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**GREENBELT ENHANCEMENT STATEMENT**

**ITEM NO. 23-03**

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Plant Life, LLC
LOCATION	2516 Briggs Street
PROPOSAL	NORMAN 2025 Land Use Plan Amendment to remove from Special Planning Area 1; Rezone approximately 0.70 acres from R-1, Single Family Dwelling District, to C-2, General Commercial District, to allow for a storage building for a commercial business.
NORMAN 2025 LAND USE	Current: Commercial – Special Planning Area 1 Proposed: Commercial
LAND USE	Current: Vacant Proposed: Commercial (Storage Building)  North: Vacant East: Single-family residential South: Vacant West: Vacant/I-35
ZONING	Current: R-1, Single Family Dwelling District Proposed: C-2, General Commercial District  North: C-2, General Commercial District East: R-1, Single Family Dwelling District South: R-1, Single Family Dwelling District West: R-1, Single Family Dwelling District

**SYNOPSIS:** The applicant submitted a request for a NORMAN 2025 Land Use Plan Amendment for property located at 2516 Briggs Street. The applicant requests to rezone from R-1, Single Family Dwelling District, to C-2, General Commercial District, to allow for a storage building for a landscaping business's equipment.

**ANALYSIS:** This area is zoned R-1, Single Family Dwelling District, and C-2, General Commercial District. It is predominately single-family and commercial development with some vacant parcels. In the subject location, no portions are in the 100-year floodplain or designated as Water Quality Protection Zone (WQPZ).

Briggs Street is designated as an urban local street in the Comprehensive Transportation Plan. This roadway requires a 4' sidewalk for future projects per the Comprehensive Transportation Plan. Additionally, the Greenway Master Plan does not propose any trails on or adjacent to this property. The applicant has not provided any trail easements in this proposal. No sidewalks exist on Briggs Street adjacent to the subject parcel and the applicant has requested to be exempt from providing such facilities for this development per the Short Form Plat process.

The Greenbelt Enhancement Statement, zoning application, NORMAN 2025 Land Use Amendment application, and location map are attached.

**STAFF COMMENTS:** Staff reviewed the Greenway Master Plan and the Priority Trails Map and finds no opportunities for trails. As noted above, a 4' sidewalk will be required for future projects per the Comprehensive Transportation Plan.

Staff places this item on the consent docket for the March 21, 2023 Greenbelt Commission Meeting.



## Application for Amendment of the

## NORMAN 2025 LAND USE AND TRANSPORTATION PLAN

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

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

APPLICANT(S) Stephen Lewis Plant Life LLC	ADDRESS OF APPLICANT 501 Manor Hill Court Norman, OK 73072
NAME AND PHONE NUMBER OF CONTACT PERSON(S) Stephen Lewis 405-642-4789 EMAIL: Stephen@plantlifeok.com	TYPE OF AMENDMENT(S): <input type="checkbox"/> Growth Area Designation <input checked="" type="checkbox"/> Land Use Plan <input type="checkbox"/> Transportation Plan

LOCATION AND EXTENT OF AMENDMENT(S): 2516 Briggs St Norman, OK 73072

SIZE OF PROJECT AREA: 0.53 acres

## PRESENT DESIGNATION:

Growth Areas:

Land Use:

Commercial - Special Planning Area 1

Streets:

Other:

REQUEST TO BE CHANGED TO: Commercial - Remove Special Planning Area 1

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

The area has remained stagnant with no new development or significant interest over the past several decades. We believe there is a low likelihood of the few residential property owners selling to a single buyer within a reasonable period of time. By rezoning this property to C-2 and constructing a modern structure on site, this could generate renewed interest in the area.

EXPECTED AFFECTS ON SURROUNDING PROPERTIES: We believe there will be less traffic noise/better sound buffering from highway, better physical barrier between homes and highway, increased property values for residential and commercial properties, and renewed interest in the area for development.

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

SIGNATURE OF APPLICANT:

FOR OFFICE USE ONLY

Filing fee of \$150.00

Date Submitted: 3-1-2023

Checked by: mt



# Application for Pre-Development Informational Meeting

Case No. PD 23-03

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/LAND OWNER</b> Stephen Lewis Plant Life LLC	<b>ADDRESS</b> 2516 Briggs St Norman, OK 73072
<b>EMAIL ADDRESS</b> Stephen@Plantlifeok.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Stephen Lewis 405-642-4789 <b>BEST TIME TO CALL:</b> Any time

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located R0022446  
2516 Briggs St. Norman, OK 73072

and containing approximately 0.53 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Inside storage of our equipment. We own a landscape design  
company based in Norman.

This proposed development will necessitate (check all that apply):

Items submitted:

- ☐ 2025 Plan Amendment    ☐ Growth Boundary  
☐ Land Use  
☐ Transportation  
☒ Rezoning to C-2, General Commercial District(s)  
☐ Special Use for \_\_\_\_\_  
☐ Preliminary Plat \_\_\_\_\_ (Plat Name)  
☐ Norman Rural Certificate of Survey (COS)  
☐ Commercial Communication Tower

- ☒ Deed or Legal Description  
☒ Radius Map  
☒ Certified Ownership List  
☐ Written description of project  
☒ Preliminary Development Map  
☐ Greenbelt Enhancement Statement  
☒ Filing fee of \$125.00

Current Zoning: R-1  
 Current Plan Designation: \_\_\_\_\_

Concurrent Planning Commission Review Requested: \_\_\_\_\_

Received on: 2-1-2023  
 at 12:00 a.m./p.m.

by [Signature]





# 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> Stephen Lewis Plant Life LLC	<b>ADDRESS OF APPLICANT</b> 501 Manor Hill Court Norman, OK 73072
<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b>  EMAIL: Stephen@plantlifeok.com	<b>EXISTING ZONING:</b> <u>R-1</u> <b>PROPOSED ZONING OR SPECIAL USE FOR:</b> <u>C-2</u>

**PROPOSED USE(S)** (including all buildings to be constructed): Storage for landscape equipment

**STREET ADDRESS OR LOCATION:** 2516 Briggs St. Norman, OK 73072

**LEGAL DESCRIPTION AND AREA OF REQUEST:**

2-8-3W .53 AC PRT LOT 10 (NE/4 NE/4) BEG 660'S AND 699.6' W NE/C LOT  
10 S247.5' W92.4' N247.5' E92.4' POB LESS N30' R/E

**SIZE OF PROJECT AREA:** 247.5' x 92.4'

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):**

Stephen Lewis  
Manasi Menka

**ADDRESS AND TELEPHONE:**

501 Manor Hill Court  
Norman, OK 73072  
405-642-4789

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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: \_\_\_\_\_

Tax I.D. No.: 22446

Mail Tax Statement To:

WWA, LLC  
P.O. BOX 720572  
NORMAN, OK 73070-4424

After Recording Return To:

American Eagle Title Group, LLC  
301 24th Ave Northwest  
Norman, OK 73069

Rec. & Ret. to:

American Eagle Title Group  
421 NW 13th St, Suite 320  
Oklahoma City, OK 73103

This document was electronically filed in  
Cleveland County, Oklahoma  
4/11/22 @ 10:37:04 AM recorded  
Book 6409 Page 115 by  
American Eagle Title Group, LLC

**WARRANTY DEED**

(LLC - Individual)

KNOW ALL MEN BY THESE PRESENTS:

That **WWA, LLC, an Oklahoma Limited Liability Co.,**

party of the first part, in consideration of the sum of \*\*\*TEN AND NO/100\*\*\*\* dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto **PLANTLIFE, LLC, an Oklahoma Limited Liability Co., a Limited Liability Company**

party of the second part, the following described real property and premises situated in **Cleveland County, State of Oklahoma**, to wit:

A part of Lot 10 (being NE/4 of NE/4) of Section Two (2), Township Eight (8) North, Range Three (3) West of the Indian Meridian, described as follows: Beginning at a point 660 feet South and 699.6 feet West of the Northeast corner of said Lot 10; Thence South 247.5 feet; Thence West 92.4 feet; Thence North 247.5 feet; Thence East 92.4 feet to the place of beginning, except a strip of land 30 feet in width along the North side of the above described land to be used for road and public utility usage.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

WWA, LLC, an Oklahoma Limited Liability Co.

BY: 

Brad Ashford, Manager

**ACKNOWLEDGMENT**

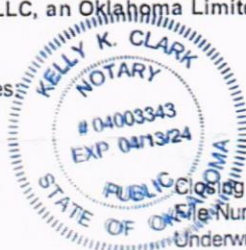
State of **Oklahoma**


County of **Cleveland**

ss:

The foregoing instrument was acknowledged before me on this 11th day of April, 2022 by **BRAD ASHFORD** as **MANAGER** of **WWA, LLC, an Oklahoma Limited Liability Co.**

My Commission Expires:  
April 13, 2024



  
Notary Public,  
Kelly K. Clark

Closing Agent:  
File Number:  
Underwriter:

American Eagle Title Group, LLC  
2203-0007-75  
American Eagle Title Insurance Company





January 31, 2023

**ATTN: Mr. Ken Danner**  
City of Norman

**RE: 2516 Briggs Street Rezoning Ownership List Certification**

Dear Mr. Danner,

It is hereby certified that the names and addresses shown in the attached ownership list represent a full, true, complete, correct and current list of the property owners' names and addresses within 350 feet of the above referenced application as the same appears of record on the Cleveland County Assessors website.

If you have any questions or comments, please feel free to contact me at the number listed below.

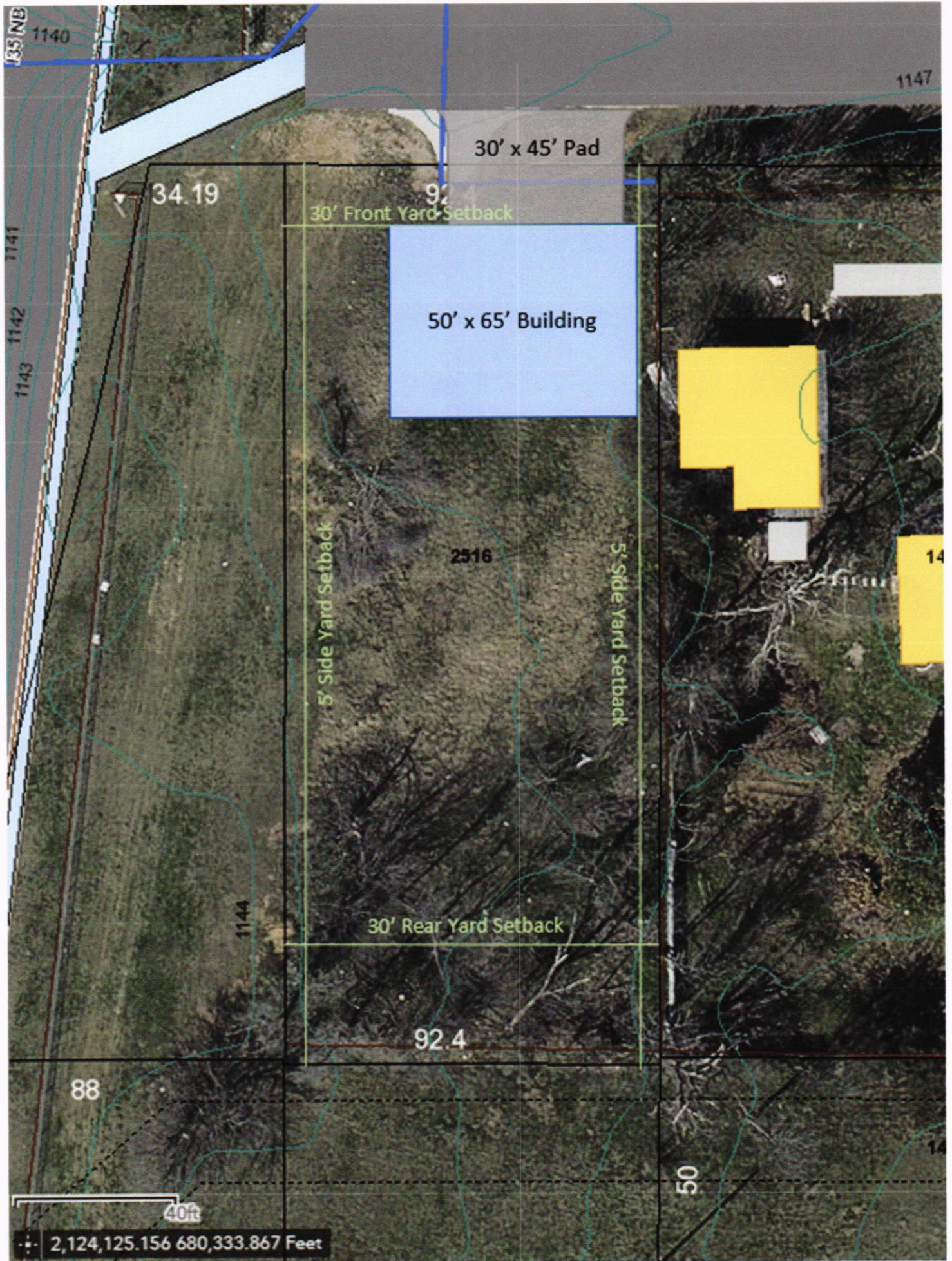
Respectfully,

A handwritten signature in blue ink, appearing to read "Steve Rollins", is written over a faint, larger version of the same signature.

Steve Rollins, P.E.  
Arc Engineering Consultants, L.L.C.  
405-509-0212  
[srollins@arcengr.com](mailto:srollins@arcengr.com)



Preliminary Development Map / Site Plan  
2516 Briggs Street





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

**Greenbelt Case No.** \_\_\_\_\_ **Pre-Development Case No.** 23-06

Applicant Name: Stephen Lewis Plant Life LLC Date: 2-27-23  
Contact Person: Stephen Lewis Telephone/Fax/Email: 405-642-4789  
stephen@plantlifeok.com  
Name of Development: Plant Life LLC Area (Acres): 0.53  
General Location 2516 Briggs St Norman, OK 73072

**\*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 X 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.

50' x 65' building with concrete approach. We refer to part (c) of section 4-2026 for sound buffer to I-35 adjacent highway

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:	___ Yes ___ No	___ Public ___ Private
Open Space:	___ Yes ___ No	___ Public ___ Private
Detention Pond:	___ Yes ___ No	___ Public ___ Private
Parking Lot Landscape:	___ Yes ___ No	___ Public ___ Private
Floodplain/Creek:	___ Yes ___ No	___ Public ___ 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)	___ Yes	<u>✓</u> No
Natural Trails (compacted earth 8-10' wide)	___ Yes	<u>✓</u> No
Parkway Trails (durable surface 6-8' wide)	___ Yes	<u>✓</u> No
Neighborhood Trails (durable or paved; 6-10' wide)	___ Yes	<u>✓</u> No
Community Wide Trails (paved, 10-12' wide)	___ Yes	<u>✓</u> No
Specialized Trails (equestrian, water, etc)	___ Yes	<u>✓</u> 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.)

*Briggs Street has several C-2 properties with only street access,  
no such areas.*

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.)

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 Due to proximity of I-35, I don't believe there are opportunities.

**How could** your development **also incorporate** those elements noted into greenbelts and trails? *N/A*

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.

*N/A* (a) Portions of the Greenbelt System are accessible to the general public.

*N/A* (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.



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

Yes (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.

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

NA (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.

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

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

Yes (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.

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

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

Yes (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.

NA (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.

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

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

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

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

NA (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.

NA Yes (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.

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

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

Yes (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.

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

NA(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.)

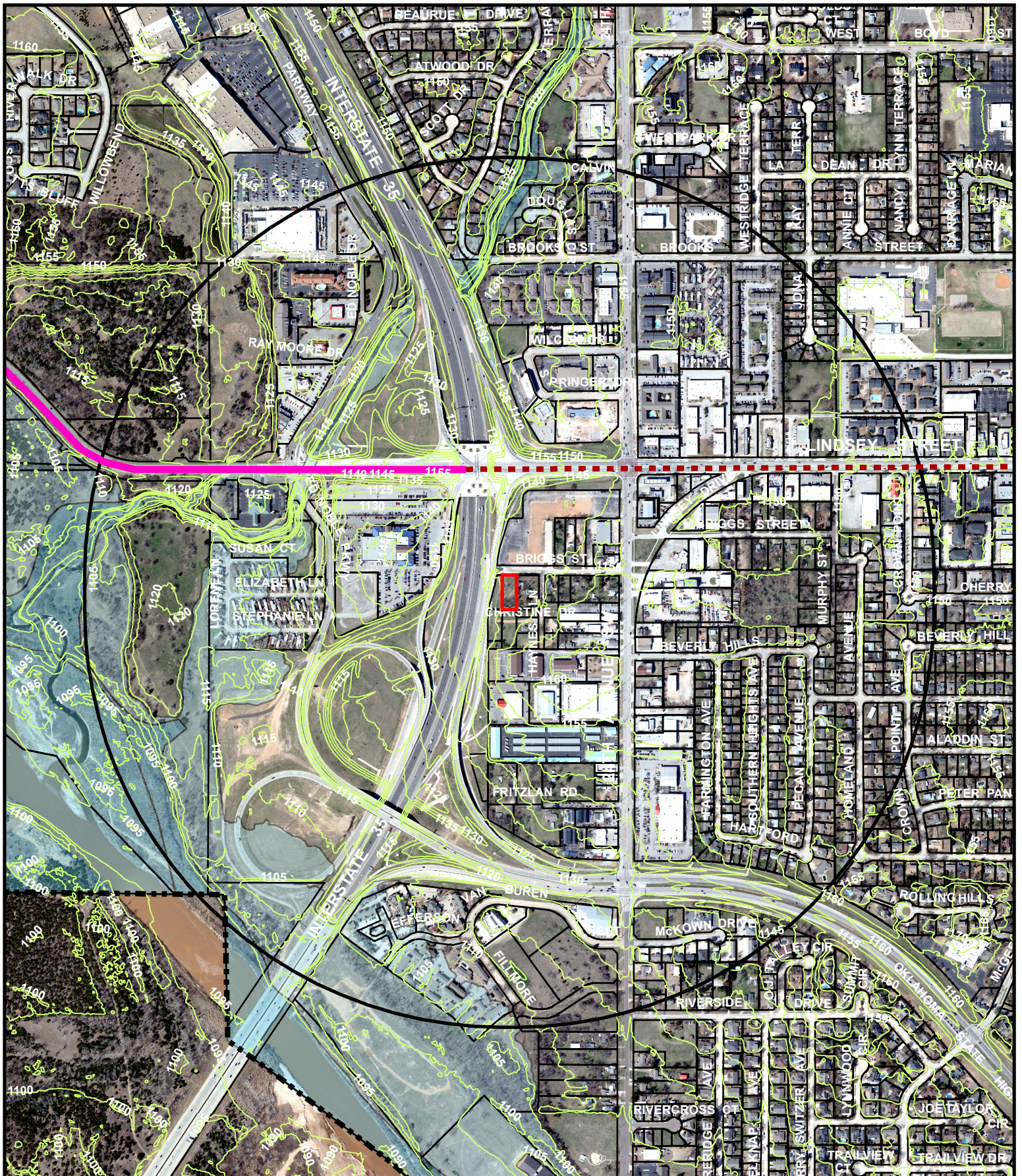
Due to proximity of I-35, we do not believe it is a  
safe area for non-motorized traffic.

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):**





Map Produced by the City of Norman  
Geographic Information System,  
(405) 366-5316  
The City of Norman assumes no  
responsibility for errors or omissions  
in the information presented.

## March 2021 Aerial Photography

March 3, 2023

0 400 800 Ft

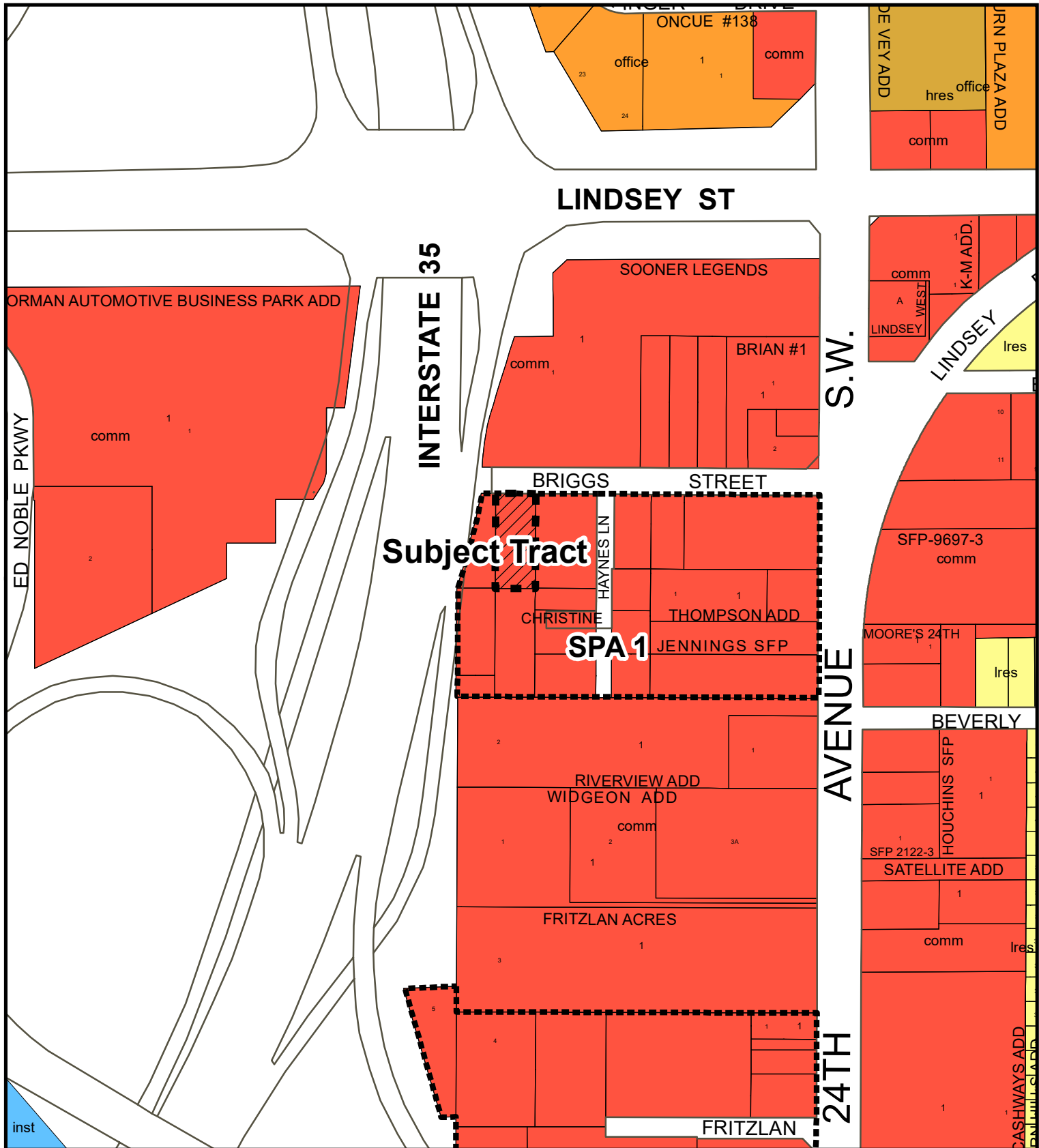
1/2 Mile Radius  
Parcels

5ft. Contours  
Floodway  
100yr. Floodplain  
Stream Planning Corridor

### Greenbelt Priority Trails

North Norman Tecumseh Trail  
Scissortail Trail  
South Legacy Trail  
East Norman Trails  
West Lindsey Extension Trail  
Current & In-Progress Trails

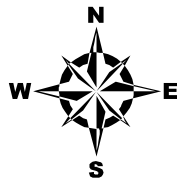




# Norman 2025 Land Use Plan



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.



March 3, 2023

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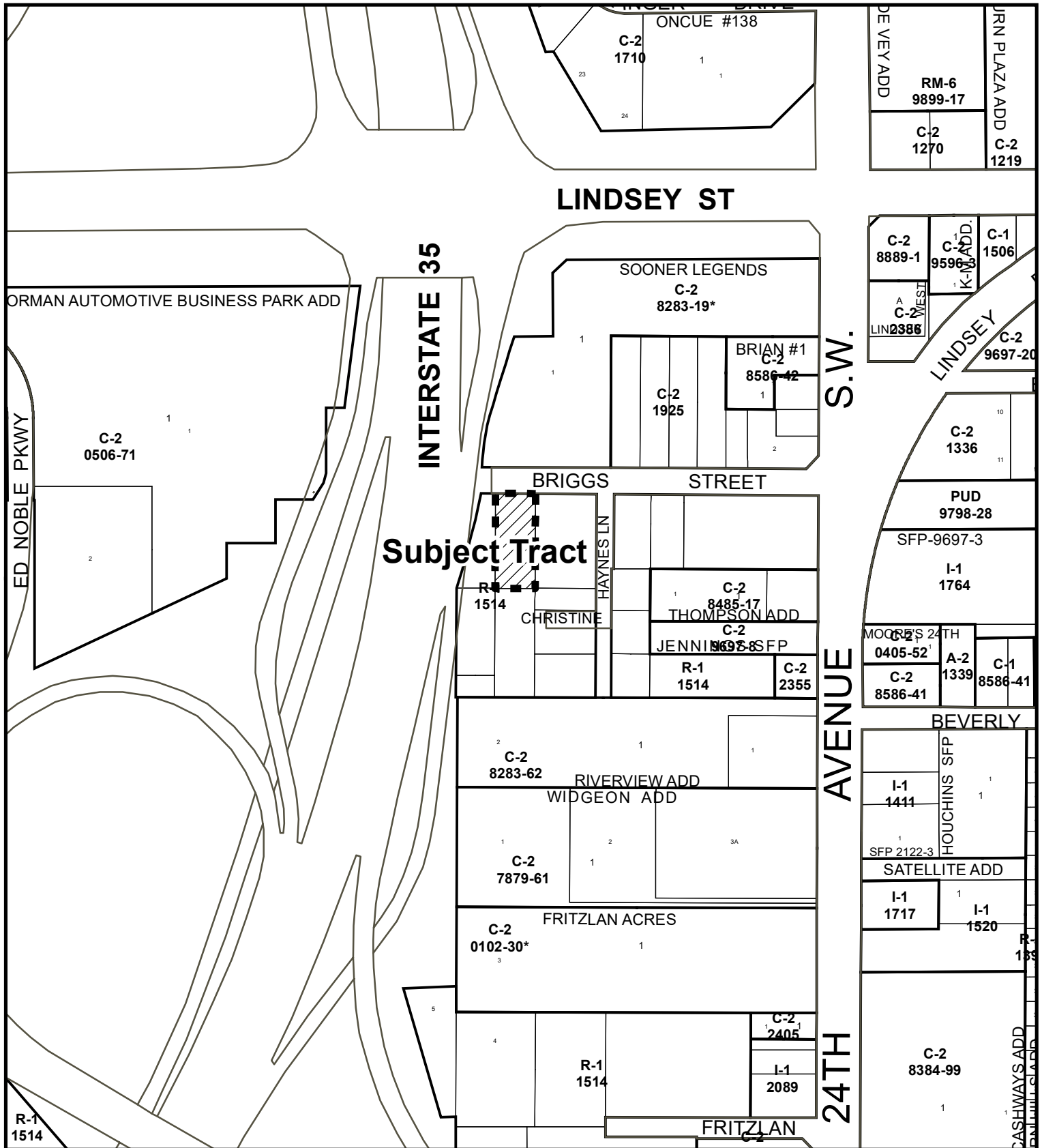


Subject Tract



Zoning

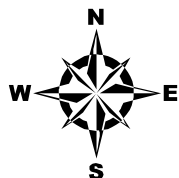




# Location Map



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.



March 3, 2023

0 150 300 Ft.



Subject Tract



Zoning