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**GREENBELT ENHANCEMENT STATEMENT**

**ITEM NO. 22-19**

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Sooner Traditions Realty, LLC
LOCATION	1300 W. Lindsey Street
PROPOSAL	NORMAN 2025 Land Use Plan Amendment from Commercial Designation and High Density Residential Designation to Commercial Designation; Rezone approximately 2.19 acres from CO, Suburban Office Commercial District and R-3, Multi-Family Dwelling District to SPUD, Simple Planned Unit Development, to allow for office and retail uses
NORMAN 2025 LAND USE	Current: Commercial Designation and High Density Residential Designation Proposed: Commercial Designation
LAND USE	Current: Office Proposed: Office and Commercial  North: Commercial West: Church and multi-family residential South: Two-family residential East: Commercial and multi-family residential
ZONING	Current: CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District Proposed: SPUD, Simple Planned Unit Development  North: C-2, General Commercial District

West: C-2, General Commercial District and R-3, Multi-Family Dwelling District  
South: R-2, Two Family Dwelling District  
East: RM-6, Medium Density Apartment District, C-1, Local Commercial District, and R-3, Multi-Family Dwelling District

**SYNOPSIS:** The applicant submitted a request for a NORMAN 2025 Land Use Plan Amendment from Commercial Designation and High Density Residential Designation to Commercial Designation for property located at 1300 W. Lindsey Street. The applicant requests to rezone from CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District, to SPUD, Simple Planned Unit Development, to allow for a development with office and retail uses. Per the Preliminary Site Development Plan, the applicant proposes to retain the existing office building and add one commercial building on the northern part of the property.

**ANALYSIS:** This general area is zoned C-1, Local Commercial District, C-2, General Commercial District, R-2, Two Family Dwelling District, R-3, Multi-Family Dwelling District, and RM-6, Medium Density Apartment District. The area consists of two-family and multi-family residential and commercial uses. No portions of the property are in the 100-year floodplain/floodway or designated as Water Quality Protection Zone (WQPZ). The subject property is platted as Historic Berry Farms.

W. Lindsey Street is designated as a principal urban arterial adjacent to the property in the Comprehensive Transportation Plan. Per the Comprehensive Transportation Plan, a 5'-10' sidewalk is required for principal urban arterials. The Greenway Master Plan does not identify a trail along W. Lindsey Street at this location. A sidewalk currently exists along the property's frontage on W. Lindsey Street.

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

**STAFF COMMENTS:** There is not a proposed trail in the Greenway Master Plan along W. Lindsey Street at this location. A sidewalk already exists and staff, therefore, finds no opportunities for trails.

Staff places this item on the consent docket for the December 20, 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

<b>APPLICANT(S)</b> Sooner Traditions Realty, LLC	<b>ADDRESS OF APPLICANT</b> c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> c/o Gunner Joyce, Attorney for Applicant 405-310-5274 <b>EMAIL:</b> gjoyce@riegerlawgroup.com	<b>EXISTING ZONING:</b> CO; Suburban Office Commercial and R-3; Multi-Family Dwelling <b>PROPOSED ZONING OR SPECIAL USE FOR:</b> <u>SPUD - Simple Planned Unit Development</u>

**PROPOSED USE(S)** (including all buildings to be constructed): The Applicant proposes a mixed-use development with commercial, retail, and office uses on the Property

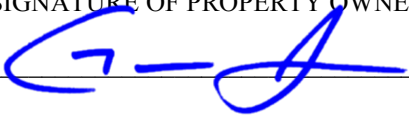
**STREET ADDRESS OR LOCATION:** 1300 W. Lindsey Street, Norman, OK 73069

**LEGAL DESCRIPTION AND AREA OF REQUEST:** See attachments for legal description and area of request

**SIZE OF PROJECT AREA:** Approx. 2.19 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.

<b>SIGNATURE OF PROPERTY OWNER(S):</b>  _____ Gunner Joyce, Attorney for Applicant	<b>ADDRESS AND TELEPHONE:</b> <u>Rieger Law Group PLLC</u> <u>136 Thompson Drive</u> <u>Norman, OK 73069</u>
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- ☐ 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: \_\_\_\_\_



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

**APPLICANT(S)**

Sooner Traditions Realty, 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

**TYPE OF AMENDMENT(S):**

- ☐ Growth Area Designation  
☒ Land Use Plan  
☐ Transportation Plan

**LOCATION AND EXTENT OF AMENDMENT(S):** 1300 W. Lindsey Street, Norman, OK 73069, as more  
particularly shown on the attached exhibits

**SIZE OF PROJECT AREA:** Approx. 2.19 acres

**PRESENT DESIGNATION:**

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

Land Use: Commercial & High Density Residential

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

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

**REQUEST TO BE CHANGED TO:** Commercial

**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 rezone, plat, and amend the NORMAN 2025 designations in order to facilitate  
a mixed-use development featuring commercial, retail, and office uses on the Property, as more  
particularly described in the attached SPUD. The requested use is compatible with the surrounding  
area.

**EXPECTED AFFECTS ON SURROUNDING PROPERTIES:** Due to the compatibility with the surrounding uses and  
the substantial buffer space proposed, no negative affects are anticipated.

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

**SIGNATURE OF APPLICANT:**

Attorney for Applicant

**FOR OFFICE USE ONLY**

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: Sooner Traditions Realty, LLC Date: November 28, 2022

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

Name of Development: West Lindsey Redevelopment Area (Acres): 2.19

General Location 1300 W. Lindsey Street, Norman, OK 73069

**\*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 allow for commercial, retail, and office uses on the site. A preliminary conceptual site plan showing a potential layout of the proposed development is included with 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Public <input 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 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 many commercial sites along W. Lindsey Street. Monroe Elementary and Monroe Park are within 1/2 mile of the site

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.)

There are existing public sidewalks along W. Lindsey Street which connect the property to the existing commercial sites.

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?

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**

X(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.

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

X(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.

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

X(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.

X(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.

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

X(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.

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

X(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.

X(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.

X(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**

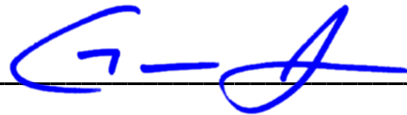
under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.

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

X (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) :



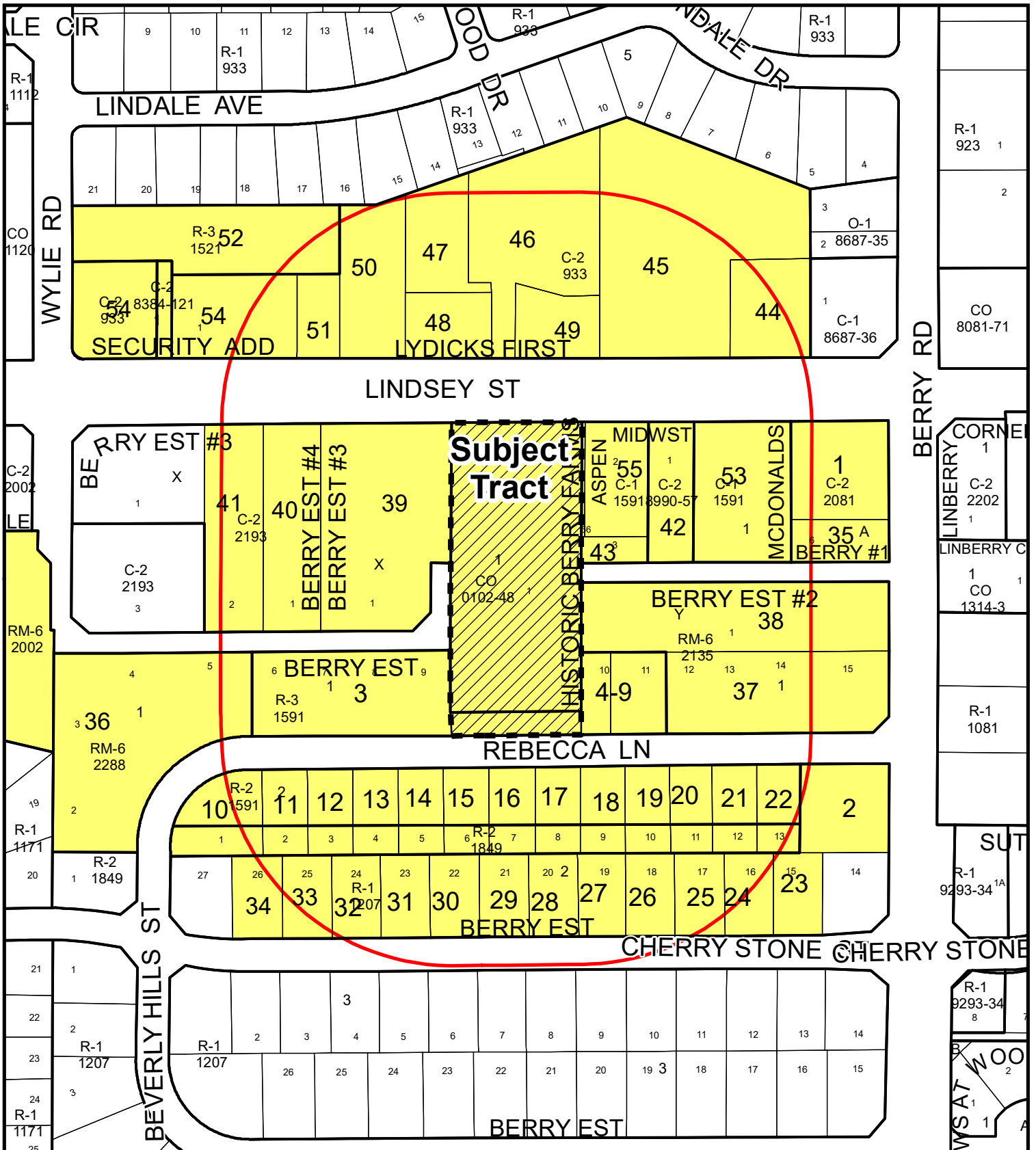
**GREENBELT COMMISSION COMMENTS AND SUGGESTIONS ABOUT PROPOSED DEVELOPMENT AS SUBMITTED FOR PLANNING COMMISSION AND CITY COUNCIL CONSIDERATION (MAY ATTACH AS SEPARATE SHEET):**





### Legal Description

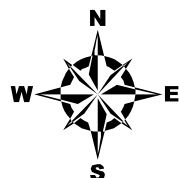
Lot One (1), in Block One (1), of Historic Berry Farms Addition, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.



# Radius Map




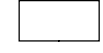

**350ft. Radius**

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.



0 100 200 Feet

October 19, 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**

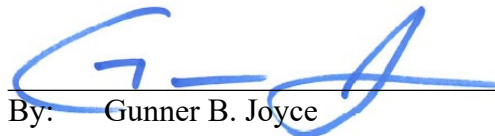
RE: Application of:

Applicant: Sooner Traditions Realty, 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 31<sup>st</sup> day of October 2022 at Norman, Oklahoma, at 8:00 a.m.

  
By: \_\_\_\_\_  
Gunner B. Joyce  
Attorney at Law

# 1300 W. LINDSEY

## **SIMPLE PLANNED UNIT DEVELOPMENT**

APPLICANT:

***SOONER TRADITIONS REALTY, LLC***

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT  
NORMAN 2025 AMENDMENT

NOVEMBER 28, 2022

PREPARED BY:

RIEGER LAW GROUP PLLC  
136 Thompson Drive  
Norman, Oklahoma 73069

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- F. Traffic Circulation and Access

### III. DEVELOPMENT PLAN AND DESIGN CONCEPT

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- B. Development Criteria

### EXHIBITS

- A. Legal Description
- B. Preliminary Site Development Plan
- C. Allowable Uses

## **I. INTRODUCTION**

This Simple Planned Unit Development (the “**SPUD**”) is being submitted for the property located at 1300 W. Lindsey Street, as more particularly described on **Exhibit A** (the “**Property**”). This SPUD seeks to facilitate a mixed-use development featuring commercial, retail, and office buildings on the Property, in accordance with the development regulations contained in this SPUD. The Applicant will subsequently seek a short form plat bifurcating the Property into the two parcels shown on the attached Preliminary Site Development Plan. This SPUD will allow for a mixed-use development that is compatible with the surrounding uses, while maintaining substantial green space to the rear of the Property.

## **II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS**

### **A. Location**

The Property is located at 1300 W. Lindsey Street.

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

The existing zoning is CO, Suburban Office Commercial, and the existing NORMAN 2025 Land Use Plan designation is Commercial and High Density Residential. The Applicant seeks to rezone the Property, pursuant to this SPUD, and amend the Property’s NORMAN 2025 Land Use Plan designation to Mixed-Use.

### **C. Elevation and Topography; Drainage**

The Property is generally flat with little elevation change throughout. An existing residential home is located on the Property.

### **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 shall be provided in accordance with all applicable City of Norman regulations for such services.

### **F. Traffic Circulation and Access**

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Preliminary Site Development Plan. As noted on the Preliminary Site Development Plan, no access will be permitted to Rebecca Lane.

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

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

This SPUD will allow for a mixed-use development of the Property featuring commercial, retail, and office uses. A complete list of allowable uses on the Property is attached as **Exhibit C**.

#### **B. Site Plan**

The Property shall be developed as depicted on the Preliminary Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 22.420.05(11) of the City of Norman's SPUD Ordinance, as may be amended from time to time.

#### **C. Traffic access/circulation/sidewalks**

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Preliminary Site Development Plan.

#### **D. Signage**

All signage shall comply with the applicable requirements contained in the City of Norman Sign Code, Chapter 18, for the commercial uses, as amended from time to time.

#### **E. Lighting**

All new exterior lighting shall comply with the applicable provisions of the City of Norman's Commercial Outdoor Lighting Standards, as the same may be amended from time to time.

#### **F. Parking**

The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.



**EXHIBIT A**

Legal Description of the Property

Lot One (1), in Block One (1), of Historic Berry Farms Addition, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

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**EXHIBIT B**

Preliminary Site Development Plan

[Attached]

**EXHIBIT C**  
Allowable 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.