

**GREENBELT COMMISSION
AGENDA**

October 18, 2022

MEETING TIME:
MEETING PLACE:

5:30 PM
Municipal Building
201 W. Gray Street
Building A, Room D

Meeting with Greenbelt Commissioners: George Dotson, Richard Bornhauser, Andrew Hewlett, Marguerite Larson, Maureen Chittenden, Rachel Wyatt-Swanson, Kristina Wyckoff, Mark Nanny and Zach DuFran.

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

1. Call to Order.
2. Roll Call.
3. Approval of the August 16, 2022 Greenbelt Commission Minutes.
4. Review of the Greenbelt Enhancement Statements.

CONSENT DOCKET

INFORMATION: These items are placed on the agenda so that the Greenbelt Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order. Staff recommends that GBC 22-17 and GBC 22-18 be placed on the consent docket with a Finding of No Greenbelt Opportunity.

GBC 22-18

Applicant: Subtext Acquisitions, LLC

Project: The Verve Norman

Location: North of E. Constitution St and west of Classen Blvd.

Request: Amendment of the NORMAN 2025 Land Use Plan from Commercial Designation to High Density Residential Designation for approx. 9.66 acres of property.

Current Zoning: C-2, General Commercial

Proposed Zoning: PUD, Planned Unit Development

NORMAN 2025 Land Use: Commercial

Proposed NORMAN 2025 Land Use: High Density Residential

NON-CONSENT ITEMS

GBC 22-17

Applicant: Premium Land, LLC

Project: Redlands

Location: Along W. Indian Hills Rd between 48th Ave. NW and 36th Ave. NW

Request: Amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation and Office Designation to Mixed Use Designation for approx. 79.88 acres of property.

Current Zoning: R-1, Single Family Dwelling District and CO, Suburban Office Commercial District

Proposed Zoning: PUD, Planned Unit Development

NORMAN 2025 Land Use: Low Density Residential and Office Designation

Proposed NORMAN 2025 Land Use: Mixed Use

5. Miscellaneous Discussion.

6. Adjournment.

**GREENBELT COMMISSION
MINUTES OF
August 16th, 2022**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on August 16, 2022 at 5:28 p.m. Notice and Agenda of the meeting were posted at 201 W Gray, Building A, the Norman Municipal Complex and at www.normanok.gov twenty-four hours prior to the beginning of the meeting.

ITEM NO. 1 BEING: CALL TO ORDER.

Chair George Dotson called the meeting to order at 5:28 p.m.

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**ITEM NO. 2 BEING: ROLL CALL.**

**MEMBERS PRESENT:**

George Dotson  
Mark Nanny  
Marguerite Larson  
Kristina Wyckoff  
Zach DuFran  
Richard Bornhauser  
Andrew Hewlett  
Rachel Wyatt-Swanson  
Maureen Chittenden

**MEMBERS ABSENT:**

None

**STAFF MEMBERS PRESENT:**

Colton Wayman, Planner I  
Whitney Kline, Administrative Technician III  
Jack Burdett, Subdivision Development Coordinator

**GUESTS PRESENT:**

Zafar Baig  
Daniel Alexander  
Alex Alexander  
Pete Jackson  
Mike Dawson

**ITEM NO. 3 BEING: Approval of the Minutes from July 19, 2022 Greenbelt Regular Meeting.**

**Motion** by Rachel Wyatt-Swanson for approval; **Second** by Kristina Wyckoff

*The motion was passed unanimously, with no objections.*

**ITEM NO. 4 BEING: Review of the Greenbelt Enhancement Statements:**

**CONSENT DOCKET**

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

**GBC 22-13**

Applicant: Zafar Baig

Project: 4000 E. Robinson Street

Location: 4000 E. Robinson Street

Request: Amendment of the NORMAN 2025 Land Use & Transportation Plan from Country Residential with Special Planning Area Designation to Country Residential Designation to allow for single-family residential

Current Zoning: PUD, Planned Unit Development

Proposed Zoning: A-1, General Agricultural District

NORMAN 2025 Land Use: Country Residential with Special Planning Area

Proposed NORMAN 2025 Land Use: Country Residential

**GBC 22-14**

Applicant: Daniel and Jackie Alexander

Project: J&D Acres

Location: Northwest corner of the intersection of E. Tecumseh Road and 113th Ave N.E.

Request: Certificate of Survey; Create an approximately 17.94 acre tract for residential development

Current Zoning: A-2, Rural Agricultural District

Proposed Zoning: A-2, Rural Agricultural District

NORMAN 2025 Land Use: Country Residential

Proposed NORMAN 2025 Land Use: Country Residential

**GBC 22-15**

Applicant: WH Normandy Creek, LP

Project: Jennings Estates No. 1 Addition Preliminary Plat (Replat)

Location: 2224 W. Main Street

Request: Replat approximately 4.47 acres to create an additional commercial lot along W. Main Street

Current Zoning: C-2, General Commercial District

Proposed Zoning: C-2, General Commercial District

NORMAN 2025 Land Use: Commercial

Proposed NORMAN 2025 Land Use: Commercial

**Motion** by Rachel Wyatt-Swanson to approve consent docket as submitted; **Second** by Kristina Wyckoff.

*The motion was passed unanimously, with no objections.*

## NON-CONSENT ITEMS

### **GBC 22-16**

Applicant: Pete and Jennifer Jackson

Project: Sunset Hills

Location: 2919 60th Avenue N.E.

Request: Certificate of Survey; Divide approximately 50 acres into 4 tracts for residential development

Current Zoning: A-2, Rural Agricultural District

Proposed Zoning: A-2, Rural Agricultural District

NORMAN 2025 Land Use: Country Residential and Floodplain

Proposed NORMAN 2025 Land Use: Country Residential and Floodplain

Commission discussion consisted of:

- George Dotson explained that the land has a trail opportunity. In the Greenway Master Plan, it showed that it was part of a medium priority trail that follows the Little River and crosses through the WQPZ off of 60<sup>th</sup> Avenue NE.
- Pete Jackson explained that it is a total of 50 acres that would be split into three 10 acre lots and one 20 acre lot. All of the access would be the same road off of 60<sup>th</sup> Avenue NE.
- Rachel Wyatt-Swanson asked what the applicants thoughts were on the whole thing.
- Pete Jackson stated that his land is very remote, and the trail would not be connected to anything since the property to the north and the south of his are both privately owned acreage. He bought the land to build a house but there was an old house on the front of the property and his only way to keep that old house in addition to a new build is to divide into 4 tracts.
- Rachel Wyatt-Swanson proposes to not include the trail.
- Marguerite Larson asked how much destruction is going to happen when it comes to the natural environment.
- Pete Jackson states the land is pro wildlife. He states the suggestion he got was if he is going to divide the land into 2 tracts he might as well do 4 so he doesn't have to go through this process again down the road if he decides he wants to sell some of the land.
- Pete Jackson states his plan is to build one more house in addition to the old house already there.
- Rachel Wyatt-Swanson states it seems the property is so remote that it would not make sense to build a trail.
- George Dotson states that all the property to the south of the land is developed and how would you drag a trail through an existing property. He states that this is a medium priority trail.
- Kristina Wyckoff asked if there was room to consider not to have the trail follow the tributary but to follow along 60<sup>th</sup> Avenue NE.
- Rachel Wyatt-Swanson states that would be in the future developments for sidewalks as easements.
- Zach DuFran asked if the procedure to install new trails only occurs when a property is being replatted.

- Rachel Wyatt-Swanson states it seems like a burden to make him have a trail that will not connect to anything.
- Richard Bornhauser states that there are a lot of plats that go along that the road that shows there is really no opportunity for a trail.

**Motion** by Rachel Wyatt-Swanson to suggest moving the greenbelt connection to the required 20' trail easement on 60<sup>th</sup> Avenue NE rather than through the applicant's floodplain and Water Quality Protection Zone (WQPZ) per the Greenway Master Plan and Comprehensive Transportation Plan; **Second** by Kristina Wyckoff.

#### **ITEM NO. 6 BEING: Miscellaneous Discussion**

Miscellaneous discussion consisted of:

- Mark Nanny gave an update on meeting with the Mayor. He states that George Dotson and himself met with Mayor Heikkila 2 weeks ago to explain what the Greenbelt Commission does and how they want to work with developers to create innovative design ideas.
- Mark Nanny states it's time to get a small group of progressive developers to see what is realistic. He also states it may be beneficial to bring in some city staff to say what is and is not allowed.
- Mark Nanny also wants to bring Kristina Wyckoff and Andrew Hewlett along with him and George Dotson to approach Mayor Heikkila. They are going to schedule a time to coordinate before meeting with Mayor Heikkila.
- Mark Nanny stated that a way to make Norman a more attractive place for living and business. If we can develop nice trails in Norman people will get used to it and require it.
- George Dotson states that focusing on core Norman is more doable than doing more rural parts since people are used to a lot of people around. It's more possible to have things developed.
- Mark Nanny asked the group if anyone knows where Mayor Heikkila stands on the Oklahoma Turnpike Authority.
- Rachel Wyatt-Swanson says that Mayor Heikkila said that it's going to happen and there is nothing we can do to stop it. He doesn't have the power to stop it and it's above his control.
- Marguerite Larson brought up that in the Oversight Committee meeting they are trying to do away with the Greenbelt Commission and four other commissions. She states they all need to have loud voices and explain to the City Council what the Greenbelt Commission does and that they need to keep them.
- Marguerite Larson also brought up that it's because there is not enough staff. She thinks this mayor is all about development and developers will get what they want.
- Richard Bornhauser states that Mayor Heikkila is only one person and that there is more people on the City Council that they need to reach out to.
- Zach Dufran states to reach out to your council member just as they are planning to meet with Mayor Heikkila.

Norman Greenbelt Commission  
August 16, 2022

**ITEM NO. 7 BEING. Adjournment**

The meeting was adjourned at 6:02 p.m.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

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**George Dotson, Chair**

**STAFF REPORT**

**GENERAL INFORMATION**

|                      |                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT            | Subtext Acquisitions, LLC                                                                                                                                                                                                                                                                                                                                            |
| LOCATION             | Southwest corner of Classen Boulevard and 12 <sup>th</sup> Avenue S.E.                                                                                                                                                                                                                                                                                               |
| PROPOSAL             | NORMAN 2025 Land Use Plan Amendment from Commercial Designation and Floodplain Designation to High Density Residential Designation and Floodplain Designation; Rezone approximately 9.66 acres from C-2, General Commercial District, to PUD, Planned Unit Development, to allow for a multifamily residential community with open space amenities; Preliminary Plat |
| NORMAN 2025 LAND USE | Current: Commercial Designation and Floodplain Designation<br>Proposed: High Density Residential Designation and Floodplain Designation                                                                                                                                                                                                                              |
| LAND USE             | Current: Vacant and commercial<br>Proposed: Multi-family residential<br><br>North: Commercial<br>West: Railroad and University of Oklahoma<br>South: Commercial<br>East: Multi-family residential, commercial, and vacant                                                                                                                                            |
| ZONING               | Current: C-2, General Commercial District<br>Proposed: PUD, Planned Unit Development                                                                                                                                                                                                                                                                                 |



North: C-1, Local Commercial District and C-2, General Commercial District  
West: Railroad and University of Oklahoma  
South: C-2, General Commercial District  
East: RM-6, Medium Density Apartment District, C-1, Local Commercial District, and C-2, General Commercial District

**SYNOPSIS:** The applicant submitted a request for a NORMAN 2025 Land Use Plan Amendment from Commercial Designation and Floodplain Designation to High Density Residential Designation and Floodplain Designation and a preliminary plat for property located at the southwest corner of Classen Boulevard and 12th Avenue S.E. The applicant requests to rezone from C-2, General Commercial District, to PUD, Planned Unit Development, to allow for a multifamily residential community with open space amenities.

**ANALYSIS:** This general area is zoned C-1, Local Commercial District, C-2, General Commercial District, and RM-6, Medium Density Apartment District. The area consists of multifamily residential and commercial uses with some vacant parcels. In addition, the University of Oklahoma is located directly west of the property. A significant portion of the southern part of the property is in the 100-year floodplain/floodway and designated as Water Quality Protection Zone (WQPZ). The subject property is currently platted as part of Highway Heights but is requesting a new preliminary plat to create one lot.

Classen Boulevard is designated as a principal urban arterial and minor urban arterial adjacent to the property in the Comprehensive Transportation Plan. The Greenway Master Plan identifies a trail (high priority) along Classen Boulevard at this location. A sidewalk does not currently exist along the property's frontage on Classen Boulevard but is proposed as part of the attached Preliminary Site Development Plan.

The Greenbelt Enhancement Statement, rezoning application, NORMAN 2025 amendment application, Preliminary Plat, Preliminary Site Development Plan, PUD narrative, and location map are attached.

**STAFF COMMENTS:** There is a proposed trail (high priority) in the Greenway Master Plan along Classen Boulevard. The applicant proposes to provide a sidewalk per the attached Preliminary Site Development Plan and staff, therefore, finds no opportunities for trails.

Staff places this item on the consent docket for the October 18, 2022 Greenbelt Commission Meeting.



Application for
REZONING OR SPECIAL USE

Case No. O-\_\_\_\_\_

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT(S)
Subtext Acquisitions, LLC
ADDRESS OF APPLICANT
c/o Rieger Law Group PLLC, Attorney for Applicant
136 Thompson Drive
Norman, OK 73069

NAME AND PHONE NUMBER OF CONTACT PERSON(S)
c/o Gunner Joyce, Attorney for Applicant
405-310-5274
EMAIL: gjoyce@riegerlawgroup.com
EXISTING ZONING: C-2: General Commercial
PROPOSED ZONING OR SPECIAL USE FOR:
PUD; Planned Unit Development

PROPOSED USE(S) (including all buildings to be constructed): The Applicant intends to develop a multifamily residential
community, as more particularly described in the attached PUD Narrative
STREET ADDRESS OR LOCATION: North of E. Constitution Street and West of Classen Blvd.
LEGAL DESCRIPTION AND AREA OF REQUEST: See attachments for legal description.
SIZE OF PROJECT AREA: approximately 9.66 acres

In order that your application can be heard and considered at the next Planning Commission meeting, you must submit this completed
application form and the following required information to the Planning Department (201-A West Gray) for review before 1:30 p.m.
the day of the filing deadline (generally Monday, 31 days before the next Planning Commission meeting):

- Two copies of the complete APPLICATION
Copy of DEED to land
CERTIFIED OWNERSHIP LIST of names and addresses of all property owners within three hundred fifty (350) feet of the
request, exclusive of streets and alleys which are less than three hundred (300) feet in width (a RADIUS MAP showing the three
hundred fifty (350) foot notice area will be provided by the Planning Department and a form for the ownership list is attached)
FILING FEE, as computed by the Planning Department
SITE PLAN is required in the case of a request for commercial or industrial zoning (22:442.1.7)
Pursuant to Section 19-104 of the Subdivision Regulations, a PRELIMINARY PLAT may be required to be filed with the
Engineering Division, Public Works Department.

SIGNATURE OF PROPERTY OWNER(S):
Gunner Joyce, Attorney for Applicant

ADDRESS AND TELEPHONE:
Rieger Law Group PLLC
136 Thompson Dr.
Norman, OK 73069

OFFICE USE ONLY

- Application
Site Plan
Certified Ownership List and Radius Map
Proof of Ownership
Supporting Data
Filing Fee of \$\_\_\_\_\_

Date Submitted:
Time Submitted:
a.m./p.m.
Checked by:

# THE VERVE NORMAN

**A PLANNED UNIT DEVELOPMENT  
NORMAN, OKLAHOMA**

**APPLICANT:  
*SUBTEXT ACQUISITIONS, LLC***

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

Submitted October 3, 2022

**PREPARED BY:**

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

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### EXHIBITS

- A. Legal Description of the Property
- B. Preliminary Site Development Plan
- C. Allowable Uses
- D. Preliminary Plat

## **I. INTRODUCTION**

Subtext Acquisitions, LLC (the “**Applicant**”) intends to rezone and plat the property that is more particularly described on **Exhibit A** (the “**Property**”) to a Planned Unit Development (“**PUD**”) in order to develop a multifamily residential community. The Applicant also seeks to amend the property’s NORMAN 2025 Designation in order to facilitate this development. The Property contains approximately 9.66 acres and a preliminary conceptual site plan of the proposed development has been attached hereto as **Exhibit B**.

## **II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS**

### **A. Location**

The Property is generally located North of E. Constitution Street and West of Classen Blvd., as is more particularly shown on the attached exhibits.

### **B. Existing Land Use and Zoning**

The Property is made up of what is currently three (3) tracts. The tracts are currently zoned C-2, General Commercial, and have NORMAN 2025 designations of Commercial and Floodplain. The Property contains an abandoned building on the northernmost tract, the existing OU Motel on the middle tract, and the southernmost tract is undeveloped.

### **C. Elevation and Topography**

The Property gradually slopes from the North down to the southern portion of the Property that contains floodplain.

### **D. Drainage**

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

### **E. Utility Services**

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

### **F. Fire Protection Services**

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by applicable City codes, ordinances, and/or regulations.

#### **G. Traffic Circulation and Access**

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan. The Applicant's proposal will reduce the numerous existing curb cuts on the Property down to two (2) curb cuts that will serve as the access points to the Property.

### **III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

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

#### **A. Uses Permitted:**

The Property will be developed as a six (6) story multifamily residential complex. The current conceptual site plan is designed to accommodate 625 beds. The Property will also feature a leasing office, outdoor courtyard, and various amenities. A complete list of the allowable uses for the Property is attached as **Exhibit C**.

#### **B. Development Criteria:**

##### **1. Building Height**

The Property shall be allowed to reach a maximum height of six (6) stories excluding any necessary mechanical units, equipment, screening, or parapet walls.

##### **2. Area Regulations**

The Property shall comply with the setbacks shown on the Site Plan. The Front Yard setback shall be a minimum of fifteen (15) feet.

##### **3. Exterior Materials**

The exterior of the building may be constructed of brick, stone, synthetic stone, high impact quality stucco or EIFS, masonry, metal accents, and any combination thereof.

**4. Sanitation**

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

**5. Signage**

The Property may feature two entrance ground and/or monument signs generally in the areas shown on the Preliminary Site Development Plan. The entrance ground and/or monument signs identifying the building may be a maximum of 60 square feet per side. In addition to the entrance signage, the Property may utilize up to three building/wall signs. The Property shall be allowed to contain various directional and wayfinding signage throughout the site, such as signage directing and identifying the following: bicycle parking, scooter parking, leasing office, delivery/pick up locations, future tenant parking, amenity signage, dog park, and other similar signage as may be necessary. All signage discussed herein may be backlit or otherwise illuminated with LED or similar lighting. The ground entrance signage may be electronic. Banners, flag signs, or other similar decorative signage may be displayed on the Property from time to time, such as grand opening signage, pre-leasing, or holiday signage. All signage shall be placed in appropriate locations to not interfere with applicable traffic sight triangles. All other signs not specifically discussed herein shall comply with the medium density residential sign standards of the City of Norman Sign Code.

**6. Traffic access and circulation**

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

**7. Open Space**

Open space shall be utilized on the Property in the locations and manners depicted on the Site Development Plan. Amenities such as, by way of example and not as a requirement or limitation, dog parks, sport courts, fitness stations, benches, frisbee golf, walking trails, and similar recreational amenities. There is a proposed 10' landscape buffer along the front of the building as shown on the Preliminary Site Development Plan.

**8. Parking**

Parking for the Property may be developed in general compliance with the parking layout shown on the Preliminary Site Development Plan. The Property may, but is not obligated to, feature multiple EV charging stations.

**9. Landscaping and Fencing**

Landscaping shall be provided and maintained on the Property in locations generally depicted on the Preliminary Site Development Plan. Fencing shall run along the back edge of the Property blocking access to the railroad track which runs parallel to the Property. The fencing shall consist of wood fencing converting into chain-link within the floodplain areas on the Property.

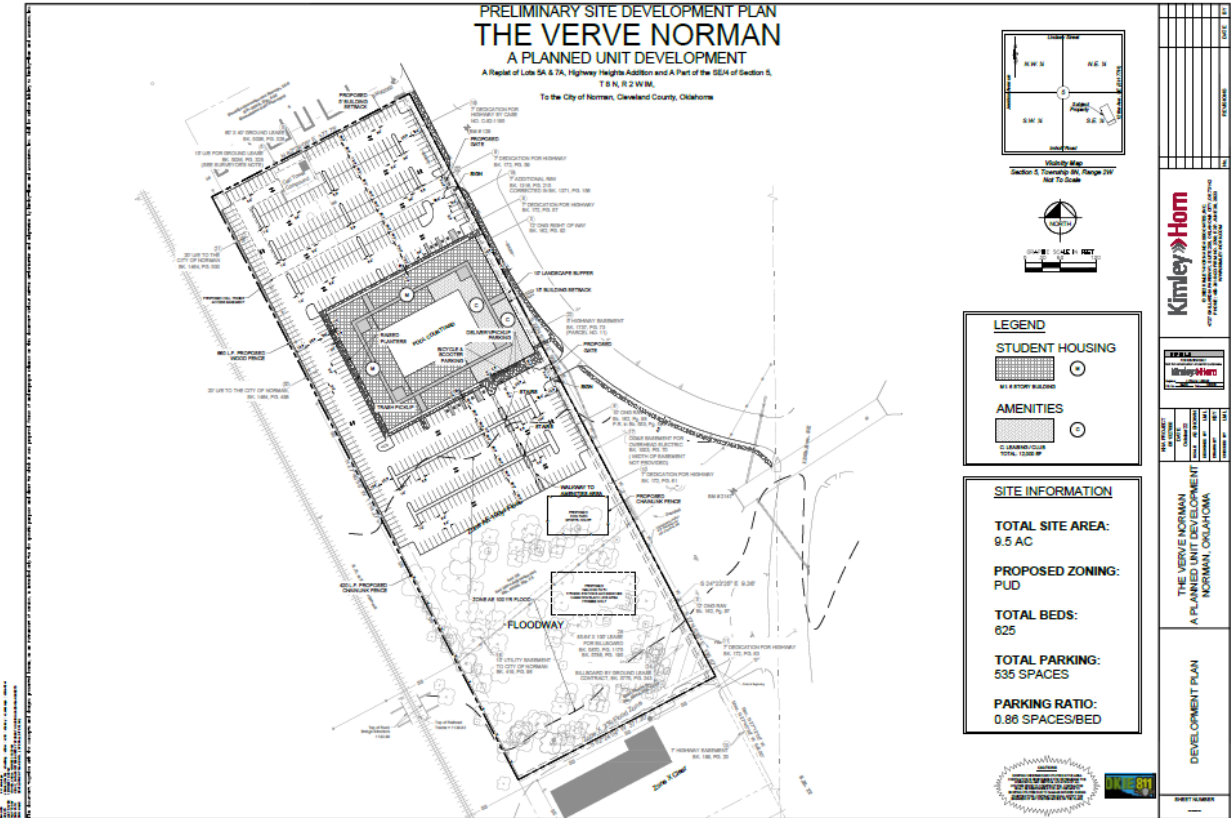


**EXHIBIT A**

Legal Description of the Property

A Part of the SE/4 of Section 5 T 8 N, R 2 W IM,  
Cleveland County, Oklahoma, Project No. 5571.5  
Lot Five A (5A) and Lot Seven A (7A), Highway Heights Addition to the City of Norman, and a  
part of the Southeast Quarter (SE/4) of Section Five (5), Township Eight (8) North, Range Two  
(2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described  
by Curtis Lee Hale, LS 1084, on September 2, 2022, with metes and bounds as follows:  
Commencing at the Southeast Corner of the SE/4 of said Section 5;  
Thence North 00°41'16" West as the basis of bearing on the East line of said SE/4 a distance of  
843.60 feet to the West Right-of-Way line of State Highway 77;  
Thence North 27°45'38" West on said West Right-of-Way line a distance of 546.80 feet to the  
Point of Beginning:  
Thence South 62°24'05" West a distance of 377.20 feet to the East Right-of-Way line of A.T. &  
S.F. Railroad;  
Thence North 27°45'38" West on said East Railroad Right-of-Way, also being the West line of  
said Lots 5A and 7A a distance of 1142.27 feet to the Northwest corner of said Lot 5A; Thence  
North 62°24'05" East on the North line of said Lot 5A a distance of 377.75 feet to the Northeast  
corner of said Lot 5A, said point being on the West Right-of-Way line of Classen Boulevard;  
Thence South 27°45'38" East on the said West Right-of-Way line of Classen Boulevard, also being  
the East line of Lots 5A and 7A a distance of 968.26 feet to the Southeast corner of said Lot 7A;  
Thence South 24°23'25" East a distance of 9.36 feet;  
Thence South 27°45'38" East a distance of 136.67 feet to the Point of Beginning.  
This description contains 420,839 square feet or 9.66 acres, more or less.  
Subject to Easements and Rights-of-Way of record.

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



**EXHIBIT C**  
Allowable Uses

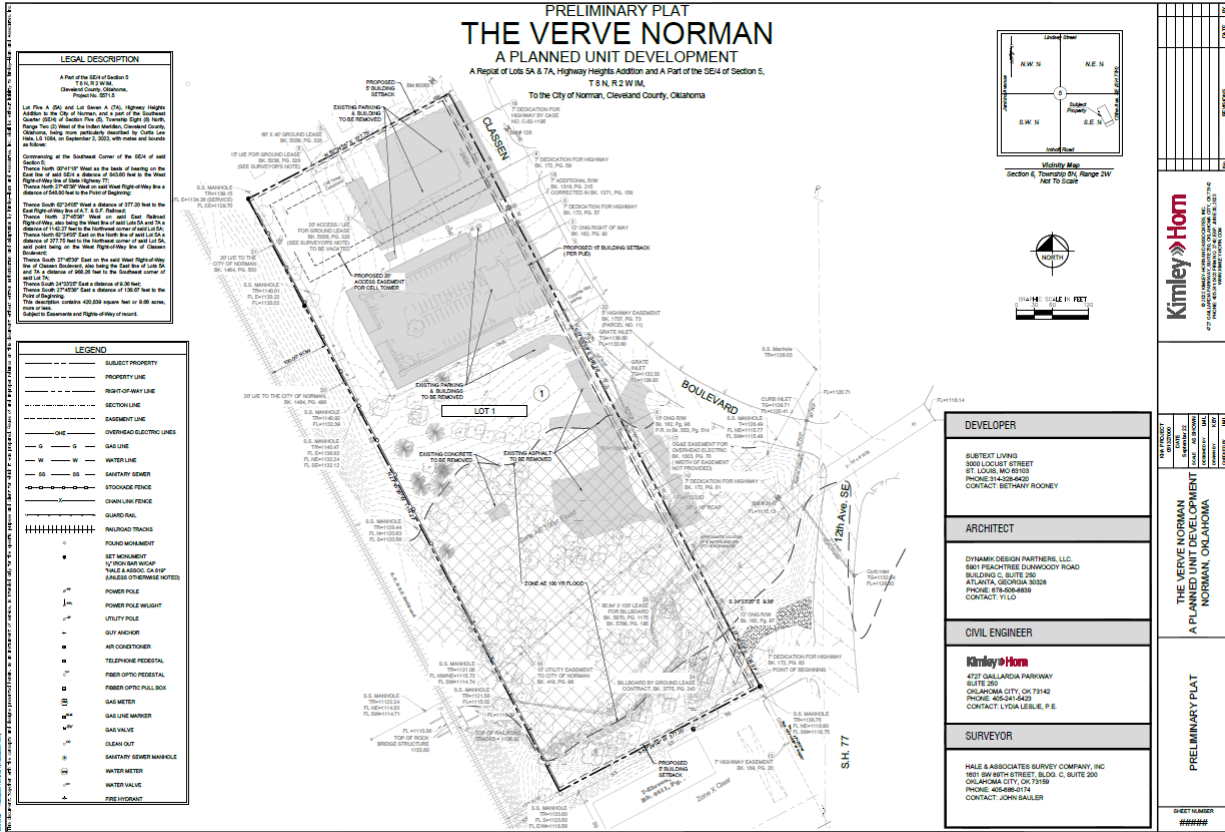
Allowable Uses:

- Apartment buildings.
- Townhouse development, the plat of which meets the requirements of Article XII, Section 432.2 of the City of Norman Zoning Ordinance, as may be amended from time to time.
- Accessory buildings and uses customarily incidental to any of the above uses, such as, but not limited to, leasing offices, pool areas, dog parks, sports courts, walking trails, fitness stations, frisbee golf, outdoor grill areas, and similar recreational amenities.

# EXHIBIT D

## Preliminary Plat

### Full Size Documents Submitted to City Staff





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

Case No. R- \_\_\_\_\_

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

|                                                  |                                                                                                                            |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICANT(S)</b><br>Subtext Acquisitions, LLC | <b>ADDRESS OF APPLICANT</b><br>c/o Rieger Law Group PLLC, Attorney for Applicant<br>136 Thompson Drive<br>Norman, OK 73069 |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                          |                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b><br>c/o Gunner Joyce, Attorney for Applicant<br>405-310-5274<br><b>EMAIL:</b> gjoyce@riegerlawgroup.com | <b>TYPE OF AMENDMENT(S):</b><br><input type="checkbox"/> Growth Area Designation<br><input checked="" type="checkbox"/> Land Use Plan<br><input type="checkbox"/> Transportation Plan |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**LOCATION AND EXTENT OF AMENDMENT(S):** The property is located North of E. Constitution Street and West of Classen Blvd., as is more particularly shown on the attached exhibits.

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**SIZE OF PROJECT AREA:** approximately 9.66 acres

**PRESENT DESIGNATION:**

Growth Areas: \_\_\_\_\_

Land Use: Commercial

Streets: \_\_\_\_\_

Other: \_\_\_\_\_

**REQUEST TO BE CHANGED TO:** High Density Residential

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

The Applicant intends to develop a multifamily residential community on the site. This project will provide additional residential opportunities to serve the community. Additional details and justification for the project are included in the attached exhibits and PUD narrative.

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**EXPECTED AFFECTS ON SURROUNDING PROPERTIES:** This project is expected to have a positive impact on surrounding properties and businesses.

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

SIGNATURE OF APPLICANT:

|                            |                        |
|----------------------------|------------------------|
| <b>FOR OFFICE USE ONLY</b> | Filing fee of \$150.00 |
| Date Submitted: _____      | Checked by: _____      |

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

Greenbelt Case No. \_\_\_\_\_ Pre-Development Case No. \_\_\_\_\_

Applicant Name: Subtext Acquisitions, LLC Date: 10-3-2022

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

Name of Development: The Verve Norman Area (Acres): approximately 9.66 acres

General Location North of E. Constitution Street and West of Classen Blvd.

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

Type of Proposal (please check all that apply)

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

1. Briefly **explain the kind of development**, types of buildings/uses, or character of your proposal **and how it achieves the principles, purposes and goals** of Section 4-2026.

The applicant intends to rezone and plat the subject property to a PUD in order to develop a multifamily residential community. The applicant also seeks to amend the property's NORMAN 2025 Designation in order to facilitate this development. A preliminary conceptual site plan showing a potential layout of the proposed development is included in this application packet.

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

Yes  No

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

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

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

3. **Does** the open space for this **development include** some kind of **trail or path** that meets the definitions contained in Section 4-2023A of the attached guidelines? (Indicate all that are applicable.)

|                                                    |                                                                     |                                        |
|----------------------------------------------------|---------------------------------------------------------------------|----------------------------------------|
| Public Sidewalks (4-5' wide)                       | <input checked="" type="checkbox"/> Yes                             | <input type="checkbox"/> No            |
| Natural Trails (compacted earth 8-10' wide)        | <input type="checkbox"/> Yes                                        | <input checked="" type="checkbox"/> No |
| Parkway Trails (durable surface 6-8' wide)         | <input type="checkbox"/> Yes                                        | <input checked="" type="checkbox"/> No |
| Neighborhood Trails (durable or paved, 6-10' wide) | <input type="checkbox"/> Yes                                        | <input checked="" type="checkbox"/> No |
| Community Wide Trails (paved, 10-12' wide)         | <input type="checkbox"/> Yes                                        | <input checked="" type="checkbox"/> No |
| Specialized Trails (equestrian, water, etc)        | <input type="checkbox"/> Yes                                        | <input checked="" type="checkbox"/> No |
| Other                                              | <u>Private Amenities and Walkways will be utilized on the site.</u> |                                        |

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

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

Jimmy Austin OU Golf Club; Woodcreek Park; Classen Montessori School; Walmart and various other commercial sites

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

The property will utilize the existing public infrastructure and will improve the same as may be required during the platting process. The Applicant will add sidewalks as indicated on the site plan for additional connectivity within the area.

6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the Greenbelt System (see Section 4-2023A, especially definitions of "the greenbelt system," "green space," "greenway" and "trail"). To help you answer this question, the following online link to the Greenways Master Plan Map [NormanOK.gov/MasterPlan](http://NormanOK.gov/MasterPlan) is provided.

- Storm water channels
- Detention ponds
- Floodplains
- Stream bank/Riparian corridors
- Utility Easements
- Abandoned/Active Railroad corridors
- Other \_\_\_\_\_

**How could** your development **also incorporate** those elements noted into greenbelts and trails? The Applicant intends to utilize the floodplain on the Property in a thoughtful manner to offer green space and open space an an amenity for their residents.

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

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

- (a) Portions of the Greenbelt System are accessible to the general public.
- (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

(c) Existing easements (e.g. utility, pipeline, oil lease right of way, etc) may be used for Greenways where appropriate and where expressly approved by the easement grantor and grantee.

(d) Greenways connect neighborhoods to each other and to industrial and commercial areas.

(e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.

(f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.

(g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.

(h) Landscaping required by the City has been/will be planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.

(i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.

(j) Permeable ground surfaces have been preserved to the extent possible.

(k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.

(l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.

(m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.

(n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.

(o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.

(p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.

(q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.

(r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.

(s) Riparian buffers are incorporated into the Greenbelt System.

(t) The commercial developments have provided for pedestrian access.

(u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed



**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.

(v) Cluster development has been utilized as a means to develop the Greenbelt System.

(w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

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

Signature of Applicant or Contact Person (required) :

 \_\_\_\_\_

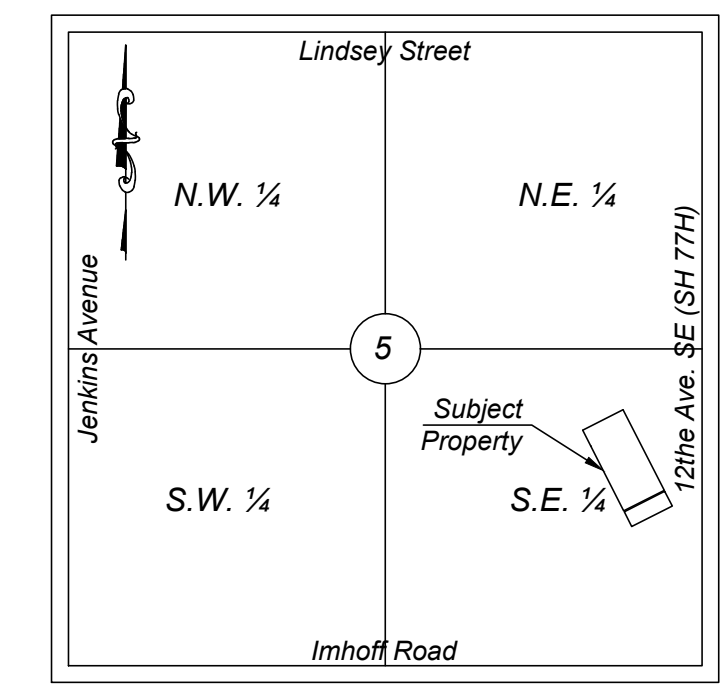
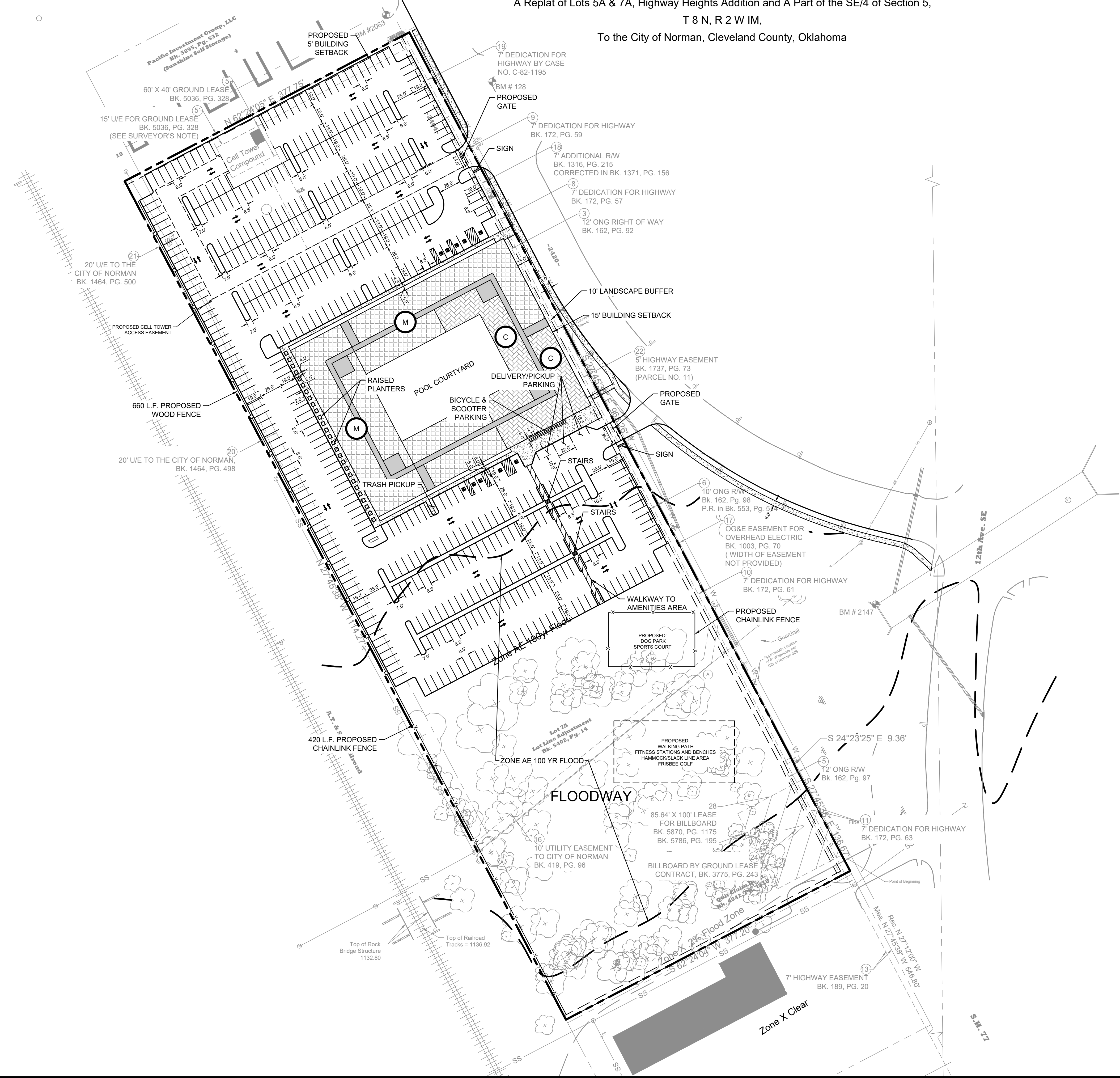
**GREENBELT COMMISSION COMMENTS AND SUGGESTIONS ABOUT PROPOSED DEVELOPMENT AS SUBMITTED FOR PLANNING COMMISSION AND CITY COUNCIL CONSIDERATION (MAY ATTACH AS SEPARATE SHEET):**

# PRELIMINARY SITE DEVELOPMENT PLAN

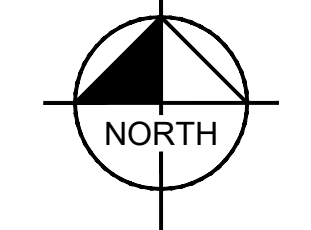
## THE VERVE NORMAN

### A PLANNED UNIT DEVELOPMENT

A Replat of Lots 5A & 7A, Highway Heights Addition and A Part of the SE/4 of Section 5,  
T 8 N, R 2 W IM,  
To the City of Norman, Cleveland County, Oklahoma



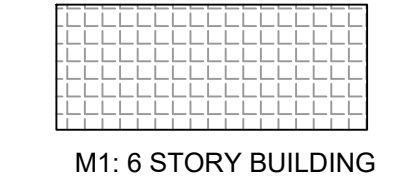
Vicinity Map  
Section 5, Township 8N, Range 2W  
Not To Scale



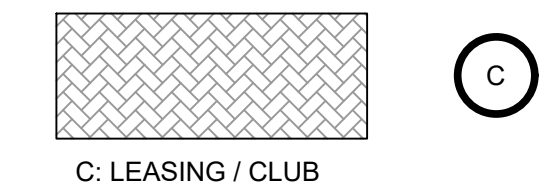
GRAPHIC SCALE IN FEET  
0 30 60 120

#### LEGEND

#### STUDENT HOUSING



#### AMENITIES



#### SITE INFORMATION

**TOTAL SITE AREA:**  
9.5 AC

**PROPOSED ZONING:**  
PUD

**TOTAL BEDS:**  
625

**TOTAL PARKING:**  
535 SPACES

**PARKING RATIO:**  
0.86 SPACES/BED

**CAUTION!**  
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |

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4177 GALLARDIA PARKWAY, SUITE 250, OKLAHOMA CITY, OK 73142  
PHONE: 405-241-5543 FAX: 405-241-5540  
WWW.KIMLEY-HORN.COM

PRELIMINARY  
FOR REVIEW ONLY  
Not for construction or permit purposes.

Engineer: LYDIA M. LESLIE  
P.E. No. 18432 Date: 10/20/22

| KHA PROJECT | DATE       | SCALE    | DESIGNED BY | DRAWN BY | CHECKED BY |
|-------------|------------|----------|-------------|----------|------------|
| 061327000   | October 22 | AS SHOWN | LML         | KBY      | LML        |

THE VERVE NORMAN  
A PLANNED UNIT DEVELOPMENT  
NORMAN, OKLAHOMA

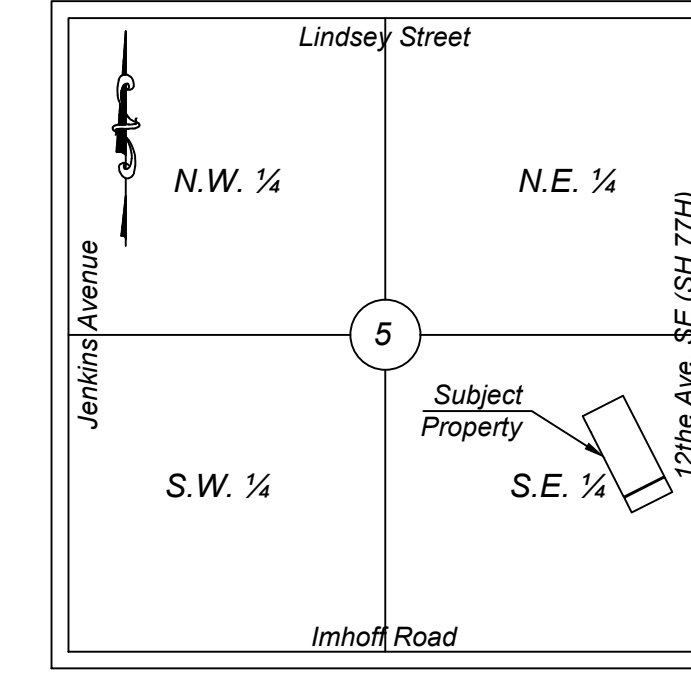
DEVELOPMENT PLAN  
SHEET NUMBER

# PRELIMINARY PLAT

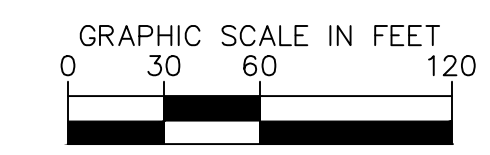
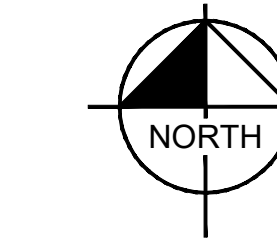
# THE VERVE NORMAN

## A PLANNED UNIT DEVELOPMENT

A Replat of Lots 5A & 7A, Highway Heights Addition and A Part of the SE/4 of Section 5,  
T 8 N, R 2 W IM,  
To the City of Norman, Cleveland County, Oklahoma



**Vicinity Map**  
Section 5, Township 8N, Range 2W  
Not To Scale



### LEGAL DESCRIPTION

A Part of the SE/4 of Section 5  
T 8 N, R 2 W IM,  
Cleveland County, Oklahoma,  
Project No. 5571.5

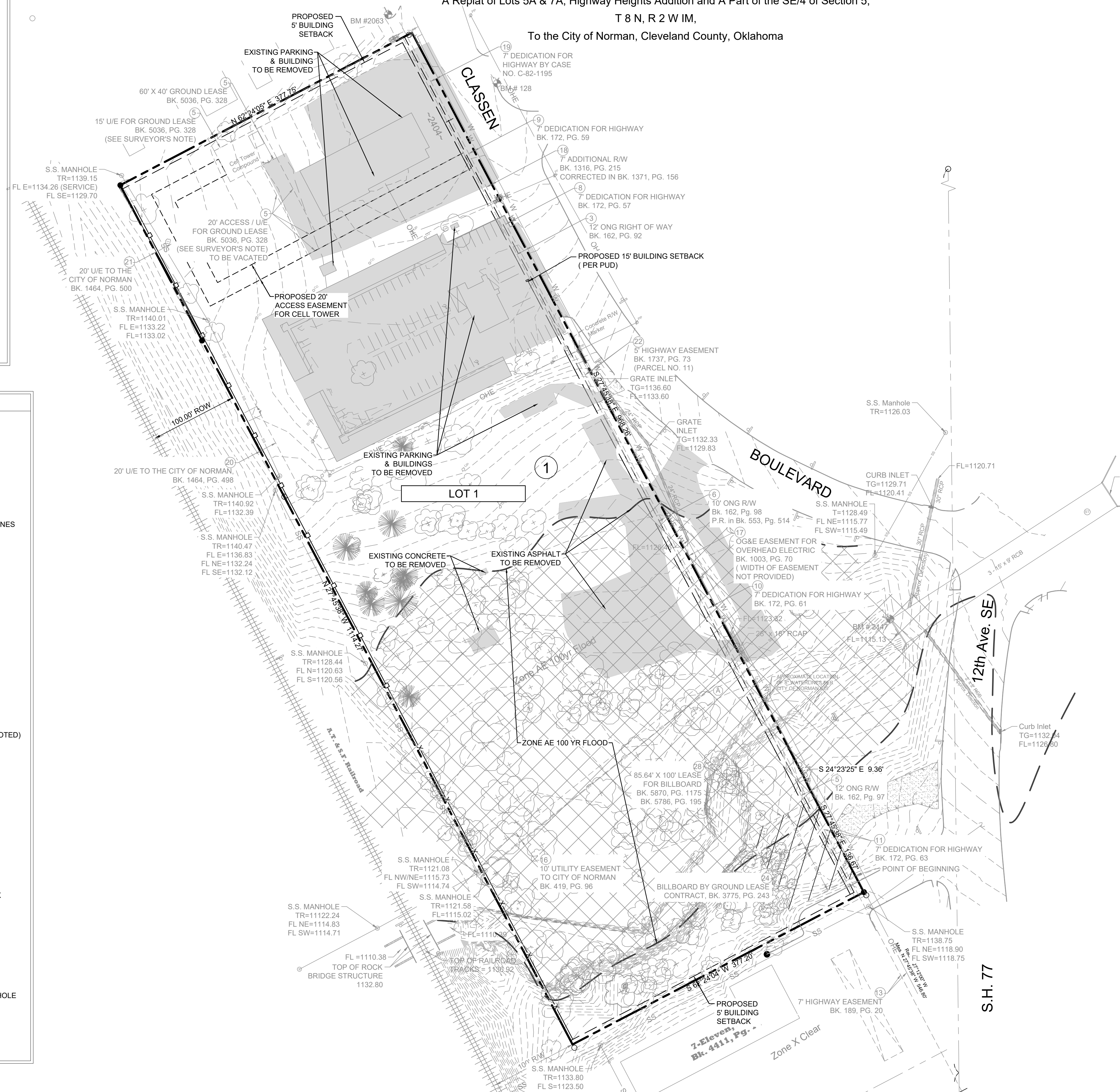
Lot Five A (5A) and Lot Seven A (7A), Highway Heights Addition to the City of Norman, and a part of the Southeast Quarter (SE/4) of Section Five (5), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084, on September 2, 2022, with metes and bounds as follows:

Commencing at the Southeast Corner of the SE/4 of said Section 5;  
Thence North 00°41'16" West as the basis of bearing on the East line of said SE/4 a distance of 843.60 feet to the West Right-of-Way line of State Highway 77;  
Thence North 27°45'38" West on said West Right-of-Way line a distance of 546.80 feet to the Point of Beginning;

Thence South 62°24'05" West a distance of 377.20 feet to the East Right-of-Way line of A.T. & S.F. Railroad;  
Thence North 27°45'38" West on said East Railroad Right-of-Way, also being the West line of said Lots 5A and 7A a distance of 1142.27 feet to the Northwest corner of said Lot 5A;  
Thence North 62°24'05" East on the North line of said Lot 5A a distance of 377.75 feet to the Northeast corner of said Lot 5A, said point being on the West Right-of-Way line of Classen Boulevard;  
Thence South 27°45'38" East on the said West Right-of-Way line of Classen Boulevard, also being the East line of Lots 5A and 7A a distance of 968.26 feet to the Southeast corner of said Lot 7A;  
Thence South 24°23'25" East a distance of 9.36 feet;  
Thence South 27°45'38" East a distance of 136.67 feet to the Point of Beginning.  
This description contains 420,839 square feet or 9.66 acres, more or less.  
Subject to Easements and Rights-of-Way of record.

### LEGEND

|  |                                                                           |
|--|---------------------------------------------------------------------------|
|  | SUBJECT PROPERTY                                                          |
|  | PROPERTY LINE                                                             |
|  | RIGHT-OF-WAY LINE                                                         |
|  | SECTION LINE                                                              |
|  | EASEMENT LINE                                                             |
|  | OVERHEAD ELECTRIC LINES                                                   |
|  | GAS LINE                                                                  |
|  | WATER LINE                                                                |
|  | SANITARY SEWER                                                            |
|  | STOCKADE FENCE                                                            |
|  | CHAIN LINK FENCE                                                          |
|  | GUARD RAIL                                                                |
|  | RAILROAD TRACKS                                                           |
|  | FOUND MONUMENT                                                            |
|  | SET MONUMENT                                                              |
|  | 3/4" IRON BAR W/CAP<br>"HALE & ASSOC. CA 819"<br>(UNLESS OTHERWISE NOTED) |
|  | POWER POLE                                                                |
|  | POWER POLE W/LIGHT                                                        |
|  | UTILITY POLE                                                              |
|  | GUY ANCHOR                                                                |
|  | AIR CONDITIONER                                                           |
|  | TELEPHONE PEDESTAL                                                        |
|  | FIBER OPTIC PEDESTAL                                                      |
|  | FIBBER OPTIC PULL BOX                                                     |
|  | GAS METER                                                                 |
|  | GAS LINE MARKER                                                           |
|  | GAS VALVE                                                                 |
|  | CLEAN OUT                                                                 |
|  | SANITARY SEWER MANHOLE                                                    |
|  | WATER METER                                                               |
|  | WATER VALVE                                                               |
|  | FIRE HYDRANT                                                              |



|                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DEVELOPER</b>                                                                                                                                           |
| SUBTEXT LIVING<br>3000 LOCUST STREET<br>ST. LOUIS, MO 63103<br>PHONE: 314-328-6420<br>CONTACT: BETHANY ROONEY                                              |
| <b>ARCHITECT</b>                                                                                                                                           |
| DYNAMIK DESIGN PARTNERS, LLC.<br>5901 PEACHTREE DUNWOODY ROAD<br>BUILDING C, SUITE 250<br>ATLANTA, GEORGIA 30328<br>PHONE: 678-506-8839<br>CONTACT: YI LO  |
| <b>CIVIL ENGINEER</b>                                                                                                                                      |
| <b>Kimley»Horn</b>                                                                                                                                         |
| 4727 GALLARDIA PARKWAY<br>SUITE 250<br>OKLAHOMA CITY, OK 73142<br>PHONE: 405-241-5423<br>CONTACT: LYDIA LESLIE, P.E.                                       |
| <b>SURVEYOR</b>                                                                                                                                            |
| HALE & ASSOCIATES SURVEY COMPANY, INC<br>1601 SW 89TH STREET, BLDG. C, SUITE 200<br>OKLAHOMA CITY, OK 73159<br>PHONE: 405-686-0174<br>CONTACT: JOHN SAULER |

|                                                                           |                         |
|---------------------------------------------------------------------------|-------------------------|
| <b>THE VERVE NORMAN</b><br>A PLANNED UNIT DEVELOPMENT<br>NORMAN, OKLAHOMA | <b>PRELIMINARY PLAT</b> |
| SHEET NUMBER<br>#####                                                     | REVISIONS<br>DATE       |

**Kimley»Horn**

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4727 GALLARDIA PARKWAY, SUITE 250, OKLAHOMA CITY, OK 73142  
PHONE: 405-241-5423 FAX: 405-241-5424  
WWW.KIMLEY-HORN.COM

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND COOPERATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

A Part of the SE/4 of Section 5 T 8 N, R 2 W IM,  
Cleveland County, Oklahoma, Project No. 5571.5

Lot Five A (5A) and Lot Seven A (7A), Highway Heights Addition to the City of Norman, and a part of the Southeast Quarter (SE/4) of Section Five (5), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084, on September 2, 2022, with metes and bounds as follows:

Commencing at the Southeast Corner of the SE/4 of said Section 5;

Thence North  $00^{\circ}41'16''$  West as the basis of bearing on the East line of said SE/4 a distance of 843.60 feet to the West Right-of-Way line of State Highway 77;

Thence North  $27^{\circ}45'38''$  West on said West Right-of-Way line a distance of 546.80 feet to the Point of Beginning:

Thence South  $62^{\circ}24'05''$  West a distance of 377.20 feet to the East Right-of-Way line of A.T. & S.F. Railroad;

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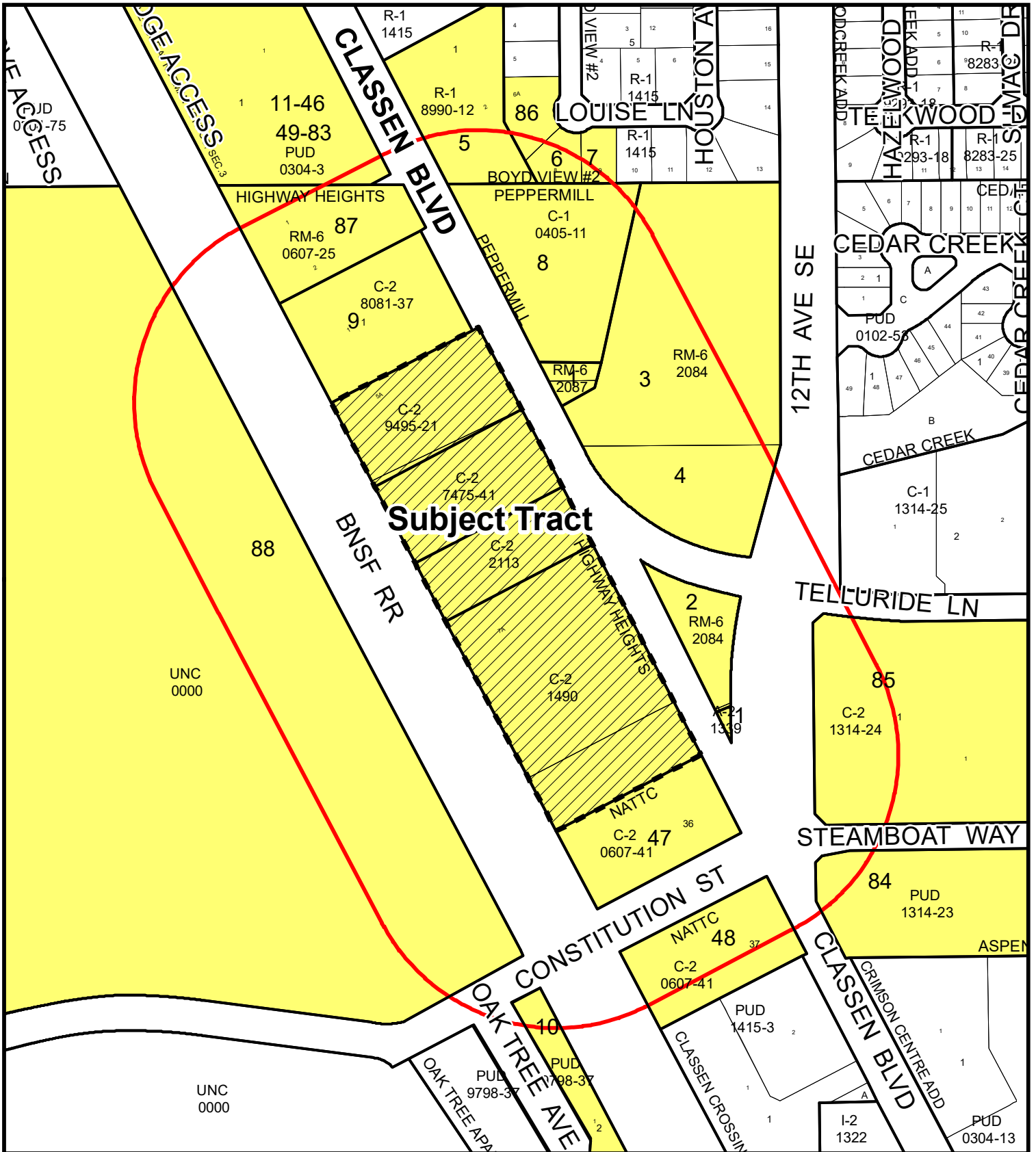
Thence South  $27^{\circ}45'38''$  East on the said West Right-of-Way line of Classen Boulevard, also being the East line of Lots 5A and 7A a distance of 968.26 feet to the Southeast corner of said Lot 7A;

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This description contains 420,839 square feet or 9.66 acres, more or less.

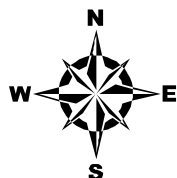
Subject to Easements and Rights-of-Way of record.



# Radius Map



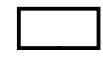
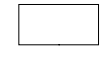
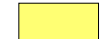
**450ft. Radius**

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.



0 150 300 Feet

September 1, 2022

-  Subject Tract
-  Radius
-  Zoning
-  Parcels
-  Notification Area



**CERTIFIED OWNERSHIP LIST**

Per the radius map provided by the City of Norman Planning Department, the property address and ownership of each property adjacent to the Subject Property, as identified below, is attached hereto.

*See Attached Legal Description*

**CERTIFICATION OF OWNERSHIP LIST**


RE: Application of:

Applicant: Subtext Acquisitions, LLC

Address: c/o Rieger Law Group, PLLC  
136 Thompson Drive  
Norman, Oklahoma 73069

It is hereby certified that the names and addresses shown on the attached ownership list represent a full, true, complete, correct, and current list of the property owners' names and addresses that are within 450 feet of the Subject Property, as the same appear in the online records of the County Assessor Offices of Cleveland County, State of Oklahoma.

Dated this 2<sup>nd</sup> day of September, 2022 at Norman, Oklahoma, at 8:00 a.m.

  
By: Gunner B. Joyce  
Attorney at Law

**CERTIFICATE OF CONTRACTUAL INTEREST**

I, **Gunner Joyce, attorney for the Applicant**, hereby certify and attest that Rieger Law Group PLLC represents the Applicant in the attached application, and that the Applicant has a contract pending to purchase the property described in that application, the consent of the current property owner and the right to purchase the described property in the City of Norman:

AND, I further certify and attest that the legal description in the Application materials describes accurately the subject property.

AND, I accept billing for the cost of publishing legal notice for the applications.

  
\_\_\_\_\_  
GUNNER JOYCE  
*Attorney at Law*  
On behalf of the Applicant

RIEGER LAW GROUP PLLC  
136 THOMPSON DRIVE  
Norman, Oklahoma, 73069-5245  
Phone: (405) 310-5274  
Email: [gjoyce@riegerlawgroup.com](mailto:gjoyce@riegerlawgroup.com)

**STAFF REPORT**

**GENERAL INFORMATION**

|                      |                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT            | Premium Land, LLC                                                                                                                                                                                                                                                                                                                                                                                 |
| LOCATION             | W. Indian Hills Road between 48th Avenue N.W. and 36th Avenue N.W.                                                                                                                                                                                                                                                                                                                                |
| PROPOSAL             | NORMAN 2025 Land Use Plan Amendment from Low Density Residential Designation and Office Designation to Mixed Use Designation; Rezone approximately 79.88 acres from R-1, Single Family Dwelling District and CO, Suburban Office Commercial District to PUD, Planned Unit Development to allow for a mixed use development with single-family, multifamily, and commercial uses; Preliminary Plat |
| NORMAN 2025 LAND USE | Current: Low Density Residential Designation and Office Designation<br>Proposed: Mixed Use Designation                                                                                                                                                                                                                                                                                            |
| LAND USE             | Current: Vacant<br>Proposed: Mixed use<br><br>North: Single-family residential<br>West: Vacant<br>South: Single-family residential and Church<br>East: Vacant                                                                                                                                                                                                                                     |
| ZONING               | Current: R-1, Single-Family Dwelling District, and CO, Suburban Office Commercial District<br>Proposed: PUD, Planned Unit Development                                                                                                                                                                                                                                                             |



North: City of Moore  
West: PUD, Planned Unit Development, Ordinance Nos. O-1011-42 and O-1011-43  
South: PUD, Planned Unit Development, Ordinance No. O-1011-49, and R-1, Single-Family Dwelling District  
East: R-1, Single-Family Dwelling District, and CO, Suburban Office Commercial District

**SYNOPSIS:** The applicant submitted a request for a NORMAN 2025 Land Use Plan Amendment from Low Density Residential Designation and Office Designation to Mixed Use Designation and a preliminary plat for property located on W. Indian Hills Road between 48th Avenue N.W. and 36th Avenue N.W. The applicant requests to rezone from R-1, Single-Family Dwelling District, and CO, Suburban Office Commercial District, to PUD, Planned Unit Development, to allow for a mixed use development with single-family, multifamily, and commercial uses.

**ANALYSIS:** This general area is zoned R-1, Single-Family Dwelling District, CO, Suburban Office Commercial District, PUD, Planned Unit Development, RM-2, Low Density Apartment District, RM-6, Medium Density Apartment District, C-2, General Commercial District, and A-2, Rural Agricultural District. The area consists of single-family, multifamily, commercial, and church uses intermixed with vacant parcels. In the subject location, no portions are in the 100-year floodplain or designated as Water Quality Protection Zone (WQPZ).

W. Indian Hills Road is designated as a principal urban arterial in the Comprehensive Transportation Plan. In addition, the road on the proposed preliminary plat generally following the east lot line is designated as an urban collector in the Comprehensive Transportation Plan. The Greenway Master Plan identifies a trail (by developer) along W. Indian Hills Road. In addition, the Greenway Master Plan identifies trails (by developer) following the subject parcel's east lot line going north-south and through the center of the subject parcel going east-west. Sidewalks do not currently exist on or adjacent to the subject parcel nor does the current PUD site plan or narrative identify trail easements to satisfy the Greenway Master Plan.

The Greenbelt Enhancement Statement, rezoning application, NORMAN 2025 amendment application, Preliminary Plat, Preliminary Site Development Plan, PUD narrative, and location map are attached.

**STAFF COMMENTS:** There is a proposed trail (by developer) in the Greenway Master Plan along W. Indian Hills Road in addition to the subject parcel's east property line, and through the center of the subject parcel. Given this, there is an opportunity for trails on the subject parcel. The applicant has not proposed any trail easements.

Staff places this item on non-consent for the October 18, 2022 Greenbelt Commission Meeting.



Application for
REZONING OR SPECIAL USE

Case No. O- \_\_\_\_\_

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT(S)
Premium Land, LLC
ADDRESS OF APPLICANT
c/o Rieger Law Group PLLC, Attorney for Applicant
136 Thompson Drive
Norman, OK 73069

NAME AND PHONE NUMBER OF CONTACT PERSON(S)
c/o Gunner Joyce, Attorney for Applicant
405-310-5274
EMAIL: gjoyce@riegerlawgroup.com
EXISTING ZONING: R-1 and CO
PROPOSED ZONING OR SPECIAL USE FOR:
PUD; Planned Unit Development

PROPOSED USE(S) (including all buildings to be constructed): The applicant seeks to rezone the subject property to facilitate a mixed-use development featuring single family and multifamily residential, as well as commercial uses
STREET ADDRESS OR LOCATION: along W. Indian Hills Road between 48th Ave. NW and 36th Ave. NW
LEGAL DESCRIPTION AND AREA OF REQUEST: See attachments for legal description.
SIZE OF PROJECT AREA: approximately 79.88 acres

In order that your application can be heard and considered at the next Planning Commission meeting, you must submit this completed application form and the following required information to the Planning Department (201-A West Gray) for review before 1:30 p.m. the day of the filing deadline (generally Monday, 31 days before the next Planning Commission meeting):

- Two copies of the complete APPLICATION
Copy of DEED to land
CERTIFIED OWNERSHIP LIST of names and addresses of all property owners within three hundred fifty (350) feet of the request, exclusive of streets and alleys which are less than three hundred (300) feet in width (a RADIUS MAP showing the three hundred fifty (350) foot notice area will be provided by the Planning Department and a form for the ownership list is attached)
FILING FEE, as computed by the Planning Department
SITE PLAN is required in the case of a request for commercial or industrial zoning (22:442.1.7)
Pursuant to Section 19-104 of the Subdivision Regulations, a PRELIMINARY PLAT may be required to be filed with the Engineering Division, Public Works Department.

SIGNATURE OF PROPERTY OWNER(S):
Gunner Joyce, Attorney for Applicant

ADDRESS AND TELEPHONE:
Rieger Law Group PLLC
136 Thompson Dr.
Norman, OK 73069

OFFICE USE ONLY

- Application
Site Plan
Certified Ownership List and Radius Map
Proof of Ownership
Supporting Data
Filing Fee of \$ \_\_\_\_\_

Date Submitted:
Time Submitted:
Checked by:

# **REDLANDS**

**A PLANNED UNIT DEVELOPMENT  
NORMAN, OKLAHOMA**

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

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

Submitted October 3, 2022

**PREPARED BY:**

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

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- A. Legal Description of the Property
- B. Preliminary Site Development Plan
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- D. Preliminary Plat

## **I. INTRODUCTION**

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

## **II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS**

### **A. Location**

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

### **B. Existing Land Use and Zoning**

The Property currently contains R-1, Single Family Dwelling and CO, Suburban Office Commercial zonings. Additionally, the Property currently has NORMAN 2025 designations of Low Density Residential and Office. The Property is undeveloped.

### **C. Elevation and Topography**

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

### **D. Drainage**

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

### **E. Utility Services**

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

### **F. Fire Protection Services**

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by applicable City codes, ordinances, and/or regulations.

### **G. Traffic Circulation and Access**

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

## **III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

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

### **A. Uses Permitted:**

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

### **B. Area Regulations:**

#### **1. Tract 1 – Commercial**

**Front Yard:** All buildings shall be set back from any abutting street right-of way at least ten (10) feet. Across the entire front of all lots (and the street side of any corner lot) a minimum ten (10) foot landscape strip shall be installed, which may not be encroached upon by parking. One eight (8) foot tall shade (canopy) tree per each twenty (20) feet of lot frontage and one (1) three (3)-gallon shrub per five (5) feet of building frontage shall be installed within this landscape strip. Clustering of these required plantings may be allowed, if approved by the City Forester or his designee. Such planting should be covered by the three (3) year maintenance bond required when new landscaping is installed with the parking lot on the same tract. All species are to be approved by the City Forester.

**Side Yard:** For uses other than dwelling, no side yard shall be required except on the side of a lot adjoining a residential zoning district in which case there shall be a side yard of not less than five (5) feet.

**Rear Yard:** Rear yard shall not be required for retail establishment; except where a rear lot line abuts upon a dwelling district and the commercial building is designed to be serviced from the rear, there shall be provided a rear yard of not less than thirty (30) feet for lots without alleys and twenty (20) feet for lots with alleys; and further provided that in no case where the rear lot line abuts a dwelling district shall the commercial building be erected closer than three (3) feet to the rear lot line.

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

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

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

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

**Rear Yard:** The minimum depth of the rear yard shall be twenty (20) feet. One story unattached buildings of accessory use with a ten (10) foot wall height shall be set back one (1) foot from the utility easement or alley line.

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

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

**Building Coverage:** Main and accessory buildings shall not cover more than forty percent (40%) of the lot area; accessory buildings shall not cover more than thirty percent (30%) of the rear yard.

**Impervious Area:** The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than sixty-five (65) percent of a lot. Paving for parking, and other impervious surfaces, shall not cover more than fifty percent (50%) of the front yard. Total impervious area of the front yard can be increased to seventy percent (70%)



when one or more of the following circumstances occur: (a) the driveway is needed to access a garage for three or more cars, (b) the driveway is part of a circular driveway that includes a landscaped separation from the sidewalk, or (c) the driveway is located on a cul-de-sac lot with lot frontage of less than forty (40) feet.

**3. Tract 3 – Two-Family Dwelling**

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

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

**Rear Yard:** There shall be a rear yard of not less than twenty (20) feet; one-story unattached buildings of accessory use shall set back one (1) foot from the utility easement or alley line and garage apartments shall be set back ten (10) feet from the rear lot line.

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

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

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

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

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

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

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

**Rear Yard:** There shall be a rear yard having a depth of not less than twenty (20) feet or twenty percent (20%) of the depth of the lot, whichever amount is smaller; unattached one-story buildings of accessory use shall set back one (1) foot from the utility easement or alley line.

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

**Lot Width:** There shall be a minimum lot width of fifty (50) feet at the building line, and such lot shall abut on a street for a distance of not less than thirty-five (35) feet.

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

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

### **C. Additional Development Criteria:**

**1. Exterior Materials**

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

**2. Sanitation**

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

**3. Signage**

Each Tract may contain identification ground and/or monument signage. All other signs shall comply with the sign standards of the City of Norman Sign Code as applicable to the underlying use for each Tract.

**4. Traffic access and circulation**

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

**5. Open Space**

A minimum of ten percent (10%) of the Property shall be used as open space. The areas initially planned as open space are depicted on the Preliminary Site Development Plan.

**6. Parking**

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

**7. Landscaping and Fencing**

Landscaping shall be installed in order to meet or exceed the City of Norman's applicable landscaping requirements applicable to the underlying uses of each Tract. The Applicant requests fee in lieu of parkland donation due to the proximity of various parks in the surrounding area.

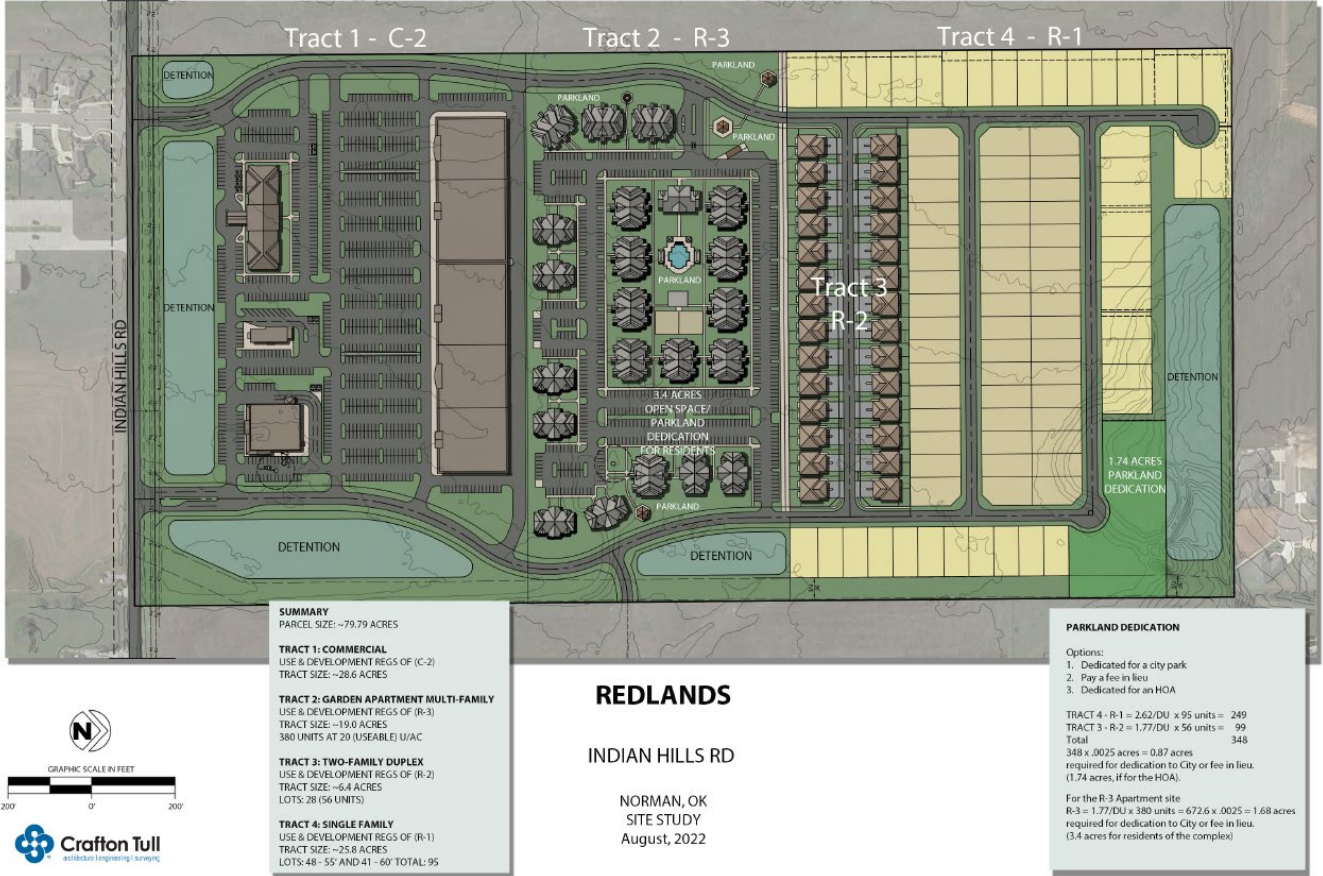
**EXHIBIT A**

Legal Description of the Property

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

Said tract being 79.88± acres.

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



**EXHIBIT C**  
Allowable Uses

Allowable Uses:

Tract 1 – Commercial Uses

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

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

#### Tract 2 – Multi-Family Uses

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

- Family day care home
- General purpose farm or garden
- Home occupation
- Municipal recreation or water supply
- Model Home, subject to a one-hundred-dollar (\$100.00) annual permit, as provided in Sec. 22:450 (84) for no more than four (4) years
- Short-term rentals
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot

#### Tract 3 – Two-Family Uses

- One Single Family dwelling
- One Two-family dwelling (duplex)
- One Single Family dwelling and a garage apartment
- Family day care home
- General purpose farm or garden
- Home occupation
- Municipal recreation or water supply
- Model Home, subject to a one-hundred-dollar (\$100.00) annual permit, as provided in Sec. 22:450 (84) for no more than four (4) years
- Short-term rentals
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot

#### Tract 4 – Single Family Uses

- Detached one family dwelling
- Family day care home
- General purpose farm or garden
- Home occupation
- Municipal recreation or water supply
- Model Home, subject to a one-hundred-dollar (\$100.00) annual permit, as provided in Sec. 22:450 (84) for no more than four (4) years
- Short-term rentals
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot



**EXHIBIT D**  
Preliminary Plat  
*Full Size Documents Submitted to City Staff*

*[To Be Attached]*



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

Case No. R- \_\_\_\_\_

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

|                                          |                                                                                                                            |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICANT(S)</b><br>Premium Land, LLC | <b>ADDRESS OF APPLICANT</b><br>c/o Rieger Law Group PLLC, Attorney for Applicant<br>136 Thompson Drive<br>Norman, OK 73069 |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                          |                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b><br>c/o Gunner Joyce, Attorney for Applicant<br>405-310-5274<br><b>EMAIL:</b> gjoyce@riegerlawgroup.com | <b>TYPE OF AMENDMENT(S):</b><br><input type="checkbox"/> Growth Area Designation<br><input checked="" type="checkbox"/> Land Use Plan<br><input type="checkbox"/> Transportation Plan |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**LOCATION AND EXTENT OF AMENDMENT(S):** along W. Indian Hills Road between 48th Ave. NW and 36th Ave. NW, as shown more particularly on the attached exhibits.

**SIZE OF PROJECT AREA:** approximately 79.88 acres

**PRESENT DESIGNATION:**  
 Growth Areas: \_\_\_\_\_  
 Land Use: Low Density Residential and Office  
 Streets: \_\_\_\_\_  
 Other: \_\_\_\_\_

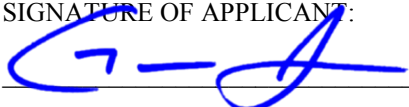
**REQUEST TO BE CHANGED TO:** Mixed Use

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

The Applicant seeks to rezone the property to a PUD to allow for the development of a mixed use development of single family residential, multifamily residential, and commercial uses. There is a mix of uses in the nearby vicinity and change of circumstances in the area justifies this request.

**EXPECTED AFFECTS ON SURROUNDING PROPERTIES:** No adverse affects on the surrounding properties are expected.

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

**SIGNATURE OF APPLICANT:**  


|                            |                   |                        |
|----------------------------|-------------------|------------------------|
| <b>FOR OFFICE USE ONLY</b> |                   | Filing fee of \$150.00 |
| Date Submitted: _____      | Checked by: _____ |                        |

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

Greenbelt Case No. \_\_\_\_\_ Pre-Development Case No. \_\_\_\_\_

Applicant Name: Premium Land, LLC Date: 10/3/2022

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

Name of Development: Redlands Area (Acres): approximately 79.88

General Location along W. Indian Hills Road between 48th Ave. NW and 36th Ave. NW

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

Type of Proposal (please check all that apply)

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

1. Briefly **explain the kind of development**, types of buildings/uses, or character of your proposal **and how it achieves the principles, purposes and goals** of Section 4-2026.

The applicant intends to rezone and plat the property in order to facilitate a mixed-use development. The development will feature single family residential, multi-family residential, and commercial uses.

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

Yes  No

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

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

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

3. **Does** the open space for this **development include** some kind of **trail or path** that meets the definitions contained in Section 4-2023A of the attached guidelines? (Indicate all that are applicable.)

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

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

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

There are no current parks, schools, or recreational areas within 1/2 mile of the development.

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

N/A. See above

6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the Greenbelt System (see Section 4-2023A, especially definitions of "the greenbelt system," "green space," "greenway" and "trail"). To help you answer this question, the following online link to the Greenways Master Plan Map [NormanOK.gov/MasterPlan](http://NormanOK.gov/MasterPlan) is provided.

- Storm water channels
- Detention ponds
- Floodplains
- Stream bank/Riparian corridors
- Utility Easements
- Abandoned/Active Railroad corridors
- Other \_\_\_\_\_

**How could** your development **also incorporate** those elements noted into greenbelts and trails? The proposed development will include sidewalks and trails within the development for connectivity to private parkland

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

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

- (a) Portions of the Greenbelt System are accessible to the general public.
- (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

(c) Existing easements (e.g. utility, pipeline, oil lease right of way, etc) may be used for Greenways where appropriate and where expressly approved by the easement grantor and grantee.

(d) Greenways connect neighborhoods to each other and to industrial and commercial areas.

(e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.

(f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.

(g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.

(h) Landscaping required by the City has been/will be planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.

(i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.

(j) Permeable ground surfaces have been preserved to the extent possible.

(k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.

(l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.

(m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.

(n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.

(o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.

(p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.

(q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.

(r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.

(s) Riparian buffers are incorporated into the Greenbelt System.

(t) The commercial developments have provided for pedestrian access.

(u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.

(v) Cluster development has been utilized as a means to develop the Greenbelt System.

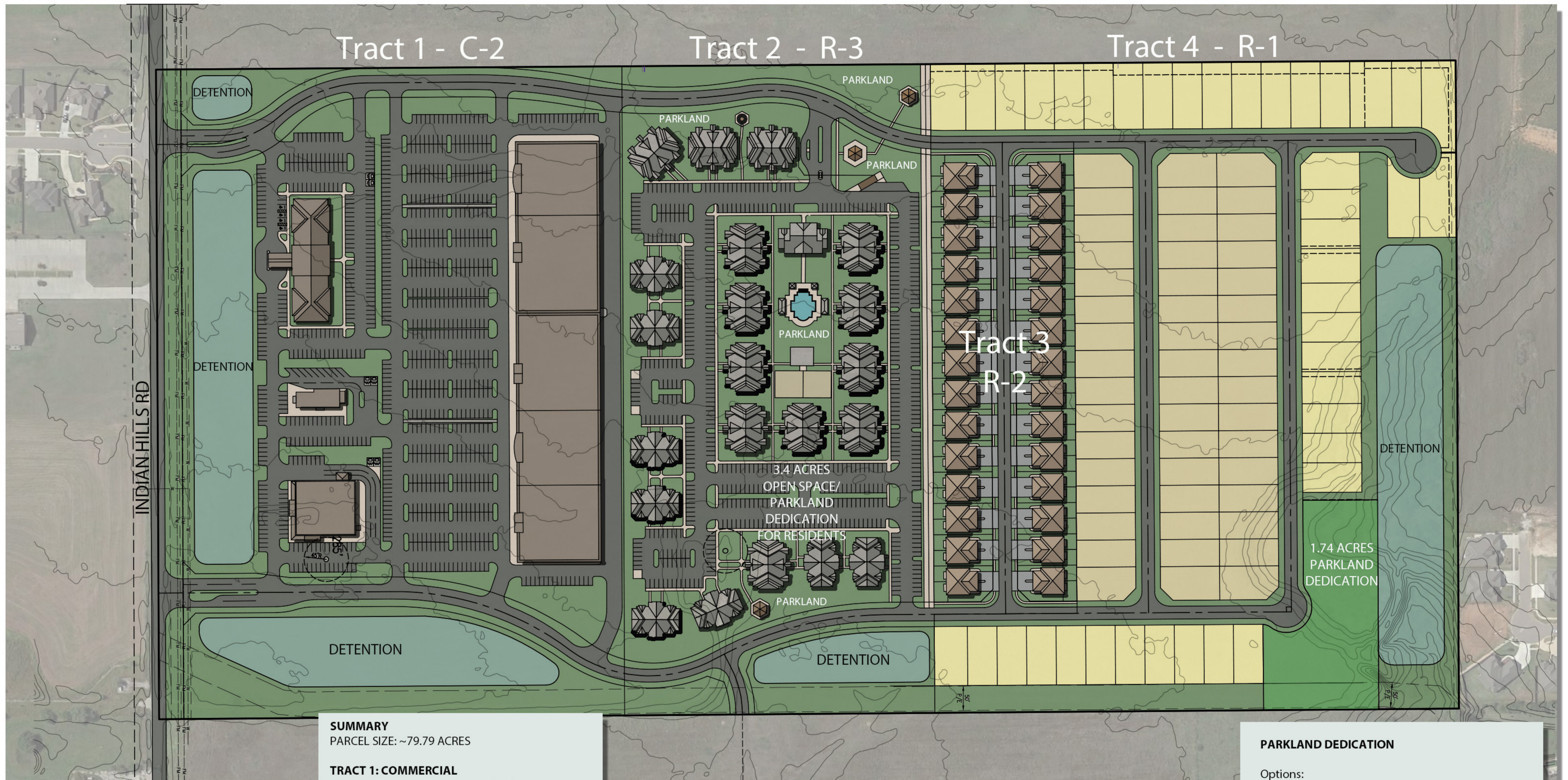
(w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

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

Signature of Applicant or Contact Person (required) :

 \_\_\_\_\_

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



**SUMMARY**  
 PARCEL SIZE: ~79.79 ACRES

**TRACT 1: COMMERCIAL**  
 USE & DEVELOPMENT REGS OF (C-2)  
 TRACT SIZE: ~28.6 ACRES

**TRACT 2: GARDEN APARTMENT MULTI-FAMILY**  
 USE & DEVELOPMENT REGS OF (R-3)  
 TRACT SIZE: ~19.0 ACRES  
 380 UNITS AT 20 (USEABLE) U/AC

**TRACT 3: TWO-FAMILY DUPLEX**  
 USE & DEVELOPMENT REGS OF (R-2)  
 TRACT SIZE: ~6.4 ACRES  
 LOTS: 28 (56 UNITS)

**TRACT 4: SINGLE FAMILY**  
 USE & DEVELOPMENT REGS OF (R-1)  
 TRACT SIZE: ~25.8 ACRES  
 LOTS: 48 - 55' AND 41 - 60' TOTAL: 95

**PARKLAND DEDICATION**

Options:

1. Dedicated for a city park
2. Pay a fee in lieu
3. Dedicated for an HOA

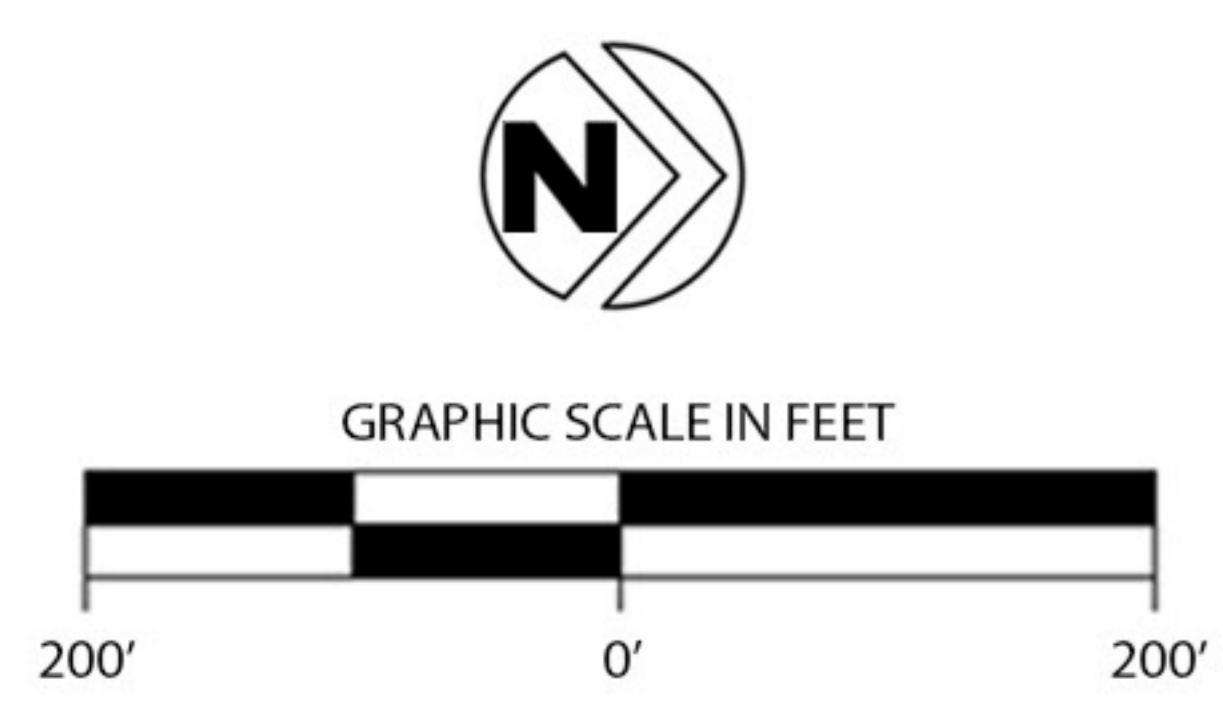
TRACT 4 - R-1 = 2.62/DU x 95 units = 249  
 TRACT 3 - R-2 = 1.77/DU x 56 units = 99  
 Total 348  
 348 x .0025 acres = 0.87 acres  
 required for dedication to City or fee in lieu.  
 (1.74 acres, if for the HOA).

For the R-3 Apartment site  
 R-3 = 1.77/DU x 380 units = 672.6 x .0025 = 1.68 acres  
 required for dedication to City or fee in lieu.  
 (3.4 acres for residents of the complex)

# REDLANDS

INDIAN HILLS RD

NORMAN, OK  
 SITE STUDY  
 August, 2022

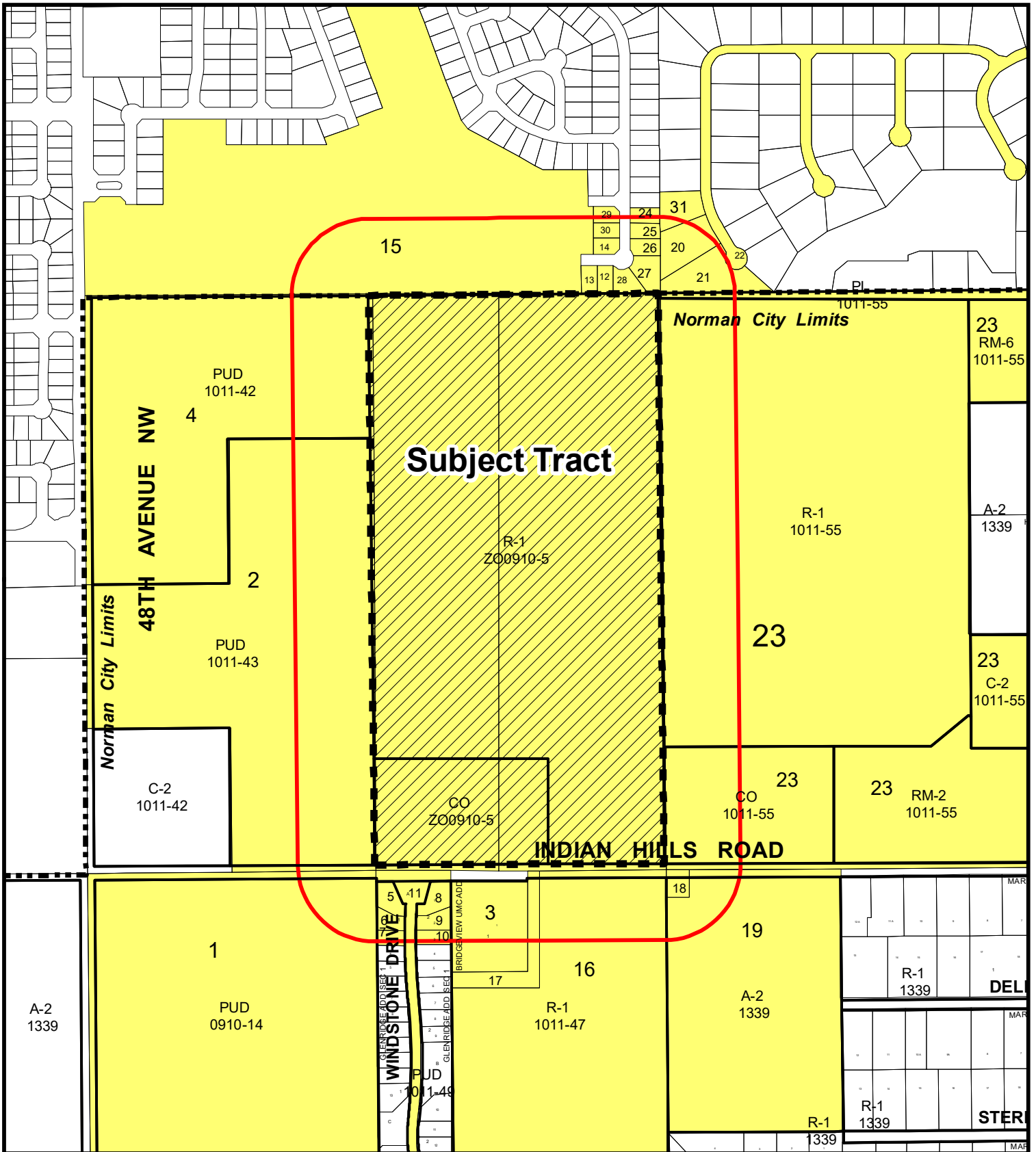


LEGAL DESCRIPTION  
PROPOSED REDLANDS ADDITION

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

Said tract being 79.88± acres.

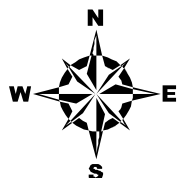




# Radius Map






**350ft. Radius**

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.



0 300 600 Feet

August 30, 2022

-  Subject Tract
-  Radius
-  Zoning
-  Parcels
-  Notification Area



**CERTIFIED OWNERSHIP LIST**

Per the radius map provided by the City of Norman Planning Department, the property address and ownership of each property adjacent to the Subject Property, as identified below, is attached hereto.

*See Attached Legal Description*

**CERTIFICATION OF OWNERSHIP LIST**


RE: Application of:

Applicant: Premium Land, LLC

Address: c/o Rieger Law Group, PLLC  
136 Thompson Drive  
Norman, Oklahoma 73069

It is hereby certified that the names and addresses shown on the attached ownership list represent a full, true, complete, correct, and current list of the property owners' names and addresses that are within 350 feet of the Subject Property, as the same appear in the online records of the County Assessor Offices of Cleveland County, State of Oklahoma.

Dated this 2<sup>nd</sup> day of September, 2022 at Norman, Oklahoma, at 8:00 a.m.

  
By: Gunner B. Joyce  
Attorney at Law