



CITY OF NORMAN, OK
PLANNING COMMISSION MEETING
Building A, Conference Room D, 201 West Gray, Norman, OK 73069
Thursday, January 13, 2022 at 6:30 PM

AGENDA

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

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

Planning Commissioners: Erin Williford, Kevan Parker, Steven McDaniel, Erica Bird, Dave Boeck, Sandy Bahan, and Michael Jablonski

ROLL CALL

1. Election of Planning Commission Officers for 2022

CONSENT ITEMS

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

Minutes

- [2.](#) Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the December 9, 2021 Regular Planning Commission Meeting

Certificates of Survey

- [3.](#) Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2122-8, a Norman Rural Certificate of Survey submitted by Jacob and Dana Bradford (Pollard & Whited Surveying, Inc.) for BRADFORD HILLS ESTATES, with a Variance in the private road width, for 39.9757 acres of property generally located south of Stella Road and ½ mile west of 144th Avenue N.E.
- [4.](#) Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2122-9, a Norman Rural Certificate of Survey submitted by T-Plus, L.L.C. (Anchor Engineering) for OAK HILL RANCH for 79.06 acres of property generally located at the northwest corner of 108th Avenue S.E. and Etowah Road.

NON-CONSENT ITEMS

Simple Planned Unit Development

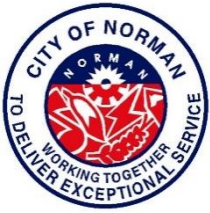
- [5.](#) Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-33, for James L. Adair requests rezoning from C-3, Intensive Commercial District, to SPUD, Simple Planned Unit Development, for property located at 115 S. Peters Avenue.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

1. Election of Planning Commission Officers for 2022



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/13/2022

REQUESTER:

PRESENTER:

ITEM TITLE: Election of Planning Commission Officers for 2022

ACTION NEEDED:

Elect a Chair _____

Elect a Vice Chair _____

Elect a Secretary _____

File Attachments for Item:

2. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the December 9, 2021 Regular Planning Commission Meeting



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/13/2022

REQUESTER:

PRESENTER: Roné Tromble, Admin. Tech. IV

ITEM TITLE: Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the December 9, 2021 Regular Planning Commission Meeting

ACTION NEEDED:

Approve the minutes of the December 9, 2021 Regular Planning Commission Meeting as presented, or as amended.

File Attachments for Item:

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2122-8, a Norman Rural Certificate of Survey submitted by Jacob and Dana Bradford (Pollard & Whited Surveying, Inc.) for BRADFORD HILLS ESTATES, with a Variance in the private road width, for 39.9757 acres of property generally located south of Stella Road and ½ mile west of 144th Avenue N.E.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/13/2022

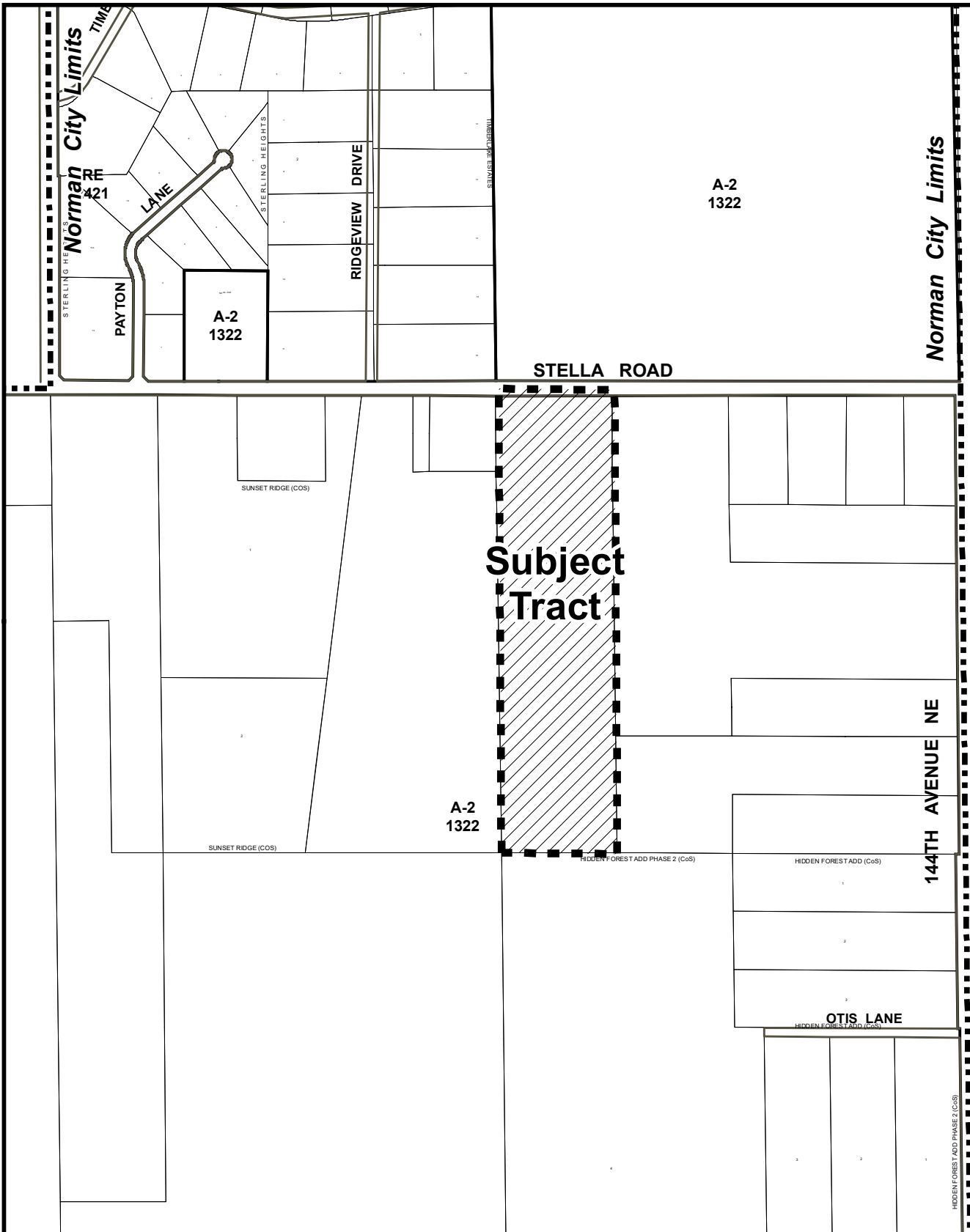
REQUESTER: Jacob & Dana Bradford (Pollard & Whited Surveying, Inc.)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2122-8, a Norman Rural Certificate of Survey submitted by Jacob and Dana Bradford (Pollard & Whited Surveying, Inc.) for BRADFORD HILLS ESTATES, with a Variance in the private road width, for 39.9757 acres of property generally located south of Stella Road and ½ mile west of 144th Avenue N.E.

ACTION NEEDED:

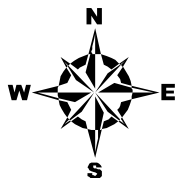
Recommend approval or disapproval of a Variance in the private road width from 20' to 12' serving one tract, and recommend approval or disapproval of COS-2122-8 for BRADFORD HILLS ESTATES to City Council.



Location Map





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



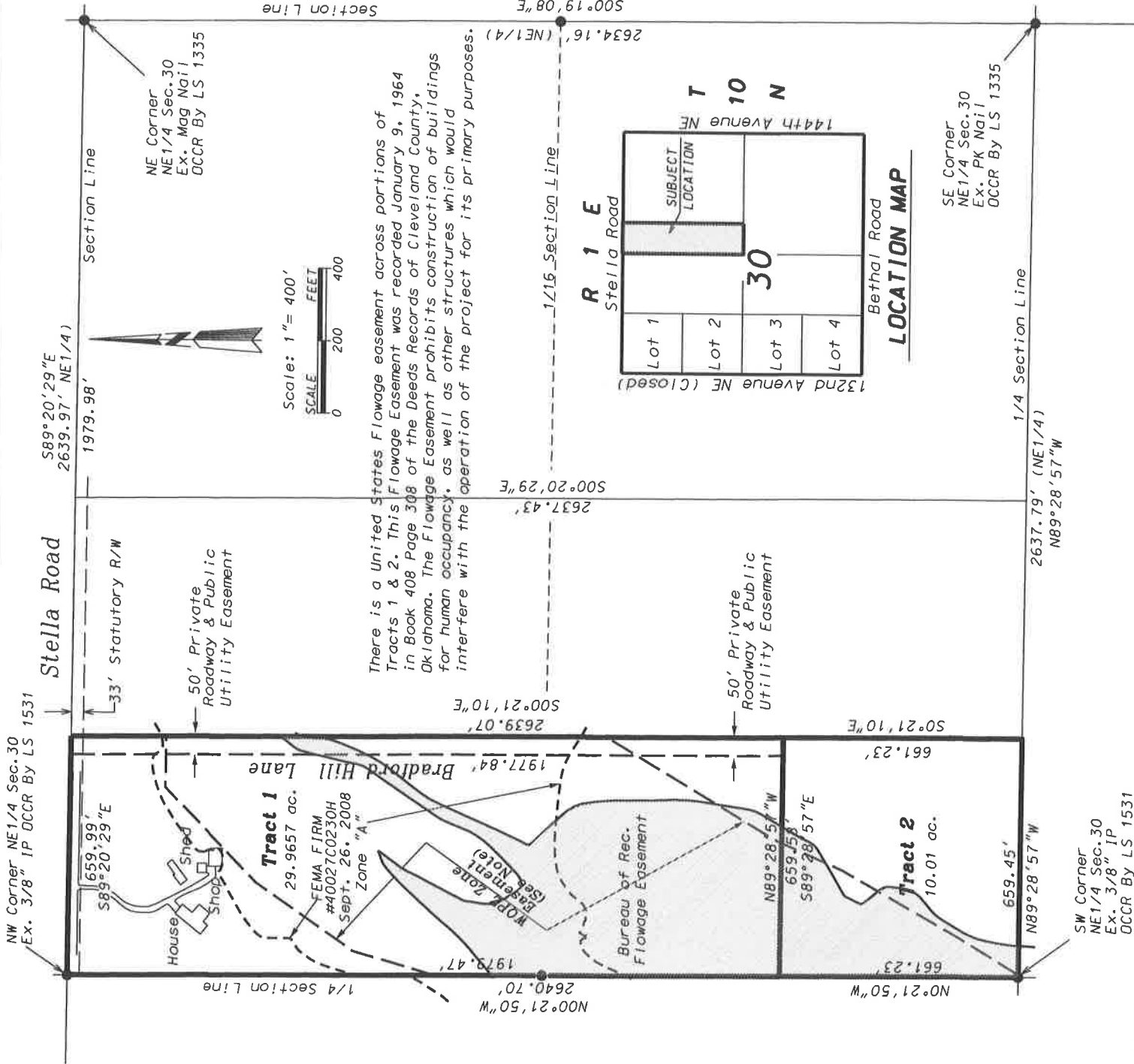
December 7, 2021

0 400 800 Ft.

 Subject Tract
 Zoning

BRADFORD HILLS ESTATES
A NORMAN RURAL CERTIFICATE
OF SURVEY SUBDIVISION
PART OF THE NE1/4 OF SECTION 30, T10N, R1E, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

COS 2021-



NOTE:

Bearings shown are based on a Bearing of S89°20'29"E between existing monuments on the North line of the NE1/4 of Section 30, T10N, R1E, I.M. Norman, Cleveland County, Oklahoma.

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

(○) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked " Pollard PLS 1474 " Or Set PK Nail With Shiner Marked " P&W Surveying CA 2380 ".

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

(WOPZ) -Indicates the Water Quality Protective Zone. There shall be no clearing, grading, construction or disturbance of vegetation in this area except as permitted by the Director of Public Works, unless such disturbance is done in accordance with 19-514(E) of the Norman City Code. The WOPZ is subject to protective covenants that may be found in the Land Records and that may restrict disturbance and use of these areas.

POLLARD & WHITED SURVEYING, INC.

2514 Tee Drive Norman, OK 73069

405-366-0001 Off.

405-443-8100 Cell

timepwsurveying.com

Planning Commission Agenda
January 13, 2022

CERTIFICATE OF SURVEY
COS-2122-8

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2122-8 FOR BRADFORD HILLS ESTATES.**

LOCATION: Generally located on the south side of Stella Road and ½ mile west of 144th Avenue N.E.

INFORMATION:

1. Owners. Jacob and Dana Bradford.
2. Developer. Dana Bradford.
3. Surveyor. Pollard & Whited Surveying, Inc.

HISTORY:

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

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system serving Tract 1.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system serving Tract 1.
4. Acreage. This property consists of 39.957 acres. Tract 1 consists of 29.657 acres and Tract 2 consists of 10.01 acres.

5. Private Road. The private road will serve one tract. City standards requires a private road width of twenty-feet unless serving four (4) tracts or lots or fewer. The applicant has requested a variance in the 20' width to a 12' width private road since it will serve only one tract.
6. Water Quality Protection Zone. Tracts 1 and 2 contain WQPZ. However, there is sufficient area to construct structures including private sanitary sewer system outside of the WQPZ. This area will be protected by the owners per covenants.
7. Flood Plain. Tracts 1 and 2 contain Flood Plain. However, there is sufficient area to construct a residential house without encroaching the flood plain. The Flood Plain Permit Committee, at its meeting of December 6, 2021, approved Flood Plain Permit No. 648 regarding the private road crossing the Flood Plain.
8. Flowage Easement. Tracts 1 and 2 contain a Flowage Easement controlled by the Bureau of Reclamation. These areas are "no build" for residential use. The Bureau of Reclamation has reviewed this proposal.
9. Covenants. Covenants addressing the WQPZ are being reviewed by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2122-8 for Bradford Hills Estates and a letter of request for a variance in the minimum width requirement for a private road are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The applicant's surveyor is requesting a variance in the private road width based on the fact it is serving one tract. Staff recommends approval of a variance in the private road width requirement from 20' width to a 12' width since it will serve one tract. Staff supports the variance and Norman Rural Certificate of Survey No. COS-2122-8 for Bradford Hills Estates.

ACTION NEEDED: Recommend approval or disapproval of a variance in the private road width from 20' to 12' serving one tract and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2122-8 for Bradford Hills Estates to City Council.

ACTION TAKEN: _____

POLLARD & WHITED SURVEYING, INC.

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

December 15, 2021

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

Re: Variance Request for proposed Certificate of Survey (COS) Subdivision
to be known as “Bradford Hills Estates”
in the NE1/4 of Sec.30,T10N,R1E, I.M.
Norman, Cleveland County, Oklahoma

To all interested parties,

An application has been submitted to the City of Norman Staff for “Bradford Hills Estates”. The proposed subdivision is located in the NE1/4 of Sec.30, T10N, R1E.

This letter is a request for variance of the proposed COS Subdivision to be known as “Bradford Hills Estates” to the City of Norman, Cleveland County, Oklahoma. The applicant is asking the City of Norman to allow them construct a private drive of a minimum of Twelve (12) foot width.

“Bradford Hills Estates” will consist of only Two (2) residential tracts, however, only tract 2 will be served by this private drive and the Applicants would request a variance be granted to allow this private drive to only be Twelve (12) feet wide.

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



Respectfully,

A handwritten signature in blue ink that reads "Timothy G. Pollard".

Timothy G. Pollard, PLS

GBC 21-34

APPLICANT	Jacob and Dana Bradford
LOCATION	South of Stella Rd, ¼ mile east of 132nd Ave NE
PROPOSAL	Bradford Hills Estates COS; Divide approximately 40 acres into 2 tracts
NORMAN 2025 LAND USE	Current: Country Residential/Floodplain
LAND USE	Current: Single-family residential Proposed: No Change

Greenbelt Commission Final Comments - GBC 21-34

Greenbelt forwards this item with no additional comments.

File Attachments for Item:

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2122-9, a Norman Rural Certificate of Survey submitted by T-Plus, L.L.C. (Anchor Engineering) for OAK HILL RANCH for 79.06 acres of property generally located at the northwest corner of 108th Avenue S.E. and Etowah Road.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/13/2022

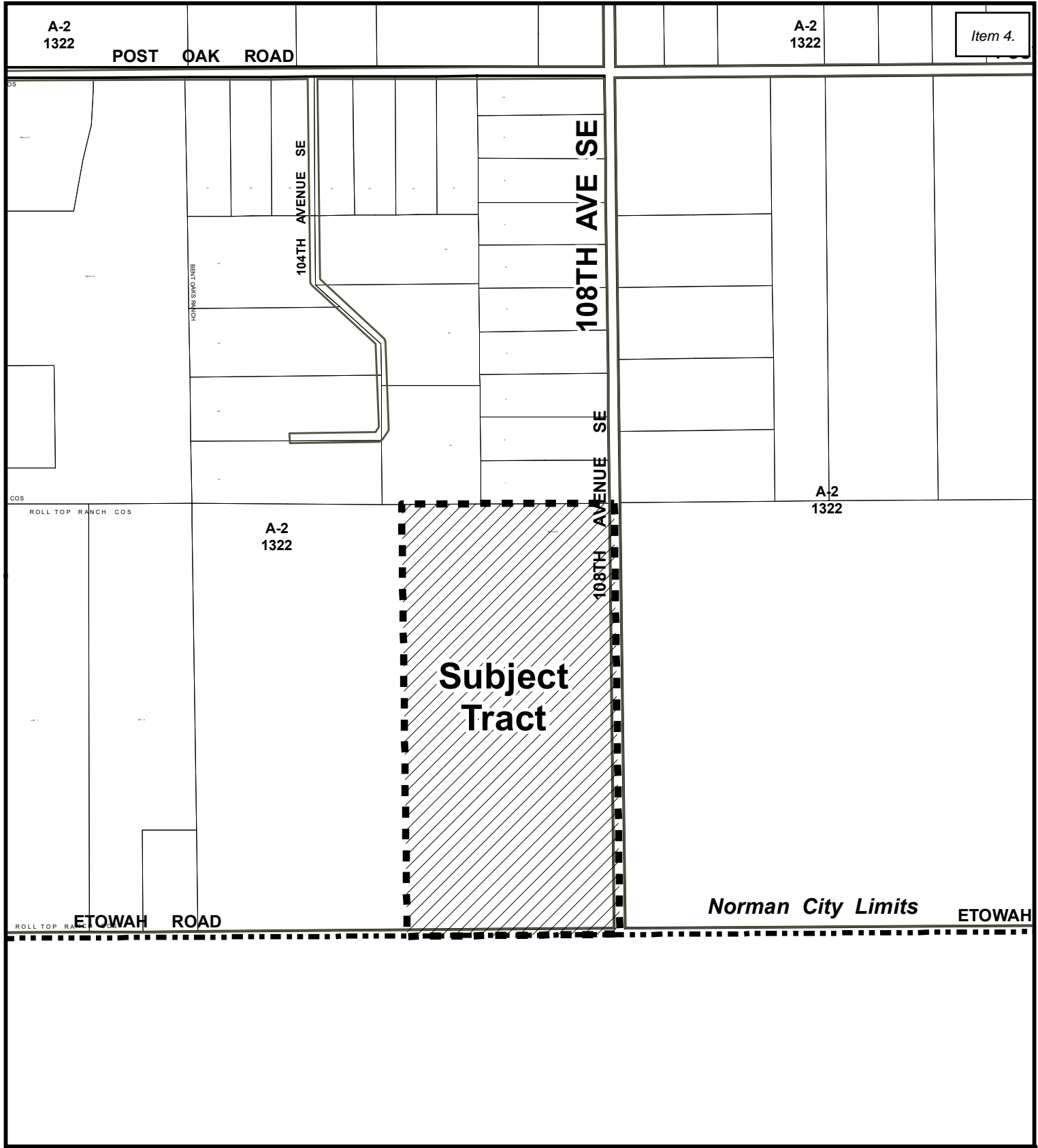
REQUESTER: T-Plus, L.L.C. (Anchor Engineering)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2122-9, a Norman Rural Certificate of Survey submitted by T-Plus, L.L.C. (Anchor Engineering) for OAK HILL RANCH for 79.06 acres of property generally located at the northwest corner of 108th Avenue S.E. and Etowah Road.

ACTION NEEDED:

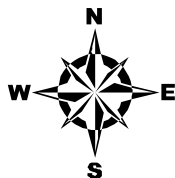
Recommend approval or disapproval of COS-2122-9 for OAK HILL RANCH to City Council.



Location Map





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



December 7, 2021

0 400 800 Ft.

 Subject Tract
 Zoning

Planning Commission Agenda
January 13, 2022

CERTIFICATE OF SURVEY
COS-2122-9

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2122-9 FOR OAK HILL RANCH.**

LOCATION: Located at the northwest corner of the intersection of 108th Avenue S.E. and Etowah Road.

INFORMATION:

1. Owners. T-Plus, LLC.
2. Developer. T-Plus, LLC.
3. Surveyor. Anchor Engineering.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1315 annexing a portion of this property into the Norman Corporate City limits without zoning.
2. October 21, 1961. City Council adopted Ordinance No. 1318 annexing the remainder of this property into the Norman Corporate City limits without zoning.
3. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
4. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

4. Acreage. This property consists of 79.06 acres. Tract 1 consists of 10.00 acres, Tract 2 consists of 10.00 acres, Tract 3 consists of 10.00 acres, Tract 4 consists of 10.00 acres, Tract 5 consists of 10.00 acres, Tract 6 consists of 10.00 acres, Tract 7 consists of 10.00 acres and Tract 8 consists of 9.06 acres.
5. Private Road. A private road easement is located on Tracts 3 and 4 for a future private road serving future tracts to the west.
6. Water Quality Protection Zone. Tracts 4 and 5 contain WQPZ. However, there is sufficient area to construct structures outside of the WQPZ. This area will be protected by the owners per required covenants.
7. Covenants. Covenants addressing the WQPZ are being reviewed by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2122-9 for Oak Hill Ranch and a letter of request for a variance in the minimum acreage requirement for Tract 8 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The applicant's surveyor is requesting a variance to the ten (10) acre requirement for Tract 8 based on the fact this is a short section and there was never a full 160 acres. Staff supports the variance and Norman Rural Certificate of Survey No. COS-2122-9 for Oak Hill Ranch.

ACTION NEEDED: Recommend approval or disapproval of a variance in the minimum acreage requirement for Tract 8 from 10 acres to 9.06 acres and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2122-9 for Oak Hill Ranch to City Council.

ACTION TAKEN: _____

OAK HILL RANCH
COS VARIANCE REQUEST

The following information is intended to request a variance for the proposed application of the Oak Hill Ranch Norman Rural Certificate of Survey. Subdivision Regulations were rewritten and adopted by City Council on November 14, 2000. With adoption, requirements for subdividing in the rural Norman area required that a Norman Rural Certificate of Survey be submitted to the Greenbelt Commission, Planning Commission and City Council and that all tracts shall be a minimum of 10 acres.

The subject property Tract 8 measures 9.06 +/- acres. The section corners have a measured separation that is less than 1 mile, or 5,280 feet. As a result the southeast quarter of the subject section measured less than 160 acres. If the section was a true square mile then the subject property would measure precisely 160 acres.

Given the information stated above, the applicant respectfully requests a variance for the subject property.

GBC 21-35

APPLICANT	T-Plus, LLC
LOCATION	The NW corner of 108th Ave SE & Etowah Rd NW
PROPOSAL	Oak Hill Ranch COS; Divide approximately 80 acres into 8 tracts; slated for approximately 10 acres each
NORMAN 2025 LAND USE	Current: Country Residential
LAND USE	Current: Vacant Proposed: Single-family residential

Greenbelt Commission Final Comments - GBC 21-35

Greenbelt forwards this item with no additional comments.

File Attachments for Item:

5. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-33, for James L. Adair requests rezoning from C-3, Intensive Commercial District, to SPUD, Simple Planned Unit Development, for property located at 115 S. Peters Avenue.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/13/2022

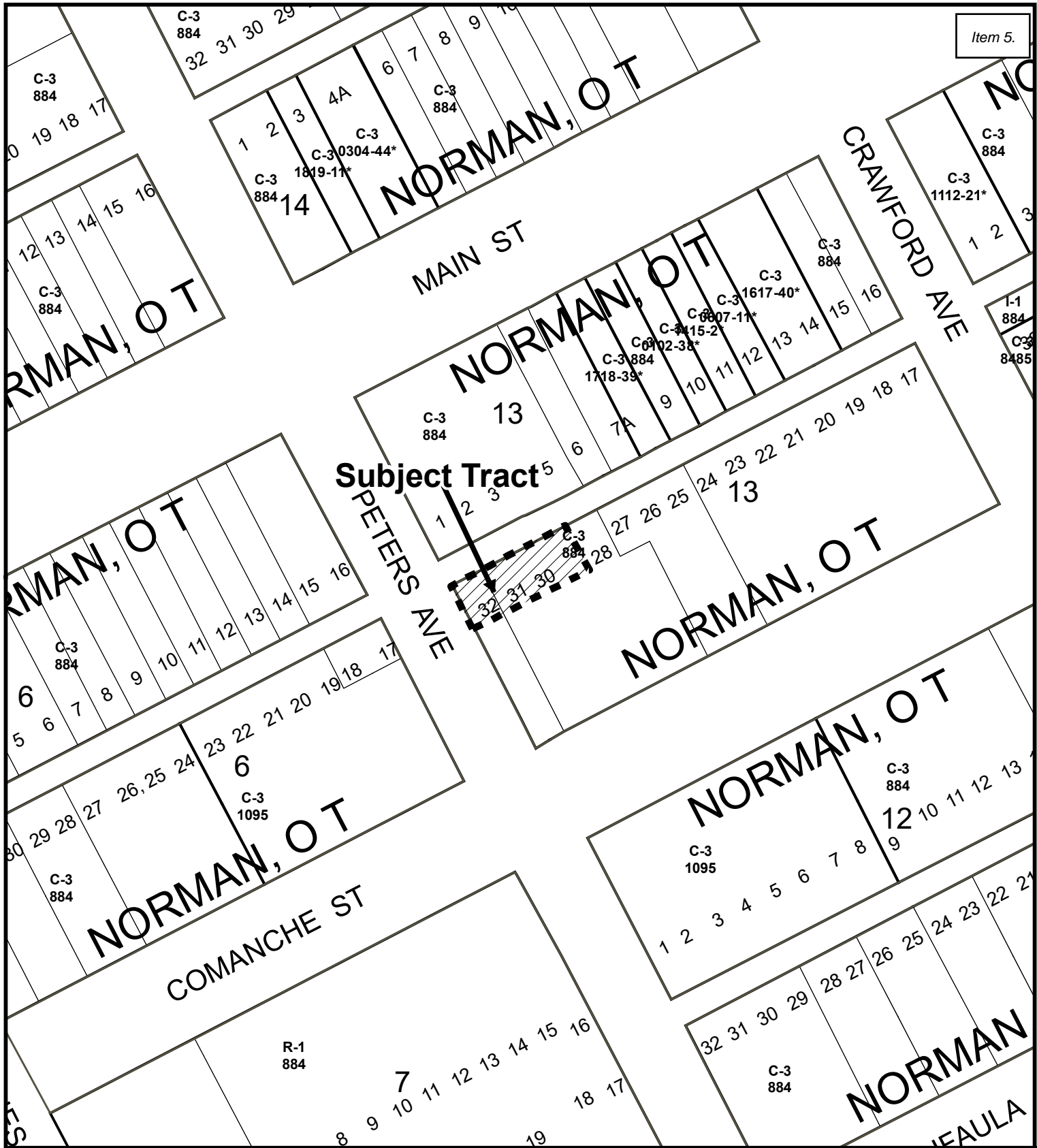
REQUESTER: James L. Adair

PRESENTER: Colton Wayman, Planner I

ITEM TITLE: Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2122-33, for James L. Adair requests rezoning from C-3, Intensive Commercial District, to SPUD, Simple Planned Unit Development, for property located at 115 S. Peters Avenue.

ACTION NEEDED:

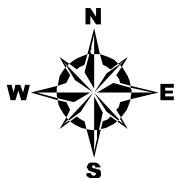
Recommend adoption, rejection, amendment, or postponement of Ordinance No. O-2122-33 to City Council.



Location Map



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



December 7, 2021

0 50 100 Ft.



Subject Tract



Zoning

ORDINANCE NO. O-2122-33

ITEM NO. 5

STAFF REPORT**GENERAL INFORMATION**

APPLICANT	James L. Adair
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development
EXISTING ZONING	C-3, Intensive Commercial District
SURROUNDING ZONING	North: C-3, Intensive Commercial District East: C-3, Intensive Commercial District South: C-3, Intensive Commercial District West: C-3, Intensive Commercial District
LOCATION	115 South Peters Avenue
SIZE	7,776 square feet, more or less
PURPOSE	C-3 uses plus residential dwelling units
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Bank (Arvest) East: Printing Services (Norman Transcript) South: Parking Lot West: Parking Lot and Vacant Land

SYNOPSIS: The applicant, James L. Adair, is requesting to rezone from C-3, Intensive Commercial District to SPUD, Simple Planned Unit Development District to allow for residential dwelling units as well as the commercial/offices uses detailed in the SPUD Narrative. More specifically, the applicant is rezoning to allow for one (1) ADA accessible residential dwelling unit on the ground floor in addition to residential dwelling units on the upper floor. The site consists of a 40'x100' parcel of roughly 4,000 square feet, with a two-story structure of approximately 7,776 square feet. The proposed development will follow a SPUD Narrative document; see attached.

HISTORY: The property at 115 South Peters Avenue was purchased by James L. Adair in September 2021. Prior to this, the property was owned by the Turner Odies Primrose Revocable Living Trust. The structure on the property, the historic Primrose Building, was constructed in 1930 and is approximately 7,776 square feet. The property has been zoned C-3, Intensive

Commercial District since 1954 (Ordinance No. 884). In addition, the property is within Block 1 of the Original Townsite, Lots 32 and 33, less the east 25' feet of M.C. Runyan's subdivision of Lots 28-32.

ZONING ORDINANCE CITATION:

SEC 420.05 – SIMPLE PLANNED UNIT DEVELOPMENTS

1. General Description. The Simple Planned Unit Development referred to as SPUD, is a special zoning district that provides an alternate approach to the conventional land use controls and to a PUD, Planned Unit Development to maximize the unique physical features of a particular site and produce unique, creative, progressive, or quality land developments.

The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD Narrative and a Development Plan Map and contains less than five (5) acres.

The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

2. Statement of Purpose. It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of comprehensive plan of record. In addition, the SPUD provides for the following:

Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.

Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.

Maintain consistency with the City's Zoning Ordinance, and other applicable plans, policies, standards and regulations on record.

Approval of a zone change to a SPUD adopts the Master Plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

EXISTING ZONING: The subject property currently has a C-3, Intensive Commercial District zoning designation. This commercial district is intended for the conduct of personal and business services and the general retail business of the community. This district does not allow for residential units without a special use permit. Furthermore, the special use permitted for residential units does not allow for ground floor residential.

ANALYSIS: The particulars of this SPUD include:

1. **USE:** As proposed in the SPUD Narrative, the property and buildings shall allow all permissible uses in Section 425.1 of the Norman Zoning Ordinance for C-3, Intensive Commercial District. The property may also feature a maximum of five (5) dwelling units

on the upper story, and a minimum of one (1) accessible dwelling unit on the ground floor. The property may also feature a live-work arrangement as part of that use distribution.

Exhibit C

Permissible Uses

1. Property and buildings shall allow uses as outlined below:

(a)

Amusement enterprises.
 Antique shop.
 Apartment Hotel.
 Appliance Store.
 Art Gallery.
 Artist materials supply, or studio.
 Assembly Halls of non-profit corporations.
 Automobile service station.
 Automobile supply store.
 Baby shop.
 Bakery goods store.
 Bakery.
 Bank.
 Barber shop, or beauty parlor.
 Spa/Bath.
 Book or stationery store.
 Bus terminal.
 Camera shop.
 Candy store.
 Carpenter and cabinet shop.
 Cleaning and dyeing works.
 Catering establishment.
 Child Care Center, as currently found in Section 438.3. (O-9596-19)
 Churches, temples or other places of worship (O-2109)
 Clothing or apparel store.
 Dairy products or ice cream store.
 Delicatessen store.
 Dress shop.
 Drug store or fountain.
 Dry goods store.
 Electric sales and service.
 Emergency Medical Transportation Services. (O-0203-46)
 Fabric or notion store.
 Feed and fuel store.
 Florist.
 Frozen food locker.
 Furniture Store
 Gift Shop.
 Glass shop.
 Grocery or supermarket.
 Hardware store.

Hotel or motel.
 Interior decorating store.
 Jewelry shop.
 Key shop.
 Laundry.
 Leathergoods shop.
 Libraries.
 Lodge hall.
 Medical Marijuana Dispensary, as allowed by state law. (O-1920-4)
 Messenger or telegraph services.
 Municipal use, public buildings and public utility. (O-1617-31)
 Museums.
 Music Conservatories.
 Music, radio or television shop.
 Office buildings and offices for such professional services as, but not limited to; accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicist, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse.
 Painting and decorating shop.
 Pawn shop.
 Pet shop.
 Pharmacy.
 Photographer's studio.
 Public and private schools and college with students in residence and dormitories associated therewith.
 Radio and television sales and service.
 Restaurant.
 Retail spirits store. (O-1718-51)
 Sewing machine sales.
 Small animal hospital.
 Sporting goods sales.
 Shoe store or repair shop.
 Short-term rentals. (O-1920-56)
 Tailor shop.
 Theater, including one that sells alcoholic beverages in compliance with state law. (O-1718-51)
 Tier I Medical Marijuana Processor, as allowed by state law. (O-1920-39)
 Tier II Medical Marijuana Processor, as allowed by state law. (O-1920-39)
 Toy store.
 Trade schools and schools for vocational training.

(b) Buildings and structures and uses accessory and customarily incidental to any of the above uses, provided:

(1) There shall be no manufacture, processing or compounding of products other than such as are customarily incidental or essential to retail establishments.

(2) The Planning Commission makes a determination that such operations are not objectionable due to noise, odor, dust, smoke, vibration, danger to life and property or other similar causes which are injurious to the health or safety of the neighborhood.

(c) Any other retail or wholesale store, shop or establishment which in the opinion of the Planning Commission is of similar character to those listed above and is not more objectionable to the area in which located due to reasons specified in paragraph (b)(2) above.

(d) Mixed building in which one or more dwelling units may be located on the upper floor, and an allowance for one (1) residential dwelling unit on the ground floor to be ADA accessible.

(e) The following uses are permitted, but not subject to the language set forth in subparts (b) and (c) above:

Bar, lounge or tavern (O-7677-47; O-9192-18)

Live Entertainment Venue. (O-0102-51)

2. **OPEN SPACE:** No increase to the existing building footprint is being proposed. There is no open/green space on this site. The building footprint covers the site.
3. **PARKING:** The property does not have any on-site parking, and none is proposed. The property will utilize on-street handicap accessible parking spaces, and/or one (1) off-street handicap accessible parking space located within the parking lot directly across from the property on Peters Avenue. With the existing C-3 zoning designation, parking accommodations are not required.
4. **PHASES:** There are no phases planned for the development. The project is planned as a renovation to the existing building to accommodate loft apartments and leasable commercial/office space.
5. **SITE PLAN/ACCESS:** The Site Development Plan (see Exhibit B) for the site is concurrently submitted with the SPUD Narrative and shall be incorporated as an integral part of the redevelopment of the site. There are no changes to the existing building footprint. Access to the property is existing and shall be permitted in the manner depicted on the attached Site Development Plan. Trash will be handled through an existing dumpster located in the adjacent alley. Sidewalks currently exist adjacent to the property. There is an existing exterior egress stairway, located in the existing alley, that may need to be updated and/or relocated to comply with current building codes. The applicant has been made aware of this possible relocation of the exterior stairs.
6. **LANDSCAPING:** In the event of future development, the property shall be in conformance with the City of Norman's ordinances, as amended from time to time.
7. **SIGNAGE:** The signage for this property shall comply with Norman's applicable signage regulations for commercial uses, as amended from time to time.
8. **HEIGHT:** The existing building is two stories in height, and the initial development will be for a renovation to the existing structure. In the event of future development, the maximum building height shall be in accordance with Norman's applicable height regulations from Section 425.1 of the Norman Zoning Ordinance for C-3, Intensive Commercial District.

9. **LIGHTING:** All exterior lighting shall be installed in conformance with any applicable City of Norman Outdoor Lighting Standards, as such may be amended from time to time.

OTHER AGENCY COMMENTS:

PUBLIC WORKS: Peters Avenue west of site is paved and a public alley north of site is paved. Existing sanitary sewer and water serve the site. There is an existing sidewalk adjacent to Peters Avenue.

CONCLUSION: Staff forwards this request for rezoning from C-3, Intensive Commercial District to a SPUD, Simple Planned Unit Development as Ordinance No. O-2122-33 for consideration by the Planning Commission.

**115 S. PETERS AVE
SIMPLE PLANNED UNIT DEVELOPMENT**

APPLICANT:

James Adair

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

Revised: December 21, 2021

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EXHIBITS

- A. Legal Description of the Property
- B. Site Development Plan
- C. Permissible Uses

I. INTRODUCTION

A. Background and Intent:

Adair and Associates ("Applicant") seeks to rezone property located at **115 N. Peters Ave, Norman, OK 73069-7235**, more particularly described on the attached **Exhibit A** (collectively referred to herein as the "**Property**"). The Applicant intends to renovate the existing building, within the boundary of the existing building footprint and covered overhang.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is made up of a 40'x100' parcel generally located south of Main Street, East of Peters Avenue, and North of Comanche Street.

B. Existing Land Use and Zoning

Currently, the entire Property is zoned C-3; Intensive Commercial. The entire Property's current NORMAN 2025 Designation is Commercial.

C. Elevation and Topography

The site is relatively low slope with minimal topographic variation. No part of the Property is in any FEMA 100-year flood plain, and no part of the Property is in any Water Quality Protection Zone.

D. Utility Services

The necessary utility services for this project are already located on or near the Property.

E. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by adopted City codes.

F. Traffic Circulation and Access

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

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Project is planned as a renovation to an existing building to accommodate downtown loft apartments, and leasable commercial space. The intent of the project is to strengthen the mixed-use commercial district in the area, by creating additional housing options on the Property, and thereby fostering a pedestrian-oriented and multi-modal development.

A. Permissible Uses

A list of the allowable uses for the Property is attached hereto as **Exhibit C**. The Property shall not have more than five (5) dwelling units on the upper story, and shall have no less than one accessible dwelling unit on the ground floor. The Property may also feature a live-work arrangement as part of that use distribution.

Definition of Live-work:

Live-work – Denoting or relating to property which combines residential living space with office/commercial space.

B. Building Height

The existing building is two stories in height, and the initial development will be for a renovation to that existing structure. In the event of future development, the maximum building height shall be in accordance with Norman's applicable height regulations currently found in Section 425.1 – C-3, Intensive Commercial District, as amended from time to time.

C. Parking

The Property does not have any on-site parking, and none is proposed. To foster pedestrian-oriented and multi-modal development, the Property will utilize on-street handicap accessible parking spaces, and/or (1) off-street handicap accessible parking space located within the parking lot directly across from the Property on Peters Ave (to be acquired via lease).

D. Dumpster and Trash Enclosures

Trash will be handled through existing dumpsters located in the alley.

E. Miscellaneous Development Criteria

1. Site Plan

The Site Development Plan (Exhibit B) for the site is currently submitted with this SPUD and shall be incorporated herein as an integral part of the SPUD and the development of the property shall be substantially constructed and utilized as presented thereon, subject only to the changes allowed by Sec. 420.05(11) of the City of Norman's SPUD Ordinance.

2. Open Space

No increase to the existing building footprint is being proposed. There is no open/green space on this site. The building footprint covers this site.

3. Signage

The signage for the Property shall comply with Norman's applicable signage regulations for Commercial uses, as amended from time to time.

4. Sidewalks

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan. Sidewalks currently exist adjacent to the Property. The Property shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time. There is an existing exterior egress stairway, located in the existing alley, that will need to be updated and/or moved for compliance with current building codes.

5. Lighting

All exterior lighting shall be installed in conformance with any applicable City of Norman Outdoor Lighting Standards, as such may be amended from time to time.

6. Landscaping

In the event of future development, the Property shall be in conformity to the City of Norman ordinances, as amended from time to time.

EXHIBIT A

Legal Description of the Property

Full Size Documents submitted to City Staff.

LOTS 32 AND 33 LESS E25' BLK 13. MC RUNYAN'S SUBDIVISION OF LOTS 28 THRU 32,
BLOCK 13, ORIGINAL TOWNSITE

EXHIBIT B

Site Development Plan

Full size documents submitted to City Staff

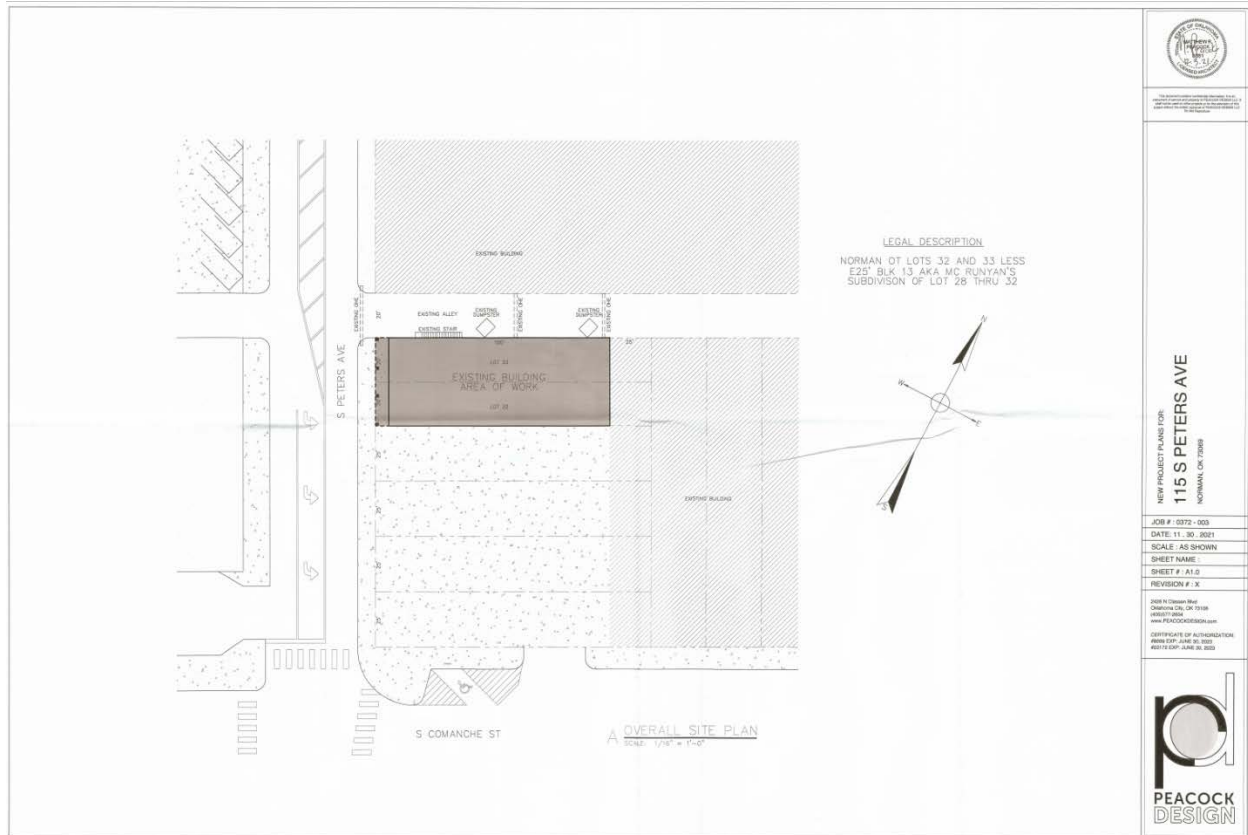


EXHIBIT C

Permissible Uses

Full size documents submitted to City Staff

1. Property and buildings shall allow uses as outlined below:**(a)**

Amusement enterprises.
 Antique shop.
 Apartment Hotel.
 Appliance Store.
 Art Gallery.
 Artist materials supply, or studio.
 Assembly Halls of non-profit corporations.
 Automobile service station.
 Automobile supply store.
 Baby shop.
 Bakery goods store.
 Bakery.
 Bank.
 Barber shop, or beauty parlor.
 Spa/Bath.
 Book or stationery store.
 Bus terminal.
 Camera shop.
 Candy store.
 Carpenter and cabinet shop.
 Cleaning and dyeing works.
 Catering establishment.
 Child Care Center, as currently found in Section 438.3. (O-9596-19)
 Churches, temples or other places of worship (O-2109)
 Clothing or apparel store.
 Dairy products or ice cream store.
 Delicatessen store.
 Dress shop.
 Drug store or fountain.
 Dry goods store.
 Electric sales and service.
 Emergency Medical Transportation Services. (O-0203-46)
 Fabric or notion store.
 Feed and fuel store.
 Florist.
 Frozen food locker.
 Furniture Store
 Gift Shop.
 Glass shop.

Grocery or supermarket.
 Hardware store.
 Hotel or motel.
 Interior decorating store.
 Jewelry shop.
 Key shop.
 Laundry.
 Leathergoods shop.
 Libraries.
 Lodge hall.
 Medical Marijuana Dispensary, as allowed by state law. (O-1920-4)
 Messenger or telegraph services.
 Municipal use, public buildings and public utility. (O-1617-31)
 Museums.
 Music Conservatories.
 Music, radio or television shop.
 Office buildings and offices for such professional services as, but not limited to;
 accountant, architect, attorney, business or management consultant, court reporter,
 dentist or dental surgeon, engineer, geologist or geophysicist, linguist, landscape
 architect, optometrist, optician, osteopathic physician, planning consultant,
 psychologist, physician or surgeon, or registered nurse.
 Painting and decorating shop.
 Pawn shop.
 Pet shop.
 Pharmacy.
 Photographer's studio.
 Public and private schools and college with students in residence and dormitories
 associated therewith.
 Radio and television sales and service.
 Restaurant.
 Retail spirits store. (O-1718-51)
 Sewing machine sales.
 Small animal hospital.
 Sporting goods sales.
 Shoe store or repair shop.
 Short-term rentals. (O-1920-56)
 Tailor shop.
 Theater, including one that sells alcoholic beverages in compliance with state law. (O-
 1718-51)
 Tier I Medical Marijuana Processor, as allowed by state law. (O-1920-39)
 Tier II Medical Marijuana Processor, as allowed by state law. (O-1920-39)
 Toy store.
 Trade schools and schools for vocational training.

(b) Buildings and structures and uses accessory and customarily incidental to any of the above uses, provided:

(1) There shall be no manufacture, processing or compounding of products other than such as are customarily incidental or essential to retail establishments.

(2) The Planning Commission makes a determination that such operations are not objectionable due to noise, odor, dust, smoke, vibration, danger to life and property or other similar causes which are injurious to the health or safety of the neighborhood.

(c) Any other retail or wholesale store, shop or establishment which in the opinion of the Planning Commission is of similar character to those listed above and is not more objectionable to the area in which located due to reasons specified in paragraph (b)(2) above.

(d) Mixed building in which one or more dwelling units may be located on the upper floor, and an allowance for one (1) residential dwelling unit on the ground floor to be ADA accessible.

(e) The following uses are permitted, but not subject to the language set forth in subparts (b) and (c) above:

Bar, lounge or tavern (O-7677-47; O-9192-18)
Live Entertainment Venue. (O-0102-51)