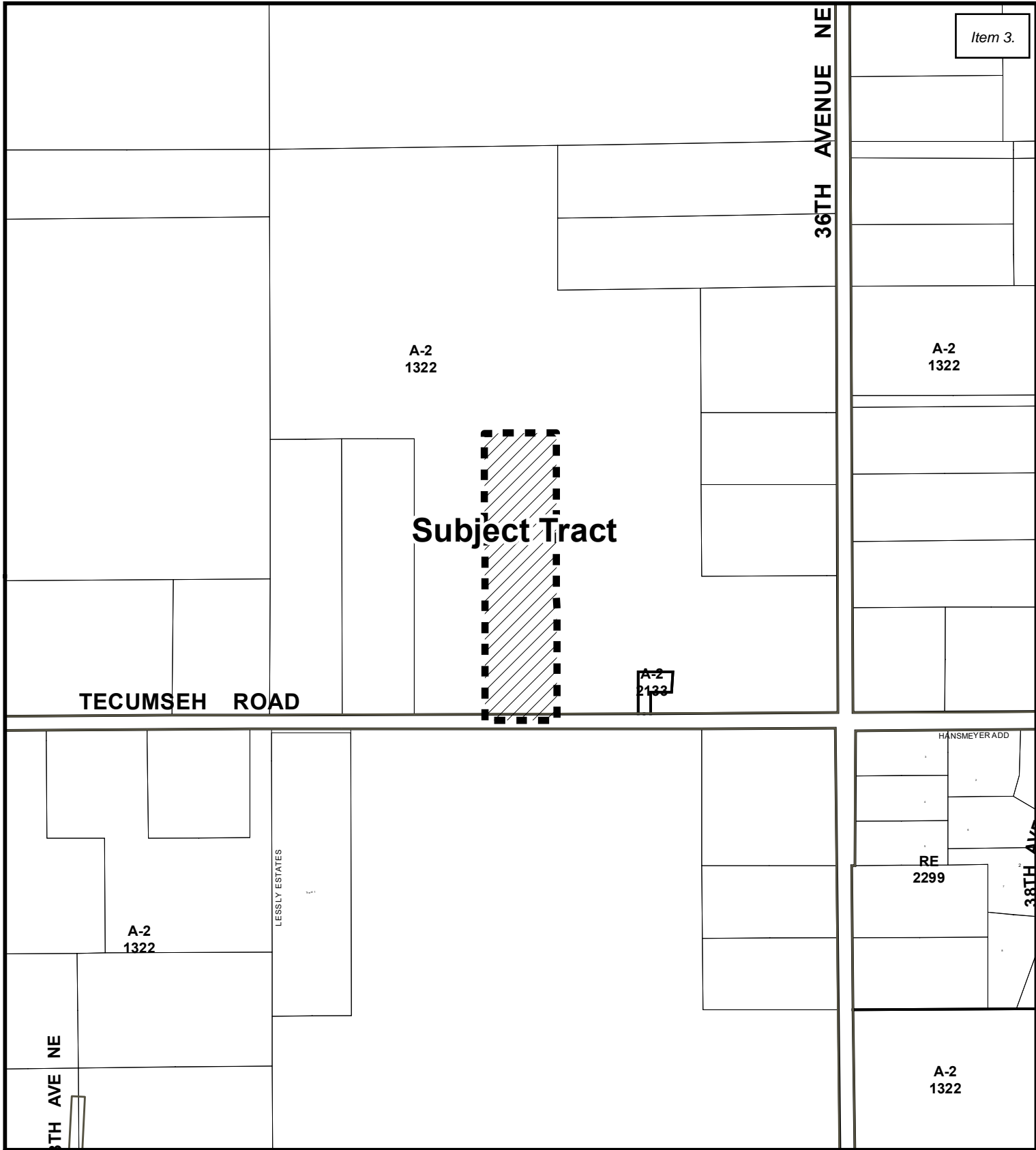
2. Sanitary Sewer. Individual septic system will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water well will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
6. Acreage. The property consists of 9.97 acres and 329.36' width. The surveyor has stated that due to this being a short section the property could never have been a full ten acres and is requesting a variance in the acreage and tract width requirements.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2425-1 for Meiser Acres and letter of request for a variance in the 10 acres requirement and variance in 330' width requirement are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owners propose a 9.97 acre tract for the purpose of selling. Staff recommends approval of a variance in the 10 acres requirement and 300' width requirement and approval of Norman Rural Certificate of Survey No. COS-2425-1 for Meiser Acres.

ACTION NEEDED: Approve or disapprove the request for a variance in the 10 acres requirement and a variance in the 300' width requirement and approval or disapproval of Norman Rural Certificate of Survey No. COS-2425-1 for Meiser Acres and submit to City Council for consideration.

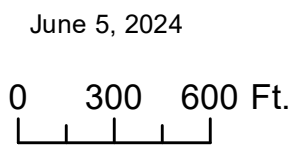
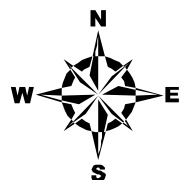
ACTION TAKEN: _____




Location Map



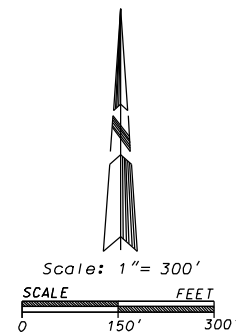
Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



 Subject Tract

GU:\GIS\10_MapTemplates\11_LocationMap\Map10.mxd

COS - 2425-



Sheet 1 of 5

POLLARD & WHITED SURVEYING, INC.

2514 Tee Drive Norman, OK 73069
office (405)366-0001
tim@pwsurveying.com

May 27, 2024

City Of Norman Planning Commission
and City of Norman Staff Members
201 W. Gray
Norman, OK 73070

Re: Variance Request for proposed Certificate of Survey (COS) Subdivision
to be known as **"Meiser Acres"**
in the SE1/4 of Sec.10,T9N,R2W, I.M.
Norman, Cleveland County, Oklahoma

To all interested parties,

An application has been submitted to the City of Norman Staff for **"Meiser Acres"**. Meiser Acres is a Norman Certificate of Survey Subdivision (COS) consisting of one (1) tract in the City of Norman, Oklahoma.

The proposed subdivision is located in the SE1/4 of Section 10, T9N, R2W. The location can be generally described as: Located on the North side of Tecumseh Road approximately 1/4 of a mile (1320') West of 36th Avenue NE.

This letter is a request for variance of the proposed COS Subdivision to be known as **"Meiser Acres"** to the City of Norman, Cleveland County, Oklahoma. The applicant is asking the City of Norman to allow them to vary from the full 10-acre rule and to vary from the full 330 foot Frontage Line Width requirement.

"Meiser Acres" will consist of one (1) single family, residential tract containing 9.97 acres. The property in consideration is currently described as an aliquot Ten (10+/-) acre tract being the E1/2-E1/2-SW1/4-SE1/4 of Section 10, T9N, R2W, IM. Due to shortage of distance along the South line of SE1/4 of Section 10 (2635.05' measured vs 2640' standard). The aliquot portions are short by nature and because of this shortage along the section lines, the applicant's property is only 329.36 feet instead of the standard 330'. Additionally, this shortage causes the standard 10-acre aliquot portion to measure 9.97 acres. The attached survey drawing confirms these measurements. The Applicants would therefore request a variance for the minimum area and the minimum frontage to be allowed in their case.

If you have any questions or concerns about this request, please call me at my office (405)366-0001, mobile (405)443-8100, or you can email me at tim@pwsurveying.com.



Respectfully,

Timothy G. Pollard

Timothy G. Pollard, PLS

File Attachments for Item:

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-2: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY MARK MAPPES (POLLARD & WHITED SURVEYING, INC.) FOR MAPPES EAST ESTATES FOR 10.40 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF FRANKLIN ROAD APPROXIMATELY ¼ MILE EAST OF 36TH AVENUE N.E.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/11/2024

REQUESTER: Mark Mappes

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-2: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY MARK MAPPE (POLLARD & WHITED SURVEYING, INC.) FOR MAPPE EAST ESTATES FOR 10.40 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF FRANKLIN ROAD APPROXIMATELY ¼ MILE EAST OF 36TH AVENUE N.E.

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2425-2 FOR MAPPE EAST ESTATES.**

LOCATION: Generally located on the north side of Franklin Road approximately ¼ mile east of 36th Avenue N.E.

INFORMATION:

1. Owners. Mark Mappes.
2. Developer. Mark Mappes.
3. Surveyor. Pollard & Whited Surveying, Inc.

HISTORY:

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

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.

2. Sanitary Sewer. There is an existing sanitary sewer system serving the tract.
3. Water. There is an existing water well serving the tract.
4. Acreage. This property consists of 10.40 acres and one tract.
5. Easements. The owners will grant a 17' roadway, drainage and utility easement for both Franklin Road. In addition, a 20' trail easement will be granted adjacent to the 17' roadway, drainage and utility easements for Franklin Road.
6. Water Quality Protection Zone. The property contains WQPZ. The existing structures are located outside the WQPZ. The WQPZ area will be protected by the owner per covenants.
7. Flood Plain. The property contains Flood Plain. There is an existing house on the property located outside the Flood Plain.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2425-1 for Mappes East Estates are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: There is an existing single-family residential structure on the property. The owner is combining two separate parcels into one. Staff recommends approval of Norman Rural Certificate of Survey No. COS-2425-2 for Mappes East Estates.

ACTION NEEDED: Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2425-2 for Mappes East Estates to City Council.

ACTION TAKEN: _____

Northern Community Separator

A-2
1322

A-2
1322

36TH AVE NE

Subject Tract

ROAD

FRANKLIN RD

A-2
1322

A-2
1322

CRICKET LANE

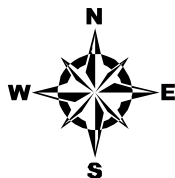
PLEASANT HILL LN

A-2
1920

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.



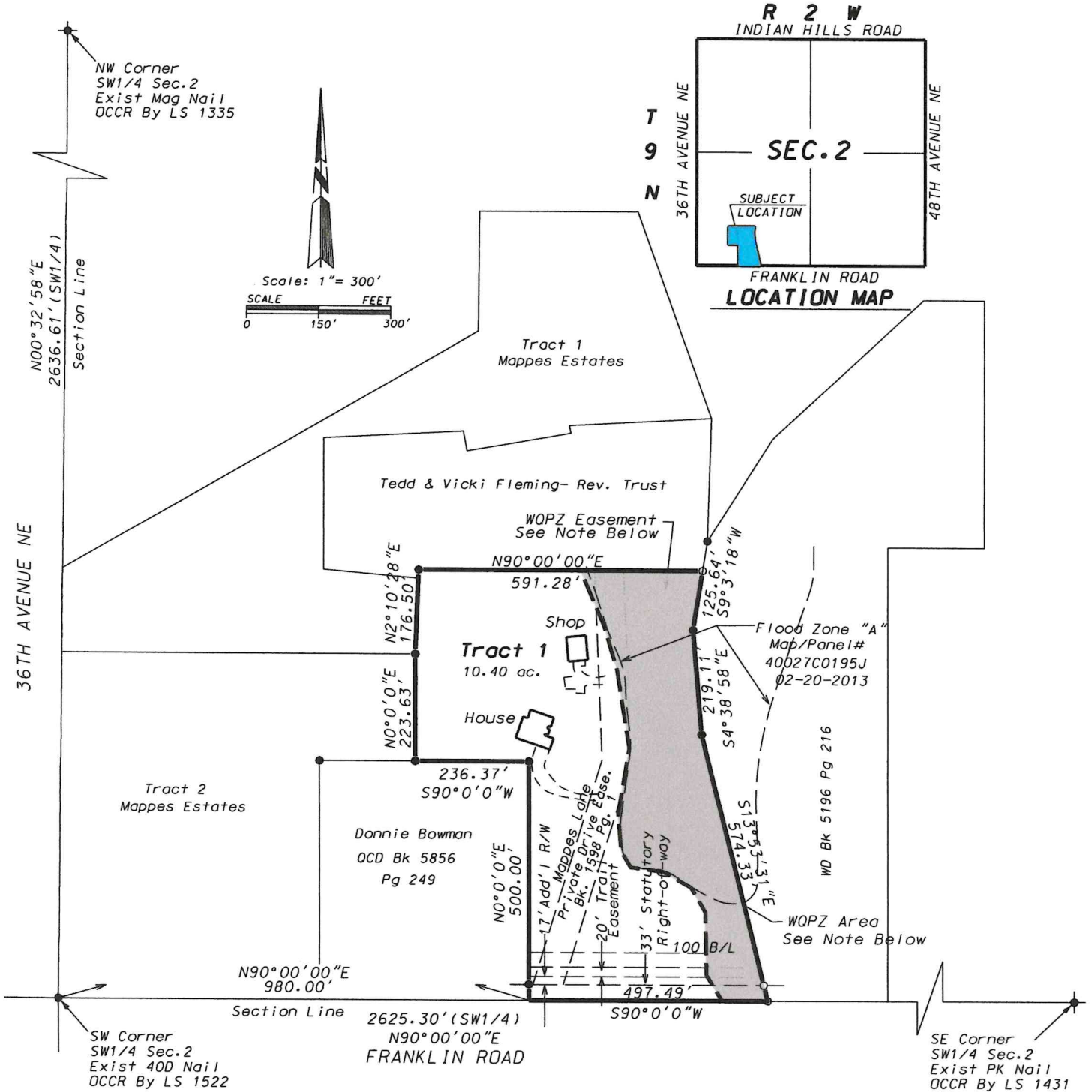
June 6, 2024

0 400 800 Ft.

 Subject Tract

MAPPES EAST ESTATES

A NORMAN RURAL CERTIFICATE
OF SURVEY SUBDIVISION
PART OF THE SW1/4 OF SECTION 2, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA
COS -----



NOTE:

Bearings Shown are Based on an Deed Bearing of N90°00'00"E Between Existing Monuments On The South line of the SW1/4 of of Section 2, T9N, R2W, I.M., Cleveland County, Oklahoma.

(●) - Indicates Existing 3/8" Iron Pin Or Monument As Noted.

(○) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked "Pollard PLS 1474" or Set Mag Nail with washer marked "PW Survey CA2380".

(OCCR) - Indicates Oklahoma Certified Corner Record on File With the Oklahoma Department of Libraries, Archives Division.

(WQPZ) -Indicates the Water Quality Protective Zone. There shall be no clearing, grading, construction or disturbance of vegetation in this area except as permitted by the Director of Public Works, unless such disturbance is done in accordance with 30-514(E) of the Norman City Code. The WQPZ is subject to protective covenants that may be found in the Land Records and that may restrict disturbance and use of these areas.

POLLARD & WHITED SURVEYING, INC.

2514 Tee Drive

Norman, OK 73069

405-366-0001

CA 2380 exp.6-30-25

timepwsurveying.com

Mappes East Estates

Norman Rural Certificate Of Survey Subdivision

Part of the SW1/4 Sec.2,T9N,R2W, IM

Norman, Cleveland County, Oklahoma

May 25, 2024

Drawn By:T.Pollard

2-9n2w.dgn

Sheet 1 of 11

File Attachments for Item:

5. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2425-1: 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 SELF-STORAGE/MINI WAREHOUSE IN THE C-2, GENERAL COMMERCIAL DISTRICT FOR LOT TWO (2), BLOCK FIVE (5), CAMBRIDGE ADDITION SECTION VI, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4801 WEST MAIN STREET)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/11/2024

REQUESTER: Daniel Pepe

PRESENTER: Destiny Andrews, Planner II

ITEM TITLE: CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2425-1: 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 SELF-STORAGE/MINI WAREHOUSE IN THE C-2, GENERAL COMMERCIAL DISTRICT FOR LOT TWO (2), BLOCK FIVE (5), CAMBRIDGE ADDITION SECTION VI, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4801 WEST MAIN STREET)

APPLICANT/REPRESENTATIVE Daniel F. Pepe/Advantage Construction, LLC

WARD 3

CORE AREA No

BACKGROUND: The subject property is currently utilized by Cambridge Mini Storage, a self-storage facility, on approximately 5.27 acres on the northwest corner of W. Main Street and 48th Avenue N.W. Although not an approved use in the C-2, General Commercial District, the property was previously granted a permissive use permit, Ordinance O-9394-26, which allowed for mini-warehouse use with the following conditions:

- A perimeter fence of brick columns and wood panels will surround the area.
- The storage buildings will all be brick-faced, with composition shingle, pitched roofs to provide for a residential appearance.
- No perimeter building shall be accessed from the rear.
- Lighting will be controlled and mounted only on the interior building facades.

Permissive use permits are no longer granted by the City of Norman, but the uses previously established by a permissive use may continue, provided they are operated and maintained in accordance with any conditions prescribed at the time of establishment. Expansion of a pre-existing permissive use shall be permitted only upon the granting of a special use.

The applicant intends to construct one (1) additional 14,550 square-foot, single-story, climate controlled self-storage building on the interior of the lot, necessitating the removal of 43 parking

spaces on site. The remainder of the site will remain in use. The proposed construction requires rezoning the subject property from C-2, General Commercial District with a permissive use for a mini-warehouse, to C-2, General Commercial District with Special Use for Self-Storage and/or Mini-warehousing.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION:

A Greenbelt Enhancement Statement was not required for this application because the property is platted and a NORMAN 2025 amendment is not required.

PRE-DEVELOPMENT: PD24-08, June 27, 2024

No neighbors attended this meeting.

BOARD OF PARK COMMISSIONERS:

This application was not required to go to the Board because the site is platted.

ZONING ORDINANCE CITATION:

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

EXISTING ZONING: The existing zoning for the subject property is C-2, General Commercial District with permissive use for a mini-warehouse.

ANALYSIS: The subject property currently functions as a self-storage and/or mini-warehousing operation, with limited impact on the surrounding land uses. An additional, single-story structure of the same use is not expected to substantially impact current operations.

The current plans display a total of 93 parking spaces available to all users on site, with 43 slated for removal. Parking spaces to remain include 26 spaces available on the 48th Avenue N.W. frontage, outside of the gated area, and 24 spaces stationed within the fenced perimeter along W. Main Street. The Zoning Ordinance recommends one (1) parking space for every eight (8) storage units. Thus, sufficient parking after construction of the proposed building is available for approximately 400 storage units. The proposed removal of 43 parking spaces should not substantially impact facility operations.

Additionally, the applicant intends to continue adherence to the conditions set forth in O-9394-26, with minor revisions, as follows:

- A perimeter fence of brick columns and wood panels will surround the area.
- To create a residential appearance, all buildings shall be brick-faced with shingle, pitched roofs. The proposed building on the lot interior shall be allowed a metal, low pitched roof.
- No perimeter building shall be accessed from the rear.
- Lighting will be controlled and mounted only on the interior building facades.

- No changes shall be made to existing perimeter buildings, general maintenance notwithstanding.

ALTERNATIVES/ISSUES:

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

OTHER AGENCY COMMENTS:

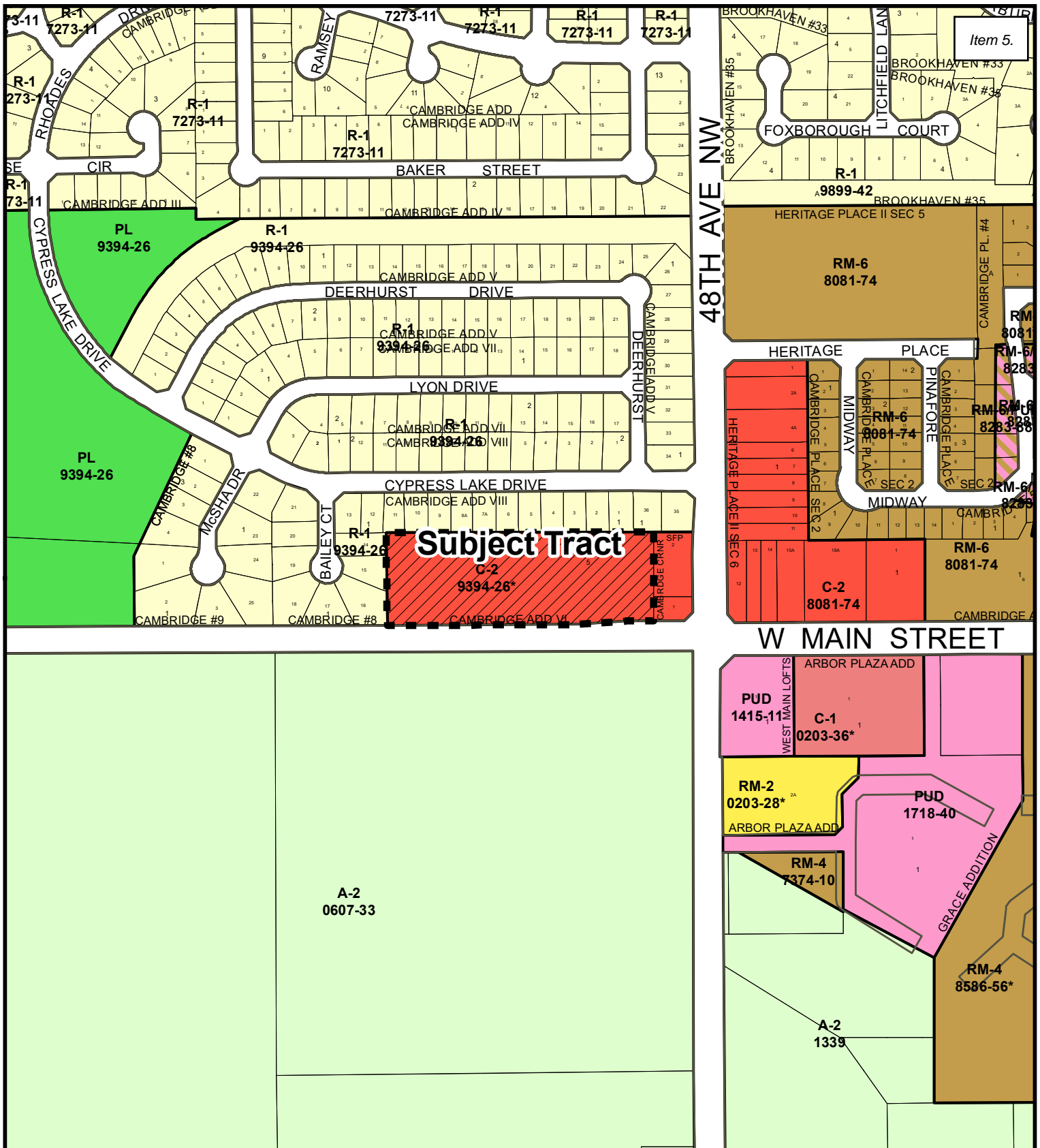
FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants and fire/building codes will be considered at the building permit stage.

PUBLIC WORKS/ENGINEERING: The subject property was already platted; engineering review was not required for the zoning application.

TRAFFIC ENGINEER: No operational issues are anticipated.

UTILITIES: City utilities are available for this location. The dumpster location will remain the same.

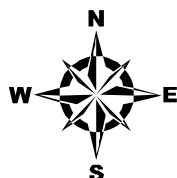
CONCLUSION: Staff forwards this request for rezoning from C-2, General Commercial District with a permissive use for a mini-warehouse, to C-2, General Commercial District with Special Use for Self-Storage and/or Mini-warehousing, with the attached conditions, and Ordinance O-2425-1 to the Planning Commission for consideration and recommendation to City Council.



Location Map



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



June 5, 2024

0 200 400 Ft.



Subject Tract

CROSS HERITAGE HOLDINGS, LLC
4317 MARSH RIDGE ROAD
CARROLLTON, TX 75010

Kelly Abell, Planner
Planning Department
City of Norman
225 N. Webster Avenue
Norman, Oklahoma 76039

RE: Letter of Compliance for Ordinance O-9394-26 concerning
PLSUP20240074 for Cambridge Storage
4801 W. Main Street

Ms. Abell,

Let this letter serve as a confirmation that referenced SUP, if approved, shall be constructed in accordance with the original approved Ordinance O-9394-26 with the minor exception that the interior building shall be constructed with a low pitch metal roof. All other requirements of the original ordinance shall be met. No changes shall be made to the existing perimeter buildings or the existing perimeter fencing.

Please let me know if you have any questions concerning this authorization.

Sincerely,



Rick Patterson, Manager
Cross Heritage Holdings, LLC
the General Partner of Cross Heritage Storage XII, LP

NO.	DESCRIPTION	DATE

Cambridge Storage Expansion

4801 West Main Street
Norman, Oklahoma

PROJECT NUMBER

NORMAN

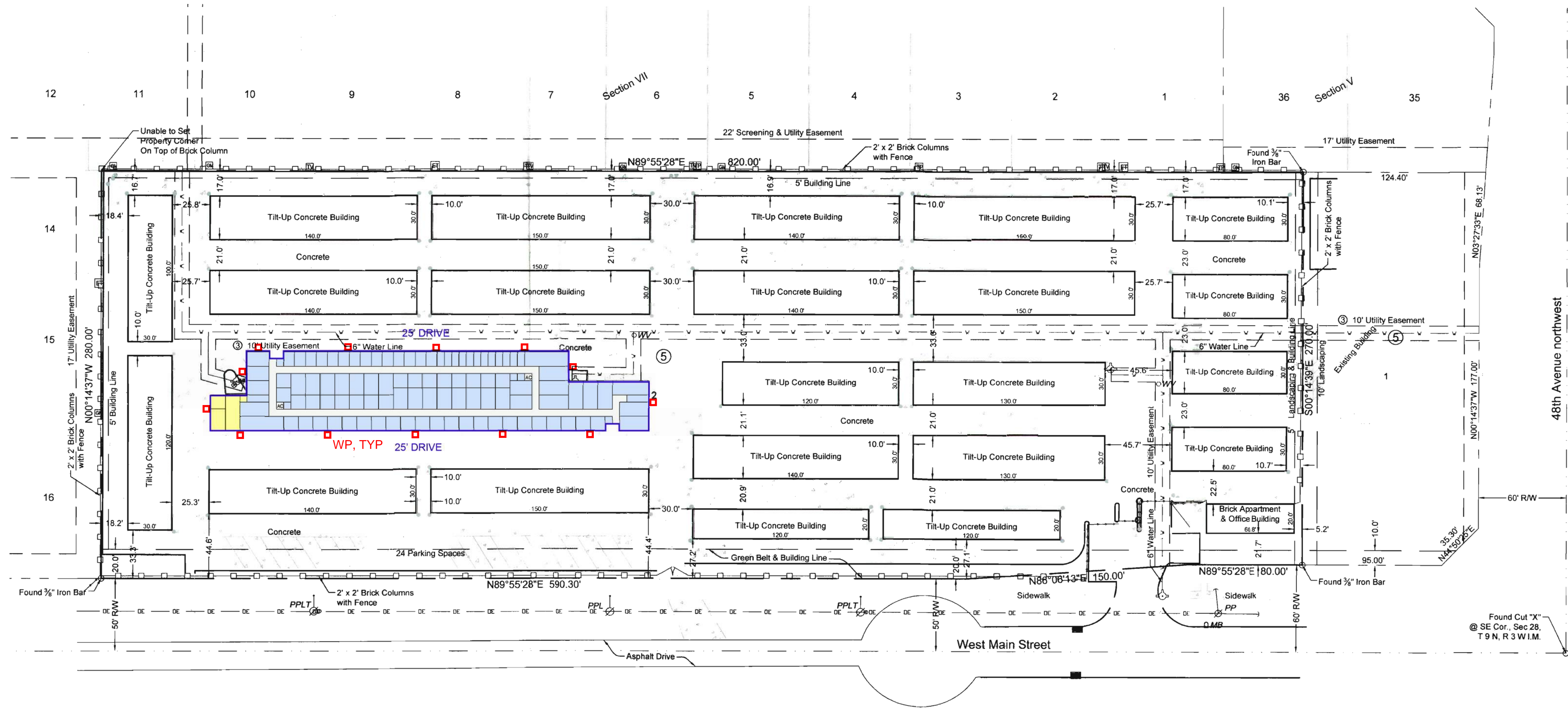
DATE

06.03.24

SHEET NUMBER

SUP1.0

site plan

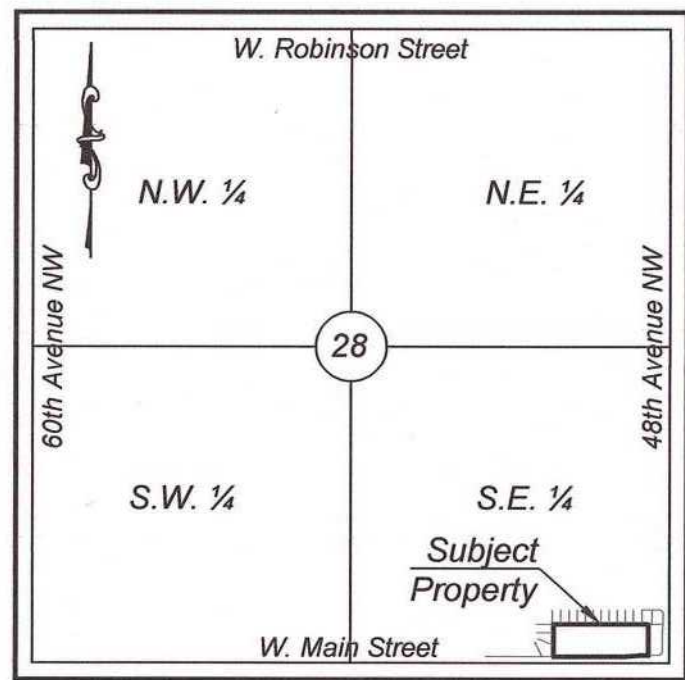


1 SITE PLAN
SCALE: 1" = 50'

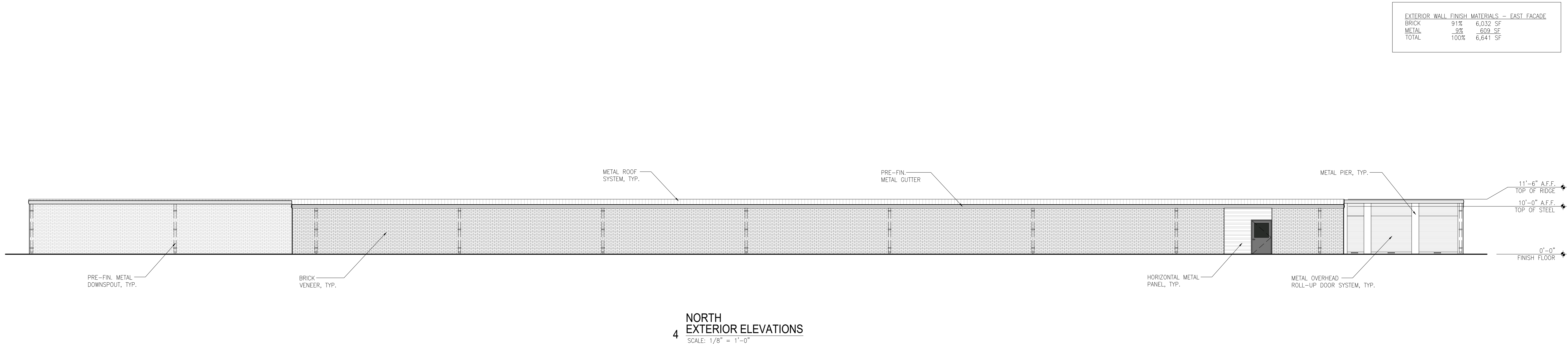
(WP) WALL PACK LIGHTING SPECIFICATION

Wallpack	120 or 277	19W LED	Lithonia WDGE2 Wall Pack. Fixture to have 2000 nominal lumens, 4000K color temperature, full cutoff.	Lithonia	WDGE2 LED P2 40K 70CRI T3M MVOLT SRM -
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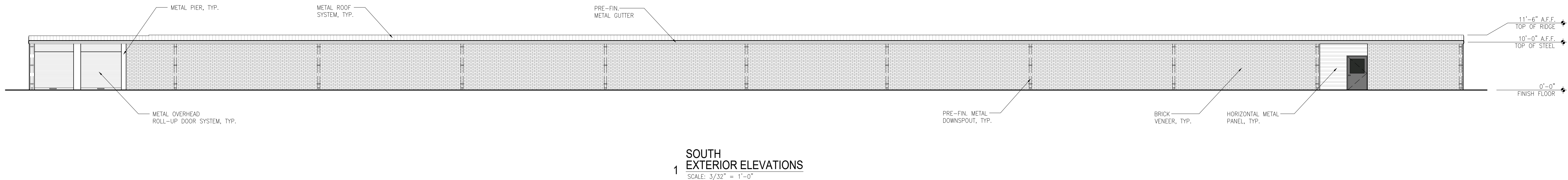
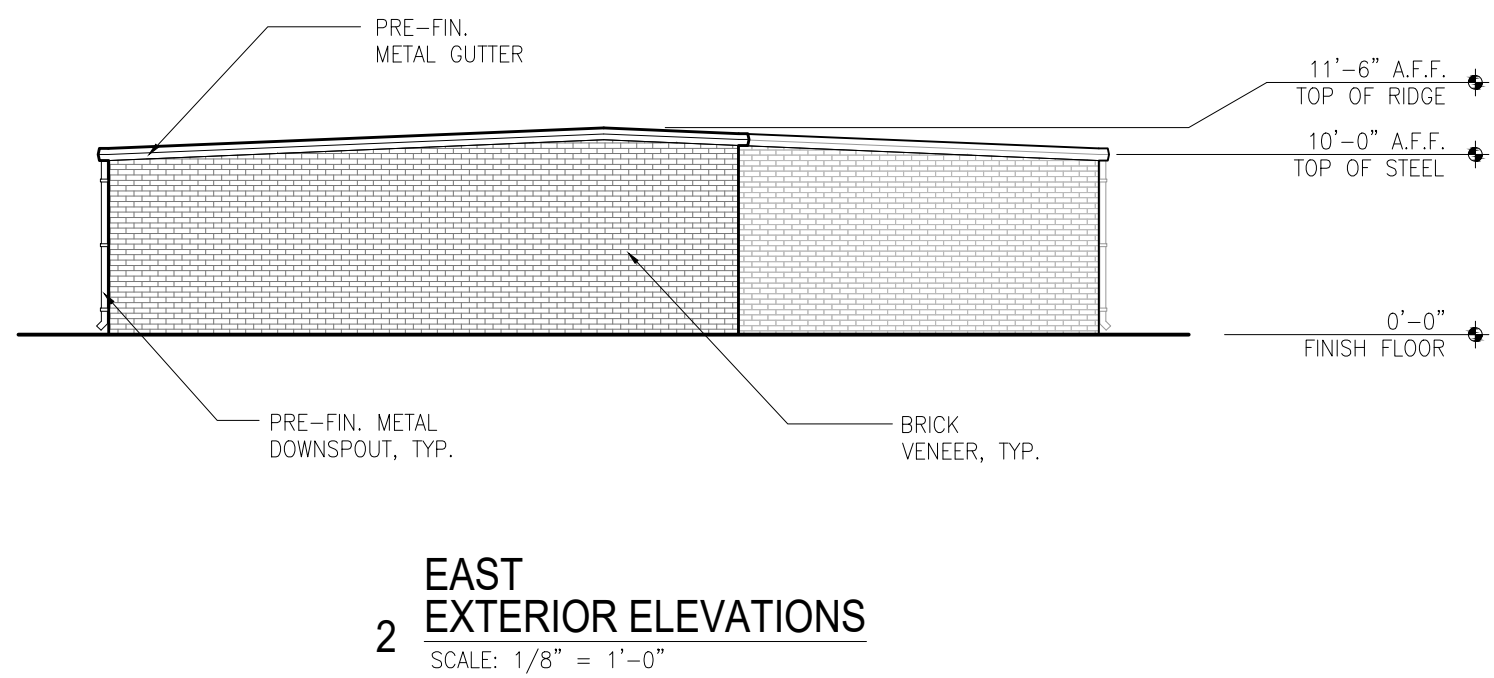
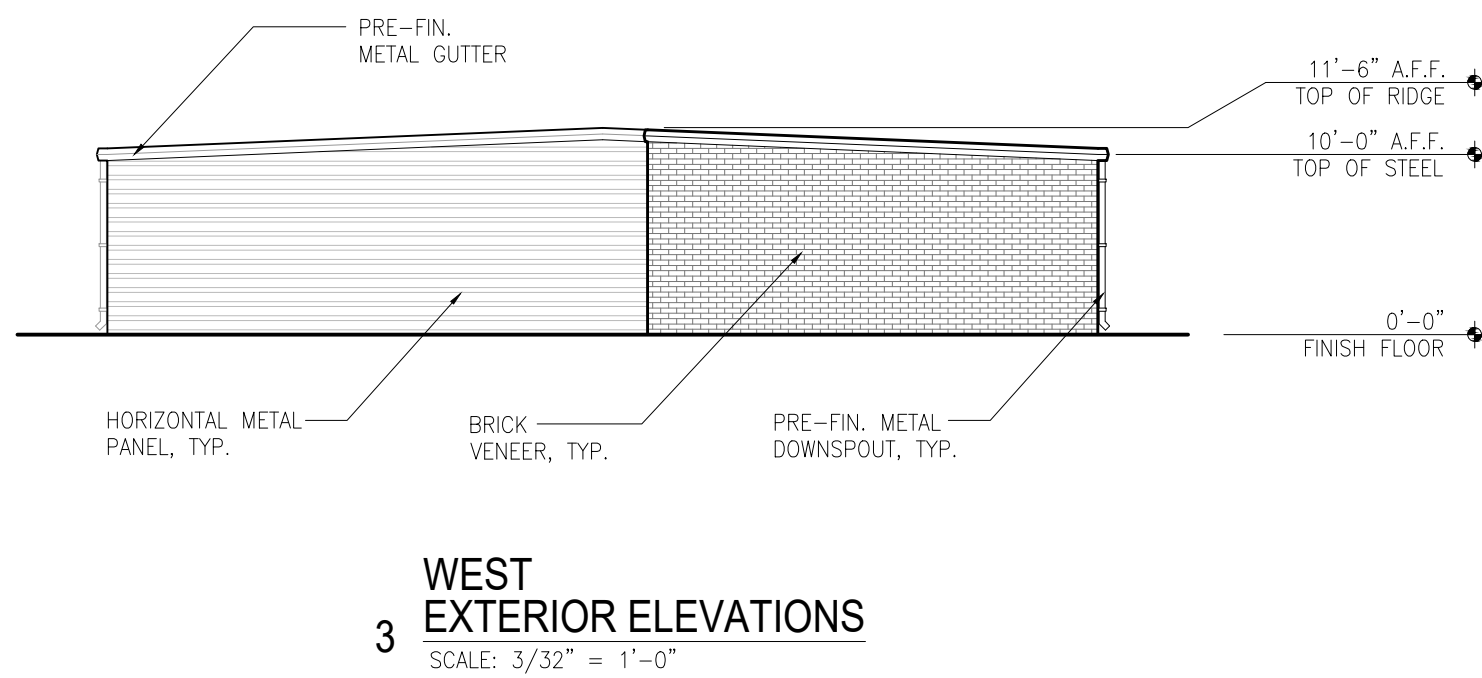
Cambridge Addition Section VI
Block 5, Lot 2



Vicinity Map
Section 28, Township 9N, Range 3W
Not To Scale



EXTERIOR WALL FINISH MATERIALS - EAST FACADE			
BRICK	91%	6,032 SF	
METAL	9%	609 SF	
TOTAL	100%	6,641 SF	



exterior elevations

Item 5.

BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

SCHEMATIC
DESIGN
REVIEW
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

REVIEWS	DATE				
	DESCRIPTION				
	NO.				

Cambridge Storage Expansion
4801 West Main Street
Norman, Oklahoma

PROJECT NUMBER
2417
DATE
06.03.24
SHEET NUMBER
A3.0

38

Applicant: Daniel Pepe, Advantage Construction LLC.

Project Location: 4801 W. Main Street

Case Number: PD24-08

Time: 5:30PM

Applicant/Representative:
Brian Baca

Attendees:
None

City Staff:
Kelly Abell, Planner I

Application Summary:

Applicant seeks to add a new structure to the site plan of a previous permissive use permit through a new Special Use application. The applicant intends to construct one (1) additional 14,550 square-foot, single-story, climate controlled self-storage building on the interior of the lot, necessitating the removal of 43 parking spaces on site.

Neighbor's Comments/Concerns/Responses

No neighbors attended the meeting.