



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, May 14, 2026 at 5:30 PM

AGENDA

AMENDED

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 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 Journal Record 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.

ROLL CALL

CONSENT ITEMS

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

Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF APRIL 9, 2026.

Short Form Plats

- 2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2526-2: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY RUSSELL VENTURES, LLC FOR 2710 36TH AVENUE N.W., FOR 0.49 ACRES OF PROPERTY GENERALLY LOCATED ONE-QUARTER MILE NORTH OF WEST ROCK CREEK ROAD ON THE WEST SIDE OF 36TH AVENUE N.W. (2710 36TH AVE N.W.; WARD 8)

NON-CONSENT ITEMS

Bellatona Addition

- 3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-48: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) AND THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR WILTSHIRE DRIVE AND ARCADY AVENUE; WARD 5)
- 4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-16: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SHAZ INVESTMENT GROUP, LLC FOR BELLATONA ADDITION, FOR 104.49 ACRES OF PROPERTY LOCATED NEAR WILTSHIRE DRIVE AND ARCADY AVENUE. (WARD 5)
- 5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-49: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) AND THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE THE SAME IN PL, PARK LAND DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR WILTSHIRE DRIVE AND ARCADY AVENUE; WARD 5)

Dolese North

- 6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-50: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTEEN (13), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN SPUD, SIMPLE PLANNED

UNIT DEVELOPMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF N. FLOOD AVENUE AND W. ROCK CREEK ROAD; WARD 8)

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-17: PRELIMINARY PLAT SUBMITTED BY CRADLE INVESTMENTS, LLC FOR DOLESE NORTH, FOR 4.32 ACRES OF PROPERTY LOCATED NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF N. FLOOD AVENUE AND W. ROCK CREEK ROAD. (WARD 8)

126 W Apache

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-58: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS NINETEEN (19) AND TWENTY (20), IN BLOCK THREE (3), D.L. LARSH'S FIRST ADDITION, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FROM CCFBC, CENTER CITY FORM-BASED CODE DISTRICT, URBAN RESIDENTIAL FRONTAGE, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (126 W APACHE; WARD 4)

214 W Apache

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-59: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26), IN BLOCK SIX (6), D.L. LARSH'S FIRST ADDITION, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF FROM CCFBC, CENTER CITY FORM BASED CODE DISTRICT, URBAN RESIDENTIAL FRONTAGE, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (214 W APACHE; WARD 4)

Alameda Trails

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-45: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, RM-2, LOW-DENSITY APARTMENT DISTRICT, RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, A-2, RURAL AGRICULTURAL DISTRICT, AND C-1, LOCAL COMMERCIAL DISTRICT, TO A PUD, PLANNED UNIT DEVELOPMENT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NW CORNER OF INTERSECTION OF 36TH AVE NE AND E ALAMEDA STREET; WARD 6)

The applicant requests postponement to the June 11, 2026 Planning Commission meeting.

- 11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-14: A PRELIMINARY PLAT SUBMITTED BY THE CALARA GROUP, LLC FOR ALAMEDA TRAILS A PROPERTY LOCATED NEAR THE NW CORNER OF INTERSECTION OF 36TH AVE NE AND E ALAMEDA STREET. (WARD 6).**

The applicant requests postponement to the June 11, 2026 Planning Commission meeting.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF APRIL 9, 2026.



CITY OF NORMAN, OK
PLANNING COMMISSION MEETING - AMENDED
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, April 09, 2026 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Thursday, April 09, 2026 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray St., and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

PRESENT

Commissioner Cameron Brewer
Commissioner Liz McKown
Chair Erica Bird
Secretary Kevan Parker
Vice Chair Michael Jablonski
Commissioner Steven McDaniel
Commissioner Jim Griffith

ABSENT

Commissioner Douglas McClure
Commissioner Maria Kindel

STAFF PRESENT

Jane Hudson, Planning & Community Development Director
Lora Hoggatt, Planning Services Manager
Kelly Abell, Planner I
Logan Gray, Planner II
Jonah McGuffie, Planner I
Bailey LaChance, Admin Tech IV
Brandon Brooks, Capital Projects Engineer
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Bryce Holland, Multimedia Specialist

GUEST PRESENT

Tahir Nasir, 2900 W. Lindsey St, Norman, OK
Suhaub Anwar, 2432 Fairway Ct., Norman, OK
Shakil Ahmad Shimul, 2452 Fairway Ct., Norman, OK
Russell Rice, 1854 Rolling Hills St., Norman, OK
Aisha Ali, 1627 Brookhaven Blvd., Norman, OK
Patrick Schrank, 2020 Castlewood Dr., Norman, OK

CONSENT ITEMS

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

Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF MARCH 12, 2026.

Motion made by Commissioner McDaniel to approve the meeting minutes of March 12, 2026 as submitted, **Seconded** by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McKown, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith

The motion was approved.

NON-CONSENT ITEMS

1130 Rambling Oaks Drive

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-39: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOT THREE (3), IN BLOCK ONE (1), OF SPRING BROOK ADDITION SECTION 11, A REPLAT OF LOT 6, BLOCK 1, SPRING BROOK ADDITION SECTION 6, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1130 RAMBLING OAKS DRIVE; WARD 3)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Narrative
4. Site Plan
5. Landscape Plan
6. Utility Plan
7. Traffic Memo
8. Pre-Development Summary, 8-28-25

Staff Presentation

Kelly Abell, Planner I, presented the staff report for the 1130 Rambling Oaks project.

Commissioner Jablonski sought clarification regarding the inconsistency in signage expectations. Ms. Abell stated all signage would be required to comply with medium-density residential signage standards. Jane Hudson, Planning & Community Development Director, added that, after consulting with staff responsible for approving sign permits, the applicant had requested to install three wall signs for the proposed use.

Commissioner Jablonski asked what would be consistent with the code. Ms. Hudson stated she believed one sign would be permitted by current code.

Commissioner Bird stated, from memory, there are different signage standards for commercial uses compared to multifamily residential (medium density) developments. She added she believed the residential standards, which are more restrictive than commercial standards, were those that had been presented.

Applicant Presentation

Libby Smith, representative of the applicant, presented the 1130 Rambling Oaks project.

Commissioner Bird asked Ms. Smith to further clarify the previously discussed signage allowance. Ms. Smith stated the applicant is requesting more signage than is currently permitted under the medium-density residential signage code. She explained the request includes additional wall signage visible from Robinson Street on the south side of the building, as well as increased square footage for the sign located near the entrance.

Public Comments

There were no public comments.

Planning Commission Discussion

Commissioner Brewer stated he appreciates the adaptive reuse of the project.

Commissioner Bird noted the lot is already paved, and the addition of units would not significantly increase the impervious area but would make the site more usable.

Commissioner Jablonski raised concerns regarding which signage standards should apply, noting residential zoning typically allows one sign, while commercial zoning allows two. He emphasized the need for consistency in applying signage regulations and questioned the City's overall preference regarding the number of signs permitted. He stated he was not in favor of the proposed signage, expressing concern that approval could set a precedent for similar requests and lead to an increase in signage throughout the City. While he supported the adaptive reuse of the project and acknowledged no increase in impervious surface, he indicated a preference for the proposal to align more closely with established residential or commercial standards and expressed opposition to the signage as proposed.

Commissioner Bird asked Ms. Hudson whether the sign code would be reviewed as part of the zoning update following adoption of the AIM Comprehensive Plan. Ms. Hudson confirmed it would not be reviewed.

Commissioner Bird asked whether signage is regulated on a per-parcel basis and whether the sign code would apply to the entire parcel despite the presence of two buildings with different

uses. Ms. Hudson explained sign regulations are typically based on street frontage and the number of businesses within a structure. She noted the development is primarily residential with a single commercial component. Under medium-density residential standards, wall signage is limited to 20 square feet at the setback line, with one sign permitted per street frontage.

Commissioner Bird asked whether commercial sign standards should be considered due to the mixed-use nature of the development. Ms. Hudson stated the proposal references medium-density residential standards, and any signage not specifically addressed would be required to comply with those standards rather than commercial regulations.

Commissioner Bird asked Ms. Smith to clarify how the requested square footage compares to commercial sign standards. Ms. Smith stated medium-density residential signage is less intensive than commercial standards and the request represents a modest increase beyond what is typically permitted under residential regulations.

Commissioner Bird stated she interpreted the proposal as applying commercial signage standards to the commercial component, with remaining signage subject to residential standards. She noted, given the mixed-use nature of the development, applying commercial standards to the commercial portion may not be inconsistent. She further suggested as mixed-use developments become more common, the City may need to clarify applicable signage standards or consider developing a mixed-use signage code to address similar situations in the future.

Motion to approve made by Commissioner McKown, **Seconded** by Commissioner McDaniel.

Voting Yea: Commissioner Brewer, Commissioner McKown, Chair Bird, Secretary Parker, Commissioner McDaniel, Commissioner Griffith

Voting Nay: Vice Chair Jablonski

Planning Commission Recommended Approval of O-2526-39.

Islamic Society of Norman

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-30: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS 14 THROUGH 22 AND LOTS 28 THROUGH 36, ALL OF BLOCK 4 IN HARDIE-RUCKER ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND R-3, MULTIFAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (PROPERTIES GENERALLY LOCATED SOUTH OF E. LINDSEY STREET BETWEEN MCKINLEY AVENUE AND GEORGE AVENUE; WARD 7)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Narrative

4. Preliminary Site Development Plan
5. Pre-Development Summary, 11-20-25
6. Protest Map & Letter

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-53: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, PARTIAL CLOSURE OF A PLATTED SIX-FOOT (6') UTILITY EASEMENT WITHIN A PORTION OF LOT 15, ALL OF LOTS 16 THROUGH 29 AND A PORTION OF LOT 30, BLOCK 4, HARDIE-RUCKER ADDITION. 420 EAST LINDSEY STREET.; AND PROVIDING FOR THE SEVERABILITY THEREOF. (WARD 7)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Easement Vacation Exhibit A
3. Request for Utility Easement Closure
4. Cox Email Response
5. OG&E Email Response

Staff Presentation

Logan Gray, Planner II, presented the staff report for the Islamic Society of Norman project.

Commissioner McKown noted Cox Communications had objected to the easement vacation and asked whether that issue had been resolved. Mr. Gray stated, at this time, the objection has not been resolved. He added Cox submitted a formal objection to the proposed easement closure and OG&E provided a notice of concern. Mr. Gray stated the applicant will be required to coordinate with the utility companies and the Public Works Department to address these issues.

Commissioner Bird asked whether it is typical for utility companies to initially object and then work with the applicant to resolve concerns, provided utilities are relocated as needed. Mr. Gray stated this is a common process.

Applicant Presentation

Sean Rieger, representative of the applicant, presented the Islamic Society of Norman project.

Commissioner Brewer asked whether the applicant would still need to go to District Court to obtain approval for the easement vacation. Mr. Rieger confirmed that was correct.

Public Comments

Russell Rice, 1854 Rolling Hills St., Norman, OK (Support)

Aisha Ali, 1627 Brookhaven Blvd., Norman, OK (Support)

Planning Commission Discussion

Commissioner Bird clarified the item was brought forward as part of a Planned Unit Development and not in response to any specific church user. She noted all Planned

Unit Developments and easement vacations are required to come before the Commission.

Motion to approve made by Commissioner McKown, **Seconded** by Commissioner Griffith.

Voting Yea: Commissioner Brewer, Commissioner McKown, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith

Planning Commission recommended approval of O-2526-30 and O-2526-53.

Dolese North

- 5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-50: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTEEN (13), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF N. FLOOD AVENUE AND W. ROCK CREEK ROAD; WARD 8)
- 6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-17: A PRELIMINARY PLAT FOR DOLESE NORTH ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT. (WARD 8)

The applicant requests postponement to the May 14, 2026 Planning Commission meeting.

Motion made by Vice Chair Jablonski to Postpone O-2526-50 to May 14, 2026, **Seconded** by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McKown, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith

The motion was approved.

City of Norman Amendments and Resolutions

- 7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-52: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 30 ("SUBDIVISIONS") OF THE CODE, SECTION 30-302, IN ORDER TO REMOVE REFERENCES TO GREENBELT ENHANCEMENT STATEMENTS AND AMENDING THE SUBMITTAL DEADLINE FOR PRELIMINARY PLATS AND IMPLEMENTING ANY NECESSARY RENUMBERING; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the Staff Report for the ordinance to amend Chapter 30.

Applicant Presentation

City staff as applicant made the presentation.

Public Comments

There were no public comments.

Planning Commission Discussion

There was no further Planning Commission discussion.

Motion to approve made by Commissioner McDaniel, **Seconded** by Commissioner Brewer.

Voting Yea: Commissioner Brewer, Commissioner McKown, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith

Planning Commission recommended approval of O-2526-52.

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-51: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE DEFINITION OF ACCESSORY DWELLING UNIT IN CHAPTER 36 (“ZONING CODE”) SECTION 36-101; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the staff report for the ordinance amending Chapter 36.

Commissioner McDaniel asked whether this issue had become a problem and whether that was the reason it was being brought before the Commission. Ms. Hoggatt confirmed that was correct.

Commissioner Bird asked how frontage is determined, particularly for corner lots, and how those determinations may impact the ability to construct an Accessory Dwelling Unit (ADU). Ms. Hoggatt explained frontage is defined based on the designated front building line, typically where the front door is located, as shown on the plats.

Commissioner Bird asked how frontage would be interpreted for atypical or redeveloped lots, particularly when a home is oriented differently than originally platted, such as on a corner lot. She also asked how ADU regulations would apply to properties with primary structures located toward the rear of the lot, where there may be little to no rear yard available and the existing structure would not qualify for an ADU due to its size. Ms. Hoggatt explained, under current zoning regulations, properties in this situation would not be permitted to construct an ADU. She noted atypical lot configurations can create limitations that are difficult to address through standard code provisions, and pursuing a SPUD may be the only available option in such cases.

Commissioner Bird asked whether, in the R-2 zoning district, where garage apartments are permitted rather than ADUs, if a garage apartment must include an enclosed garage structure, or if alternatives such as a carport or a structure functioning similarly to an ADU without a garage would be allowed. Ms. Hoggatt explained a garage apartment is distinct from an ADU and must comply with accessory structure setbacks. While the definition allows for some flexibility, a carport may be included if it is integrated into the overall architecture of the structure and not a standalone element.

Commissioner Bird clarified a carport could be considered part of a garage apartment if it shares the same roof structure. She also asked whether the City has considered amending R-2 and R-3 zoning regulations to allow either garage apartments or ADUs. Ms. Hoggatt stated ADUs were introduced cautiously in the current code to evaluate demand and community response, noting there has not been a significant increase in requests. She added potential changes to ADU regulations in R-2 and R-3 districts could be considered during a future code update, which will include a code assessment process and opportunities for public and stakeholder feedback.

Commissioner Brewer asked how many ADUs have been permitted to date and how many would be affected by the proposed changes. Ms. Hoggatt stated approximately 23 ADUs have been permitted and the City receives frequent inquiries about them, with a higher concentration located in Ward 5 and eastern Norman.

Applicant Presentation

City staff as applicant made the presentation.

Public Comments

There were no public comments.

Planning Commission Discussion

Commissioner Bird shared insights from an ADU walking tour in Oklahoma City, noting their ordinance allows up to 950 square feet and differs in that it does not count air-conditioned space. She stated Oklahoma City has seen fewer applications than expected but like Norman, they receive many inquiries. She also noted the development of an ADU guide by a local organization to assist homeowners and suggested a similar resource could be beneficial for Norman. Additionally, she

observed that ADU development patterns in Oklahoma City, with more units located outside the urban core, appear consistent with trends seen in Norman.

Motion to approve made by Commissioner McDaniel, **Seconded** by Secretary Parker.

Voting Yea: Commissioner Brewer, Commissioner McKown, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith

Planning Commission recommended approval of O-2526-51.

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-124: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, TO CORRECT ERRORS ON THE LAND USE MAP AND CHARACTER AREA MAP IN THE AIM NORMAN COMPREHENSIVE LAND USE PLAN.

ITEMS SUBMITTED FOR THE RECORD

- 1. Staff Report
- 2. AIM Maps with changes

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the staff report for the AIM Maps Updates Resolution.

Commissioner McDaniel asked for clarification on the boundaries of the Chautauqua Historic District and emphasized the importance of confirming the boundary to avoid unintentionally expanding the district and requiring future map revisions. Ms. Hoggatt clarified the request was not solely related to the Historic District, but to a broader area generally associated with it, including properties west of campus. She noted a map presented by the Land Use Working Group to the Steering Committee had identified this area for a change to low density, which was approved; however, due to the volume of changes discussed during those meetings, this specific item was inadvertently omitted.

Commissioner McDaniel asked how changing the designation from Urban Medium or Urban Low would impact properties outside the Historic District, noting some structures may have already been modified in a manner consistent with higher-density standards. He questioned whether existing structures in the area would be affected by the proposed change. Ms. Hoggatt noted while the Land Use designation change could impact individuals who were planning developments based on the previous designation, the underlying zoning would remain unchanged. She acknowledged similar situations may occur citywide as property owners adjust to changes following the adoption of the AIM Norman Land Use Plan.

Applicant Presentation

City staff as applicant made the presentation.

Public Comments

Patrick Schrank, 2820 Castlewood Dr., Norman, OK (Support)

Planning Commission Discussion

There was no further Planning Commission discussion.

Motion to approve made by Commissioner Brewer, **Seconded** by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McKown, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith

Planning Commission recommended approval of R-2526-124.

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-123: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING THE AIM NORMAN COMPREHENSIVE LAND USE PLAN DOCUMENT TO CORRECT REFERENCES TO ZONING DISTRICTS WITHIN LAND USE CATEGORIES, AND CORRECTING NONSUBSTANTIVE ERRORS AND OMISSIONS.

ITEMS SUBMITTED FOR THE RECORD

1. **Staff Report**
2. **Zoning Districts Update Comparison**

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the Staff Report for the Zoning Districts Updates Resolution.

Applicant Presentation

City staff as applicant made the presentation.

Public Comments

Patrick Schrank, 2820 Castlewood Dr, Norman, OK (Support)

Planning Commission Discussion

There was no further Planning Commission discussion.

Motion to approve made by Commissioner McDaniel, **Seconded** by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McKown, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith

Planning Commission recommended approval of R-2526-123.

Bellatona Addition

11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ORDINANCE O-2526-48: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) AND THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM PARK LAND AND PLACE THE SAME IN R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR WILTSHIRE DRIVE AND ARCADY AVENUE)

The applicant requests postponement to the May 14, 2026 Planning Commission meeting.

12. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PRELIMINARY PLAT PP-2526-16: A PRELIMINARY PLAT FOR BELLATONA ADDITION.

The applicant requests postponement to the May 14, 2026 Planning Commission meeting.

13. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-49: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) AND THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM R-1, SINGLE-FAMILY DWELLING DISTRICT AND PLACE THE SAME IN PARK LAND, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR WILTSHIRE DRIVE AND ARCADY AVENUE)

The applicant requests postponement to the May 14, 2026 Planning Commission meeting.

Motion made by Vice Chair Jablonski to postpone O-2526-48, PP-2526-16, and O-2526-49 to May 14, 2026, **Seconded** by Secretary Parker.
Voting Yea: Commissioner Brewer, Commissioner McKown, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith

The motion was approved.

Alameda Trails

14. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-45: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH,

RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, RM-2, LOW-DENSITY APARTMENT DISTRICT, RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, A-2, RURAL AGRICULTURAL DISTRICT, AND C-1, LOCAL COMMERCIAL DISTRICT, TO A PUD, PLANNED UNIT DEVELOPMENT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NW CORNER OF INTERSECTION OF 36TH AVE NE AND E ALAMEDA STREET; WARD 6)

The applicant requests postponement to the May 14, 2026 Planning Commission meeting.

Motion made by Vice Chair Jablonski to postpone O-2526-45 to May 14, 2026, **Seconded** by Secretary Parker.

Voting Yea: Commissioner Brewer, Commissioner McKown, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith

The motion was approved.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Commissioner Brewer asked if staff had any update on Zoning Code update timeline. Ms. Hoggatt reported the contract was approved by City Council on March 24 and the project is underway, with a kickoff meeting anticipated in the coming weeks. She noted data collection for a parking study will begin soon to capture conditions before the end of the school year. The process will include small group meetings with the Planning Commission and City Council to gather input on the current code. Initial focus will be on an existing code assessment phase throughout the summer.

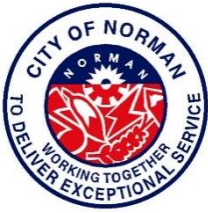
ADJOURNMENT

The meeting was adjourned at 6:42 p.m.

Passed and approved this _____ day of _____ 2026.

File Attachments for Item:

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2526-2: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY RUSSELL VENTURES, LLC FOR 2710 36TH AVENUE N.W., FOR 0.49 ACRES OF PROPERTY GENERALLY LOCATED ONE-QUARTER MILE NORTH OF WEST ROCK CREEK ROAD ON THE WEST SIDE OF 36TH AVENUE N.W. (2710 36TH AVE N.W.; WARD 8)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/14/2026

REQUESTER: Russell Ventures, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2526-2: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY RUSSELL VENTURES, LLC FOR 2710 36TH AVENUE N.W., FOR 0.49 ACRES OF PROPERTY GENERALLY LOCATED ONE-QUARTER MILE NORTH OF WEST ROCK CREEK ROAD ON THE WEST SIDE OF 36TH AVENUE N.W. (2710 36TH AVE N.W.; WARD 8)

LOCATION: Located at 2710 36th Avenue N.W. (One-quarter mile north of West Rock Creek Road on the west side of 36th Avenue N.W.).

INFORMATION:

1. Owner. Russell Ventures, LLC.
2. Developer. Russell Ventures, LLC.
3. Surveyor. Oklahoma Survey Company.
4. Engineer. ARC Engineering Consultants, LLC.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Norman Corporate City Limits.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. March 13, 2025. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the O-1, Office-Institutional District and removed from A-2, Rural Agricultural District.

- 4. April 15, 2025. City Council adopted Ordinance No. O-2425-24 placing this property in the O-1, Office-Institutional District and removing it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

- 1. Public Improvements. Public fire hydrant, sanitary sewer, water and street paving are existing.
- 2. Sidewalks. Sidewalks will be installed or bonded before the short form plat is filed of record with the Cleveland County Clerk.
- 3. Drainage. Rain gardens (detention) will be utilized to control stormwater runoff as it leaves the property.

PUBLIC DEDICATIONS:

- 1. Easements. All required easements are existing.
- 2. Right-of-Way. Street rights-of-way are existing.

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

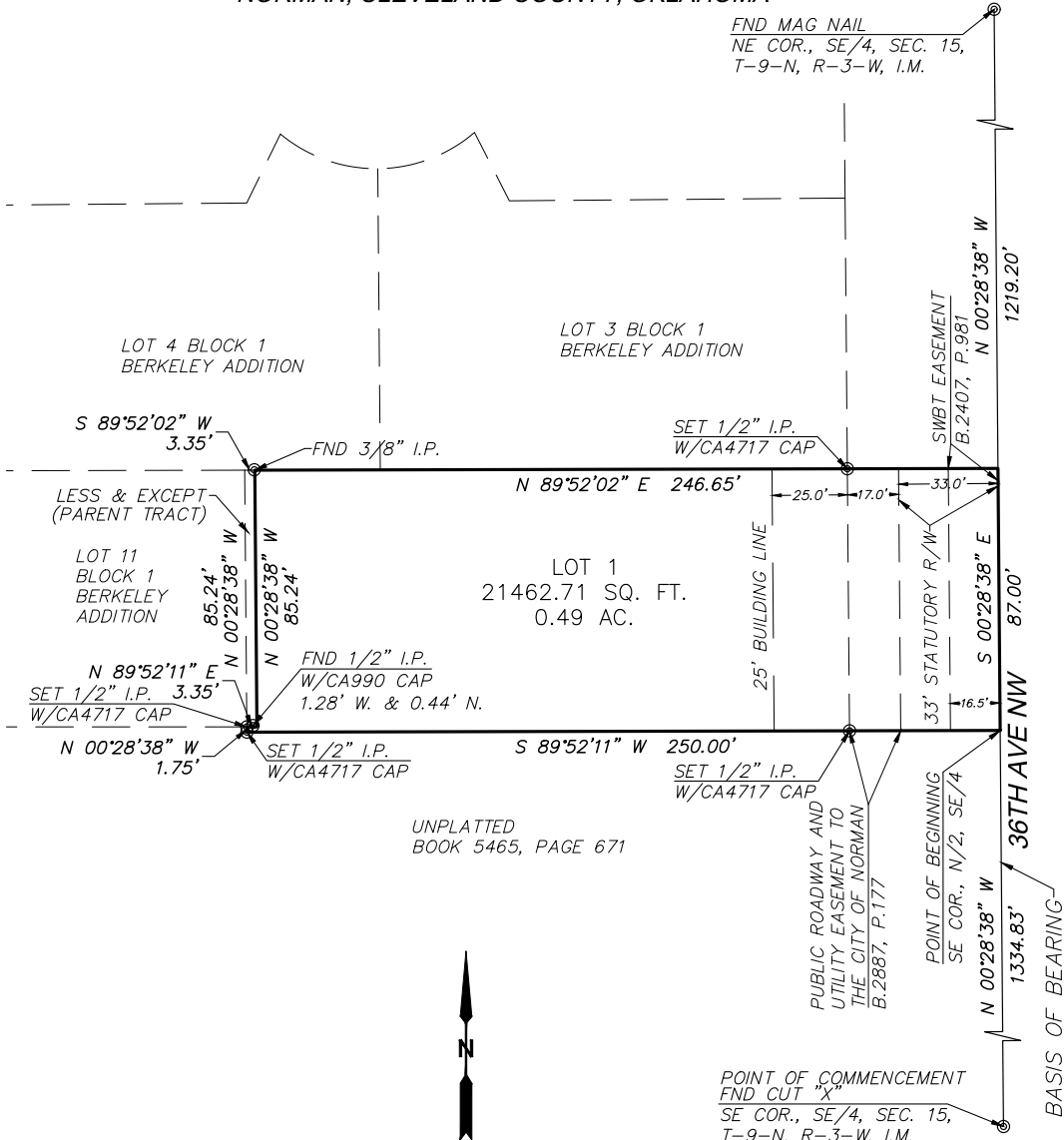
STAFF COMMENTS AND RECOMMENDATION: This property consists of .49 acres with one lot and a proposed office building. Staff recommends approval of Short Form Plat No. SFP-2526-2 for 2710 36th Ave. N.W.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SPF-2526-2 for 2710 36th Ave. N.W., and, if approved, direct the filing thereof with the Cleveland County Clerk subject to installation of sidewalks or bonding of sidewalks.

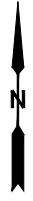
ACTION TAKEN: _____

SHORT FORM PLAT - SFP -2526-2
2710 36TH AVE. NW
A PART OF THE S.E. 1/4 OF SECTION 15, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

FND MAG NAIL
 NE COR., SE/4, SEC. 15,
 T-9-N, R-3-W, I.M.

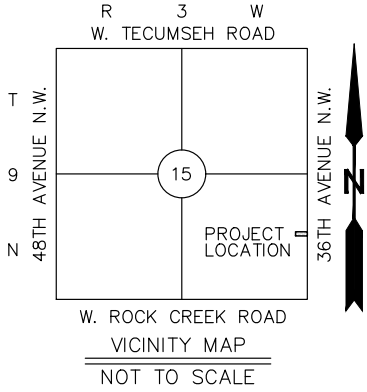


UNPLATTED
 BOOK 5465, PAGE 671



SCALE: 1" = 50'
 TOTAL LOTS = 1

POINT OF COMMENCEMENT
 FND CUT "X"
 SE COR., SE/4, SEC. 15,
 T-9-N, R-3-W, I.M.



OKLAHOMA SURVEY COMPANY
 3121 E. SORGHUM MILL ROAD
 EDMOND, OK 73034
 PHONE: (405) 821-5656
 CERTIFICATE OF AUTHORIZATION NO. 4717

SHORT FORM PLAT - SFP -2526-2
2710 36TH AVE. NW
A PART OF THE S.E. 1/4 OF SECTION 15, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

A tract of land in the North Half (N/2) of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:
COMMENCING at the Southeast corner of said Southeast Quarter (SE/4);
Thence N 00°28'38" W along the East line of said Southeast Quarter (SE/4) (THIS IS THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION), a distance of 1,334.83 feet to the Southeast corner of the North Half (N/2) of said Southeast Quarter (SE/4) of the POINT OF BEGINNING;
Thence S 89°52'11" W a distance of 250.00 feet;
Thence N 00°28'38" W a distance of 1.75 feet to a point on the South line of Lot 11, Block 1 of the recorded plat of Berkeley Addition, Book 14 of Plats Page 10;
Thence N 89°52'11" E along the South line of said Lot 11, a distance of 3.35 feet to the Southeast corner of said Lot 11;
Thence N 00°28'38" W along the East line of said Lot 11, a distance of 85.24 feet to a point on the South line of Lot 4, Block 1 of said recorded plat;
Thence N 89°52'02" E along the South line of Lots 3 & 4, Block 1 of said recorded plat, a distance of 246.65 feet to a point on the East line of said Southeast Quarter (SE/4);
Thence S 00°28'38" E along the East line of said Southeast Quarter (SE/4), a distance of 87.00 feet to the POINT OF BEGINNING.

Said tract having an area of 21,462.7 Square Feet or 0.49 Acres, more or less.
Legal description prepared by Ryan R. Doudican, RPLS 1591, 2/23/2026.

PARENT TRACT LEGAL DESCRIPTION
BOOK 6303, PAGE 537

Part of the North Half (N/2) of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: BEGINNING at a point which is the Southeast corner of said North Half (N/2) of the Southeast quarter (SE/4); Thence North 87 feet; Thence West 250 feet; Thence South 87 feet; Thence East 250 feet to the Point of Beginning.
LESS AND EXCEPT a part of the North Half (N/2) of the Southeast quarter (SE/4) of Section Fifteen (15), Township Nine (9) North, Range Three (3) West of the Indian Meridian, being more particularly described as follows: COMMENCING at the Southeast corner of said N/2 of the SE/4; Thence North for a distance of 87.0 feet; Thence South 89°52'34" West for a distance of 246.65 feet to the Point or Place of Beginning; Thence continuing South 89°52'34" West for a distance of 3.35 feet; Thence South 00°50'20" West for a distance of 85.25 feet; Thence North 89°52'34" East for a distance of 3.35 feet; Thence North 00°50'20" East for a distance of 85.25 feet to the Point or Place of Beginning.

OKLAHOMA SURVEY COMPANY
3121 E. SORGHUM MILL ROAD
EDMOND, OK 73034
PHONE: (405) 821-5656
CERTIFICATE OF AUTHORIZATION NO. 4717

SHORT FORM PLAT - SFP -2526-2
2710 36TH AVE. NW
A PART OF THE S.E. 1/4 OF SECTION 15, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LICENSED LAND SURVEYOR

I, Ryan R. Doudican, Licensed Professional Land Surveyor No. 1591 in the State of Oklahoma, hereby certify that a survey was performed under my supervision of the property described hereon. I further certify that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors, in accordance with Oklahoma Minimum Standards 245:15-13-2.

Ryan R. Doudican, Licensed Land Surveyor No. 1591

State of Oklahoma)
County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 20____, personally appeared Ryan R. Doudican to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Notary Public

NORMAN PLANNING COMMISSION

Accepted by the City of Norman, Oklahoma, Planning Commission on this _____, day of _____, 20____.

CHAIRPERSON

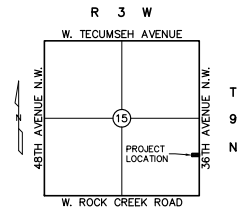
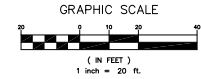
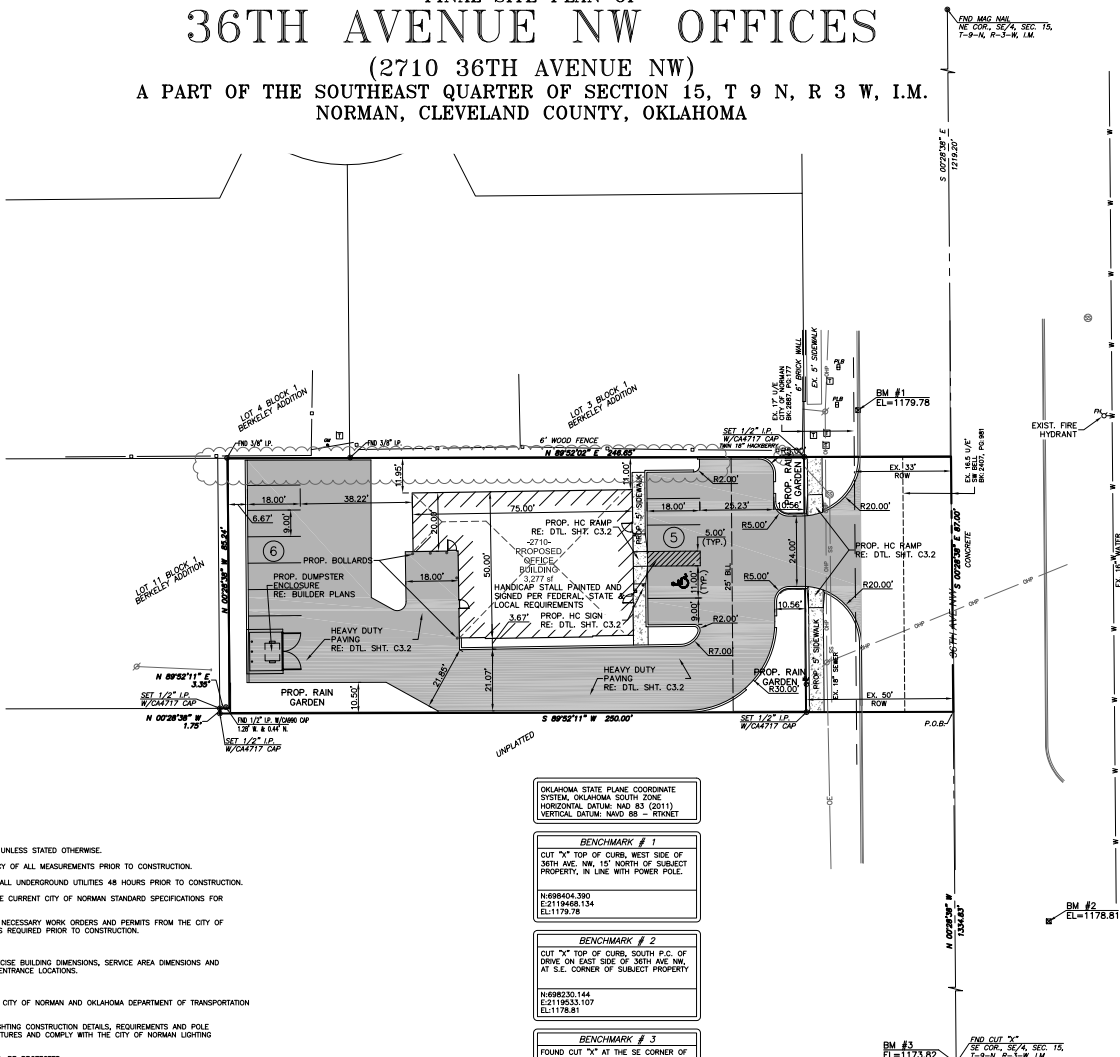
State of Oklahoma)
County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 20____, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Notary Public

OKLAHOMA SURVEY COMPANY
3121 E. SORGHUM MILL ROAD
EDMOND, OK 73034
PHONE: (405) 821-5656
CERTIFICATE OF AUTHORIZATION NO. 4717

**FINAL SITE PLAN OF
36TH AVENUE NW OFFICES**
(2710 36TH AVENUE NW)
A PART OF THE SOUTHEAST QUARTER OF SECTION 15, T 9 N, R 3 W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land in the North Half (N/2) of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: COMMENCING at the Southeast corner of said Southeast Quarter (SE/4); Thence N 00°28'38" W along the East line of said Southeast Quarter (SE/4) (THIS IS THE BASIS OF BEARING FOR THE LEGAL DESCRIPTION), a distance of 1,334.83 feet to the Southeast corner of the North Half (N/2) of said Southeast Quarter (SE/4) of the POINT OF BEGINNING;

Thence S 89°52'11" W a distance of 250.00 feet;

Thence N 00°28'38" W a distance of 1.75 feet to a point on the South line of Lot 11, Block 1 of the recorded plat of Berkeley Addition, Book 14 of Page 105;

Thence N 89°52'11" E along the South line of said Lot 11, a distance of 3.35 feet to the Southeast corner of said Lot 11;

Thence N 00°28'38" W along the East line of said Lot 11, a distance of 85.24 feet to a point on the South line of Lot 4, Block 1 of said recorded plat;

Thence N 89°52'02" E along the South line of Lots 3 & 4, Block 1 of said recorded plat, a distance of 246.65 feet to a point on the East line of said Southeast Quarter (SE/4);

Thence S 00°28'38" E along the East line of said Southeast Quarter (SE/4), a distance of 87.00 feet to the POINT OF BEGINNING.

Said tract having an area of 21,462.7 Square Feet or 0.49 Acres, more or less. Legal description prepared by Ryan R. Douciman, RPLS 1591, 2/23/2026.

- GENERAL NOTES**
- ALL DIMENSIONS SHOWN HEREON ARE TO THE FACE OF CURB UNLESS STATED OTHERWISE.
 - THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL MEASUREMENTS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTACT ONE ONE ONE CALL TO LOCATE ALL UNDERGROUND UTILITIES 48 HOURS PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT CITY OF NORMAN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY OF NORMAN, INCLUDING PROVISIONS OF BONDS AND INSURANCE AS REQUIRED PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL PROVIDE THE PAVING IN GOOD CONDITION.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA DIMENSIONS AND ELEVATIONS. REFERENCE M.E.P. FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - CURRENT ZONING IS O-1 OFFICE INSTITUTIONAL.
 - ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF NORMAN AND OKLAHOMA DEPARTMENT OF TRANSPORTATION STANDARDS.
 - G.C. SHALL REFER TO ARCHITECTURAL PLANS FOR ALL SITE LIGHTING CONSTRUCTION DETAILS, REQUIREMENTS AND POLE LOCATIONS. PROPOSED LIGHTING SHALL BE FULL CUT OFF FIXTURES AND COMPLY WITH THE CITY OF NORMAN LIGHTING ORDINANCE.
 - EXISTING HEALTHY, MATURE TREES ALONG PROPERTY LINES WILL BE PROTECTED.
 - UPON COMPLETION OF PAVING OPERATIONS THE CONTRACTOR SHALL INSTALL THE PAVEMENT STRIPES AND PAVEMENT MARKINGS AS SHOWN HEREON. ON-SITE PARKING STALL STRIPES SHALL BE 4" WIDE AND WHITE IN COLOR. HANDICAP STALL SHALL BE PAINTED AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.
 - BUILDING CANNOT EXCEED 27' IN HEIGHT, UNLESS SIDE AND REAR SETBACK LINES ARE INCREASED ONE FOOT FOR EACH ADDITIONAL FOOT OF HEIGHT ABOVE 27' WITH A TOTAL MAXIMUM HEIGHT OF 35'.

OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA SOUTH ZONE
HORIZONTAL DATUM: NAD 83 (2011)
VERTICAL DATUM: NAVD 83 - FTNET

BENCHMARK # 1
CUT "X" TOP OF CURB, WEST SIDE OF 36TH AVE. NW, 12' NORTH OF SUBJECT PROPERTY, IN LINE WITH POWER POLE.
N-898404.390
E-2119468.134
EL-1179.78

BENCHMARK # 2
CUT "X" TOP OF CURB, SOUTH P.C. OF DRIVE ON EAST SIDE OF 36TH AVE. NW, AT S.E. CORNER OF SUBJECT PROPERTY
N-698230.144
E-2119533.107
EL-1178.81

BENCHMARK # 3
FOUND CUT "X" AT THE SE CORNER OF THE SE 1/4 OF SECTION 15, T-9-N, R-3-W, I.M.
N-898668.776
E-2119511.654
EL-1173.82

OWNER/DEVELOPER:
RUSSELL VENTURES, LLC
P.O. BOX 720565
NORMAN, OK 73070

ENGINEER:
ARC ENGINEERING CONSULTANTS, LLC
STEVE ROLLINS, P.E.
135 DEER CREEK ROAD
EDMOND, OK 73012

SURVEYOR:
OKLAHOMA SURVEY COMPANY
RYAN DOUCIMAN
3121 SORGHUM MILL ROAD
EDMOND, OK 73034

CIVIL SHEET INDEX

C1.0	SITE PLAN
C2.0	EROSION & SEDIMENT CONTROL NOTES
C3.0	EROSION & SEDIMENT CONTROL PLAN
C3.1	PRIVATE PAVING & GRADING PLAN
C3.2	PRIVATE PAVING & GRADING NOTES & DETAILS
C4.0	UTILITY NOTES & DETAILS
C4.1	UTILITY PLAN
C5.0	LANDSCAPE PLAN

** NOTE: ALL SURVEY INFORMATION SHOWN HAS BEEN PROVIDED BY OKLAHOMA SURVEY COMPANY

Arc Engineering Consultants LLC
CIVIL ENGINEERING
LAND PLANNING
135 DEER CREEK ROAD
EDMOND, OK 73012
PHONE (405) 338-3071
ARCENGINEERING.COM



36TH AVENUE NW OFFICES
2710 36TH AVENUE NW
NORMAN, CLEVELAND CO, OKLAHOMA
FINAL SITE PLAN

REVISIONS	DATE
1	5-17-26

DRAWN BY	DATE
SDR	5-17-26

PROJECT NUMBER:
24-019
DATE:
05-17-26
SCALE:
(HORIZ.) 1"=20'
(VERT.) N/A

SHEET NUMBER
C1.0

SHORT FORM PLAT - SFP -2526-2
2710 36TH AVE. NW
A PART OF THE S.E. 1/4 OF SECTION 15, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LICENSED LAND SURVEYOR

I, Ryan R. Doudican, Licensed Professional Land Surveyor No. 1591 in the State of Oklahoma, hereby certify that a survey was performed under my supervision of the property described hereon. I further certify that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors, in accordance with Oklahoma Minimum Standards 245:15-13-2.

Ryan R. Doudican, Licensed Land Surveyor No. 1591

State of Oklahoma)
County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this _____ day of 20____, personally appeared Ryan R. Doudican to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Notary Public

NORMAN PLANNING COMMISSION

Accepted by the City of Norman, Oklahoma, Planning Commission on this _____, day of _____, 20__.

CHAIRPERSON

State of Oklahoma)
County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this _____ day of 20____, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Notary Public

OKLAHOMA SURVEY COMPANY
3121 E. SORGHUM MILL ROAD
EDMOND, OK 73034
PHONE: (405) 821-5656
CERTIFICATE OF AUTHORIZATION NO. 4717

File Attachments for Item:

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-48: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) AND THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR WILTSHIRE DRIVE AND ARCADY AVENUE; WARD 5)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/14/2026

REQUESTER: Shaz Investment Group, LLC

PRESENTER: Jonah McGuffie, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-48: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) AND THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR WILTSHIRE DRIVE AND ARCADY AVENUE; WARD 5)

APPLICANT/REPRESENTATIVE	Shaz Investment Group, LLC
LOCATION	Wiltshire Drive and Arcady Avenue
WARD	5
CORE AREA	No
EXISTING ZONING	PL, Park Land District
EXISTING LAND USE DESIGNATIONS	Urban Low and Urban Medium
CHARACTER AREA	Suburban Neighborhood
PROPOSED ZONING	R-1, Single-Family Dwelling District
PROPOSED LAND USE	No change
REQUESTED ACTION	Rezone PL, Park Land to R-1, Single-Family Dwelling District

SUMMARY:

The applicant, Shaz Investment Group, LLC, is requesting to rezone the subject property from the PL, Park Land District, to R-1, Single-Family Dwelling District. Although the property was previously identified as parkland on preliminary plans, it was not formally dedicated to or accepted by the City. Parkland requirements for the area have since been satisfied through the development of Bentley Park. The proposed rezoning reflects updated development conditions and is consistent with the surrounding residential land use for the continued development of Bellatona neighborhood.

BACKGROUND:

The subject property was originally included in the 2003 rezoning and preliminary plat approvals for the Summit Valley development, as reflected in Ordinance No. O-0304-15. At that time, a portion of the development was labeled as "Parkland". However, this designation functioned as a conceptual placeholder tied to the overall subdivision design and was not formally dedicated or deeded to the City of Norman.

Subsequently, the larger overall development area of Summit Valley, shown on the 2003 preliminary plat, evolved into two separate neighborhoods, including Summit Valley and Bellatona. As development progressed, the required parkland dedication obligations associated with the subdivision were satisfied through the development of Bentley Park. The location of Bentley Park is east of the previously shown parkland. Bentley Park was constructed and accepted by the City in 2023. This park fulfills the City's parkland requirements for the areas of Summit Valley and Bellatona.

The current request involves the property previously shown as parkland on the 2003 preliminary plat, per Ordinance O-0304-15. As previously noted, this property was never conveyed to or owned by the City. Recent preliminary plat submittals for the Bellatona Addition reflect the current location of Bentley Park with updated development conditions and lot configurations that differ from the original preliminary plat, including adjustments to parkland placement. The park location was modified as part of the 2013 plat; however, a corresponding rezoning was not requested at that time. Rezoning was limited to the commercial frontage along Highway 9.

DISCUSSION:

This request to rezone the subject property from PL to R-1 is consistent with both the development history of the area and the City's parkland dedication requirements.

The City has since accepted Bentley Park as the required parkland facility for the development; therefore, no additional parkland dedication is required. As a result, the remaining area previously labeled as parkland is not needed for public use, and the applicant is requesting to rezone to R-1 for single-family development.

The area shown as residential on the 2003 preliminary plat consisted of approximately 26 lots; this updated preliminary plat shows approximately 30 lots, a minimal change in development area.

Rezoning the property to R-1 allows for development consistent with surrounding residential zoning and aligns with the built pattern of the Bellatona Addition. The request does not reduce the City's park inventory, as the required parkland has already been provided and accepted with Bentley Park.

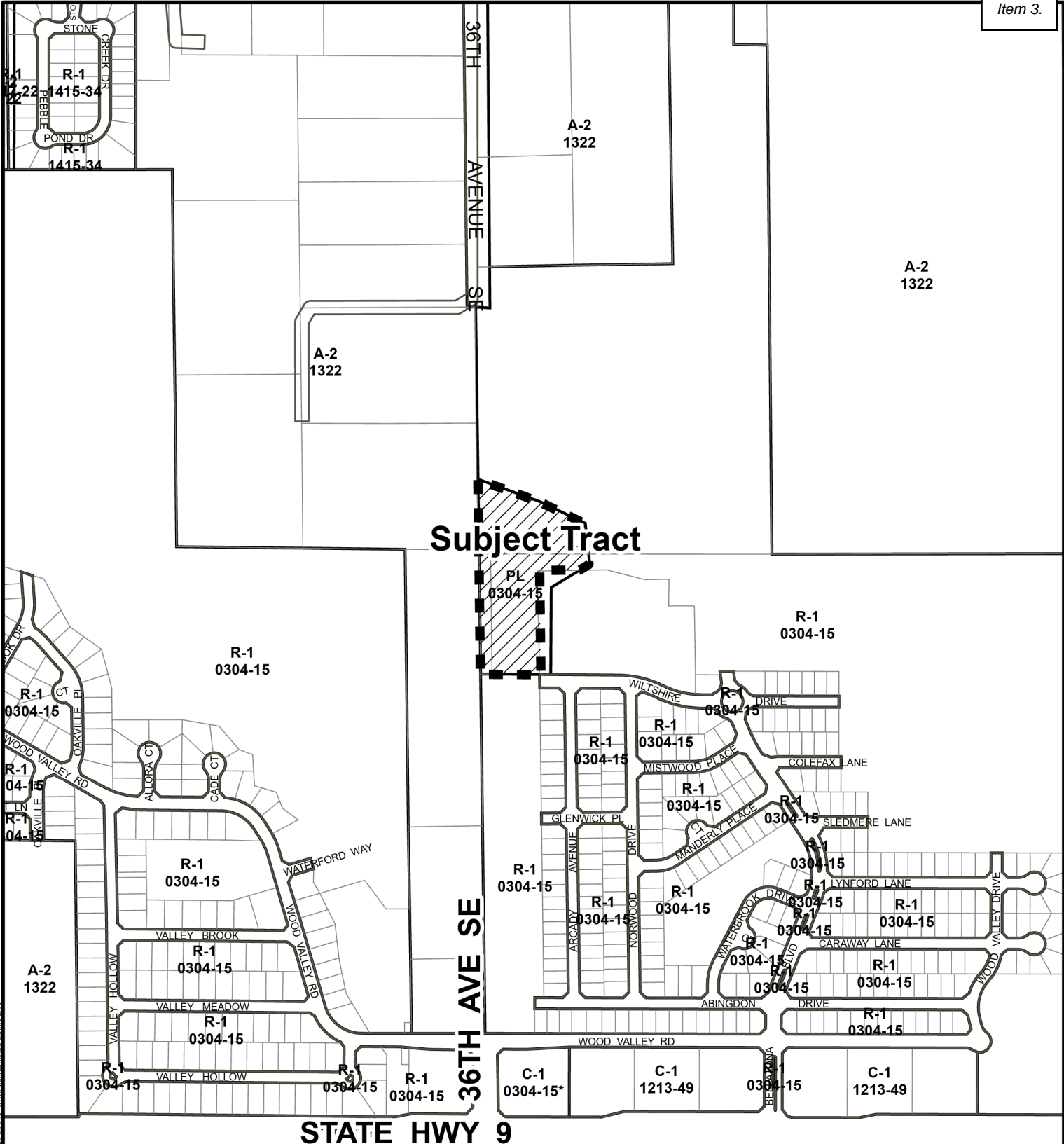
PRE-DEVELOPMENT MEETING: PD 26-7 April 23, 2026

Neighbors raised concerns primarily about traffic, access, and impacts to surrounding properties. They noted potential increases in traffic along E. Lindsey Street, limited site access, and the need for possible traffic controls. Adjacent property owners expressed worries about encroachment, lack of buffering, and ongoing issues with trash and debris, requesting better screening and fencing.

Additional concerns included inconsistent stormwater code enforcement, drainage and environmental impacts, and potential flooding. Residents also called for stronger oversight during development, including erosion control measures.

CONCLUSION:

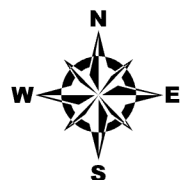
Staff forwards this request for rezoning from PL, Park Land District, to R-1, Single-Family Dwelling District, and Ordinance O-2526-48 to the Planning Commission for consideration and recommendation to City Council.



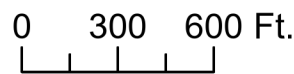
Location Map



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



March 5, 2026



 Subject Tract

OWNER: **DEVELOPER**
 STATE HIGHWAY 9 & 36TH AVENUE S.E.
 ADDRESS: 27180
 PHONE: 405-252-2772

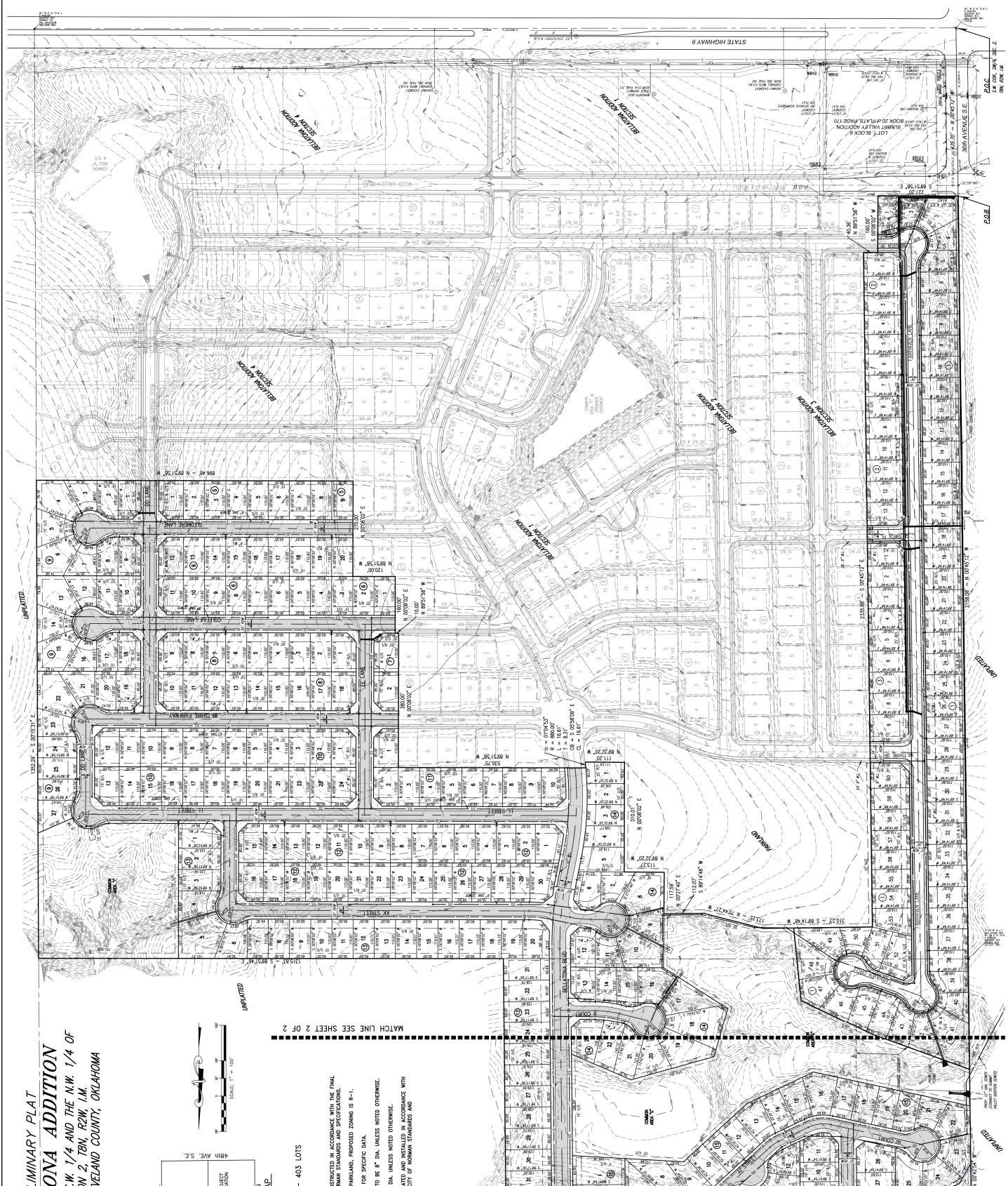
ARCHITECT: **CONSTRUCTIVE, P.C.**
 2718 S. W. 10TH ST., SUITE 200
 OKLAHOMA CITY, OKLAHOMA 73106
 PHONE: 405-252-2772



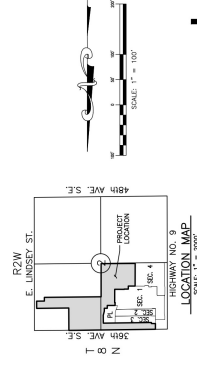
BELLATONA ADDITION
 STATE HWY. 9 & 36TH AVE. S.E.
 NORMAN, OKLAHOMA

SMC
 SMC Consulting Engineers, P.C.
 1000 N. W. 10TH ST., SUITE 200
 OKLAHOMA CITY, OKLAHOMA 73106
 PHONE: 405-252-2772

Item 3.



PRELIMINARY PLAT
BELLATONA ADDITION
 A PART OF THE S.W. 1/4 AND THE N.W. 1/4 OF
 SECTION 2, T8N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



RESIDENTIAL LOTS - 403 LOTS

NOTES:
 1. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 2. EXISTING ZONING IS R-1 & PARKLAND, PROPOSED ZONING IS R-1.
 3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
 4. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
 5. ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
 6. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.

MATCH LINE SEE SHEET 2 OF 2

Applicant: Shaz Investment Group, LLC

Project Location: A portion of the Bellatona property located near Wiltshire Drive and Arcady Avenue.

Case Number: PD 26-7

Time: 5:30 p.m.

Applicant Representative:

Christopher Anderson (SMC)
Sean Rieger (Rieger, Sadler, Joyce LLC)

Attendees:

Norman and Cheryl Davis
Kyle and Aimee Davis
Patti Otto
Melissa and Craig Pickens
Dori Rader
Dustin Underhill

City Staff:

Lora Hoggatt, Planning Services Manager
Jonah McGuffie, Planner I
Landon Gum, Subdivision Development Coordinator

Application Summary:

Rezoning from Park Land to R-1 and Preliminary Plat for a portion of the Bellatona property located near Wiltshire Drive and Arcady Avenue.

Neighbors' Comments/Concerns/Responses:

Neighbors expressed a range of concerns centered primarily on traffic, access, and the overall impact of additional development in the area. A recurring issue was the anticipated increase in traffic along E. Lindsey Street, which residents already view as problematic due to existing accidents and challenging conditions related to the roadway. Questions were raised about how vehicles would enter and exit the proposed development, with particular concern that access appears limited, potentially only one point along Lindsey and whether a traffic study or signalization would be necessary to address safety.

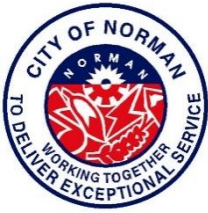
Concerns about the impact on adjacent properties were also raised. A property owner to the east, who keeps animals, is worried about residential development encroaching directly up to their land. Others noted a lack of buffering between properties, particularly to the south and west, where there have already been issues with trash and debris being placed onto neighboring land. These situations have led to requests for better screening, fencing, and overall protection of existing properties.

Several neighbors voiced frustration with ongoing code enforcement and maintenance issues. Complaints about trash dumping and lack of response from the city's Action Center suggest a broader concern about enforcement reliability. There were calls for stronger oversight during development, including requirements for silt fencing and erosion control measures.

Environmental conditions were another point of discussion. The site includes drainage features and a detention pond, and while parts of the area are not officially designated as wetlands, there are water quality protection considerations that have influenced the design. Some areas are expected to remain untouched, and currently no lots are planned within those protected zones. Still, residents expressed concern about how development activity might affect these features and feel that it has caused flooding on their neighboring properties.

File Attachments for Item:

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-16: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SHAZ INVESTMENT GROUP, LLC FOR BELLATONA ADDITION, FOR 104.49 ACRES OF PROPERTY LOCATED NEAR WILTSHIRE DRIVE AND ARCADY AVENUE. (WARD 5)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/14/2026

REQUESTER: Shaz Investment Group, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-16:
CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SHAZ INVESTMENT GROUP, LLC FOR BELLATONA ADDITION, FOR 104.49 ACRES OF PROPERTY LOCATED NEAR WILTSHIRE DRIVE AND ARCADY AVENUE. (WARD 5)

LOCATION: Generally located between State Highway No. 9 and East Lindsey Street and east of 36th Avenue S.E.

INFORMATION:

1. Owner. Shaz Investment Group, LLC.
2. Developer. Shaz Investment Group, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Corporate City Limits.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. August 7, 2003. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended to City Council that park land dedication be required for Summit Valley Addition.
4. August 14, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that the Norman 2020 Land Use and Transportation Plan be amended from Very Low Density Residential Designation to Low Density Residential Designation.

5. August 14, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in R-1, Single Family Dwelling District and PL, Park Land and removing it from A-2, Rural Agricultural District.
6. October 14, 2003. City Council amended the Norman 2020 Land Use and Transportation Plan from Very Low Density Residential to Low Density Residential Designation.
7. October 14, 2003. City Council adopted Ordinance No. O-0304-15 placing this property in R-1, Single-Family Dwelling District and PL, Park Land and removing it from A-2, Rural Agricultural District.
8. October 14, 2003. City Council approved the preliminary plat for Summit Valley Addition.
9. August 14, 2008. Planning Commission, on a vote of 8-0, recommended to City Council the approval of the revised preliminary plat for Summit Valley Addition.
10. September 23, 2008. City Council approved the revised preliminary plat for Summit Valley Addition.
11. May 12, 2011. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Summit Valley Addition be approved.
12. June 21, 2011. City Council approved the preliminary plat for Summit Valley Addition.
13. June 13, 2013. Planning Commission, on a vote 5-0, postponed consideration of amending the NORMAN 2025 Land Use and Transportation Plan to place a portion of this property in Commercial Designation and remove it from Low Density Residential Designation at the request of the applicant.
14. June 13, 2013. Planning Commission, on a vote of 5-0, postponed consideration of placing a portion of this property in C-1, Local Commercial District and removing it from R-1, Single Family Dwelling District at the request of the applicant.
15. June 13, 2013. Planning Commission, on a vote of 5-0, postponed consideration of the revised preliminary plat for Bellatona Addition (formerly a part of Summit Valley Addition) at the request of the applicant.

16. July 11, 2013. Planning Commission, on a vote of 6-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for 12.38 acres adjacent to State Highway No. 9.
17. July 11, 2013. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in C-1, Local Commercial District and removed from R-1, Single-Family Dwelling District.
18. July 11, 2013. Planning Commission, on a vote of 6-0, recommended to the City Council that the revised preliminary plat for Bellatona Addition be approved.
19. August 27, 2013. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing a portion of this property in the Commercial Designation and removing it from Residential Designation.
20. August 27, 2013. City Council adopted Ordinance No. O-1213-49 placing a portion of this property in the C-1, Local Commercial District and removing it from R-1, Single-Family Dwelling District
21. August 27, 2013. City Council approved the revised preliminary plat for Bellatona Addition with alley waiver for the commercial property.
22. August 27, 2020. The City of Norman Development Committee approved the preliminary plat for five (5) years.
23. May 14, 2026. The applicant has made a request to place a portion of this property in R-1,
Single-Family Dwelling District and remove it from PL, Park Land.

IMPROVEMENT PROGRAM:

1. Fencing. Fencing will be installed adjacent to East Lindsey Street for the residential lots backing up to the arterial street.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.

3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. An existing lift station and off-peak holding area will be utilized. The property owners association is responsible for maintenance cost of the lift station until such time it is no longer needed.
5. Sidewalks. Sidewalks will be installed on each lot prior to occupancy. Sidewalks will be installed adjacent to common areas.
6. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately maintained detention facilities located throughout the property. A mandatory property owners association has been established.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Traffic calming devices will be utilized as per the review by the Traffic Division of the Public Works Department.
8. Water Main. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. A twelve-inch (12") water main will be constructed adjacent to East Lindsey Street and State Highway No. 9.
9. WQPZ. This property contains the Water Quality Protection Zone. However, there are no proposed residential lots within the WQPZ. Covenants will be required for the maintenance and protection of the WQPZ.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.

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

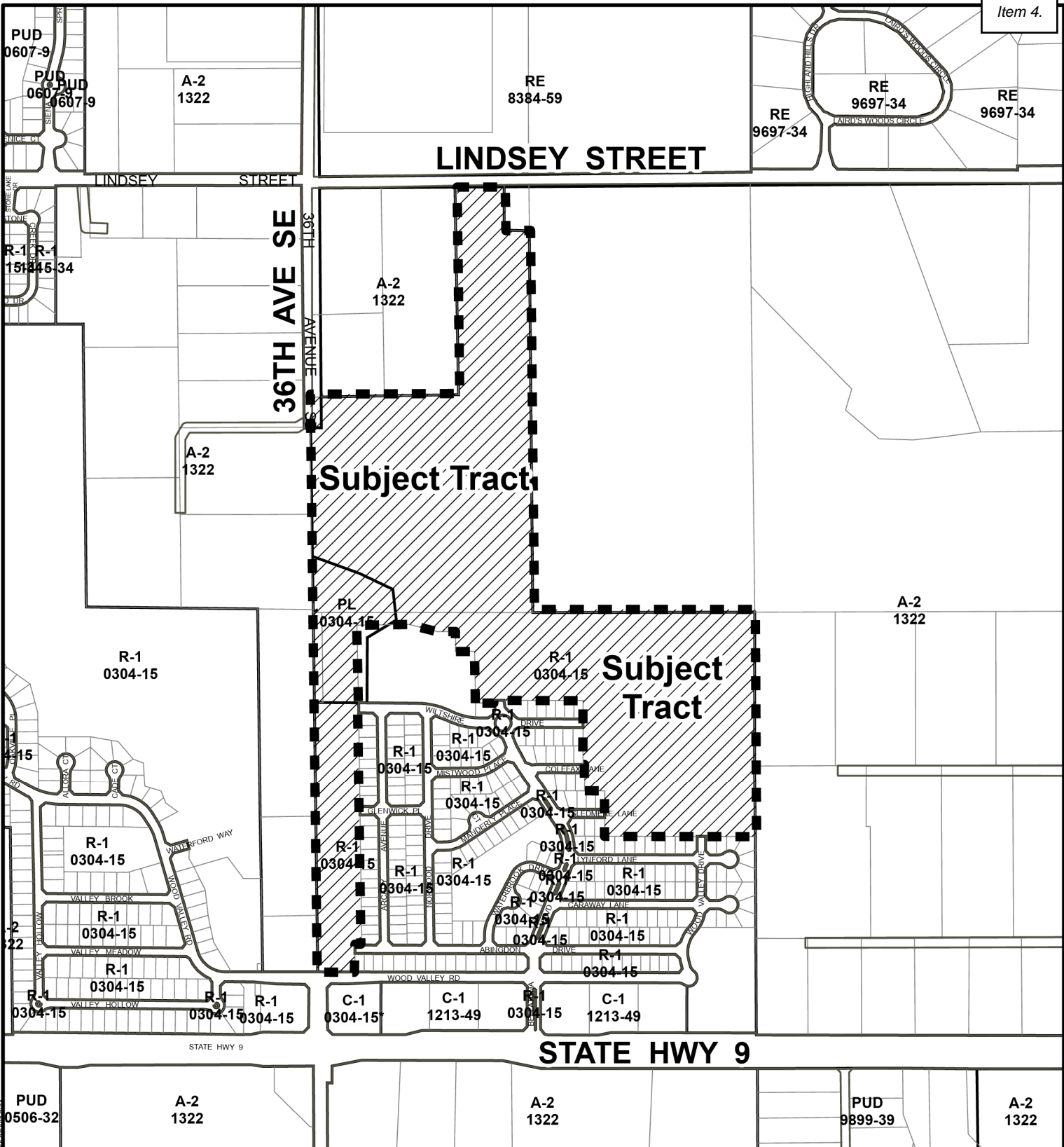
STAFF COMMENTS AND RECOMMENDATION: There are no changes to the design of the preliminary plat. It was discovered that some R-1, single-family lots were located within property that is zoned as park land. Sometime in 2021 at the request of City staff, park land was relocated and deeded to the City fulfilling park land requirements for Bellatona and Summit Valley Additions. As a result, the applicant needed to

request rezoning to place the lots in the R-1, Single-Family Dwelling District and remove them from park land. There are 104.49 acres remaining within the preliminary plat and 402 single-family lots. Staff recommends approval of the preliminary plat for Bellatona Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Bellatona Addition to City Council.

ACTION TAKEN: _____

Item 4.



Location Map

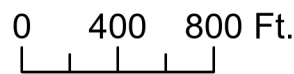
 Subject Tract



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 10, 2026



\\C01HSL1\City\GIS\Departments\GIS\PROJ_Layoff\Templates\Standard\Map\arcview\mxd

SMC
S.M.C. Consulting Engineers, P.C.
1000 N. W. 10th St., Suite 100
Tulsa, Oklahoma 74103
Tel: (918) 438-1111
Fax: (918) 438-1112

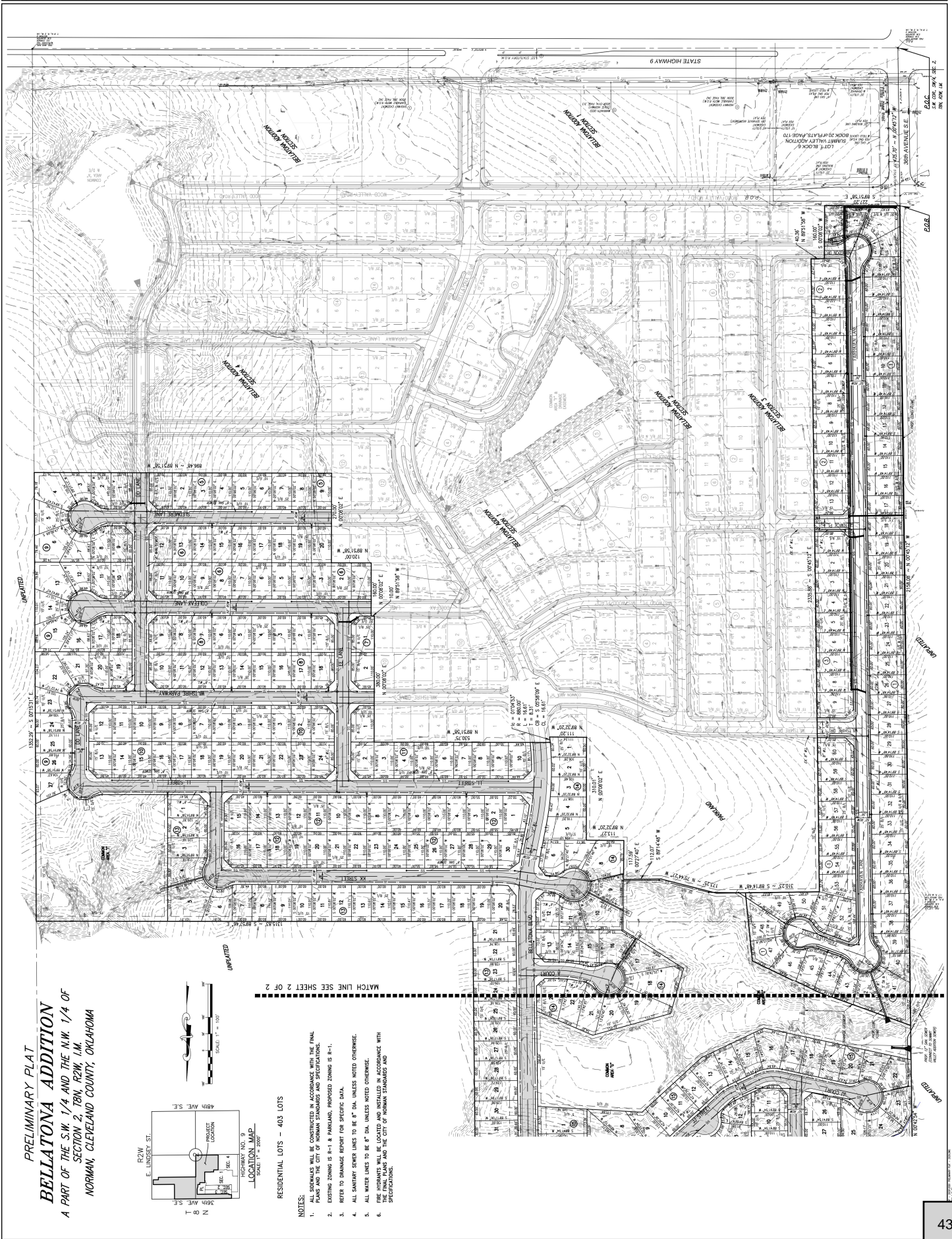
BELLATONA ADDITION
STATE HWY. 9 & 36TH AVE. S.E.
NORMAN, OKLAHOMA



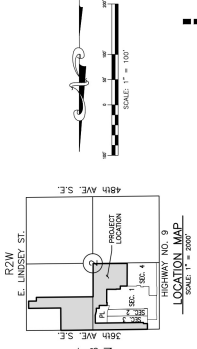
OWNER / DEVELOPER
STATE HIGHWAY CORP LLC
1000 N. W. 10th St., Suite 100
Tulsa, Oklahoma 74103
Tel: (918) 438-1111
Fax: (918) 438-1112

ARCHITECT
S.M.C. CONSULTING ENGINEERS, P.C.
1000 N. W. 10th St., Suite 100
Tulsa, Oklahoma 74103
Tel: (918) 438-1111
Fax: (918) 438-1112

THIS PLAN IS THE PROPERTY OF S.M.C. CONSULTING ENGINEERS, P.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF S.M.C. CONSULTING ENGINEERS, P.C.



PRELIMINARY PLAT
BELLATONA ADDITION
A PART OF THE S.W. 1/4 AND THE N.W. 1/4 OF
SECTION 2, 78N, R2W, 11M,
NORMAN, CLEVELAND COUNTY, OKLAHOMA



- RESIDENTIAL LOTS - 403 LOTS
- NOTES:**
1. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 2. EXISTING ZONING IS R-1 & PARKLAND, PROPOSED ZONING IS R-1.
 3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
 4. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
 5. ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
 6. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.

Applicant: Shaz Investment Group, LLC

Project Location: A portion of the Bellatona property located near Wiltshire Drive and Arcady Avenue.

Case Number: PD 26-7

Time: 5:30 p.m.

Applicant Representative:

Christopher Anderson (SMC)
Sean Rieger (Rieger, Sadler, Joyce LLC)

Attendees:

Norman and Cheryl Davis
Kyle and Aimee Davis
Patti Otto
Melissa and Craig Pickens
Dori Rader
Dustin Underhill

City Staff:

Lora Hoggatt, Planning Services Manager
Jonah McGuffie, Planner I
Landon Gum, Subdivision Development Coordinator

Application Summary:

Rezoning from Park Land to R-1 and Preliminary Plat for a portion of the Bellatona property located near Wiltshire Drive and Arcady Avenue.

Neighbors' Comments/Concerns/Responses:

Neighbors expressed a range of concerns centered primarily on traffic, access, and the overall impact of additional development in the area. A recurring issue was the anticipated increase in traffic along E. Lindsey Street, which residents already view as problematic due to existing accidents and challenging conditions related to the roadway. Questions were raised about how vehicles would enter and exit the proposed development, with particular concern that access appears limited, potentially only one point along Lindsey and whether a traffic study or signalization would be necessary to address safety.

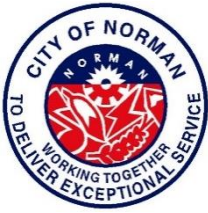
Concerns about the impact on adjacent properties were also raised. A property owner to the east, who keeps animals, is worried about residential development encroaching directly up to their land. Others noted a lack of buffering between properties, particularly to the south and west, where there have already been issues with trash and debris being placed onto neighboring land. These situations have led to requests for better screening, fencing, and overall protection of existing properties.

Several neighbors voiced frustration with ongoing code enforcement and maintenance issues. Complaints about trash dumping and lack of response from the city's Action Center suggest a broader concern about enforcement reliability. There were calls for stronger oversight during development, including requirements for silt fencing and erosion control measures.

Environmental conditions were another point of discussion. The site includes drainage features and a detention pond, and while parts of the area are not officially designated as wetlands, there are water quality protection considerations that have influenced the design. Some areas are expected to remain untouched, and currently no lots are planned within those protected zones. Still, residents expressed concern about how development activity might affect these features and feel that it has caused flooding on their neighboring properties.

File Attachments for Item:

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-49: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) AND THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE THE SAME IN PL, PARK LAND DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR WILTSHIRE DRIVE AND ARCADY AVENUE; WARD 5)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/14/2026

REQUESTER: City of Norman

PRESENTER: Jonah McGuffie, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-49: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) AND THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE THE SAME IN PL, PARK LAND DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR WILTSHIRE DRIVE AND ARCADY AVENUE; WARD 5)

APPLICANT/REPRESENTATIVE	City of Norman
LOCATION	Wiltshire Drive and Arcady Avenue
WARD	5
CORE AREA	No
EXISTING ZONING	R-1, Single-Family Dwelling District
EXISTING LAND USE DESIGNATIONS	Urban Low and Urban Medium
CHARACTER AREA	Suburban Neighborhood
PROPOSED ZONING	PL, Park Land District
PROPOSED LAND USE	No change
REQUESTED ACTION	Rezone R-1, Single-Family Dwelling District, to PL, Park Land District

SUMMARY:

The applicant, City of Norman, is requesting to rezone the subject property from R-1, Single-Family Dwelling District, to PL, Park Land District. The proposed rezoning is intended to designate the property for parkland use in order to serve the surrounding Bellatona neighborhood and satisfy parkland needs associated with continued development in the area. The request reflects updated development conditions and would reserve the tract for public or common open space rather than residential lots. The location is currently Bentley Park.

BACKGROUND:

The subject property was originally included in the 2003 rezoning and preliminary plat approvals for the Summit Valley development, as reflected in Ordinance O-0304-15. At that time, portions of the overall development were identified conceptually for residential development and parkland as part of the subdivision layout.

Since that time, the larger overall development area shown on the original preliminary plat evolved into separate neighborhoods, including Summit Valley and Bellatona. As development has progressed, subdivision design, lot configurations, and open space planning have continued to change through subsequent plat submittals.

The current request involves property presently zoned R-1 that is now designated as parkland. Rather than continuing with single-family residential development on this tract, the applicant is requesting that the property be rezoned to PL so that it may function as parkland or open space in support of the surrounding subdivision. This rezoning would formalize the use of the tract for park purposes and align the zoning with the function of the property.

The park location was modified as part of the 2013 plat; however, a corresponding rezoning was not requested at that time. Rezoning was limited to the commercial frontage along Highway 9. Bentley Park was constructed on the property and accepted by the City in 2023. This park fulfills the City's parkland requirements for the areas of Summit Valley and Bellatona.

DISCUSSION:

The request to rezone the subject property from R-1, Single-Family Dwelling District, to PL, Park Land District is intended to align the zoning designation with existing conditions. Although the property is currently zoned R-1, the entire tract has been developed as Bentley Park and accepted by the City of Norman, fulfilling the parkland requirements for the Summit Valley and Bellatona developments.

The existing R-1 zoning is a result of prior platting and rezoning actions that did not fully reflect the final location of the park. As a result, the zoning map does not accurately represent the current use of the property.

Rezoning the property to PL corrects this inconsistency by formally designating the land for park and open space use. This action does not introduce new parkland or alter the overall development pattern but instead brings the zoning into conformance with the existing, City-owned park and ensures long-term consistency between zoning, plats, and actual land use.

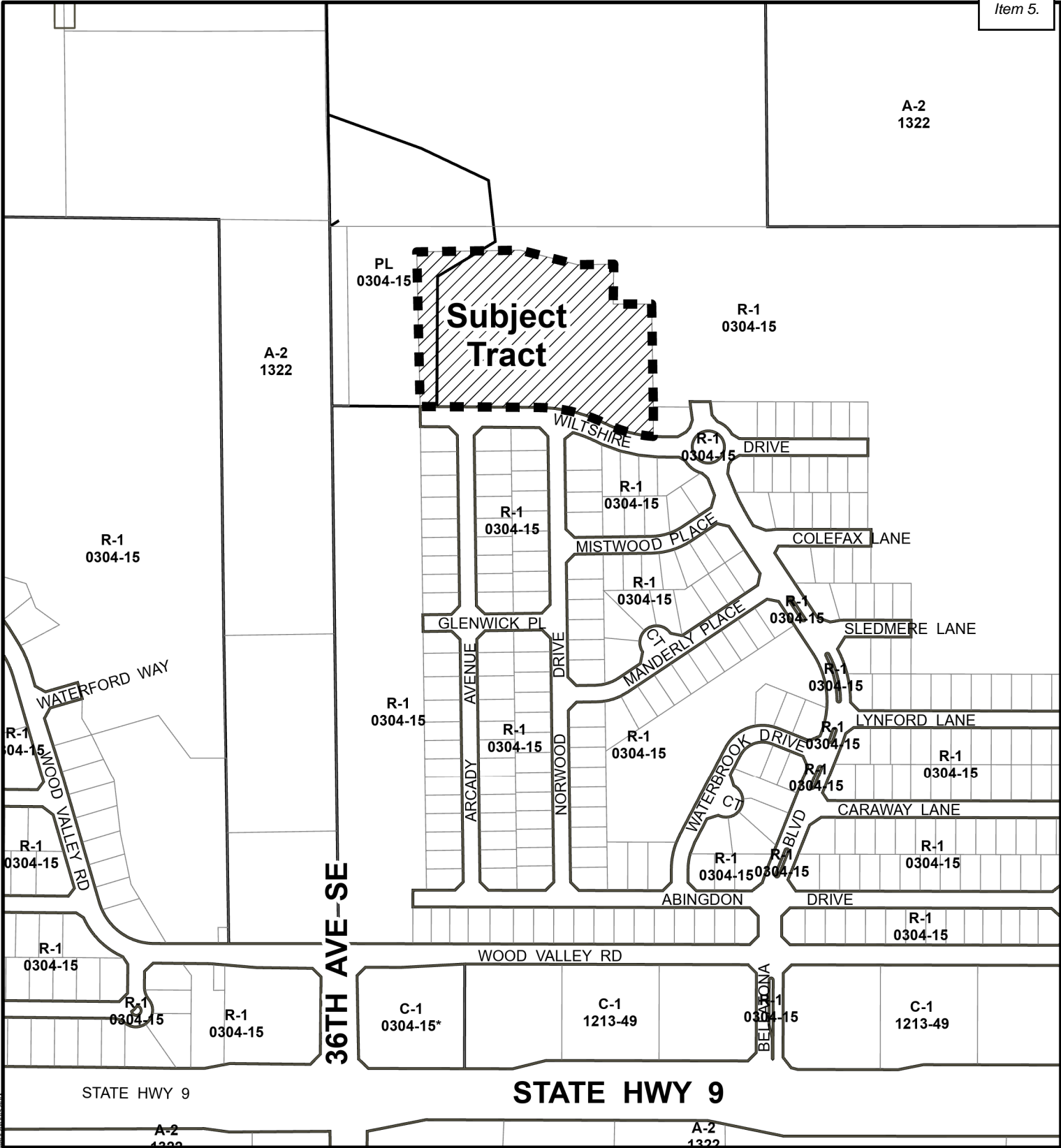
PRE-DEVELOPMENT MEETING: PD 26-7 April 23, 2026

Neighbors raised concerns primarily about traffic, access, and impacts to surrounding properties. They noted potential increases in traffic along E. Lindsey Street, limited site access, and the need for possible traffic controls. Adjacent property owners expressed worries about encroachment, lack of buffering, and ongoing issues with trash and debris, requesting better screening and fencing.


Additional concerns included inconsistent stormwater code enforcement, drainage and environmental impacts, and potential flooding. Residents also called for stronger oversight during development, including erosion control measures.

CONCLUSION:

Staff forwards this request for rezoning from R-1, Single-Family Dwelling District, to PL, Park Land District, and Ordinance O-2526-49 to the Planning Commission for consideration and recommendation to City Council.



Location Map

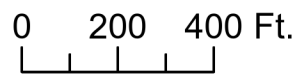
 Subject Tract



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 11, 2026



\\C01LSH1\City\GIS\Departments\GIS\PROJ\Layout\Templates\Standard\Map\locmap15.mxd

Applicant: Shaz Investment Group, LLC

Project Location: A portion of the Bellatona property located near Wiltshire Drive and Arcady Avenue.

Case Number: PD 26-7

Time: 5:30 p.m.

Applicant Representative:

Christopher Anderson (SMC)
Sean Rieger (Rieger, Sadler, Joyce LLC)

Attendees:

Norman and Cheryl Davis
Kyle and Aimee Davis
Patti Otto
Melissa and Craig Pickens
Dori Rader
Dustin Underhill

City Staff:

Lora Hoggatt, Planning Services Manager
Jonah McGuffie, Planner I
Landon Gum, Subdivision Development Coordinator

Application Summary:

Rezoning from Park Land to R-1 and Preliminary Plat for a portion of the Bellatona property located near Wiltshire Drive and Arcady Avenue.

Neighbors' Comments/Concerns/Responses:

Neighbors expressed a range of concerns centered primarily on traffic, access, and the overall impact of additional development in the area. A recurring issue was the anticipated increase in traffic along E. Lindsey Street, which residents already view as problematic due to existing accidents and challenging conditions related to the roadway. Questions were raised about how vehicles would enter and exit the proposed development, with particular concern that access appears limited, potentially only one point along Lindsey and whether a traffic study or signalization would be necessary to address safety.

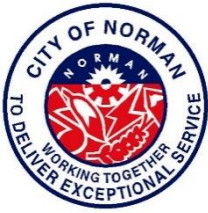
Concerns about the impact on adjacent properties were also raised. A property owner to the east, who keeps animals, is worried about residential development encroaching directly up to their land. Others noted a lack of buffering between properties, particularly to the south and west, where there have already been issues with trash and debris being placed onto neighboring land. These situations have led to requests for better screening, fencing, and overall protection of existing properties.

Several neighbors voiced frustration with ongoing code enforcement and maintenance issues. Complaints about trash dumping and lack of response from the city's Action Center suggest a broader concern about enforcement reliability. There were calls for stronger oversight during development, including requirements for silt fencing and erosion control measures.

Environmental conditions were another point of discussion. The site includes drainage features and a detention pond, and while parts of the area are not officially designated as wetlands, there are water quality protection considerations that have influenced the design. Some areas are expected to remain untouched, and currently no lots are planned within those protected zones. Still, residents expressed concern about how development activity might affect these features and feel that it has caused flooding on their neighboring properties.

File Attachments for Item:

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-50: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTEEN (13), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF N. FLOOD AVENUE AND W. ROCK CREEK ROAD; WARD 8)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/14/2026

REQUESTER: Cradle Investments, LLC

PRESENTER: Logan Gray, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-50: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTEEN (13), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF N. FLOOD AVENUE AND W. ROCK CREEK ROAD; WARD 8)

APPLICANT/REPRESENTATIVE	Cradle Investments, LLC
LOCATION	Near the northeast corner of the intersection of N. Flood Ave. and W. Rock Creek Rd.
WARD	8
CORE AREA	No
EXISTING ZONING	C-2, General Commercial District
EXISTING LAND USE DESIGNATIONS	Job Center
CHARACTER AREA	Corridor (Gateway)
PROPOSED ZONING	SPUD, Simple Planned Unit Development
PROPOSED LAND USE	No Change

REQUESTED ACTION

Rezone to SPUD, Simple Planned Unit Development, to allow for commercial uses and the placement of a billboard.

SUMMARY:

The applicant, Cradle Investments, LLC, is requesting rezoning from C-2, General Commercial District, to SPUD, Simple Planned Unit Development. The proposed rezoning and associated plat will allow for development containing commercial uses and the placement of a billboard.

EXISTING CONDITIONS:

SIZE OF SITE: 4.32 acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	C-2	I-2	I-2	I-2 & A-2 (University of Oklahoma Property)	A-2 (University of Oklahoma Property)
Land Use	Job Center	Job Center	Job Center	Job Center & Civic	Civic
Current Use	Vacant	Industrial & Office	Railroad Track	Vacant & University of Oklahoma North Campus, Max Westheimer Airport	University of Oklahoma North Campus, Max Westheimer Airport

ZONING DESIGNATION

C-2, General Commercial District

This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

LAND USE DESIGNATION

Job Center

Emphasis on concentration of high-quality jobs. Vital to the long-term health of the city, these activities have special considerations to aid in maximizing their benefits to the community, including accommodations for freight traffic, above average utility usage (water, electric, natural gas), and temporary outdoor storage for materials awaiting transport. Most activities within this land use occur inside a building or under a purpose-built cover. These locations are conducive to larger scale manufacturing, warehousing, and research/technology campuses.

Residential uses are typically not appropriate. Multi-unit residential uses can be mixed into corporate campuses or employee provided housing arrangements. Adjacent residential uses may be appropriate.

CHARACTER AREA DESIGNATION

Corridor Areas

Corridor Areas are developed or undeveloped land on both sides of a roadway; primarily designated, although not limited to, commercial and mixed-use development with auto-centric design. Scale and location affect the type and intensity of these uses. Corridor character is determined by scale and is recognized in three main areas. (Gateway, In-Town, and Downtown)

Gateway Corridors

Major thoroughfare that serves as an important entrance or means of access to the community marked by orientation of buildings to highway; on-site parking; and large set-backs for buildings. Anticipating high public transit access, including stops and shelters in locations safe for passengers and operations. Interstate-35, North Flood Avenue, Alameda Street, Main Street west of 24th, and Highway 9 are Gateway Corridors managed under this Character Area.

NEAREST PUBLIC PARK

Highland Village Park is approximately 0.75 miles east of the subject property. However, there is no available pedestrian access to the park from the subject property.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:

PD26-6

March 26, 2026

There were no neighboring property owners in attendance for the proposal's Pre-Development meeting.

REVIEW COMMENTS:

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (*) indicates that the agency, department, and/or division responded with review comments "inconsistent" with AIM Norman Plan. Items italicized and blue in these sections represent City Staff analysis.

CITY DEPARTMENTS

1. Fire Department
2. Building Permitting Review
3. Public Works/Engineering
4. Transportation Engineer
5. Planning*
6. Utilities

FIRE DEPARTMENT

Additional construction details are required to determine fire hydrant requirements and fire lane specifications for the proposed building(s). These items will be addressed during the building permit stage. For details, view the City of Norman Ordinances and adopted 2018 ICC codes as amended by OUBCC including IFC Appendices B, C, and D.

BUILDING REVIEW

Building codes and all applicable trades will be addressed at the building permit stage.

PUBLIC WORKS/ENGINEERING

Please see attached report from the Engineer regarding the associated preliminary plat request.

TRANSPORTATION ENGINEER

Please see attached report from the Transportation Engineer regarding the associated preliminary plat request.

PLANNING*

ZONING CODE CONSIDERATIONS

SPUD, Simple Planned Unit Development

The SPUD, Simple Planned Unit Development, 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 acres.
- The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

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 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 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.

*The applicant requests rezoning to SPUD, Simple Planned Unit Development, to allow for commercial development with greater flexibility than is currently available under other district regulations, and to allow for the placement of a billboard. The proposal is **consistent** with the purpose of a SPUD.*

Uses Permitted

- The proposed uses of the site will be those allowed in the C-2, General Commercial District, as listed in Exhibit B of the SPUD narrative.

*The uses permitted within the proposed development mirror those allowed in the C-2, General Commercial District, and are not uniquely tailored to the proposal. However, these proposed uses are less intense than those allowed by right within the I-2, Heavy Industrial Districts to the north, south, and east of the subject property. Therefore, the proposed uses are **consistent** with the surrounding zoning.*

Area Regulations

- North Setback: 15'
- South Setback: 15'
- East Setback: 25'
- West Setback: 25'

*The area regulations of the proposal are generally **consistent** with the setbacks of the surrounding area. All development will be reviewed for compliance at the building permit stage.*

Height Regulations

- Heights for buildings and monument signs will be limited to 25'. Billboard heights are limited to 35'.

*The proposed height limits are **consistent** with the surrounding area. However, notice must be given to the Federal Aviation Administration's Obstruction Evaluation Group for any proposed structures within the subject property. Additionally, most of the subject property is within an Oklahoma Aeronautics Commission Runway Protection Zone, requiring additional reporting to the State for any proposed structures. The applicant is aware of these requirements.*

Landscaping

- Landscaping will comply with Norman's applicable ordinances.

*The proposed parking areas for the development will be required to comply with landscaping requirements. The landscaped areas will be designed in a manner **consistent** with City standards.*

Parking

- The development will provide parking as shown on the Preliminary Site Development Plan. All parking areas will comply with applicable ordinances.

The proposed development is **consistent** with the City's parking regulations.

Lighting

- All exterior lighting shall be installed in accordance with the applicable regulations of Section 36-549, Commercial Outdoor Lighting Standards, as amended from time to time.

Exterior lighting within the development will be **consistent** with applicable City regulations.

Signage

- The development will contain one monument sign as shown on the Preliminary Site Plan, as well as one billboard. The billboard will abide by the following setbacks:
 - Front: 25' from street right-of-way
 - Side and rear: 25'
 - Distance from other billboard signs: 1,000'
 - Distance from church, school, or municipal, state, or federal property: 150'
 - Distance from residentially zoned property: 100'

The SPUD narrative states that signage within the development will comply with Article 28-VI, Off-Premises Signs, and applicable City commercial signage regulations, except where the SPUD conflicts, in which case the regulations of the SPUD shall control. For this reason, the proposed signage regulations are **consistent** with applicable City regulations.

Screening

- Screening for this site will be required to follow Section 36-552, Fencing, Walls, and Screening.

The proposed development will be **consistent** with the City's screening regulations at the time of writing. However, the SPUD narrative states that no fencing will be required between the adjacent properties to the north and south. No fencing is currently required, as both adjacent properties are zoned I-2, Heavy Industrial District. Should adjacent properties be zoned or used for one- or two-family residential purposes in the future, the subject property would be required to install fencing and/or screening.

Exterior Materials

- The exterior material of all buildings will be metal wall panel, with up to 50% accent materials allowed, including glass, brick, stone, or other materials as listed in the SPUD narrative.

The proposed exterior material regulations are **inconsistent** with the surrounding zoning. The I-2 Districts to the north and south of the subject property require 80% masonry facades on any side of a building facing an urban arterial per Section 36-547, Exterior Appearance.

Character Area Policies

General Policies

Non-Residential Policies

- New non-residential development should use high-quality building materials such as glass, brick, stone, wood or cementitious siding.

- Require that loading areas be located to the rear and sides of buildings and screened from view.
- Ensure that all sides of a parking garage that are visible from public view are architecturally consistent with the buildings it serves.
- Buildings in a corporate campus setting should have an internal pedestrian network between buildings.

*The applicant is proposing metal wall panels and 50% accent materials for the siding on the buildings for this project. While metal wall panel is not specifically listed, metal wall panel construction is a high-quality building material and durable for this region. If constructed with a high-quality metal wall panel and accent materials this site will be **consistent** with the Character Area General Non-Residential Policies.*

Corridor Areas (Gateway) Policies

- Support the natural phasing out of older and lower-yield commercial and industrial uses with regulations and incentives that support mixed-uses and local businesses.
- Use screening, with natural materials when possible, to lessen noise pollution and visual clutter from existing and future uses along the corridor.
- Promote circulation and manage access to keep traffic flowing by:
 - Including access along and into properties for vehicles, public transit, pedestrians, and bicyclists during street and interchange improvements.
 - Projects should not create fragmented parcels or impede on- and off-site circulation through, to reduce restriction of future development.
 - Allowing redevelopment of excess parking areas or commercial building space for residential uses, especially along public transit routes and areas with strong existing or planned pedestrian connections.
 - Requiring shared entrances, cross-access, and avoiding multiple access points for new commercial developments at major intersections.
- Commercial developments should offer both internal and external pedestrian connections, especially between hotels, restaurants, and retail services.
 - Connections to the corridors and through developments should improve safety for those walking, bicycling, or using mobility devices.
- Allow redevelopment for high density residential and mixed-residential uses near public transit stops, along pedestrian routes, and where site design does not create secluded enclaves of apartments.
- Add density through development of sites behind properties directly facing streets.
- Retrofit or mask existing strip development or other unsightly features, as necessary.
- Explore requiring that stormwater management and detention have lower impact than historic stormwater conditions for all new or redevelopment along corridors.

*While the proposal does not include additional provisions for screening or promote internal or external pedestrian access, it is generally **consistent** with the Corridor Area (Gateway) policies, as it capitalizes on an underutilized commercial lot, utilizes low impact development techniques, and proposes vehicular cross-access with the adjacent lot to the south.*

Land Use Development Policies

Job Center Policies

- Emphasis on concentration of high-quality jobs. Vital to the long-term health of the city, these activities have special considerations to aid in maximizing their benefits to the community, including accommodations for freight traffic, above average utility usage (water, electric, natural gas), and temporary outdoor storage for materials awaiting transport. Most activities within this land use occur inside a building or under a purpose-built cover. These locations are conducive to larger scale manufacturing, warehousing, and research/technology campuses.
- Residential uses are typically not appropriate. Multi-unit residential uses can be mixed into corporate campuses or employee provided housing arrangements. Adjacent residential uses may be appropriate.

*The proposal allows for commercial uses and does not allow for residential uses. The proposal is **consistent** with this Job Center Land Use policy.*

Building Types

- Appropriate and common structures are mid-rise offices, large warehouse-type structures, and other buildings that support the primary function, for example a gate house.

*The proposed SPUD narrative only allows for building heights up to 25', or approximately two stories, which is generally defined as low-rise. This is **inconsistent** with this Job Center Land Use policy. However, it should be noted that building heights in this area are limited due to the proximity to the Max Westheimer Airport to the west.*

Site Design

- Relatively simple site layouts are appropriate.
- Primarily providing employee parking, although parking lots may seem small compared to the building.
- Attention should be paid to appropriate landscaping designed to screen or buffer sites.
- Building design, articulation, and landscaping should contribute to the attractiveness of sites from the major roadways.
- Industrial uses with high external effects like noise and odor must mitigate anticipated adverse impacts on adjacent land uses. Adjacent residential uses are not appropriate in this context.
- Includes access to sidewalks, trails, and side paths from entrances to streets with transit services and/or potential transit service.

*The proposed development is generally **consistent** with this Job Center Land Use policy, as it features a simple site layout and utilizes landscaping to improve the development's attractiveness from N. Flood Ave.*

Transportation

- Clear and simple access to the highway network is important to activities—both for movement of goods and for employees, many of whom live in neighboring cities or counties. As the area intensifies, an evaluation for extending/expanding transit service would be appropriate. Convenient access and/or integration with trail connections.

*The proposed development is **consistent** with this Job Center Land Use policy, as it proposes simple access to N. Flood Ave.*

Utility Access

- A full range of utilities should be available. If services are not already in place, they must be extended by the developer during the platting process to be suitable for development. If development occurs adjacent to existing facilities that are determined to be insufficient to meet the demands of the proposed development, the developer must upgrade the existing facilities to enhance the capacity of the utility systems.

*The development site has access to public water and sanitary sewer facilities. The development is **consistent** with this Job Center Land Use policy.*

Public Space

- Plazas/gathering areas designed for employees to relax and socialize are appropriate. Publicly owned parks are unlikely.

*The proposed development does not include designated plazas, gathering areas, or similar amenities. For this reason, the proposal is **inconsistent** with this Job Center Land Use policy.*

Neighborhood and/or Special Area Plans

*This location is **not** within a Neighborhood or Special Planning Area.*

UTILITIES

AIM NORMAN PLAN CONFORMANCE

Proposed development is in accordance with AIM Water and Wastewater Utility Master Plans.

SOLID WASTE MANAGEMENT

Proposed development meets requirements for City streets and provides access for solid waste services.

WATER/WASTEWATER AVAILABILITY

Water Availability

Adequate capacity within the water system exists to serve the proposed development.

Wastewater Availability

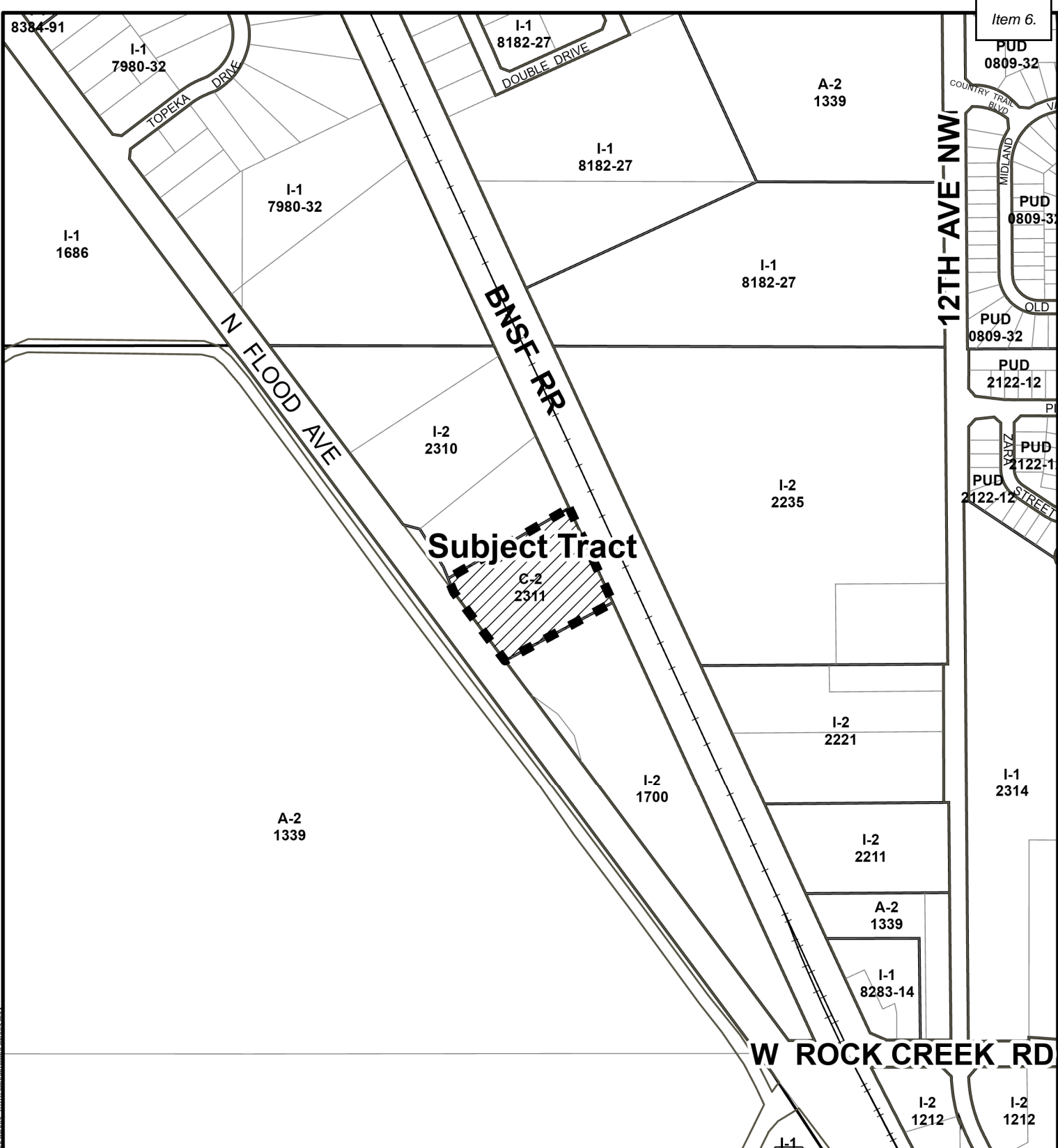
Adequate capacity within the wastewater system exists to serve the proposed development.

DISCUSSION:

Overall, the proposed development largely aligns with the AIM Norman Land Use and Character Area objectives by proposing commercial development that will connect to existing utility infrastructure and feature simple access to N. Flood Avenue. While metal wall panel is not explicitly listed as a preferred exterior building material, it is high quality and durable in this region. However, the proposed development does not include outdoor amenities for employees, as recommended by the Job Center Land Use policies.

CONCLUSION:

Staff forwards this request for rezoning from C-2, General Commercial District, to SPUD, Simple Planned Unit Development, and Ordinance O-2526-50 to the Planning Commission for consideration and recommendation to City Council.



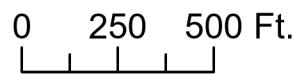
Location Map




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



March 5, 2026



 Subject Tract

\\COMLISL1\City\Departments\GIS\PROJ_Layou\Templates\Standard\Map\events_2026\Standard\Map\events_2026

DOLESE NORTH
NORMAN, OK
SIMPLE PLANNED UNIT DEVELOPMENT

APPLICANT:

***CRADLE INVESTMENTS LLC,
2221 W LINDSEY ST, STE 201,
NORMAN, OK 73069***

APPLICATION FOR:
SIMPLE PLANNED UNIT DEVELOPMENT
Submitted March 2, 2026
Revised April 2, 2026
Revised May 5, 2026

PREPARED BY:

Peacock Design, LLC
121 S Santa Fe Suite 113
Norman, OK 73069

TABLE OF CONTENTS

I. INTRODUCTION

Background and Intent

II. PROPERTY DESCRIPTION/EXISTING PROPERTY CONDITIONS

- A. Location
- B. Existing Land Use and Zoning
- C. Elevation and Topography; Drainage
- D. Utility Services
- E. Fire Protection Services
- F. Traffic Circulation and Access
- G. Fencing

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

- A. Permitted Uses
- B. Area Regulations
- C. Open Space
- D. Traffic Access, Circulation, Sidewalks
- E. Landscaping/Tree Preservation
- F. Signage
- G. Lighting
- H. Fencing
- I. Height
- J. Parking
- K. Sanitation
- L. Exterior Materials

IV. EXHIBITS

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

I. **INTRODUCTION**

This Simple Planned Unit Development (the “**SPUD**”) is being submitted for the property with the legal description 13-9-3W 4.60AC PRT SE/4 BEG 521.9' W & N 24D W1856.50' SE/C SE/4 S 62D W456.10' N 37D W400' N 62D E555.75' S 24D E381.75' POB LESS BEG 832' SELY WHERE R/W HWY 77 INTERSECTS N LINE SE/4 THENCE SELY ALONG R/W 375' N 23D W179.51' N 36D W150' N 75D W64' POB (the “**Property**”), as shown on **Exhibit C**. The Property consists of one (1) unplatted lot. Currently, the Property has an existing zoning of C-2, General Commercial District. The adjacent parcels are zoned I-2, Heavy Industrial District. The Applicant seeks to develop an office/commercial project on the Property, redeveloping the area and appropriately utilizing it for industrial and commercial uses. The Applicant will seek to do this through a mix of industrial office warehouse buildings.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located near approximately the Northeast corner of the intersection of Flood Ave and Rock Creek Rd, Norman, Oklahoma. The property has a legal description of 13-9-3W 4.60AC PRT SE/4 BEG 521.9' W & N 24D W1856.50' SE/C SE/4 S 62D W456.10' N 37D W400' N 62D E555.75' S 24D E381.75' POB LESS BEG 832' SELY WHERE R/W HWY 77 INTERSECTS N LINE SE/4 THENCE SELY ALONG R/W 375' N 23D W179.51' N 36D W150' N 75D W64' POB, as shown on Exhibit C.

B. Existing Land Use and Zoning

The Property is currently zoned C-2, General Commercial District. The adjacent properties are currently zoned I-2, Heavy Industrial District. The Property is currently designated on the AIM Norman Comprehensive Plan as JC, Job Center, and has an AIM Norman Character Area designation of Corridor.

C. Elevation and Topography; Drainage

The Property gently slopes northwest and to the southeast. No portion of the Property is in the FEMA 100-year flood plain. The northern 1/3 of the property contains one Stream Planning Corridor for the Upper Little River watershed. Drainage report submitted to City staff.

D. Utility Services

The necessary utility services for this project are already located on or near the Property as the majority of the adjacent properties have been previously developed. Otherwise, utilities will be extended as necessary.

E. Fire Protection Services

Fire protection services are as provided by the City of Norman Fire Department and per the City of Norman regulations for such. If required, fire hydrants will be installed on or near the Property in compliance with the applicable provisions of Norman's fire and building codes.

F. Traffic Circulation and Access

There are currently no access points on Flood Avenue. A new shared access point will be constructed at the southwest corner of the property, with the access road running east/west and centered along the southern property line. The new access point and road is to be shared with the adjacent property to the south, as shown on the site

development plan EXHIBIT A.

G. Fencing

The Property currently has a 4' barbed wire and chain link fence on the western property line along Flood Ave.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in conformance with the Site Development Plan, attached hereto as **EXHIBIT A**, subject to final design development and the changes allowed by Section 36-510 of the City of Norman's Municipal Code, as may be amended from time to time.

A. Uses Permitted

This SPUD proposes to retain the Property's existing allowable uses for C-2, General Commercial District. However, a list of the proposed allowable uses for the Property is attached hereto as EXHIBIT B.

B. Area Regulations

North Setback: The project will maintain a 15' setback from the North property line as shown on the Site Development Plan.

South Setback: The project will maintain a 15' setback from the South property line as depicted on the Site Development Plan.

East Setback: The project will maintain a 25' setback from the East property line as shown on the Site Development Plan.

West Setback: The project will maintain a 25' setback from the West property line as depicted on the Site Development Plan.

C. Open Space

The impervious area for the Property shall not exceed 85%. The locations and types of LIDs and BMPs are subject to modification during final site development. The open space for the Property shall be as shown on the Site Development Plan, at a minimum quantity of approximately 33,984 SF or 15% of the total site.

D. Traffic Access, Circulation, Sidewalks

Primary vehicular access to the Property will be provided from Flood Avenue on the west side of the Property via one (1) curb cut. This new shared access point will be

constructed at the southwest corner of the property, with the access road running east/west and centered along the southern property line. The new access point and road is to be shared with the adjacent property to the south, as shown on the site development plan EXHIBIT A. Pedestrian circulation will be provided through internal sidewalks connecting parking areas to building entrances. New sidewalks will be installed along street frontages as required. All sidewalks shall be ADA compliant.

E. Landscaping

The Applicant shall meet the City of Norman's Landscape Development Standards, as amended from time to time.

F. Signage

The development will contain One (1) monument sign as depicted on the Site Development Plan. The development will contain One (1) wall sign per business, to be located above the entry door of each respective business, and to be limited to 40 SF. Signage on the property will otherwise follow the commercial zone sign standards in Chapter 28, as amended from time to time.

The development will also contain One (1) off-premise billboard sign structure, including an off-premise billboard utilizing electronic digital display technology, as shown on the Site Development Plan. The sign structure and its sign face(s) shall be located as shown on Exhibit A – Site Development Plan, and the sign shall be oriented toward N Flood Ave / Hwy 77. All off-premise billboard signs permitted by this SPUD remain subject to all applicable City of Norman permitting, construction, safety, inspection, and operational requirements, including NCC Chapter 28-VI, as amended from time to time. Where this SPUD imposes requirements that differ from NCC Chapter 28, the SPUD shall control.

Off-premise billboards shall comply with the following minimum requirements for location, site design, size, and operations:

Front setback: 25 feet minimum from street right-of-way.

Side and Rear setbacks: 25 feet minimum from property line.

Distance between other off-premises billboard signs: 1000 feet minimum.

Distance from public church, school, municipal, county, state, or federal property: 150 feet.

Distance to residential zoning district: 100 feet.

Configuration: Single sign, back to back faces.

Construction: No more than two upright structural supports at ground level.

Sign Face Area: 600 square feet maximum facing one direction of travel (excluding extensions up to 160 square feet). Display area shall contain no more than two component parts.

Sign Horizontal Distance: 36 feet maximum.

Sign Height: 35 feet maximum. Proposed development has received approval for these proposed heights from the ODAA (Oklahoma Department of Aerospace and Aeronautics).

G. Lighting

The Applicant shall meet the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time. All exterior lighting, not including landscape or accent lighting, shall be downcast and designed to minimize glare and light trespass.

H. Fencing

The Property will feature a new 6' decorative perimeter fence, constructed from wood or metal, along the full length of the east property line. There will be no fencing required between the adjacent properties to the north and south.

I. Height

Height shall be as follows:

Buildings – 25'

Billboards – 35'

Monument Signs – 25'

Proposed development has received approval for these proposed heights from the ODAA (Oklahoma Department of Aerospace and Aeronautics).

J. Parking

The development will provide parking as shown on the Site Development Plan.

K. Sanitation

Commercial dumpster service will be utilized for this site, with the dumpster location shown on the Site Development Plan.

L. Exterior Materials

Exterior materials of the buildings to be constructed on the Property will be metal wall panel. Accents for the building may be glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, and any combination thereof, and are not to exceed 50% of the total exterior façade area. Roofing materials of the buildings to be constructed on the Property will be composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials.

EXHIBIT B
Allowable Uses

- Apartment Hotel.
- Art Gallery.
- Assembly Halls of non-profit corporations.
- Laboratories for research and testing where all work is housed in buildings and no smoke, noise, odor, dust or other element of operation is more intense outside the confines of the building than that which normally prevails in an R-3, Multi-family Dwelling District. For the purposes of this section, "Laboratories" includes Medical Marijuana Testing Laboratories, as allowed by state law, that fully comply with this provision.
- Libraries.
- Museums.
- Music Conservatories.
- Public and private schools and college with students in residence and dormitories associated therewith.
- Trade schools and schools for vocational training.
- Churches
- Short-term rentals.
- Recreation uses associated with any of the uses listed above and maintained primarily for the benefit and use of the occupants thereof.
- Shops and stores associated with and incidental to the uses listed above maintained for serving only the occupants thereof.
- Buildings and structures and uses customarily incidental to the above uses.
- Name plate and signs relating only to the use of the premises and services provided therein.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Baby shop.
- Bakery goods store.
- Bank.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Child care establishment.
- Clothing or apparel store.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Plant with no more than three (3) dry cleaning machines and/or Laundry Pick-up Station
- Dry goods store.
- Fabric or notion store.

- Florist.
- Furniture Store
- Gift Shop.
- Grocery or supermarket.
- Hardware store.
- Hotel or motel.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leathergoods shop.
- Medical Marijuana Dispensary, as allowed by state law. (O-1920-4)
- Messenger or telegraph service.
- Office business.
- Outdoor or indoor courts for handball, racquet ball, tennis, or sports activity of a similar nature (lighted outdoor courts shall not to be operated later in the evening than 10:00 p.m. and lighting must be arranged to direct light away from any adjoining property in a residential district).
- Painting and decorating shop.
- Pet shop.
- Pharmacy.
- Photographer's studio.
- Radio and television sales and service.
- Restaurant. A restaurant 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 spirits store.
- Self service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Tailor shop.
- Theater, including one that sells 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.
- Name plate and sign relating only to the use of the store and premises or products sold on the premises.
- Accessory buildings used primarily for any of the above enumerated purposes may not have more than forty (40) percent of the floor area devoted to purposes incidental to such primary
- Emergency Medical Transportation Services.
- Liquified Petroleum Gas sales and storage, when such use is clearly subordinate and accessory to the primary usage of the property.
- Municipal use, public buildings and public utility.
- Medical Marijuana Education Facility, as allowed by state law.
- Medical Marijuana Testing Laboratory, as allowed by state law.
- Amusement enterprises.
- New automobile sales and services, new machinery sales and services, and public garage, provided no gas or gasoline is stored above ground; used automobile sales, automobile and machinery repairing if conducted wholly within a completely enclosed building, but not including automobile or machinery wrecking

establishments or junk yards.

- Automobile, farm implement and machinery repair, sales and service, but not automobile wrecking yards or junk yards.
- Automobile service station.
- Bakery.
- Bath.
- Bus terminal.
- Carpenter and cabinet shop.
- Cleaning and dyeing works.
- Drive-in movie theater.
- Electric sales and service.
- Electric transmission station.
- Feed and fuel store.
- Frozen food locker.
- Glass shop.
- Golf course, miniature or practice range.
- Heating, ventilating or plumbing supplies, sales and service.
- Ice plant or storage house for ice and food housing not more than ten (10) tons capacity.
- Laundry.
- Lodge hall.
- Lumber and building materials sales yard.
- Music, radio or television shop.
- Outdoor advertising signs.
- Pawn shop.
- Printing plant.
- Sign painting shop.
- Small animal hospital.
- Storage warehouse.
- Trailer camp.
- Used auto sales.
- Wholesale distributing center.
- Buildings, structures, and uses accessory and customarily incidental to any of the above uses, provided:
 - There shall be no manufacture, processing or compounding of products other than such as are customarily incidental or essential to retail establishments.

EXHIBIT C
Legal Description

13-9-3W 4.60AC PRT SE/4 BEG 521.9' W & N 24D W1856.50' SE/C SE/4 S 62D W456.10' N 37D W400'
N 62D E555.75' S 24D E381.75' POB LESS BEG 832' SELY WHERE R/W HWY 77 INTERSECTS N LINE SE/4
THENCE SELY ALONG R/W 375' N 23D W179.51' N 36D W150' N 75D W64' POB.

Applicant: Cradle Investments, LLC

Project Location: Northeast Corner of the Intersection of N. Flood Avenue and E. Rock Creek Road

Case Number: PD26-6

Time: 5:30 p.m.

Applicant Representative:
Matthew Peacock

Attendees:

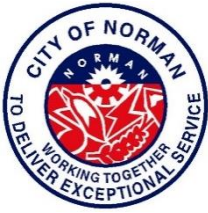
City Staff:
Logan Gray, Planner II
Landon Gum, Subdivision Development Coordinator

Application Summary:
The applicant, Cradle Investments, LLC, is requesting rezoning from C-2, General Commercial District, to SPUD, Simple Planned Unit Development. The proposed rezoning and associated plat will allow for development containing commercial uses and the placement of a billboard.

Neighbors' Comments/Concerns/Responses:
There were no neighboring property owners in attendance for the proposal's Pre-Development meeting.

File Attachments for Item:

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-17: PRELIMINARY PLAT SUBMITTED BY CRADLE INVESTMENTS, LLC FOR DOLESE NORTH, FOR 4.32 ACRES OF PROPERTY LOCATED NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF N. FLOOD AVENUE AND W. ROCK CREEK ROAD. (WARD 8)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/14/2026

REQUESTER: Cradle Investments, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-17: PRELIMINARY PLAT SUBMITTED BY CRADLE INVESTMENTS, LLC FOR DOLESE NORTH, FOR 4.32 ACRES OF PROPERTY LOCATED NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF N. FLOOD AVENUE AND W. ROCK CREEK ROAD. (WARD 8)

LOCATION: Generally located approximately 1,800 feet north of Rock Creek Road on the east side of North Flood Avenue.

INFORMATION:

1. Owners. Cradle Investments, LLC.
2. Developer. Cradle Investments, LLC.
3. Engineer. ARC Engineering.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1313 annexing this property into the Norman Corporate City Limits without zoning.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
3. September 29, 1970. City Council adopted Ordinance No. 2311 placing this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District.

4. April 9, 2026. The rezoning request for Ordinance No. O-2526-50 was postponed at the request of the applicant.
5. April 9, 2026. The preliminary plat for Dolese North, a Simple Planned Unit Development was postponed at the request of the applicant.
6. May 14, 2026. The applicant has made a request to place this property in the SPUD, Simple Planned Unit Development District and remove it from C-2, General Commercial District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. A portion of off-plat sanitary sewer main will be installed east and north of this property.
4. Sidewalks. A sidewalk will be required adjacent to Flood Avenue.
5. Storm Sewers. This property will utilize detention facilities to convey storm water runoff. Drainage easements are required for the detention facilities.
6. Streets. Flood Avenue paving is existing.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards to serve a fire hydrant. There is an existing 24" water main adjacent to Flood Avenue.
8. WQPZ. The property contains Water Quality Protection Zone. The engineer for the developer is utilizing WQPZ averaging. With final platting, covenants will be required to protect the WQPZ.

PUBLIC DEDICATIONS:

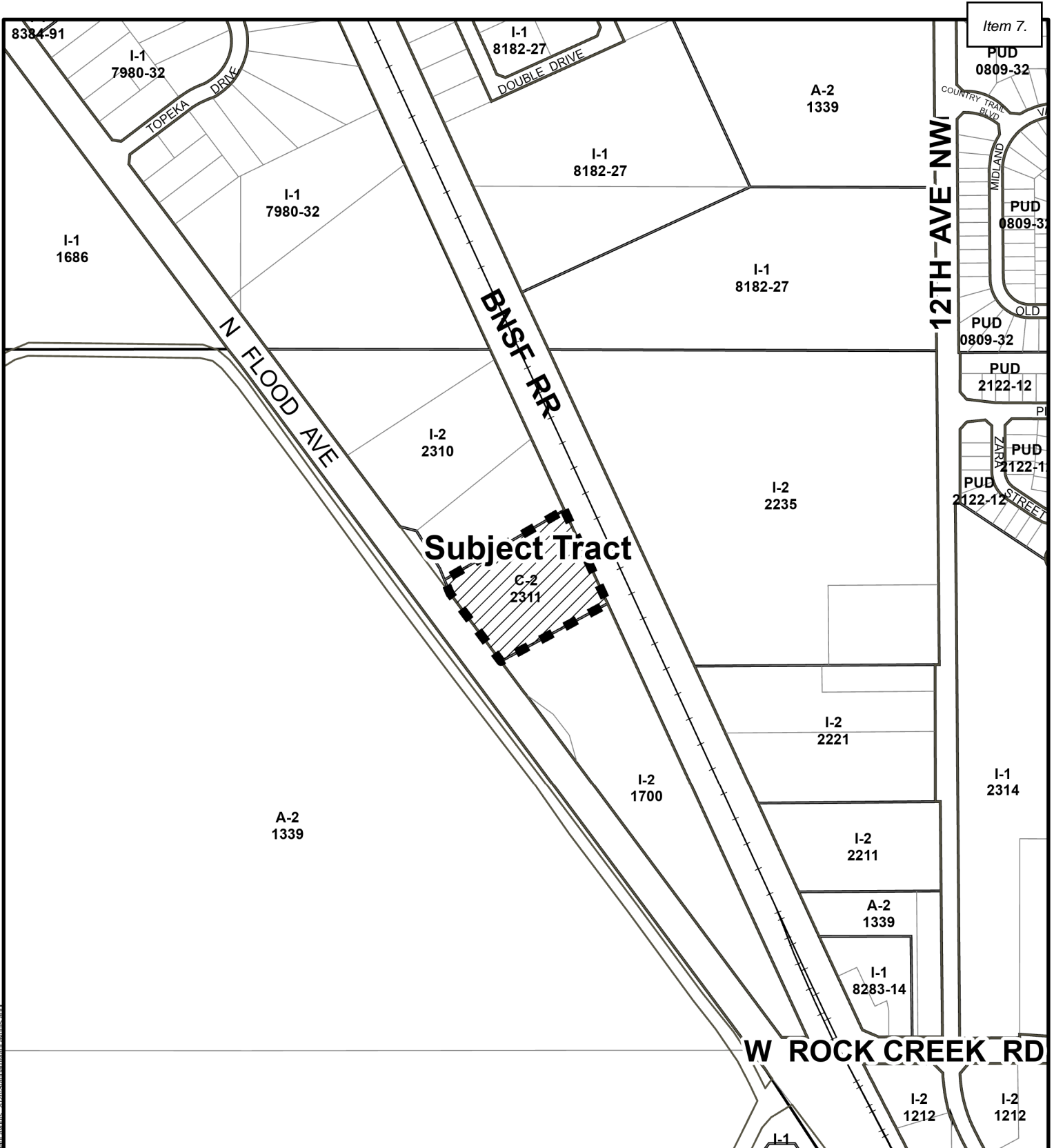
1. Easements. All required easements will be dedicated to the City on the final plat. Off-plat separate instrument (easement) will be required for a proposed sanitary sewer system serving this property and possibly future properties to the south.
2. Rights-of-Way. Flood Avenue right-of-way is existing.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consist of 4.32 acres and 1 lot. This proposal has a common access with platted property to the south reducing the number of access points with Flood Avenue. An access agreement will need to be filed with the Cleveland County Clerk. Staff recommends approval of the preliminary plat for Dolese North, a Simple Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Dolese North, Simple Planned Unit Development to City Council.

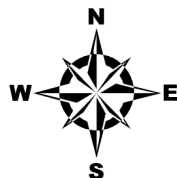
ACTION TAKEN:



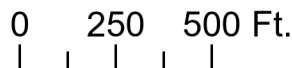
Location Map



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



March 5, 2026



Subject Tract

\\COMLISL1\City\Departments\GIS\PROJ_Layout\Templates\Standard\Map\events_2026\Standard\Map\events_2026

Applicant: Cradle Investments, LLC

Project Location: Northeast Corner of the Intersection of N. Flood Avenue and E. Rock Creek Road

Case Number: PD26-6

Time: 5:30 p.m.

Applicant Representative:
Matthew Peacock

Attendees:

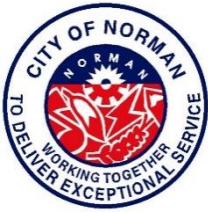
City Staff:
Logan Gray, Planner II
Landon Gum, Subdivision Development Coordinator

Application Summary:
The applicant, Cradle Investments, LLC, is requesting rezoning from C-2, General Commercial District, to SPUD, Simple Planned Unit Development. The proposed rezoning and associated plat will allow for development containing commercial uses and the placement of a billboard.

Neighbors' Comments/Concerns/Responses:
There were no neighboring property owners in attendance for the proposal's Pre-Development meeting.

File Attachments for Item:

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-58: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS NINETEEN (19) AND TWENTY (20), IN BLOCK THREE (3), D.L. LARSH'S FIRST ADDITION, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FROM CCFBC, CENTER CITY FORM-BASED CODE DISTRICT, URBAN RESIDENTIAL FRONTAGE, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (126 W APACHE; WARD 4)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/14/2026

REQUESTER: CCR LINN, LLC

PRESENTER: Anais Starr, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-58: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS NINETEEN (19) AND TWENTY (20), IN BLOCK THREE (3), D.L. LARSH'S FIRST ADDITION, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FROM CCFBC, CENTER CITY FORM-BASED CODE DISTRICT, URBAN RESIDENTIAL FRONTAGE, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (126 W APACHE; WARD 4)

APPLICANT/REPRESENTATIVE	CCR LINN, LLC/Rieger Sadler Joyce, LLC
LOCATION	126 W Apache Street
WARD	4
CORE AREA	Yes
EXISTING ZONING	Center City Form-Based Code District, Urban Residential Frontage
EXISTING LAND USE DESIGNATIONS	Urban High
CHARACTER AREA	Core Neighborhood
PROPOSED ZONING	CCPUD, Center City Planned Unit Development
PROPOSED LAND USE	No Change
REQUESTED ACTION	Rezoning to a Center City Planned Unit Development

SUMMARY:

The applicant, CCR LINN, LLC, requests a new Center City Planned Unit Development (CCPUD) for the lot located at 126 W Apache Street to allow the development of a residential duplex, as outlined in Appendix B of the Center City Form-Based Code (CCFBC).

The proposal for this site is to construct a 2,517 square foot, three-story duplex as illustrated in Exhibit B, Proposed Site Development Plan, within the CCPUD Narrative. The CCPUD proposes a duplex-style structure with two residential units with six bedrooms per unit. The proposed duplex will be set five feet from the side property lines. The applicant proposes eight angled parking spaces located off the alleyway, behind the required Parking Setback Line, along with two on-street parking spaces. At grade, Open Space will be provided as indicated in Exhibit B, Proposed Site Development Plan. The Parking Setback Line will remain as shown on the CCFBC Regulating Plan.

EXISTING CONDITIONS:

SIZE OF SITE: 0.16 Acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning (BFS)	CCFBC (Urban Residential)	CCFBC (Urban Residential)	CCFBC (Urban Residential)	CCFBC (Urban Residential)	CCFBC (Urban Residential)
Land Use	Urban High	Urban High	Urban High	Urban High	Urban High
	Duplex	Duplex and CCFBC Duplex	CCFBC Duplex	Single-Family Detached with garage apartment and CCFBC Multi-family structure	CCFBC Multi-family structure

ZONING DESIGNATIONS

CCFBC, Center City Form-Based Code

The goal of Norman Center City Vision Project and Plan was to reset the conversation and provide guidance for future development and redevelopment in Center City.¹ This CCFBC is intended to implement the purpose and goals of that Plan by providing strong implementation tools for the Center City area.

The CCFBC shall be applied to new, infill development, and redevelopment within the district both in order to achieve the vision set forth for the Center City and to provide a mechanism for implementing the following specific goals, using both public and private sector investments:

- Capitalize on public investment in existing infrastructure.

- Stabilize and strengthen mixed-use commercial centers and residential neighborhoods.
- Create a pedestrian-oriented and multi-modal district.
- Promote, create, and expand housing options.
- Ensure transit-supportive and transit-serviceable development.
- Ensure a complementary relationship with surrounding neighborhoods;

The creation of transit- and pedestrian-oriented development and redevelopment is dependent on three factors: density, diversity of uses, and design. This Code places greatest emphasis on design, or physical form, because of its importance in defining neighborhood and district character. All places evolve—density and uses can be expected to change over time as the area continues to grow and mature.

LAND USE DESIGNATION

Urban High (UH)

Highly compact, walkable pattern of urban development prioritizing alternative means of transportation. Low to no building space and separation of uses. This area is intended to create opportunities for economic activities attracting a city-wide audience, and place residents closer to services and jobs.

High-intensity areas strive for more residential than non-residential uses with frequent master-planned mixed-use development nodes. Non-residential uses may be more common in UH than in UM or UL due to higher concentrations of population. Gross densities in any single development should be greater than 12 units per acre.

CHARACTER AREA DESIGNATIONS

Core Neighborhood Areas

The Core Neighborhood is a focal point of the city, the traditional central business district, with a concentration of activities such as general retail, service commercial, professional office, mixed-density housing, mixed-use spaces, and appropriate public and open space easily accessible by pedestrians. This area frames the University of Oklahoma campus.

The Core Neighborhood encompasses all historic districts and some existing neighborhood planning areas. One notable aspect of this area is the reinvestment that has been occurring over the past decade.

The Core Neighborhood is defined by smaller, traditionally platted lots and older homes. Most streets within this Character Area are designed on a grid pattern, radiating from the BNSF rail line, and are highly connected to one another. Alleys are prominent and, although often used by local traffic, are in disrepair and in need of maintenance. Towards the commercial centers of this Character Area, taller buildings are more common, with the overarching height of residential structures being three stories or less.

NEAREST PUBLIC PARK

Centennial Park is located approximately a third of a mile to the northwest of the development site. Legacy Trail Park is located approximately a quarter of a mile east of the development site. Each of these parks can be accessed using available sidewalks and crosswalks along the streets.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:

PD26-9

April 23, 2026

Two neighbors were present who expressed concerns regarding the lack of sufficient parking for the number of bedrooms proposed in the duplex, which would further exacerbate the parking issues on the street. They also had stormwater runoff concerns with the request for increased impervious surface allowance for this development. The neighbors also mentioned the design was not aesthetically pleasing.

BOARD OF PARKS COMMISSIONERS:

This property does not require platting; therefore, dedication of parkland or fee in-lieu of parkland dedication is not required.

REVIEW COMMENTS:

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (*) indicates that the agency, department, and/or division responded with review comments "inconsistent" with AIM Norman Plan. Items italicized and blue in these sections represent City Staff analysis.

CITY DEPARTMENTS

1. Fire Department
2. Building Permitting Review
3. Public Works/Engineering*
4. Transportation Engineer
5. Planning*
6. Utilities

FIRE DEPARTMENT

Fire codes will be addressed at the building permit stage.

BUILDING REVIEW

Building codes and all applicable trades will be addressed at the building permit stage.

PUBLIC WORKS/ENGINEERING*

The subject property is already platted.

The requested 69% impervious surface requires engineered solutions with an Operations and Maintenance Manual along with a drainage report and a Site Grading Plan. At the time of the writing of this staff report these required items had not been submitted. Additionally, the applicant requested an exemption from the requirement in CCFBC to provide engineered solutions to account for the runoff created by the increase in impervious coverage over 65%. Engineered solutions have been installed successfully on many prior projects.

TRANSPORTATION ENGINEER

A traffic impact analysis is not required for this project.

PLANNING*

ZONING CODE CONSIDERATIONS

Purpose – CCPUD, Center City Planned Unit Development

Appendix B

SEC. 520 CENTER CITY PLANNED UNIT DEVELOPMENT

A. Statement of Purpose: It is the intent of this section to provide an alternative zoning district for the Center City Area as defined in the Center City Form-Based Code (CCFBC). This Center City Planned Unit Development District (CCPUD) is specifically catering to the Center City Area because of the size of lots, the lack of vacant land and other distinguishing characteristics in this area that make the use of the existing PUD regulations not feasible. The CCPUD encourages developments that create the character of development envisioned in the CCFBC.

Specifically, the purposes of this section are to:

1. Provide an alternative zoning district to the CCFBC where a property owner proposes a development that does not meet the strict regulations required in the CCFBC.
2. Provide open space/street space that is compatible with the concepts of the CCFBC.
3. Provide comprehensive and innovative planning and design for a development which is consistent and compatible with surrounding developments.
4. Provide more efficient and economic use of land resulting in an urban/pedestrian environment.
5. Provide complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.
6. Encourage developments that achieve community goals, such as, but not limited to, aging in place, or affordable housing, or other emerging trends in housing, that may not be able to meet all the required elements of the City Form-Based Code.

*The applicant is requesting a CCPUD to allow for the development of a three-story duplex with six bedrooms per unit. The applicant proposes a housing type already frequently utilized, and which is not contributing to creative alternatives. Applicant proposes to increase pervious coverage while requesting exemptions from providing engineered solutions, LIDs or an engineered drainage report verifying lack of negative impact on surrounding properties. This proposal is **inconsistent** with the purpose of the CCPUD process.*

Uses Permitted

- The proposed rezoning would allow for a three-story residential duplex with six bedrooms per dwelling unit. A complete list of uses can be found within the attached CCPUD Narrative as Exhibit C.

The applicant requests rezoning to a CCPUD to allow for the construction of a three-story duplex with six bedrooms per unit. The CCFBC requires a minimum of three dwelling units in this area of the Urban Residential Frontage. The CCFBC allows three bedrooms per dwelling unit by right; additional bedrooms above three require either a request for a Special Use Permit or a CCPUD. The applicant submitted a CCPUD Narrative and Site Development Plan to meet the proposed desired development.

The project fronts onto W. Apache Street and is located south of the central business district and north of the University of Oklahoma Campus. To the east and the north of the subject tract

are duplexes constructed in 2017 under the CCFBC and designated Townhouse/Small Apartment Building Form Standard at that time. To the west and south are multifamily structures constructed in 2017 under the Townhouse/Small Apartment CCFBC Building Form Standard. There is a single-family structure with a garage apartment to the north and single-family house to the south of the subject tract.

The proposed development is **inconsistent** with the 2023 CCFBC in regard to the minimum required dwelling units and the maximum number of bedrooms per dwelling unit allowed by right, as it proposes two dwelling units instead of three, and six bedrooms per dwelling unit instead of three.

Area Regulations

- The CCPUD proposes a three-story duplex to be constructed along the Required Build Line, as prescribed by the CCFBC Regulating Plan. The duplex is proposed to have five-foot setbacks from the east and west property lines.

The applicant proposes a duplex with five-foot side setbacks. With these setbacks, the structure will not meet the CCFBC requirement to set the façade at 100% of the Required Building Line (RBL). Additionally, the applicant is requesting to allow 2'4" offset from the RBL instead of the CCFBC allowed maximum amount of 24".

The proposed structure will be set at the existing RBL with a 28-inch offset allowance for jogs and articulation of the façade. This façade placement is similar to the front setback found with the adjacent properties. The proposed five-foot side setbacks are consistent with the structures located to the east of the subject tract, which were built under the 2017 CCFBC and were not required to build at 100% of the RBL and instead were constructed with five-foot setbacks. The current 2023 CCFBC Building Form Standard for Urban Residential requires new structure to set at the RBL for 100% of RBL length. The proposed duplex is **inconsistent** with the area regulations regarding the RBL Siting requirement, a major design element of the Center City Form-Based Code. However, the proposed structure will match the structures to the east of this parcel built under an older CCFBC regulations in regard to side setbacks.

Height Regulations

- The proposed three-story duplex as shown on the proposed elevations drawing, Exhibit D.

The CCFBC requires a minimum of two-stories and allows a maximum of five stories in this area of the Urban Residential Building Form Standard. The proposed three-story duplex is **consistent** with the height regulations of the CCFBC.

Open Space/Impervious Surface Coverage

- Open Space will be located on the Property in the locations depicted on the CCPUD Site Development Plan. The CCPUD Narrative proposes a maximum of 70% impervious surface coverage. The CCPUD Site Development Plan proposes impervious surface coverage in the amount of 4,853 square feet of the 7,000 square foot lot or 69.32% impervious surface coverage.

The CCFBC for Urban Residential requires a minimum of 15% of the buildable area, defined as the area behind the RBL, to be provided as Private Open Space. In this case, a minimum of 975 square feet of Private Open Space is required. The CCPUD Site Development Plan shows

1,404 square feet or 21.60% of the buildable area is designated as Private Open Space. The CCPUD Narrative states that a minimum of 15% Open Space will be maintained on this lot. The proposed Open Space exceeds the CCFBC minimum requirement.

The CCFBC has a maximum impervious surface coverage of 65% in Urban Residential Frontage. The CCFBC permits impervious surface coverage above 65% with the use of Low Impact Development engineered solutions. In this case, the applicant is proposing a maximum 70% impervious surface coverage for the subject tract without any engineered solutions. This does not meet the CCFBC requirements nor the Engineering Standards.

The CCPUD Narrative and Site Development Plan proposes impervious surface coverage which is **inconsistent** with CCFBC impervious surface coverage regulations and Public Works Engineering Standards maximum allowed impervious surface without engineered solutions.

Landscaping

- The CCPUD Narrative states that the site will meet the CCFBC regulations regarding Open Space tree and Street Tree requirements. The CCPUD Site Plan shows four trees located adjacent to the parking lot in the designated Open Space area and two Street Trees in the Tree Lawn.

The CCFBC requires one tree for every 800 square feet of Private Open Space. In this case, there is 1,404 square feet of Open Space which would require two trees. The proposed CCPUD Site Development Plan proposes four trees in the rear yard which exceeds the CCFBC requirements. The proposed Street Trees shown on the Site Development Plan meet the CCFBC requirements.

The proposed landscaping meets and exceeds the CCFBC requirements and is therefore **consistent** with the regulations.

Traffic Access, Circulation, Parking, and Sidewalks

- Traffic circulation and access to the Property shall be allowed in the manner shown on the CCPUD Site Development Plan.
- The existing front driveway will be removed, as required by the CCFBC regulations.
- A six-foot sidewalk will be installed along W. Apache Street as shown on the Site Development Plan.
- Eight parking spaces off the alleyway and two on-street parking spaces are proposed with this CCPUD.

The Site Development Plan proposes access off the alleyway as required by the CCFBC regulations. The proposed six-foot sidewalk in the front meets the City's sidewalk requirement.

The CCPUD Narrative proposes a duplex with six bedrooms in each dwelling unit. The CCFBC parking regulations require a parking space for each bedroom resulting in twelve parking spaces being required. With only ten parking spaces proposed with this CCPUD, eight on-site and two on-street parking spaces, the proposed development is **inconsistent** with the CCFBC parking regulations.

Lighting

- The project shall comply with the requirements of the CCFBC under Section 402(N), Lighting & Mechanical, as amended thereafter.

*Lighting within the development will be **consistent** with applicable City regulations.*

Signage

- All signage for the Property shall comply with Section 402(M), Signage, of the CCFBC, as amended thereafter.

*The proposed development will be **consistent** with the regulations under CCFBC Sign standards.*

Screening

- Perimeter fencing with a maximum height of eight feet is allowed by the CCPUD Narrative, but none is shown on the CCPUD Site Development Plan. The CCPUD Narrative proposes a street wall with a height of five feet along the RBL on each side of the proposed structure. The street wall is illustrated in the included elevation drawings on Exhibit D.

*The CCFBC regulations require a minimum Street Wall of not less than five feet in height along the RBL frontage that is not otherwise occupied by a building. In this case, the CCPUD is proposing five-foot brick street walls along the RBL from the edge of the building to the side property lines which meets the CCFBC requirement. The proposed allowance for perimeter fencing and street walls meets the CCFBC requirements. For these reasons, the screening and fencing are **consistent** with the regulations.*

COMPREHENSIVE PLAN CONSIDERATIONS

Character Area Policies

General Policies

Residential Policies

- New residential development should blend with existing housing, incorporating tools such as buffering requirements and right-sized public spaces as defined in land use categories.
- Accommodate a variety of housing styles, sizes, densities, and price points to suit diverse housing needs.
- New residential developments should use a variety of techniques to avoid the appearance of identical homes, increasing vibrancy and diversity in the built environment.

The proposed duplex will utilize brick, stoop, and façade design as shown in Exhibit D of the CCPUD Narrative which are similar to adjacent properties and will blend with the designs in the redeveloping neighborhood on West Apache Street. The CCPUD submitted elevations proposes to differentiate the two attached dwelling units of the duplex by utilizing different brick colors.

The CCPUD proposal for a duplex with six bedrooms in each unit, seeks to return to a housing type prevalent in the Center City pre-2019 and is a different housing type from the recently built multi-family developments constructed under the revised 2023 CCFBC. The adopted amendments of 2019 and 2023 of the CCFBC sought to encourage a variety of housing types

and limit the repetition of multibedroom duplex units. However, the proposed duplex is a residential building with a design that blends with the existing adjacent property.

The proposed development is **inconsistent** with the Character Area General Residential Policies because it seeks a housing type already frequently available in other areas near the University of Oklahoma Campus outside the Center City Form-Based Code District.

Core Neighborhood Areas Policies

- Continue to maintain and improve public facilities and infrastructure that supports infill development and reinvestment.
- Residential development should reinforce the Core through a combination of rehabilitation in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-unit townhomes, apartments, lofts, and condominiums.
- Focus mobility infrastructure on pedestrian comfort, safety, and convenience where there are smaller lots and greater proximity to a range of services.
- Ensure that redevelopment and infill developments:
 - Address the impacts of parking and access:
 - Off-street parking should be screened from public right-of-way, and placed in the rear of the lot for all development.
 - For residential development, access to garages and parking pads are encouraged from a rear loaded alley.
 - Alternative modes of transportation, including walking, rolling, biking, and public transit should be a priority with safe, clear connections. This includes improving sidewalks and filling gaps in the sidewalk network during development.
 - Reflects the scale and characters of surrounding properties:
 - Structures should not be significantly taller, further from the front property line, or be inconsistent with the massing of neighboring properties.
 - Reduce the impact of higher intensity uses to adjacent lower intensity uses with screening and landscaping. Native landscaping is encouraged.
 - Encourage activation of the street space along arterials with pedestrian amenities.
 - Increased impervious area coverage should be mitigated using LID stormwater BMPs regardless of parcel size or existing impervious area coverage.
 - New architecture should be compatible with existing neighborhoods. Modern, contemporary architecture should be limited but can be accommodated as long as scale transitions and architectural elements achieve continuity.

The CCFBC requires one parking space per bedroom. In this case, a total of twelve parking spaces is required. The CCPUD Proposed Site Development Plan shows eight parking spaces in the proposed parking lot off the alleyway and two on-street parking along W Apache Street.

Since the proposed CCPUD does not fully address the impact of the parking by supplying sufficient parking, the proposed development is **inconsistent** with the Core Neighborhood Character Area policies.

Land Use Development Policies

Urban High Policies

- Highly compact, walkable pattern of urban development prioritizing alternative means of transportation. Low to no building spacing and separation of uses. This area is intended to create opportunities for economic activities, attracting a city-wide audience, and place residents closer to services and jobs.
- High-intensity areas strive for more residential than non-residential uses with frequent master-planned mixed-use development nodes. Non-residential uses may be more common in UH than in UM or UL due to higher concentrations of population.
- Gross densities in any single development should be greater than 12 units per acre.

*The proposed development consists of a three-story brick structure with two dwelling units. The proposed duplex meets the gross density of 12 units per acre. For this reason, the development is **consistent** with the Urban High Land Use policy.*

Building Types

- Medium and Small-scale 3- to 5-story buildings are common. Within existing developed areas, buildings may go up to 2-stories higher than surrounding properties.
- Multi-unit structures are the priority, but a variety of housing types from townhomes to apartments are expected.
- Mixed-use buildings including retail, work-spaces, and residences are most common.
- Public and private spaces (i.e. balconies, recreational roof decks, outdoor dining, etc.) are clearly defined and cultivate a sense of place.
- New developments that are single-use developments or predominantly single-unit or garden apartments are not appropriate.

*The proposed development features a three-story building, which is a common residential building height found in the surrounding developing Center City. The proposed duplex is a housing type sought by the Urban High Land Use designation. Since the CCPUD is proposing a duplex with a similar height and design, the proposed development is **consistent** with the Urban High Land Use policy for Building Types.*

Site Design

- The scale and layout of the built environment are conducive to walking. Trails and pathways are integrated throughout developments to connect to parks, neighborhoods, and community destinations.
- Multi-unit developments without connections to neighboring properties and uses weakens the development pattern and should be limited or avoided altogether.
- Street trees should form a continuous urban canopy over public areas and rights-of-way.
- Stormwater to be addressed at the project level, but designed as part of a larger neighborhood or sub-basin system.
- Site layout should take every opportunity to maximize the public infrastructure available in this area.

A six-foot sidewalk is proposed along W Apache Street with this development request. This will match the width of the existing adjacent sidewalk to the east. The proposed sidewalk will connect to the existing sidewalk system in the Center City, allowing residents pedestrian access to the University of Oklahoma and the central business district. Furthermore, the applicant proposes a stoop which will connect residents to the sidewalk system and encourage active pedestrian transportation.

*The CCFBC requires a maximum of 65% impervious coverage unless Low Impact Development engineered solutions are proposed to mitigate the effects of the additional impervious surface coverage. In this case the applicant is seeking relief from impervious surface requirements and does not propose the utilization of any low-impact development techniques to mitigate stormwater. For this reason, the development is **inconsistent** with the Urban High Land Use policies.*

Transportation

- This area features a relatively dense grid of streets and sidewalks. A full street hierarchy provides a variety of connections and route choices to people moving to, through, and within the area. Parking is a secondary use and should be as small as possible due to character and value of land in the area. Most of these areas have, or will have, easy access to public transportation (less than one half-mile walk of a stop). Improving access for pedestrians and bicyclists will continue to be a priority, including modernizing multi-modal infrastructure.

The development site is located half a mile north of the University of Oklahoma's Campus and a third of a mile south of Main Street in the central business district. Additionally, there is an Embark bus stop one tenth of a mile to the west of the subject tract. Due to its location and available network of sidewalks, the proposed development has the opportunity for a pedestrian only mode of transportation.

*The development is **consistent** with the Urban High Land Use policy.*

Utility Access

- A full range of utilities should be available. If services are not already in place, they must be extended by the developer during the lot split process to be suitable for development. If development occurs adjacent to existing facilities that are determined to be insufficient to meet the demands of the proposed development, the developer must upgrade the existing facilities to enhance the capacity of the utility systems.

*The proposed development has existing water and sewer access. The development is **consistent** with Utility Access policies.*

Public Space

- Consisting of appropriately scaled public spaces including small parks, plazas, parklets, regional trail connections, and walking paths. Pedestrian amenities should be commonly integrated into public and private projects.

*The existing development proposes the installation of a six-foot sidewalk which will link to the public sidewalks found in Center City providing walkable access to the University of Oklahoma Campus, Campus Corner, and the central business district. This residential duplex development is **consistent** with the Urban High Land Use policy regarding Public Space.*

Neighborhood and/or Special Area Plans

*This location is **not** within a Neighborhood or Special Planning Area.*

UTILITIES

AIM NORMAN PLAN CONFORMANCE

Proposed development is in accordance with AIM Water and Wastewater Utility Master Plans.

SOLID WASTE MANAGEMENT

Proposed development meets requirements for City streets and provides access for solid waste services. Polycarts are shown on the Site Plan and are adequate for servicing the duplex.

WATER/WASTEWATER AVAILABILITY

Water Availability

Adequate capacity within the water system exists to serve the proposed development. Existing water service(s), if not to be reused, must be abandoned at the water main. If existing service(s) is to be reused, it must have materials identified.

Wastewater Availability

Adequate capacity within the wastewater system exists to serve the proposed development. Existing sewer service(s), if not to be reused, must be abandoned at the sewer main.

DISCUSSION:

The proposed development aligns with many of the AIM Norman Land Use and Character Area objectives. This proposal will provide additional residential units to this area of Norman in the form of a duplex.

The CCPUD Narrative proposes amendments to allow for the development of a three-story duplex with six bedrooms in each dwelling unit. Since 2019, amendments to the CCFBC have sought to limit the multi-bedroom housing type, while encouraging a variety of housing types. This CCPUD is proposing a multi-bedroom duplex and seeks relief from the required minimum twelve parking spaces, required mitigation solutions for increased impervious surface coverage, and CCFBC Siting requirements. However, the proposed structure will continue several of the essential CCFBC design elements seen along West Apache Street, including building the façade to the Required Build Line, façade articulation differences between the two units, and street walls along the RBL.

CONCLUSION:

Staff forwards this request for Center City Planned Unit Development and Ordinance O-2526-58 to Planning Commission for consideration and a recommendation to the City Council.

126 West Apache

A Center City Planned Unit Development

Applicant: CCR LINN LLC

Application for:

Center City Planned Unit Development

Submitted April 1, 2026

Revised May 1, 2026

PREPARED BY:

RIEGER SADLER JOYCE

136 Thompson Drive

Norman, Oklahoma 73069

TABLE OF CONTENTS

I. INTRODUCTION

- A. Background and Intent
- B. Development Team

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

- A. Location
- B. Existing Land Use and Zoning
- C. Elevation and Topography
- D. Drainage
- E. Utility Services
- F. Fire Protection Services
- G. Traffic Circulation and Access

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

- A. Permissible Uses
- B. Development Criteria
- C. CCFBC Variances

EXHIBITS

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

I. INTRODUCTION

A. **Background and Intent.** This Center City Planned Unit Development (“CCPUD”) is proposed by CCR LINN LLC (the “Applicant”) for the property located at 126 W. Apache Street, Norman, Oklahoma, more particularly described on Exhibit A (the “Property”). The Property contains approximately 0.16 acres. This CCPUD is intended to put forth the parameters for the development of the Property to allow for the construction of a townhouse style structure with two (2) residential units with a maximum of six (6) bedrooms per unit. This CCPUD will allow for a relaxation of the CCFBC’s specific development and design criteria applicable to the Property in order to allow the Applicant to utilize the site for multi-family residential development offering new dwelling units in close proximity to the University of Oklahoma.

B. **Development Team.** The Applicant and owner of the Property is CCR LINN LLC. The design for the project has been prepared by Nathan Lofties, with Creative Home Designs.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. **Location.** The Property is an approximately 7,000 square foot parcel located south of W. Apache Street, between S. Webster Ave and S. Santa Fe Ave. The specific location is illustrated on the Site Development Plan, attached hereto as Exhibit B.

B. **Existing Land Use and Zoning.** The Property is located in the Center City Form Based Code (“CCFBC”) District, Urban Residential BFS. The Property currently contains a single-family residential house.

C. **Elevation and Topography.** The Property is essentially flat with little to no elevation change throughout.

D. **Drainage.** The Property is generally flat and drains to W. Apache St. and the alleyway on the South.

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

F. **Fire Protection Services.** Fire protection services will be provided by the City of Norman Fire Department and by the owner of the Property where required by building and fire protection codes.

G. **Traffic Circulation and Access.** W. Apache St. is located on the North boundary of the Property, and the public alleyway is located along the South boundary of the Property. Vehicle access is currently gained from an existing driveway off of Apache St., which will be removed under this CCPUD. An existing public sidewalk is located along W. Apache St.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in compliance with the terms of this CCPUD and the exhibits attached hereto and incorporated herein by reference, subject to adjustments or modifications allowed pursuant to Appendix B, Section 520(F), Administration, of the CCFBC, as may be amended from time to time. This CCPUD permits the development of a three-story structure containing two (2) dwelling units, each with a maximum of six (6) bedrooms, in accordance with the terms contained herein.

A. Allowable Uses.

A list of the allowable uses for the Property is attached hereto as **Exhibit C**.

B. Development Criteria.

1. **Siting.** The proposed Site Development Plan for the Property is concurrently submitted with this CCPUD as **Exhibit B** and shall be incorporated herein as an integral part of this CCPUD. The building façade and street walls shall be built to the required building line (“RBL”) located ten (10’) feet off of the front property line for 100% of the RBL length, provided that for purposes of this CCPUD, the building façade and street walls shall be allowed to be set back from the RBL up to a maximum of two (2’) feet four (4”) inches as shown on the Site Development Plan. Additionally, as shown on the Site Development Plan, there shall be a five (5’) foot side yard setback on both sides of the building. Furthermore, the stoop and stairs associated with the front entrance of each unit shall be allowed to extend beyond the RBL in the manner displayed on the Site Development Plan, but in no event shall any elements be allowed to extend into the right-of-way. The Property shall be developed in substantial conformance with the Site Development Plan, subject to adjustments or modifications allowed pursuant to Appendix B Section 520(F), Administration, of the CCFBC, as may be amended from time to time.
2. **Building Height.** The buildings to be constructed on the Property shall be three (3) stories, as shown on the proposed elevations attached hereto as **Exhibit D**. The first floor finished ceiling height shall be nine (9’) feet. The second story finished floor height shall be ten (10’) feet six (6”) inches. The second story finished ceiling height shall be nineteen (19’) feet four (4”) inches. The third story finished floor height shall be twenty (20’) feet eight (8”) inches. The third story finished ceiling height shall be twenty-nine (29’) feet eight (8”) inches. The top ridge from grade shall be thirty-nine (39’) feet eight (8”) inches. All enumerated heights are also listed on the proposed elevations and are subject to adjustments or modifications allowed pursuant to Appendix B Section 520(F), Administration, of the CCFBC, as may be amended from time to time.

- 3. **Elements.** The Property shall be built in accordance with the terms of this CCPUD and the exhibits hereto. Exterior materials shall comply with the requirements of Section 402(J), Architectural Materials (exteriors), of the CCFBC, as may be amended from time to time. Fenestration shall comply with the requirements of Sections 403 of the CCFBC, as may be amended from time to time.

- 4. **Sanitation.** Sanitation services for the Property shall be consistent with the City of Norman’s applicable sanitation standards and regulations, as amended from time to time. Poly cart service is planned to provide sanitation service to the lot. Poly carts may be stored in the side yard setback area, as shown on the Site Development Plan.

- 5. **Signage.** All signage for the Property shall comply with Section 402(M), Signage, of the CCFBC, as amended thereafter.

- 6. **Traffic access and sidewalks.** Traffic circulation and access to the Property shall be allowed in the manner shown on the Site Development Plan and will meet the City of Norman Engineering Design Standards. A six (6’) foot public sidewalk along West Apache will be installed.

- 7. **Lighting.** The project shall comply with the requirements of the CCFBC under Section 402(N), Lighting & Mechanical, as amended thereafter.

- 8. **Open Space.** Open space is preserved to the extent feasible by maintaining the useable five (5’) foot side yards, retaining substantial useable open space within the front yard of the Property, and by limiting the impervious coverage in the rear of the Property as depicted on the attached Site Development Plan. The Property shall have a maximum of 70% impervious coverage. Private Open Area is depicted on the Site Development Plan, including the decks, and constitutes over 20% of the buildable area of the Property. Notwithstanding the foregoing, in no case shall Open Space be less than 15% of the Property.

- 9. **Parking.** Parking is provided in the manner shown on the attached Site Development Plan. The Applicant will provide eight (8) parking spots at the rear of the Property, as well as two (2) on street inset parking spots, as shown on the Site Development Plan. This CCPUD permits a variance from the number of parking spots that would be required by the current CCFBC.

- 10. **Landscaping.** Landscaping will be installed and meet Part 4. G. Open Space and Section 504. B Street Trees of the CCFBC. Any trees to be planted shall be of a species that is listed in Section 506 of the CCFBC, as amended thereafter,

or otherwise approved by the City of Norman Forester, City of Norman Ordinance, or appropriate City of Norman staff member.

11. Drainage. The Property will meet Section Part 8. Site Development Requirements and any other City drainage ordinances. Drainage will be directed into the existing storm sewer main on Apache Street and to the alleyway on the South of the Property.

12. Fencing and Street Walls. Fencing with a maximum height of eight (8') feet is permissible but not required on the Property. Street walls shall be utilized between the building and the property line in the manner shown on the Site Development Plan. One pedestrian entry gate no wider than five (5') feet shall be permitted, but not required, within the proposed street wall. The street wall shall be not less than five (5') feet in height nor greater than twelve (12') feet in height along any RBL frontage that is not otherwise occupied by the building.

C. CCFBC Variances.

The Property shall be developed in accordance with the terms of this CCPUD and the exhibits attached hereto and incorporated by reference. For convenience purposes, a summary of the variances sought from the CCFBC follows:

1. **Six Bedrooms Per Unit.** Each unit is allowed to contain a maximum of six (6) bedrooms as this is an area that is appropriate for added density. This CCPUD will allow for a development that can provide thoughtfully designed residential units closely located to the University of Oklahoma, which is much needed.
2. **Unit Minimum.** The Property is allowed to contain a minimum of two (2) dwelling units. The Property will contain appropriate density through a greater number of bedrooms in each unit.
3. **Parking.** The Applicant will provide eight (8) on-site parking spaces, as well as two (2) on street inset parking spots, as shown on the Site Development Plan.
4. **Impervious.** The Property shall have a maximum of 70% impervious coverage.
5. **Setbacks.** As shown on the Site Development Plan, there shall be a five (5') foot side yard setback on both sides of the building.
6. **Siting.** For purposes of this CCPUD, the building façade and street walls shall be allowed to be set back from the RBL up to a maximum of two (2') feet four (4") inches as shown on the Site Development Plan. Furthermore, the stoop and stairs associated with the front entrance of each unit shall be allowed to extend beyond the RBL in the manner displayed on the Site Development Plan.

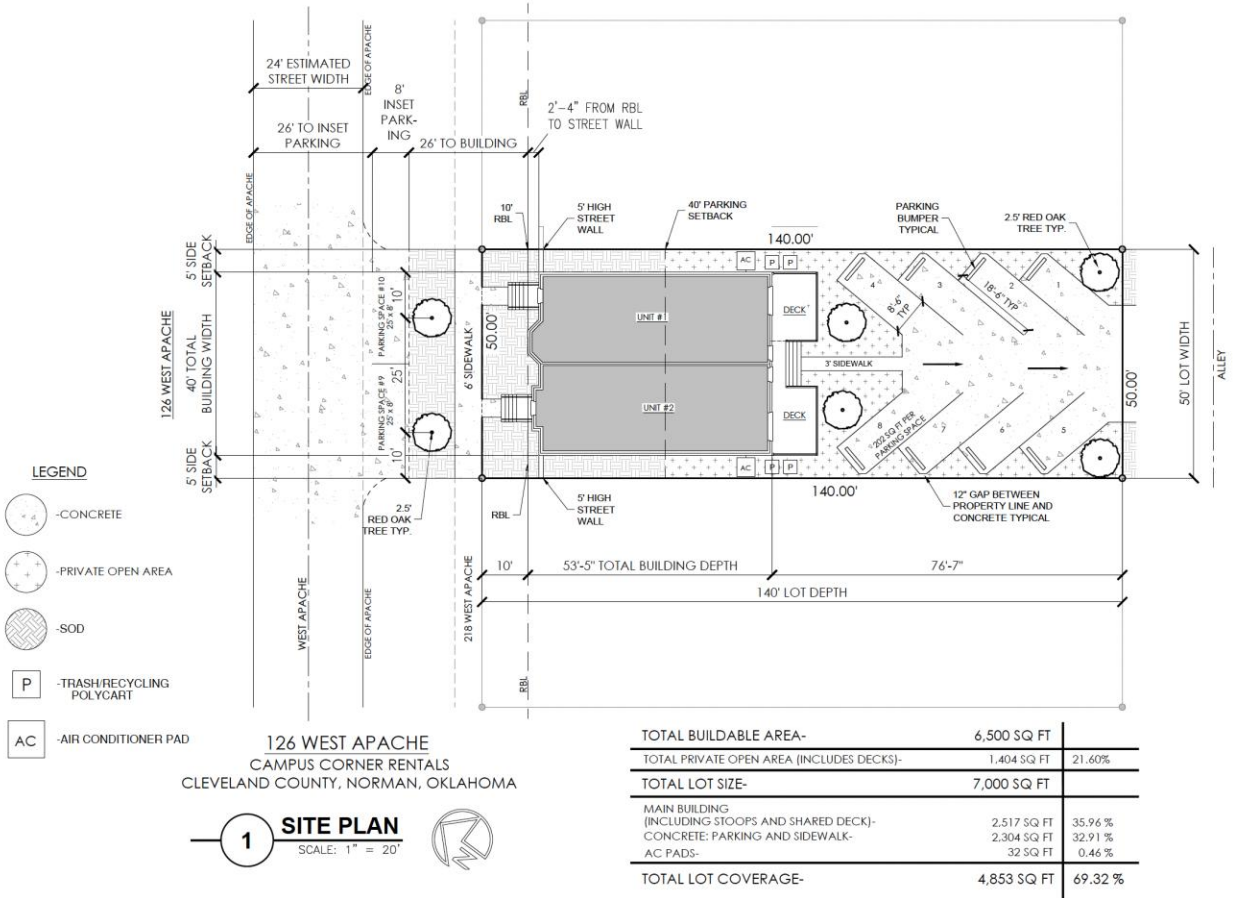
EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Lots Nineteen (19) and Twenty (20), in Block Three (3), D.L. LARSH'S FIRST ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

EXHIBIT B

PROPOSED SITE DEVELOPMENT PLAN Full Size PDF Documents Submitted to City Staff



**EXHIBIT C
ALLOWABLE USES**

Allowable Uses:

Residential Dwelling Units:

The Property may contain two (2) units with a maximum of six (6) bedrooms per unit, totaling twelve (12) bedrooms on the Property.

Use Table

The use table included below, as may be amended from time to time, identifies the uses allowed within this CCPUD. References to Additional Regulations refer to provisions of the CCFBC (as such may be amended from time to time) and shall be applied to the Property if such use is requested on the Property, except that no additional regulations will be applied to any Residential Uses on the Property.

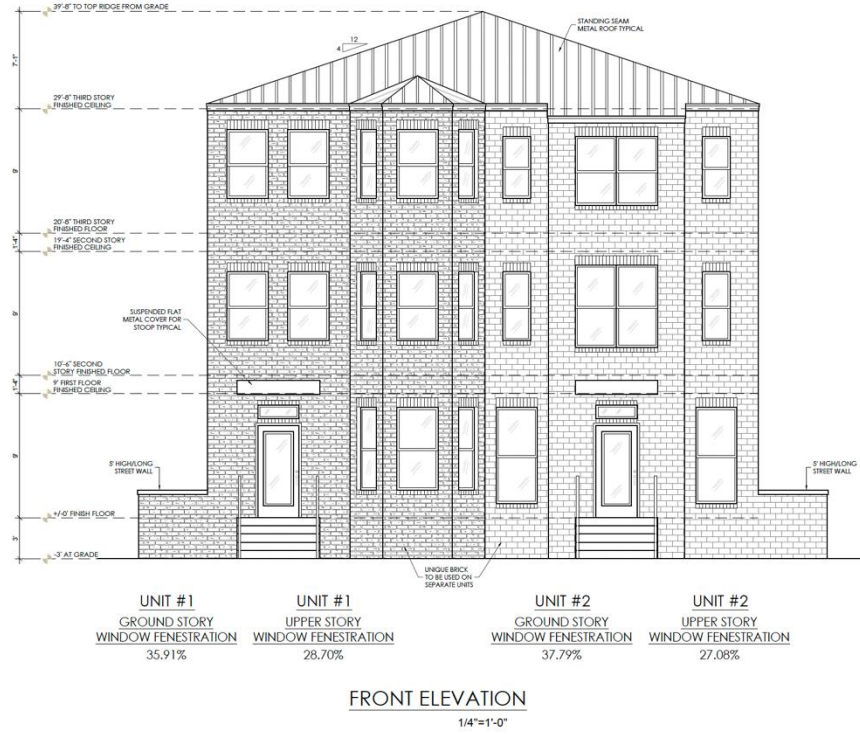
USE CATEGORY		Urban Residential		Additional Regulations
		Ground Story	Upper Story	
RESIDENTIAL	Household Living	✓	✓	Sec. 704.B.1-2; 704J, K.
	Group Living	✓	✓	
COMMERCE	Office	✓		Sec. 704.D.1-2
	Overnight Lodging	✓	✓	Sec. 704.E.1-3
	Recreation/Entertainment			Sec. 704.F.1-5
	Vehicle Sales			Sec. 704.F. 6
	Passenger Terminal			
	Child Care Center			See Part 9. Definitions
	Family Day Care Home	✓	✓	See Part 9. Definitions
	Retail Sales & Service	✓		Sec. 704.F.2, 6, 7
	Restaurant/Bar/Lounge/Tavern			Sec. 704.F.1-5
	Art Studio/Artisinal Manufacturing	✓		Sec. 704.F.7
	Research & Development			
	Self-service storage			
	Auto Repair			Sec. 704.G.
CIVIC	See Part 9. Definitions		✓	Sec. 704.C.

Key: ✓= Permitted Blank Cell = Not Permitted

EXHIBIT D

EXTERIOR ELEVATIONS

Full Size PDF Documents Submitted to City Staff



NOTE:
STRUCTURE TO BE CONSTRUCTED WITH
A FIRE SUPPRESSION SPRINKLER SYSTEM



100 N. BROADWAY
SUITE 100
BIRMINGHAM, AL 35203-4417
6112 S. MEMORIAL DR.
TUSCALOOSA, AL 35402-2114

ONE DESIGN

CAMPUS
CORNER
RENTALS

4-20-2023
NL

WOODS

BUILDING ADDRESS
124 W. APACHE
NORMAN, OK

TOTAL BUILDING- 6,119 SQ. FT.

ELEVATIONS
A103



**creative
home
designs**

100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
405-270-6417
6112 S. MEMORIAL
TULSA, OK 74133
918-943-5154

CHD DESIGN

CAMPUS
CORNER
RENTALS

4-29-2026

NL

BUILDING ADDRESS
126 W. APACHE
NORMAN, OK

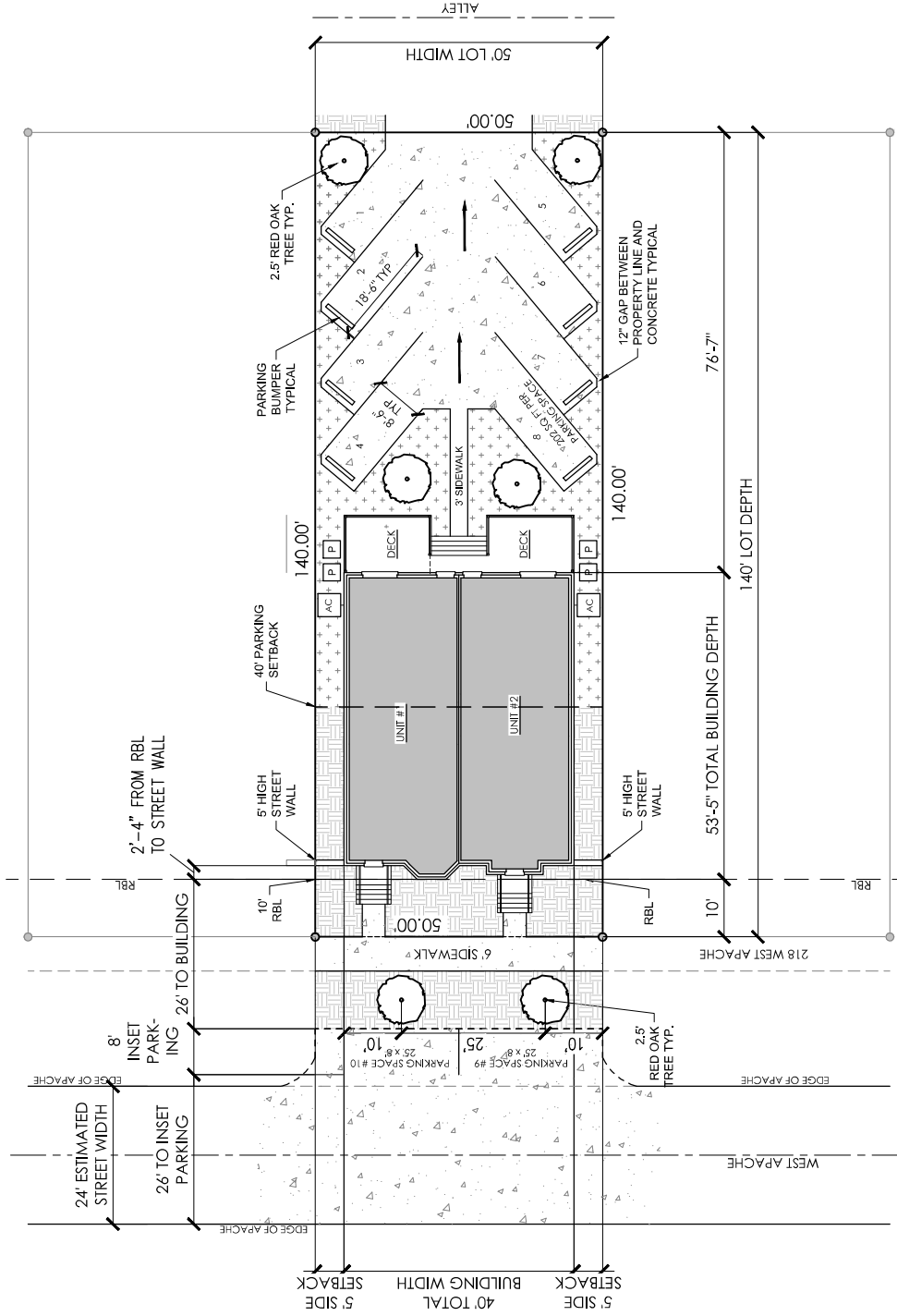
SQUARE FOOTAGE

TOTAL BUILDING- 6,119 SQ. FT.

SITE PLAN

C101

Item 8.



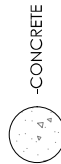
TOTAL BUILDABLE AREA-	6,500 SQ. FT.
TOTAL PRIVATE OPEN AREA (INCLUDES DECKS)-	1,404 SQ. FT. 21.60%
TOTAL LOT SIZE-	7,000 SQ. FT.
MAIN BUILDING (INCLUDING STOOPS AND SHARED DECK)-	2,517 SQ. FT. 35.96 %
CONCRETE: PARKING AND SIDEWALK-	2,304 SQ. FT. 32.91 %
AC PADS-	32 SQ. FT. 0.46 %
TOTAL LOT COVERAGE-	4,853 SQ. FT. 69.32 %

126 WEST APACHE
CAMPUS CORNER RENTALS
CLEVELAND COUNTY, NORMAN, OKLAHOMA



1 SITE PLAN
SCALE: 1" = 20'

LEGEND



-CONCRETE



-PRIVATE OPEN AREA



-SOD



-TRASH/RECYCLING
POLY CART



-AIR CONDITIONER PAD



creative
home
designs

100 N. BROADWAY
EDMOND, OK 73034
405-270-4417
6115 S. WILSON DR
TULSA, OK 74133
918-745-5154

CHDRBEN

CAMPUS
CORNER
RENTALS

429-2026

NL

WOODS

BUILDING ADDRESS
126 W. APACHE
NORMAN, OK

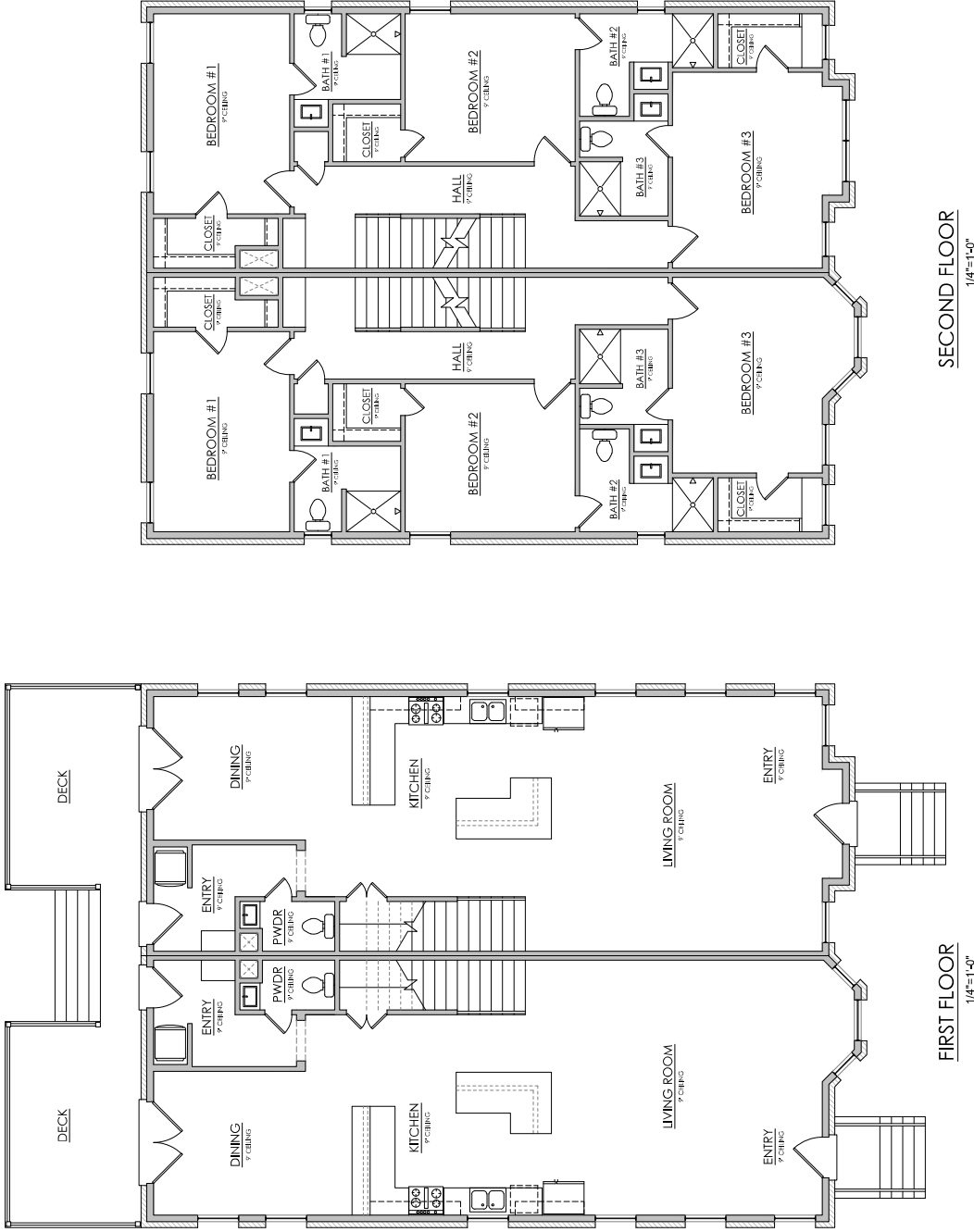
SQUARE FOOTAGE

TOTAL BUILDING - 6,119 SQ. FT.

FLOOR PLAN

A101

Item 8.



NOTE:
STRUCTURE TO BE CONSTRUCTED WITH
A FIRE SUPPRESSION SPRINKLER SYSTEM



creative
home
designs

100 N. BROADWAY
EDMOND, OK 73034
405-270-5417
6115 N. UNIVERSITY DR
TULSA, OK 74133
918-743-5154

OWNER

CAMPUS
CORNER
RENTALS

425-2026

NL

WOODS

BUILDING ADDRESS

126 W. APACHE
NORMAN, OK

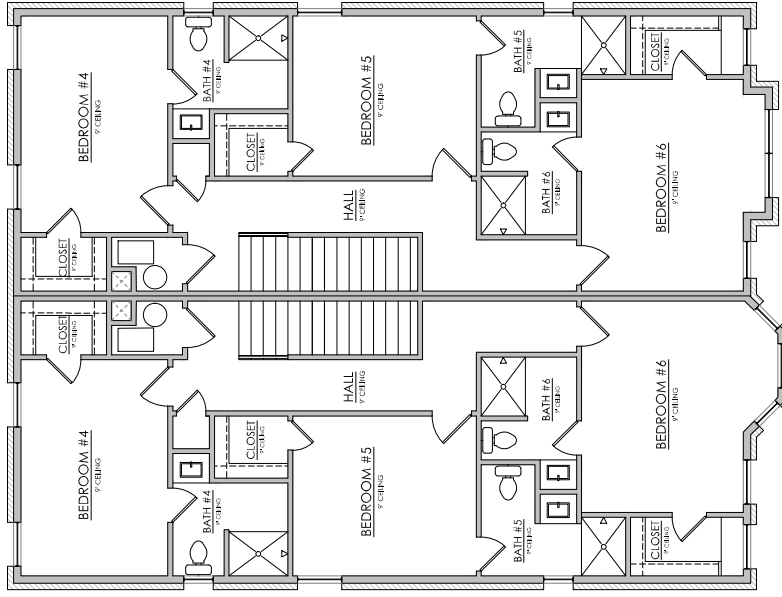
SQUARE FOOTAGE

TOTAL BUILDING - 6,119 SQ FT

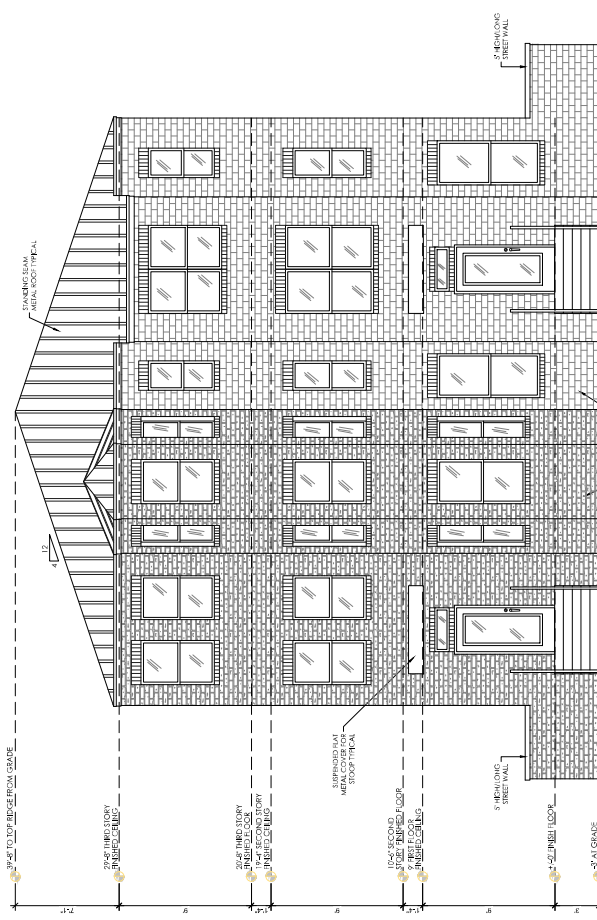
ELEVATIONS/
FLOOR PLAN

A102

Item 8.



THIRD FLOOR
1/4"=1'-0"



UNIT #1	UNIT #1	UNIT #2	UNIT #2	UNIT #2
GROUND STORY	UPPER STORY	GROUND STORY	UPPER STORY	UPPER STORY
WINDOW FENESTRATION	WINDOW FENESTRATION	WINDOW FENESTRATION	WINDOW FENESTRATION	WINDOW FENESTRATION
35.91%	28.70%	37.79%	27.08%	27.08%

FRONT ELEVATION
1/4"=1'-0"

NOTE:
STRUCTURE TO BE CONSTRUCTED WITH
A FIRE SUPPRESSION SPRINKLER SYSTEM



creative home designs

100 N. BROADWAY
EDMOND, OK 73034
405-270-4417
6115 S. UNIVERSITY DR
TULSA, OK 74133
918-743-5154

OWNER

CAMPUS
CORNER
RENTALS

429-2026

NL

WOODS

BUILDING ADDRESS

126 W. APACHE
NORMAN, OK

SQUARE FOOTAGE

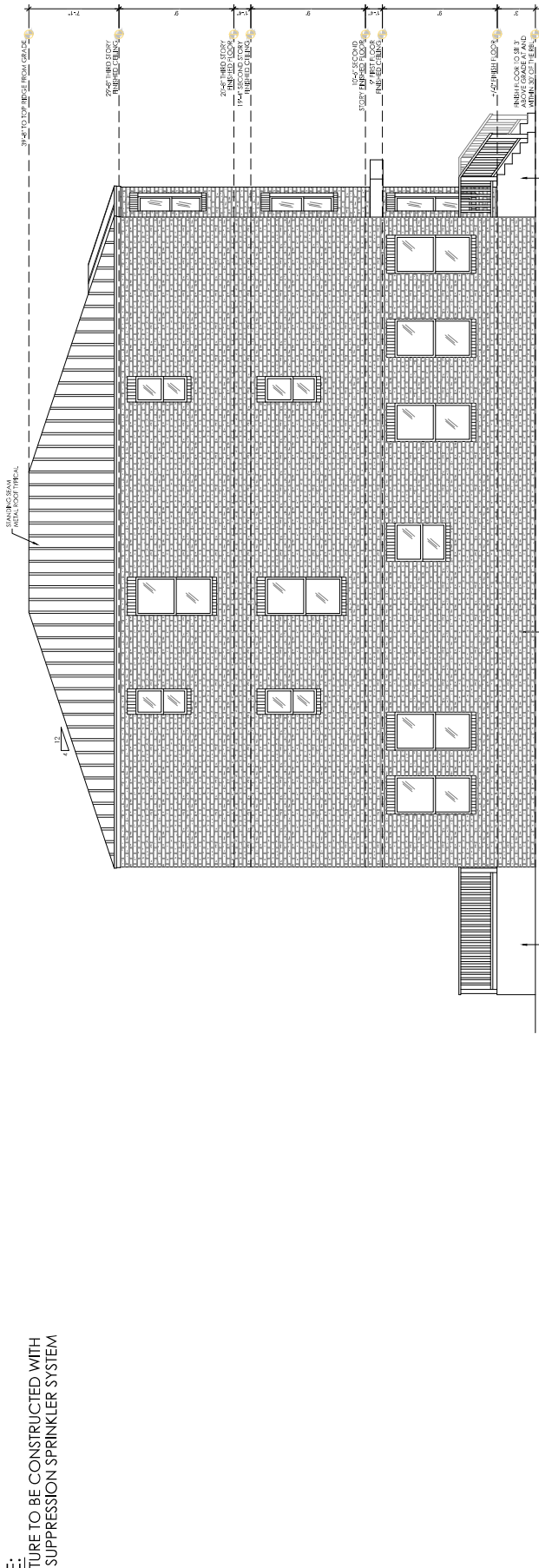
TOTAL BUILDING - 6,119 SQ. FT.

ELEVATIONS

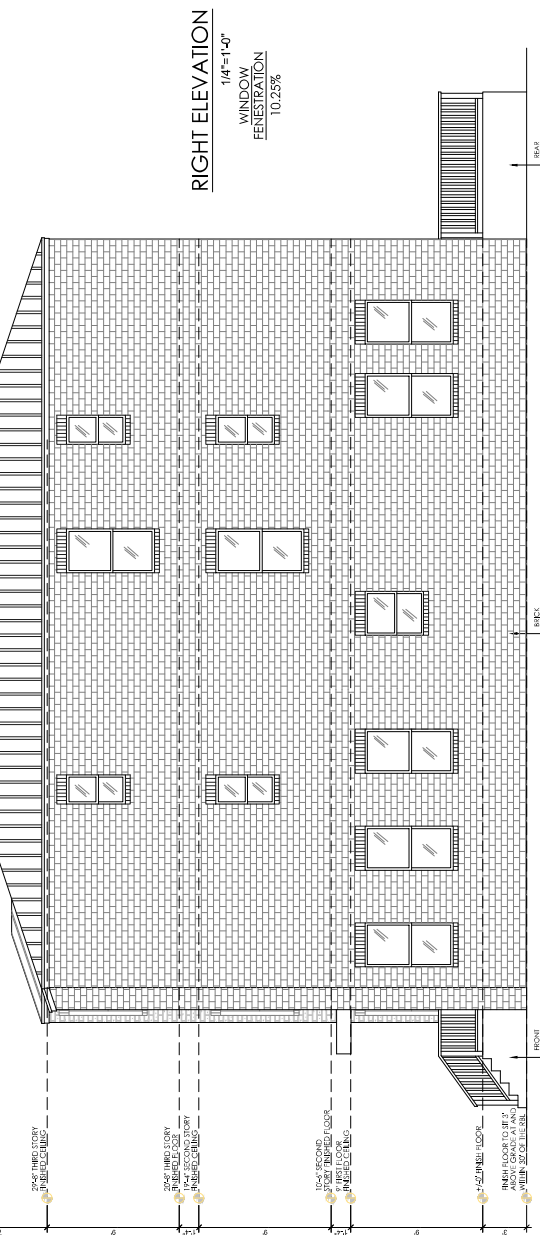
A103

Item 8.

NOTE:
STRUCTURE TO BE CONSTRUCTED WITH
A FIRE SUPPRESSION SPRINKLER SYSTEM



LEFT ELEVATION
1/4"=1'-0"
WINDOW
FENESTRATION
10.25%



RIGHT ELEVATION
1/4"=1'-0"
WINDOW
FENESTRATION
10.25%

Applicant: CCR LINN, LLC.

Project Location: 126 W Apache St.

Case Number: PD26-9

Time: 5:30 p.m.

Applicant Representative:

Gunner Joyce and Libby Smith, Reiger Joyce Sadler LLC

Attendees:

Jon Velie
Pam Battle Velie

City Staff:

Anais Starr, Planner II

Application Summary:

The applicant requests rezoning to a CCPUD, Center City Planned Unit Development, for this 0.16-acre property in order to develop a three-story duplex with six bedrooms in each dwelling unit.

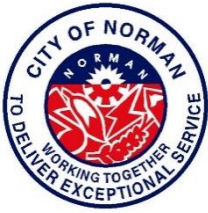
Neighbors' Comments/Concerns/Responses:

Two residents were in attendance and asked questions related to the project. The residents raised questions about the lack of sufficient parking for the number of bedrooms proposed in this duplex development. Gunner Joyce responded that parking was an issue for the entire City Center, and parking solutions for the CCFBC District were needed. The residents pointed out that a duplex with 12 bedrooms would always have more than 12 residents associated with this development on a daily basis, as friends and family of the residents would need to park. Another concern raised by a resident was the additional runoff with the development of this parcel as there are stormwater issues in this area. Mr. Joyce responded that the property owner wanted to request 70% impervious coverage, which is slightly over the allowed maximum impervious surface area of 65%.

A resident stated that the structures were “aesthetically unpleasant” and requested Mr. Joyce to pass this information on to the applicant. Mr. Joyce stated he would pass the information on to the owner.

File Attachments for Item:

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-59: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26), IN BLOCK SIX (6), D.L. LARSH'S FIRST ADDITION, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF FROM CCFBC, CENTER CITY FORM BASED CODE DISTRICT, URBAN RESIDENTIAL FRONTAGE, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (214 W APACHE; WARD 4)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/14/2026

REQUESTER: 208Apache, LLC

PRESENTER: Anais Starr, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-59: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26), IN BLOCK SIX (6), D.L. LARSH'S FIRST ADDITION, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF FROM CCFBC, CENTER CITY FORM BASED CODE DISTRICT, URBAN RESIDENTIAL FRONTAGE, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (214 W APACHE; WARD 4)

APPLICANT/REPRESENTATIVE	208Apache, LLC/Rieger Sadler Joyce, LLC
LOCATION	214 W Apache Street
WARD	4
CORE AREA	Yes
EXISTING ZONING	Center City Form-Based Code District, Urban Residential Frontage
EXISTING LAND USE DESIGNATIONS	Urban High
CHARACTER AREA	Core Neighborhood
PROPOSED ZONING	CCPUD, Center City Planned Unit Development
PROPOSED LAND USE	No Change
REQUESTED ACTION	Rezoning to a Center City Planned Unit Development

SUMMARY:

The applicant, 208Apache LLC, requests a Center City Planned Unit Development (CCPUD) for the lot located at 214 W Apache Street to allow the development of a residential duplex, as outlined in Appendix B of the Center City Form-Based Code (CCFBC).

The proposal for this site is to construct a 2,517 square foot, three-story duplex as illustrated in Exhibit B, Site Development Plan. The CCPUD proposes a duplex-style structure with two residential units with six bedrooms per unit. The proposed duplex will set five feet from the side property lines. The applicant proposes eight angled parking spaces located off the alleyway, behind the required Parking Setback Line. At grade Open Space will be provided as indicated in Exhibit B, Site Development Plan. The Parking Setback Line will remain as shown on the CCFBC Regulating Plan.

EXISTING CONDITIONS:

SIZE OF SITE: 0.16 Acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning (BFS)	CCFBC (Urban Residential)	CCFBC (Urban Residential)	CCFBC (Urban Residential)	CCFBC (Urban Residential)	CCFBC (Urban Residential)
Land Use	Urban High	Urban High	Urban High	Urban High	Urban High
Current Use	Undeveloped lot	Single-Family Detached and CCFBC Multi-family	CCFBC Duplex	CCFBC Multi-family	Single-Family Detached

ZONING DESIGNATION

CCFBC, Center City Form-Based Code

The goal of Norman Center City Vision Project and Plan was to reset the conversation and provide guidance for future development and redevelopment in Center City. The CCFBC is intended to implement the purpose and goals of that Plan by providing strong implementation tools for the Center City area.

The CCFBC shall be applied to new, infill development, and redevelopment within the district both in order to achieve the vision set forth for the Center City and to provide a mechanism for implementing the following specific goals, using both public and private sector investments:

- Capitalize on public investment in existing infrastructure.
- Stabilize and strengthen mixed-use commercial centers and residential neighborhoods.
- Create a pedestrian-oriented and multi-modal district.
- Promote, create, and expand housing options.
- Ensure transit-supportive and transit-serviceable development.
- Ensure a complementary relationship with surrounding neighborhoods;

The creation of transit- and pedestrian-oriented development and redevelopment is dependent on three factors: density, diversity of uses, and design. This Code places greatest emphasis on design, or physical form, because of its importance in defining neighborhood and district character. All places evolve—density and uses can be expected to change over time as the area continues to grow and mature.

LAND USE DESIGNATION

Urban High (UH)

Highly compact, walkable pattern of urban development prioritizing alternative means of transportation. Low to no building space and separation of uses. This area is intended to create opportunities for economic activities attracting a city-wide audience, and place residents closer to services and jobs.

High-intensity areas strive for more residential than non-residential uses with frequent master-planned mixed-use development nodes. Non-residential uses may be more common in UH than in UM or UL due to higher concentrations of population. Gross densities in any single development should be greater than 12 units per acre.

CHARACTER AREA DESIGNATIONS

Core Neighborhood Areas

The Core Neighborhood is a focal point of the city, the traditional central business district, with a concentration of activities such as general retail, service commercial, professional office, mixed-density housing, mixed-use spaces, and appropriate public and open space easily accessible by pedestrians. This area frames the University of Oklahoma campus.

The Core Neighborhood encompasses all historic districts and some existing neighborhood planning areas. One notable aspect of this area is the reinvestment that has been occurring over the past decade.

The Core Neighborhood is defined by smaller, traditionally platted lots and older homes. Most streets within this Character Area are designed on a grid pattern, radiating from the BNSF rail line, and are highly connected to one another. Alleys are prominent and, although often used by local traffic, are in disrepair and in need of maintenance. Towards the commercial centers of this Character Area, taller buildings are more common, with the overarching height of residential structures being three stories or less.

NEAREST PUBLIC PARK

Centennial Park is located approximately a quarter of a mile northwest of the development site. Legacy Trail Park is located approximately a third of a mile east of the development site. Each of these parks can be accessed using available sidewalks and crosswalks along the streets.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:

PD26-10

April 23, 2026

Two neighbors were present at the pre-development meeting. They expressed concerns regarding the lack of sufficient parking for the proposed number of bedrooms in this development. They also had stormwater runoff concerns since lot coverage would be

increased on this vacant site and would be over the 65% maximum allowed. The neighbors stated the design was not aesthetically pleasing.

BOARD OF PARKS COMMISSIONERS:

This property does not require platting; therefore, dedication of parkland or fee in-lieu of parkland dedication is not required.

REVIEW COMMENTS:

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (*) indicates that the agency, department, and/or division responded with review comments “inconsistent” with AIM Norman Plan. Items italicized and blue in these sections represent City Staff analysis.

CITY DEPARTMENTS

1. Fire Department
2. Building Permitting Review
3. Public Works/Engineering*
4. Transportation Engineer
5. Planning*
6. Utilities

FIRE DEPARTMENT

Fire codes for building construction will be addressed at the building permit stage.

BUILDING REVIEW

Building codes and all applicable trades will be addressed at the building permit stage.

PUBLIC WORKS/ENGINEERING*

The subject property is already platted. The applicant has an approved Lot Line Adjustment, which separated this lot from the original parcel.

The requested 69% impervious surface requires engineered solutions with an Operations and Maintenance Manual along with a drainage report and a Site Grading Plan. At the time of the writing of this staff report these required items had not been submitted. Additionally, the applicant requested an exemption from the requirement in CCFBC to provide engineered solutions to account for the runoff created by the increase in impervious coverage over 65%. Engineered solutions have been installed successfully on many prior projects.

TRANSPORTATION ENGINEER

A traffic impact analysis is not required for this project. At the time of building permit, the proposed inset fire lane will be required to be signed and marked indicating there is no parking allowed.

PLANNING

ZONING CODE CONSIDERATIONS

Purpose – CCPUD, Center City Planned Unit Development

Appendix B

SEC. 520 CENTER CITY PLANNED UNIT DEVELOPMENT

A. Statement of Purpose: It is the intent of this section to provide an alternative zoning district for the Center City Area as defined in the Center City Form-Based Code (CCFBC). This Center City Planned Unit Development District (CCPUD) is specifically catering to the Center City Area because of the size of lots, the lack of vacant land and other distinguishing characteristics in this area that make the use of the existing PUD regulations not feasible. The CCPUD encourages developments that create the character of development envisioned in the CCFBC.

Specifically, the purposes of this section are to:

1. Provide an alternative zoning district to the CCFBC where a property owner proposes a development that does not meet the strict regulations required in the CCFBC.
2. Provide open space/street space that is compatible with the concepts of the CCFBC.
3. Provide comprehensive and innovative planning and design for a development which is consistent and compatible with surrounding developments.
4. Provide more efficient and economic use of land resulting in an urban/pedestrian environment.
5. Provide complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.
6. Encourage developments that achieve community goals, such as, but not limited to, aging in place, or affordable housing, or other emerging trends in housing, that may not be able to meet all the required elements of the City Form-Based Code.

*The applicant is requesting a CCPUD to allow for the development of a three-story duplex with six bedrooms per unit. The applicant proposes a housing type already frequently utilized, and which is not contributing to creative alternatives. Applicant proposes to increase pervious coverage while requesting exemptions from providing engineered solutions, LIDs or an engineered drainage report verifying lack of negative impact on surrounding properties. This proposal is **inconsistent** with the purpose of the CCPUD process.*

Uses Permitted

- The proposed rezoning would allow for a three-story residential duplex with six bedrooms per dwelling unit. A complete list of uses can be found within the attached CCPUD Narrative as Exhibit C.

The applicant requests rezoning to a CCPUD to allow for the construction of a three-story duplex with six bedrooms per unit. The CCFBC requires a minimum of three dwelling units in this area of the Urban Residential Frontage. The CCFBC allows three bedrooms per dwelling unit by right; additional bedrooms above three require either a request for a Special Use Permit or a CCPUD. The applicant submitted a CCPUD Narrative and Site Development Plan to meet the proposed desired development.

The project fronts onto W. Apache Street and is located south of the central business district and north of the University of Oklahoma Campus. To the east of the subject tract is a duplex constructed in 2017 under the CCFBC and designated Townhouse/Small Apartment Building Form Standard at that time. To the north is a single-family structures and a multifamily structure built under the 2023 CCFBC. To the south is a new apartment building constructed under the 2023 CCFBC.

The proposed development is **inconsistent** with the 2023 CCFBC in regard to the minimum required dwelling units and the maximum number of bedrooms per dwelling unit allowed by right.

Area Regulations

- The CCPUD proposes a three-story duplex to be constructed along the Required Build Line, as prescribed by the CCFBC Regulating Plan. The duplex is proposed to have five-foot setbacks from the east and west property lines.

The applicant proposes a duplex with five-foot side setbacks. With these setbacks, the structure will not meet the CCFBC requirement to set the façade at 100% of the Required Building Line (RBL). Additionally, the applicant is requesting to allow 2'4" offset from the RBL instead of the CCFBC allowed maximum amount of 24".

The proposed structure will be set at the existing RBL with a 28-inch offset allowance for jogs and articulation of the facade. This façade placement is similar to the front setback found with the adjacent property to the east. The proposed five-foot side setbacks are consistent with the structure located to the east of the subject tract, which was built under the 2017 CCFBC. The property to the west of the subject tract is a single-family house built in the 1920s or 1930s and has the typical 25' front setback and five-foot side setbacks. The current 2023 CCFBC for Urban Residential maintains this requirement, that a new structure is to set at the RBL for 100% of their length. The proposed duplex is **inconsistent** with the area regulations regarding the Siting requirement along the RBL, a major design element of the Center City Form-Based Code. However, the proposed structure will match the new structures found on the block that were built under older CCFBC regulations in regard to side setbacks.

Height Regulations

- The proposed three-story duplex is shown on the proposed elevations drawing, Exhibit D.

The CCFBC requires a minimum of two-stories and allows a maximum of five stories in this area of the Urban Residential Building Form Standard. The proposed three-story duplex is **consistent** with the height regulations of the CCFBC.

Open Space/Impervious Surface Coverage

- Open Space will be located on the Property in the locations depicted on the CCPUD Site Development Plan. The CCPUD Narrative proposes a maximum of 70% impervious surface coverage. The CCPUD Site Development Plan proposes impervious surface coverage in the amount of 4,853 square feet of the 7,000 square foot lot or 69.32% impervious surface coverage.

The CCFBC for Urban Residential requires a minimum of 15% of the buildable area, defined as the area behind the RBL, to be provided as Private Open Space. In this case, a minimum of 975 square feet of Private Open Space is required. The CCPUD Site Development Plan shows 1,404 square feet or 21.60% of the buildable area is designated as Private Open Space. The CCPUD Narrative states that a minimum of 15% Open Space will be maintained on this lot. The proposed Open Space exceeds the CCFBC minimum requirement.

The CCFBC has a maximum impervious surface coverage of 65% in Urban Residential Frontage. The CCFBC permits impervious surface coverage above 65% with the use of Low Impact Development engineered solutions. In this case, the applicant is proposing a maximum

70% impervious surface coverage for the subject tract without proposing any engineered solutions. This does not meet the CCFBC requirements.

The CCPUD Narrative and Site Development Plan proposes impervious surface coverage which is **inconsistent** with CCFBC impervious surface coverage regulations.

Landscaping

- The CCPUD Narrative states that the site will meet the CCFBC regulations regarding Open Space tree and Street Tree requirements. The CCPUD Site Plan shows four trees located adjacent to the parking lot in the designated Open Space area and two Street Trees in the Tree Lawn.

The CCFBC requires one tree for every 800 square feet of Private Open Space. In this case, there is 1,404 square feet of Open Space which would require two trees. The proposed CCPUD Site Development Plan proposes four trees in the rear yard which exceeds the CCFBC requirements. The proposed Street Trees shown on the Site Development Plan meet the CCFBC requirements.

The proposed landscaping meets and exceeds the CCFBC requirements and is therefore **consistent** with the regulations.

Traffic Access, Circulation, Parking, and Sidewalks

- Traffic circulation and access to the Property shall be allowed in the manner shown on the CCPUD Site Development Plan.
- The existing front driveway approach will be removed, as required by the CCFBC regulations.
- A six-foot sidewalk will be installed along W. Apache Street as shown on the Site Development Plan.
- Eight parking spaces off the alleyway are proposed with this CCPUD.

The Site Development Plan proposes access off the alleyway as required by the CCFBC regulations. The proposed six-foot sidewalk meets the City's sidewalk requirement.

The CCPUD Narrative proposes a duplex with six bedrooms in each dwelling unit. The CCFBC parking regulations require a parking space for each bedroom resulting in twelve required parking spaces. The CCPUD Narrative and Site Development Plan propose only eight parking spaces. For this reason, this proposed development is **inconsistent** with the CCFBC parking regulations.

Lighting

- The project shall comply with the requirements of the CCFBC under Section 402(N), Lighting & Mechanical, as amended thereafter.

Lighting within the development will be **consistent** with applicable City regulations.

Signage

- All signage for the Property shall comply with Section 402(M), Signage, of the CCFBC, as amended thereafter.

The proposed development will be **consistent** with the regulations under CCFBC Sign standards.

Screening

- Perimeter fencing with a maximum height of eight feet is allowed by the CCPUD Narrative, but none is shown on the CCPUD Site Development Plan. The CCPUD Narrative proposes a street wall with a height of five feet along the RBL on each side of the proposed structure. The street wall is illustrated in the included elevation drawings on Exhibit D.

The CCFBC regulations require a minimum Street Wall of not less than five feet in height along the RBL frontage that is not otherwise occupied by a building. In this case, the CCPUD is proposing five-foot brick street walls along the RBL from the edge of the building to the side property lines which meets the CCFBC requirement. The proposed allowance for perimeter fencing and street walls meets the CCFBC requirements. For these reasons, the screening and fencing are **consistent** with the regulations.

COMPREHENSIVE PLAN CONSIDERATIONS

Character Area Policies

General Policies

Residential Policies

- New residential development should blend with existing housing, incorporating tools such as buffering requirements and right-sized public spaces as defined in land use categories.
- Accommodate a variety of housing styles, sizes, densities, and price points to suit diverse housing needs.
- New residential developments should use a variety of techniques to avoid the appearance of identical homes, increasing vibrancy and diversity in the built environment.

The proposed duplex will utilize brick, stoop, and façade design as shown in Exhibit D which are similar to adjacent properties and will blend with the designs in the redeveloping neighborhood on W Apache Street. The CCPUD submitted elevations proposing to differentiate the two units of the duplex by utilizing different brick colors.

The CCPUD proposal for a duplex with six bedrooms in each unit seeks to return to a housing type prevalent in the Center City pre-2019 and is a different housing type from the recently built multi-family developments constructed under the revised 2023 CCFBC. The adopted amendments of 2019 and 2023 of the CCFBC sought to encourage a variety of housing types and limit the repetition of multibedroom duplex units. However, the proposed duplex is a residential building with a design that blends with the existing adjacent property.

The proposed development is **inconsistent** with the Character Area General Residential Policies because it seeks a housing type already frequently available in other areas near the University of Oklahoma Campus outside the Center City Form-Based Code District.

Core Neighborhood Areas Policies

- Continue to maintain and improve public facilities and infrastructure that supports infill development and reinvestment.
- Residential development should reinforce the Core through a combination of rehabilitation in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-unit townhomes, apartments, lofts, and condominiums.
- Focus mobility infrastructure on pedestrian comfort, safety, and convenience where there are smaller lots and greater proximity to a range of services.
- Ensure that redevelopment and infill developments:
 - Address the impacts of parking and access:
 - Off-street parking should be screened from public right-of-way, and placed in the rear of the lot for all development.
 - For residential development, access to garages and parking pads are encouraged from a rear loaded alley.
 - Alternative modes of transportation, including walking, rolling, biking, and public transit should be a priority with safe, clear connections. This includes improving sidewalks and filling gaps in the sidewalk network during development.
 - Reflects the scale and characters of surrounding properties:
 - Structures should not be significantly taller, further from the front property line, or be inconsistent with the massing of neighboring properties.
 - Reduce the impact of higher intensity uses to adjacent lower intensity uses with screening and landscaping. Native landscaping is encouraged.
 - Encourage activation of the street space along arterials with pedestrian amenities.
- Increased impervious area coverage should be mitigated using LID stormwater BMPs regardless of parcel size or existing impervious area coverage.
- New architecture should be compatible with existing neighborhoods. Modern, contemporary architecture should be limited but can be accommodated as long as scale transitions and architectural elements achieve continuity.

The CCFBC requires one parking space per bedroom. In this case, a total of twelve parking spaces is required. The CCPUD Site Plan shows eight parking spaces in the proposed parking lot off the alleyway.

*Since the proposed CCPUD does not fully address the impact of the parking by supplying sufficient parking, the proposed development is **inconsistent** with the Core Neighborhood Character Area policies.*

Land Use Development Policies

Urban High Policies

- Highly compact, walkable pattern of urban development prioritizing alternative means of transportation. Low to no building spacing and separation of uses. This area is intended to create opportunities for economic activities, attracting a city-wide audience, and place residents closer to services and jobs.
- High-intensity areas strive for more residential than non-residential uses with frequent master-planned mixed-use development nodes. Non-residential uses may be more common in UH than in UM or UL due to higher concentrations of population.
- Gross densities in any single development should be greater than 12 units per acre.

*The proposed development consists of a three-story brick structure with two dwelling units. The proposed duplex meets the gross density of 12 units per acre. For this reason, the development is **consistent** with the Urban High Land Use policy.*

Building Types

- Medium and Small-scale 3- to 5-story buildings are common. Within existing developed areas, buildings may go up to 2-stories higher than surrounding properties.
- Multi-unit structures are the priority, but a variety of housing types from townhomes to apartments are expected.
- Mixed-use buildings including retail, work-spaces, and residences are most common.
- Public and private spaces (i.e. balconies, recreational roof decks, outdoor dining, etc.) are clearly defined and cultivate a sense of place.
- New developments that are single-use developments or predominantly single-unit or garden apartments are not appropriate.

*The proposed development features a three-story building, which is a common residential building height found in the surrounding developing Center City. The proposed duplex is a housing type sought by the Urban High Land Use designation. Since the CCPUD is proposing a duplex with a similar height and design, the proposed development is **consistent** with the Urban High Land Use policy for Building Types.*

Site Design

- The scale and layout of the built environment are conducive to walking. Trails and pathways are integrated throughout developments to connect to parks, neighborhoods, and community destinations.
- Multi-unit developments without connections to neighboring properties and uses weakens the development pattern and should be limited or avoided altogether.
- Street trees should form a continuous urban canopy over public areas and rights-of-way.
- Stormwater to be addressed at the project level, but designed as part of a larger neighborhood or sub-basin system.
- Site layout should take every opportunity to maximize the public infrastructure available in this area.

A six-foot sidewalk is proposed along W Apache Street with this development request. This will match the width of the existing adjacent sidewalk to the east. The proposed sidewalk will connect to the existing sidewalk system in the Center City, allowing residents pedestrian access to the University of Oklahoma and the central business district. Furthermore, the applicant proposes a stoop which will connect residents to the sidewalk system and encourage active pedestrian transportation.

*The CCFBC requires a maximum of 65% impervious coverage unless Low Impact Development engineered solutions are proposed to mitigate the effects of the additional impervious surface coverage. In this case the applicant is seeking relief from impervious surface requirements and does not propose the utilization of any low-impact development techniques to mitigate stormwater. For this reason, the development is **inconsistent** with the Urban High Land Use policies.*

Transportation

- This area features a relatively dense grid of streets and sidewalks. A full street hierarchy provides a variety of connections and route choices to people moving to, through, and within the area. Parking is a secondary use and should be as small as possible due to character and value of land in the area. Most of these areas have, or will have, easy access to public transportation (less than one half-mile walk of a stop). Improving access for pedestrians and bicyclists will continue to be a priority, including modernizing multi-modal infrastructure.

The development site is located half a mile north of the University of Oklahoma's South Oval and a third of a mile south of Main Street in the central business district. Additionally, there is an Embark bus stop 0.07 mile from the subject tract. Due to its location and available network of sidewalks, the proposed development has the opportunity for a pedestrian only mode of transportation.

*The development is **consistent** with the Urban High Land Use policy.*

Utility Access

- A full range of utilities should be available. If services are not already in place, they must be extended by the developer during the lot split process to be suitable for development. If development occurs adjacent to existing facilities that are determined to be insufficient to meet the demands of the proposed development, the developer must upgrade the existing facilities to enhance the capacity of the utility systems.

*The proposed development has existing water and sewer access. The development is **consistent** with Utility Access policies.*

Public Space

- Consisting of appropriately scaled public spaces including small parks, plazas, parklets, regional trail connections, and walking paths. Pedestrian amenities should be commonly integrated into public and private projects.

*The existing development proposes the installation of a six-foot sidewalk which will link to the public sidewalks found in Center City providing walkable access to the University of Oklahoma Campus, Campus Corner and the central business district. This residential duplex development is **consistent** with the Urban High Land Use policy regarding Public Space.*

Neighborhood and/or Special Area Plans

*This location is **not** within a Neighborhood or Special Planning Area.*

UTILITIES

AIM NORMAN PLAN CONFORMANCE

Proposed development is in accordance with AIM Water and Wastewater Utility Master Plans.

SOLID WASTE MANAGEMENT

Proposed development meets requirements for City streets and provides access for solid waste services. Polycarts are shown on the Site Plan and are adequate for servicing the duplex.

WATER/WASTEWATER AVAILABILITY

Water Availability

Adequate capacity within the water system exists to serve the proposed development. Existing water service(s), if not to be reused, must be abandoned at the water main. If existing service(s) is to be reused, it must have materials identified.

Wastewater Availability

Adequate capacity within the wastewater system exists to serve the proposed development. Existing sewer service(s), if not to be reused, must be abandoned at the sewer main.

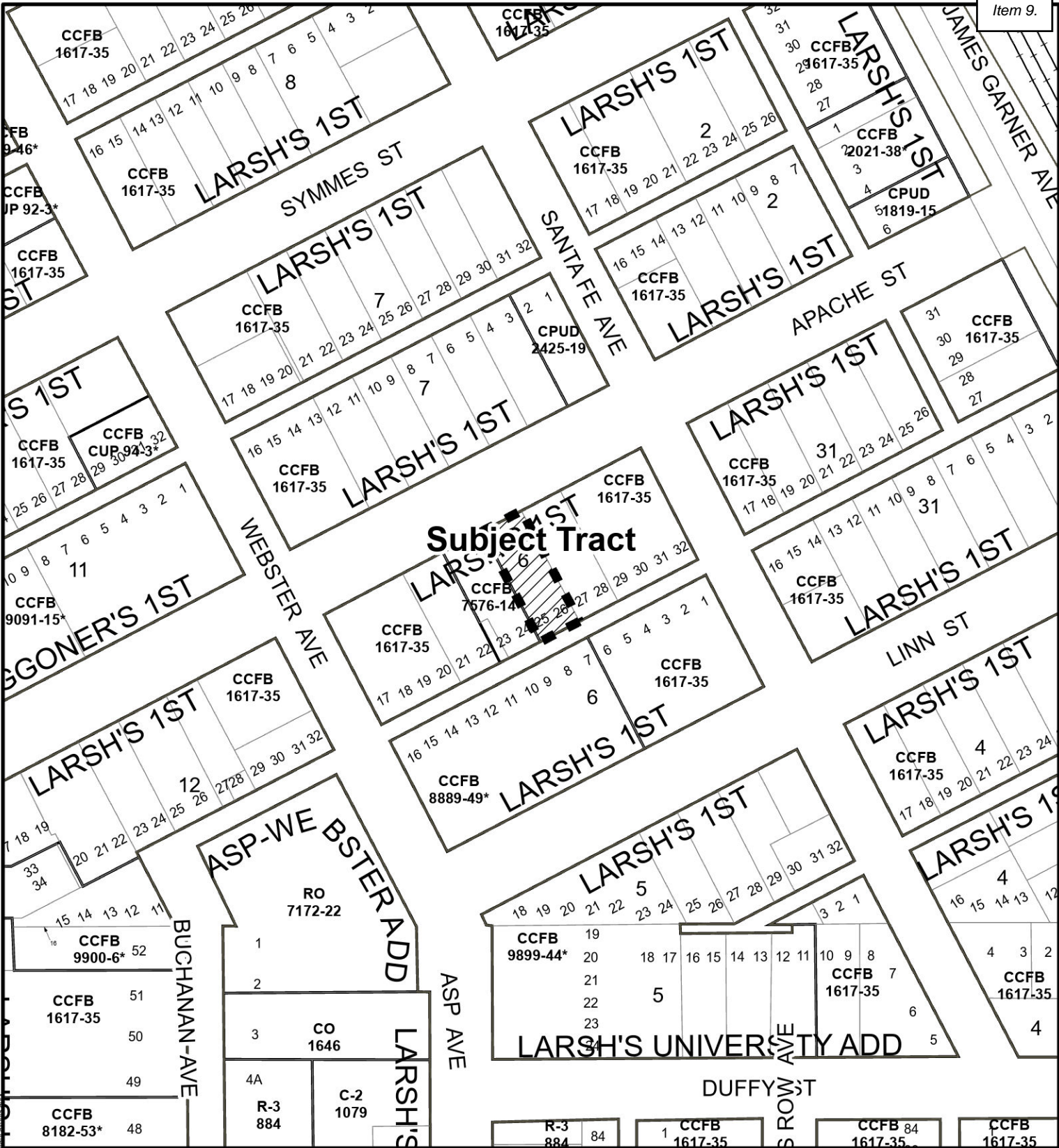
DISCUSSION:

The proposed development aligns with many of the AIM Norman Land Use and Character Area objectives. This proposal will provide additional residential units to this area of Norman in the form of a duplex.

The CCPUD Narrative proposes amendments to allow for the development of a three-story duplex with six bedrooms in each dwelling unit. Since 2019, amendments to the CCFBC have sought to limit the multi-bedroom housing type, while encouraging a variety of housing types. This CCPUD is proposing a multi-bedroom duplex and seeks relief from: minimum twelve parking spaces requirement, required mitigation solutions for increased impervious surface coverage, and CCFBC Siting requirements. However, the proposed structure will continue several of the essential CCFBC design elements seen along West Apache Street, including building the façade to the Required Build Line, façade articulation differences between the two units, and the street walls along the RBL.

CONCLUSION:

Staff forwards this request for Center City Planned Unit Development and Ordinance O-2526-59 to Planning Commission for consideration and a recommendation to the City Council.



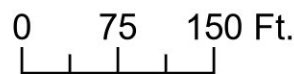
Location Map



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.



April 2, 2026



 Subject Tract

214 West Apache

A Center City Planned Unit Development

Applicant: 208Apache LLC

Application for:

Center City Planned Unit Development

Submitted April 1, 2026

Revised May 7, 2026

PREPARED BY:

RIEGER SADLER JOYCE

136 Thompson Drive

Norman, Oklahoma 73069

TABLE OF CONTENTS

I. INTRODUCTION

- A. Background and Intent
- B. Development Team

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

- A. Location
- B. Existing Land Use and Zoning
- C. Elevation and Topography
- D. Drainage
- E. Utility Services
- F. Fire Protection Services
- G. Traffic Circulation and Access

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

- A. Permissible Uses
- B. Development Criteria
- C. CCFBC Variances

EXHIBITS

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

I. INTRODUCTION

A. **Background and Intent.** This Center City Planned Unit Development (“CCPUD”) is proposed by 208Apache LLC (the “Applicant”) for the property located at 214 W. Apache Street, Norman, Oklahoma, more particularly described on Exhibit A (the “Property”). The Property contains approximately 0.16 acres. This CCPUD is intended to put forth the parameters for the development of the Property to allow for the construction of a townhouse style structure with two (2) residential units with a maximum of six (6) bedrooms per unit. This CCPUD will allow for a relaxation of the CCFBC’s specific development and design criteria applicable to the Property in order to allow the Applicant to utilize the site for an in-fill multi-family residential development offering new dwelling units in close proximity to the University of Oklahoma.

B. **Development Team.** The Applicant and owner of the Property is 208Apache LLC. The design for the project has been prepared by Nathan Lofties, with Creative Home Designs.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

- A. **Location.** The Property is an approximately 7,000 square foot parcel located south of W. Apache Street, between S. Webster Ave and S. Santa Fe Ave. The specific location is illustrated on the Site Development Plan, attached hereto as Exhibit B.
- B. **Existing Land Use and Zoning.** The Property is located in the Center City Form Based Code (“CCFBC”) District, Urban Residential BFS. Currently, there is no residential structure on the Property.
- C. **Elevation and Topography.** The Property is essentially flat with little to no elevation change throughout.
- D. **Drainage.** The Property is generally flat and drains to W. Apache St. and the alleyway on the South.
- E. **Utility Services.** All necessary utilities for this project (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve the Property, or they will be extended by the Applicant, as necessary.
- F. **Fire Protection Services.** Fire protection services will be provided by the City of Norman Fire Department and by the owner of the Property where required by building and fire protection codes.
- G. **Traffic Circulation and Access.** W. Apache St. is located on the North boundary of the Property, and the public alleyway is located along the South boundary of the Property. Vehicle access is currently gained from an existing driveway off of Apache St., which will be removed under this CCPUD. An existing public sidewalk is located along W. Apache St.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in compliance with the terms of this CCPUD and the exhibits attached hereto and incorporated herein by reference, subject to adjustments or modifications allowed pursuant to Appendix B, Section 520(F), Administration, of the CCFBC, as may be amended from time to time. This CCPUD permits the development of a three-story structure containing two (2) dwelling units, each with a maximum of six (6) bedrooms, in accordance with the terms contained herein.

A. Allowable Uses.

A list of the allowable uses for the Property is attached hereto as Exhibit C.

B. Development Criteria.

1. **Siting.** The proposed Site Development Plan for the Property is concurrently submitted with this CCPUD as Exhibit B and shall be incorporated herein as an integral part of this CCPUD. The building façade and street walls shall be built to the required building line (“RBL”) located ten (10’) feet off of the front property line for 100% of the RBL length, provided that for purposes of this CCPUD, the building façade and street walls shall be allowed to be set back from the RBL up to a maximum of two (2’) feet four (4”) inches as shown on the Site Development Plan. Additionally, as shown on the Site Development Plan, there shall be a five (5’) foot side yard setback on both sides of the building. Furthermore, the stoop and stairs associated with the front entrance of each unit shall be allowed to extend beyond the RBL in the manner displayed on the Site Development Plan, but in no event shall any elements be allowed to extend into the right-of-way. The Property shall be developed in substantial conformance with the Site Development Plan, subject to adjustments or modifications allowed pursuant to Appendix B Section 520(F), Administration, of the CCFBC, as may be amended from time to time.
2. **Building Height.** The buildings to be constructed on the Property shall be three (3) stories, as shown on the proposed elevations attached hereto as Exhibit D. The first floor finished ceiling height shall be nine (9’) feet. The second story finished floor height shall be ten (10’) feet six (6”) inches. The second story finished ceiling height shall be nineteen (19’) feet four (4”) inches. The third story finished floor height shall be twenty (20’) feet eight (8”) inches. The third story finished ceiling height shall be twenty-nine (29’) feet eight (8”) inches. The top ridge from grade shall be thirty-nine (39’) feet eight (8”) inches. All enumerated heights are also listed on the proposed elevations and are subject to adjustments or modifications allowed pursuant to Appendix B Section 520(F), Administration, of the CCFBC, as may be amended from time to time.

3. **Elements.** The Property shall be built in accordance with the terms of this CCPUD and the exhibits hereto. Exterior materials shall comply with the requirements of Section 402(J), Architectural Materials (exteriors), of the CCFBC, as may be amended from time to time. Fenestration shall comply with the requirements of Sections 403 of the CCFBC, as may be amended from time to time.
4. **Sanitation.** Sanitation services for the Property shall be consistent with the City of Norman's applicable sanitation standards and regulations, as amended from time to time. Poly cart service is planned to provide sanitation service to the lot. Poly carts may be stored in the side yard setback area, as shown on the Site Development Plan.
5. **Signage.** All signage for the Property shall comply with Section 402(M), Signage, of the CCFBC, as amended thereafter.
6. **Traffic access and sidewalks.** Traffic circulation and access to the Property shall be allowed in the manner shown on the Site Development Plan and will meet the City of Norman Engineering Design Standards. A six (6') foot public sidewalk along West Apache will be installed.
7. **Lighting.** The project shall comply with the requirements of the CCFBC under Section 402(N), Lighting & Mechanical, as amended thereafter.
8. **Open Space.** Open space is preserved to the extent feasible by maintaining the useable five (5') foot side yards, retaining substantial useable open space within the front yard of the Property, and by limiting the impervious coverage in the rear of the Property as depicted on the attached Site Development Plan. The Property shall have a maximum of 70% impervious coverage. Private Open Area is depicted on the Site Development Plan, including the decks, and constitutes over 20% of the buildable area of the Property. Notwithstanding the foregoing, in no case shall Open Space be less than 15% of the Property.
9. **Parking.** Parking is provided in the manner shown on the attached Site Development Plan. The Applicant will provide eight (8) parking spots at the rear of the Property. This CCPUD permits a variance from the number of parking spots that would be required by the current CCFBC.
10. **Landscaping.** Landscaping will be installed and meet Part 4. G. Open Space and Section 504. B Street Trees of the CCFBC. Any trees to be planted shall be of a species that is listed in Section 506 of the CCFBC, as amended thereafter, or otherwise approved by the City of Norman Forester, City of Norman Ordinance, or appropriate City of Norman staff member.

11. Drainage. The Property will meet Section Part 8. Site Development Requirements and any other City drainage ordinances. Drainage will be directed into the existing storm sewer main on Apache Street and to the alleyway on the South of the Property.

12. Fencing and Street Walls. Fencing with a maximum height of eight (8') feet is permissible but not required on the Property. Street walls shall be utilized between the building and the property line in the manner shown on the Site Development Plan. One pedestrian entry gate no wider than five (5') feet shall be permitted, but not required, within the proposed street wall. The street wall shall be not less than five (5') feet in height nor greater than twelve (12') feet in height along any RBL frontage that is not otherwise occupied by the building.

C. CCFBC Variances.

The Property shall be developed in accordance with the terms of this CCPUD and the exhibits attached hereto and incorporated by reference. For convenience purposes, a summary of the variances sought from the CCFBC follows:

1. **Six Bedrooms Per Unit.** Each unit is allowed to contain a maximum of six (6) bedrooms as this is an area that is appropriate for added density. This CCPUD will allow for a development that can provide thoughtfully designed residential units closely located to the University of Oklahoma, which is much needed.
2. **Unit Minimum.** The Property is allowed to contain a minimum of two (2) dwelling units. The Property will contain appropriate density through a greater number of bedrooms in each unit.
3. **Parking.** The Applicant will provide eight (8) on-site parking spaces.
4. **Impervious.** The Property shall have a maximum of 70% impervious coverage.
5. **Setbacks.** As shown on the Site Development Plan, there shall be a five (5') foot side yard setback on both sides of the building.
6. **Siting.** For purposes of this CCPUD, the building façade and street walls shall be allowed to be set back from the RBL up to a maximum of two (2') feet four (4") inches as shown on the Site Development Plan. Furthermore, the stoop and stairs associated with the front entrance of each unit shall be allowed to extend beyond the RBL in the manner displayed on the Site Development Plan.

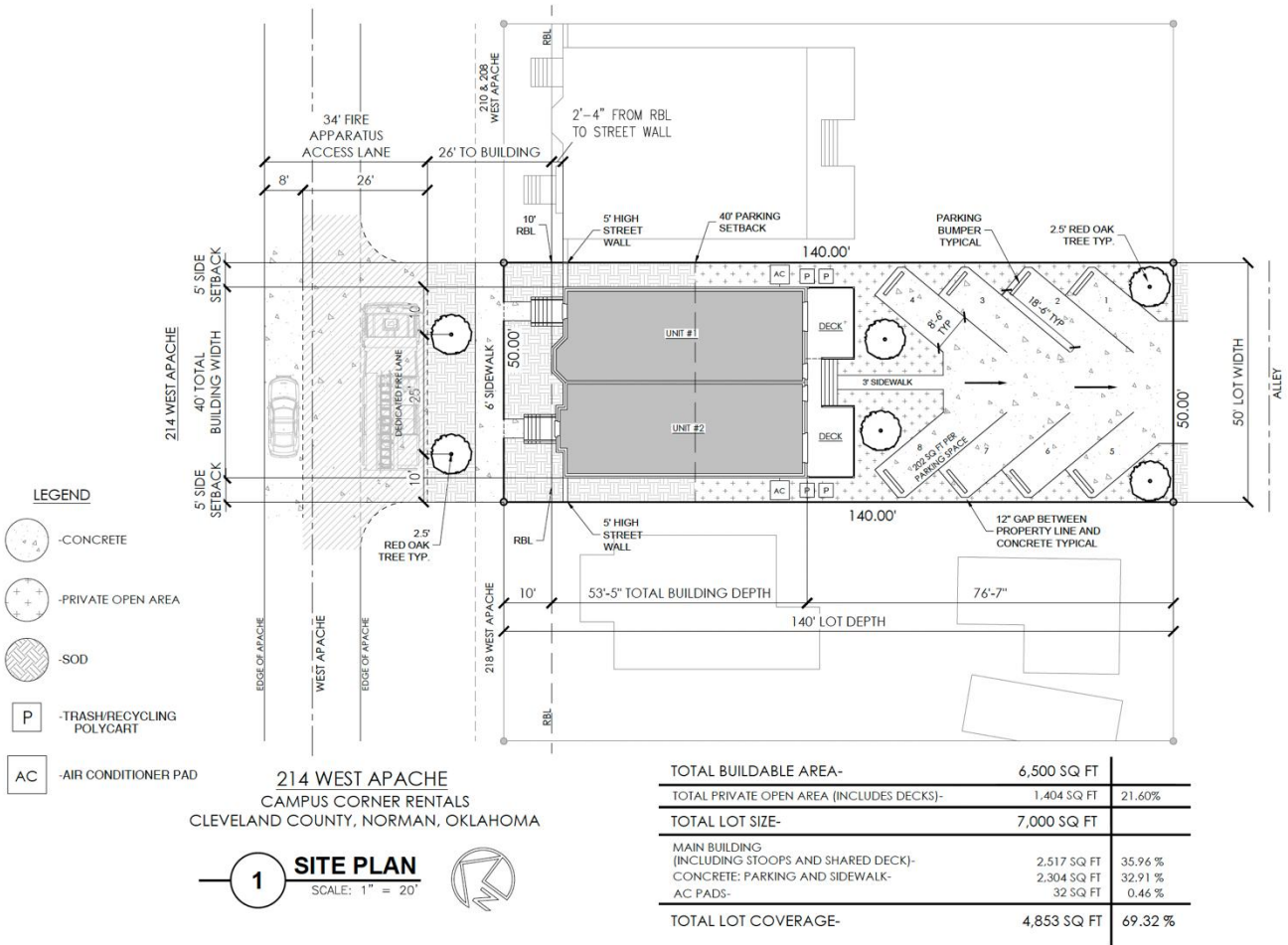
EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Lots Twenty-Five (25) and Twenty-Six (26), in Block Six (6), D.L. LARSH'S FIRST ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

EXHIBIT B

PROPOSED SITE DEVELOPMENT PLAN
Full Size PDF Documents Submitted to City Staff



**EXHIBIT C
ALLOWABLE USES**

Allowable Uses:

Residential Dwelling Units:

The Property may contain two (2) units with a maximum of six (6) bedrooms per unit, totaling twelve (12) bedrooms on the Property.

Use Table

The use table included below, as may be amended from time to time, identifies the uses allowed within this CCPUD. References to Additional Regulations refer to provisions of the CCFBC (as such may be amended from time to time) and shall be applied to the Property if such use is requested on the Property, except that no additional regulations will be applied to any Residential Uses on the Property.

USE CATEGORY		Urban Residential		Additional Regulations
		Ground Story	Upper Story	
RESIDENTIAL	Household Living	✓	✓	Sec. 704.B.1-2; 704J, K.
	Group Living	✓	✓	
COMMERCE	Office	✓		Sec. 704.D.1-2
	Overnight Lodging	✓	✓	Sec. 704.E.1-3
	Recreation/Entertainment			Sec. 704.F.1-5
	Vehicle Sales			Sec. 704.F. 6
	Passenger Terminal			
	Child Care Center			See Part 9. Definitions
	Family Day Care Home	✓	✓	See Part 9. Definitions
	Retail Sales & Service	✓		Sec. 704.F.2, 6, 7
	Restaurant/Bar/Lounge/Tavern			Sec. 704.F.1-5
	Art Studio/Artisinal Manufacturing	✓		Sec. 704.F.7
	Research & Development			
	Self-service storage			
	Auto Repair			Sec. 704.G.
CIVIC	See Part 9. Definitions		✓	Sec. 704.C.

Key: ✓= Permitted Blank Cell = Not Permitted

EXHIBIT D

EXTERIOR ELEVATIONS

Full Size PDF Documents Submitted to City Staff



NOTE:
STRUCTURE TO BE CONSTRUCTED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM



100 N. BROADWAY
SUITE 107
BOKACHO, OK 73004
405.291.6477

617 S. MEMORIAL DR
TULSA, OK 74120
918.484.1514

CAMPUS CORNER RENTALS

4-29-2024

NL

WOODS

BUILDING ADDRESS
214 W. APACHE
NORMAN, OK

SQUARE FOOTAGE

TOTAL BUILDING- 6,119 SQ FT

ELEVATIONS
A103



creative
home
designs

100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
405-270-6417
6112 S. MEMORIAL
TULSA, OK 74133
918-943-5154

CHD DESIGN

CAMPUS
CORNER
RENTALS

4-29-2026

NL

BUILDING ADDRESS
214 W. APACHE
NORMAN, OK

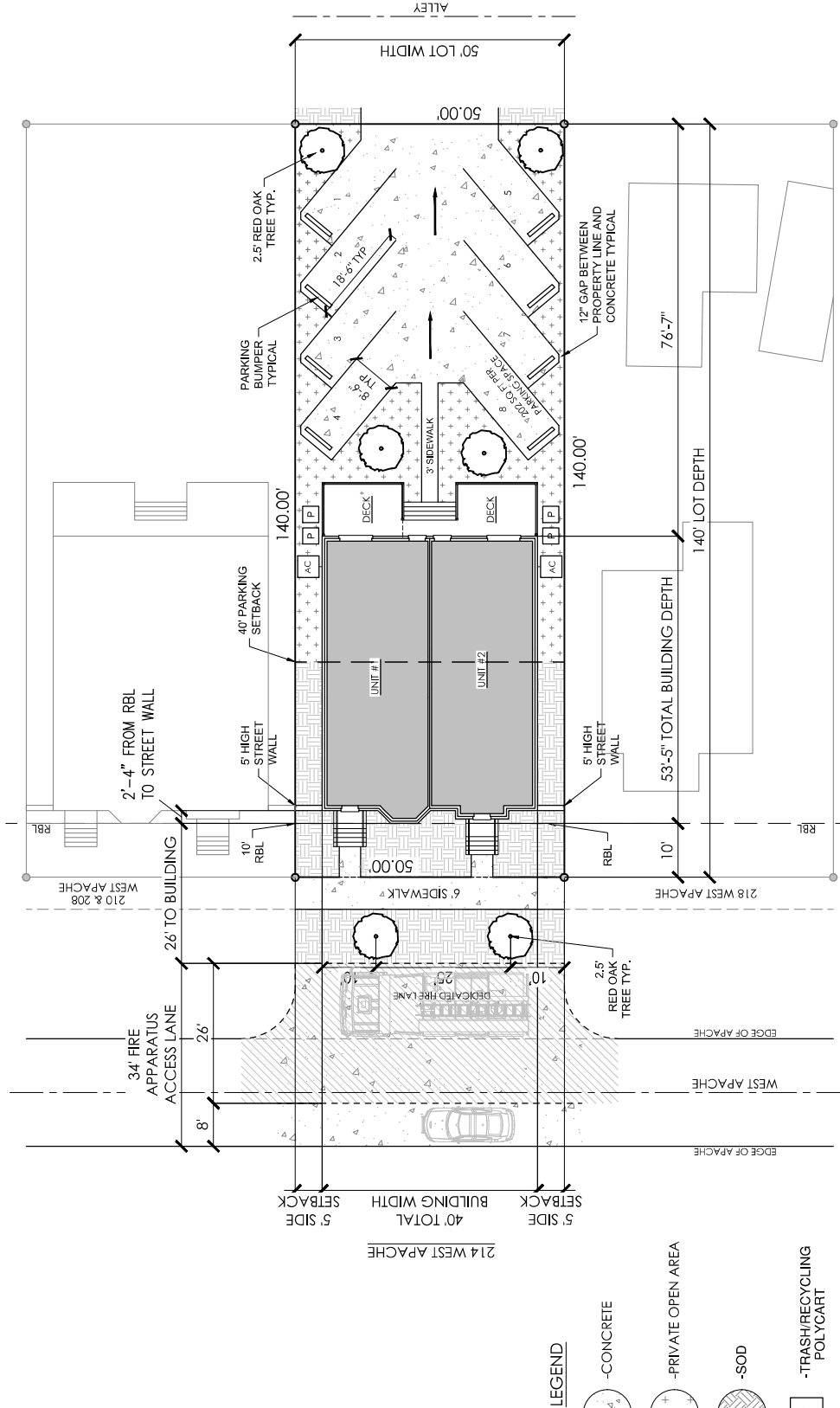
SQUARE FOOTAGE

TOTAL BUILDING 6,119 SQ. FT.

SITE PLAN

C101

Item 9.



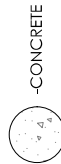
TOTAL BUILDABLE AREA-	6,500 SQ. FT.
TOTAL PRIVATE OPEN AREA (INCLUDES DECKS)-	1,404 SQ. FT. 21.60%
TOTAL LOT SIZE-	7,000 SQ. FT.
MAIN BUILDING (INCLUDING STOOPS AND SHARED DECK)-	2,517 SQ. FT. 35.96 %
CONCRETE: PARKING AND SIDEWALK-	2,304 SQ. FT. 32.91 %
AC PADS-	32 SQ. FT. 0.46 %
TOTAL LOT COVERAGE-	4,853 SQ. FT. 69.32 %

214 WEST APACHE
CAMPUS CORNER RENTALS
CLEVELAND COUNTY, NORMAN, OKLAHOMA



1 SITE PLAN
SCALE: 1" = 20'

LEGEND



-CONCRETE



-PRIVATE OPEN AREA



-SOD



-TRASH/RECYCLING POLYGART



-AIR CONDITIONER PAD



creative
home
designs

100 N. BROADWAY
EDMOND, OK 73034
405-270-4417
6115 S. WILSON DR
TULSA, OK 74133
918-745-5154

CHDRBEN

CAMPUS
CORNER
RENTALS

429-2026

NL

WOODS

BUILDING ADDRESS

214 W. APACHE
NORMAN, OK

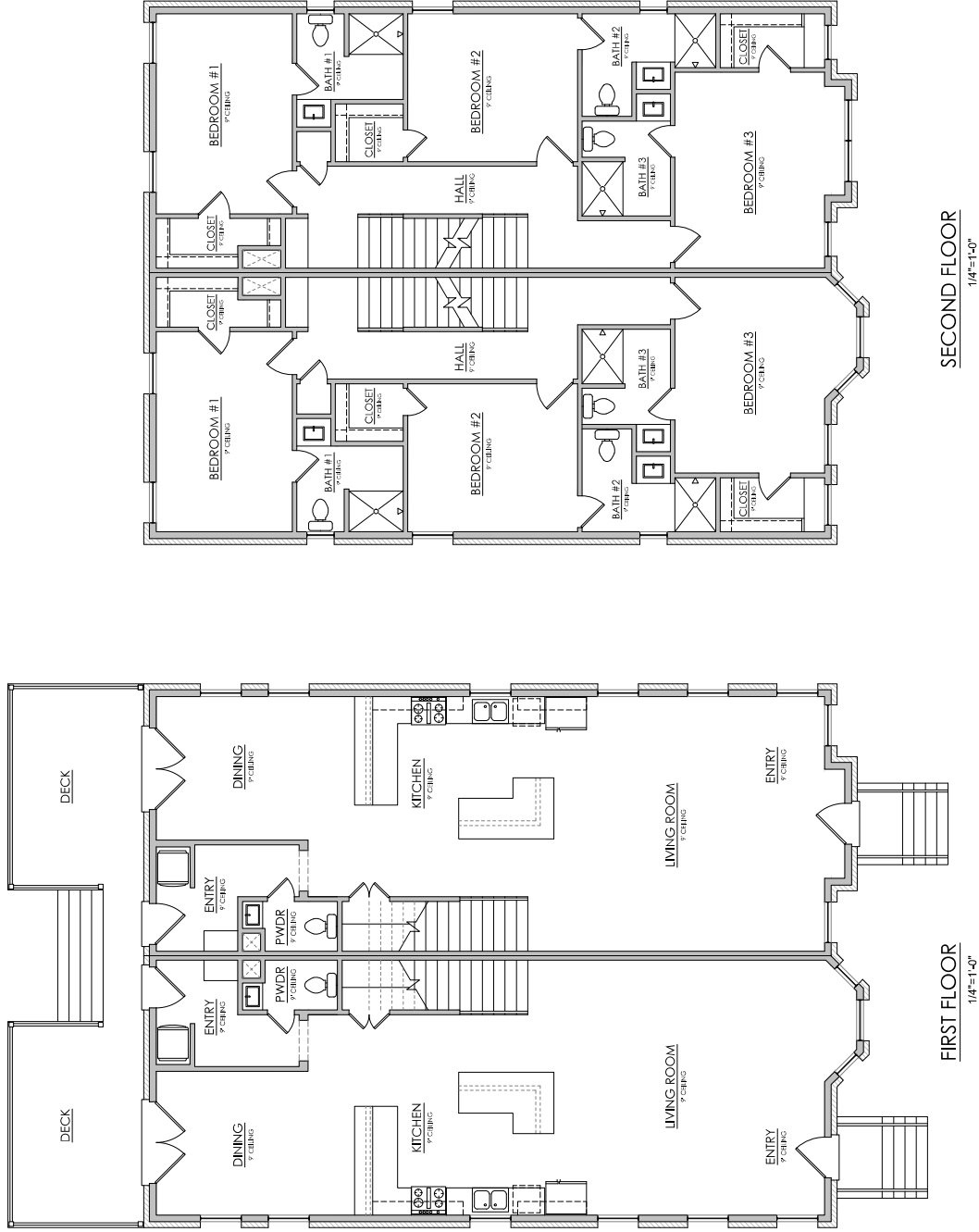
SQUARE FOOTAGE

TOTAL BUILDING - 6,119 SQ. FT.

FLOOR PLAN

A101

Item 9.



NOTE:
STRUCTURE TO BE CONSTRUCTED WITH
A FIRE SUPPRESSION SPRINKLER SYSTEM



creative
home
designs

100 N. BROADWAY
EDMOND, OK 73034
405-270-5417
6115 N. WASHINGTON DR
TULSA, OK 74133
918-743-5154

OWNER

CAMPUS
CORNER
RENTALS

425-2026

NL

WOODS

BUILDING ADDRESS

214 W. APACHE
NORMAN, OK

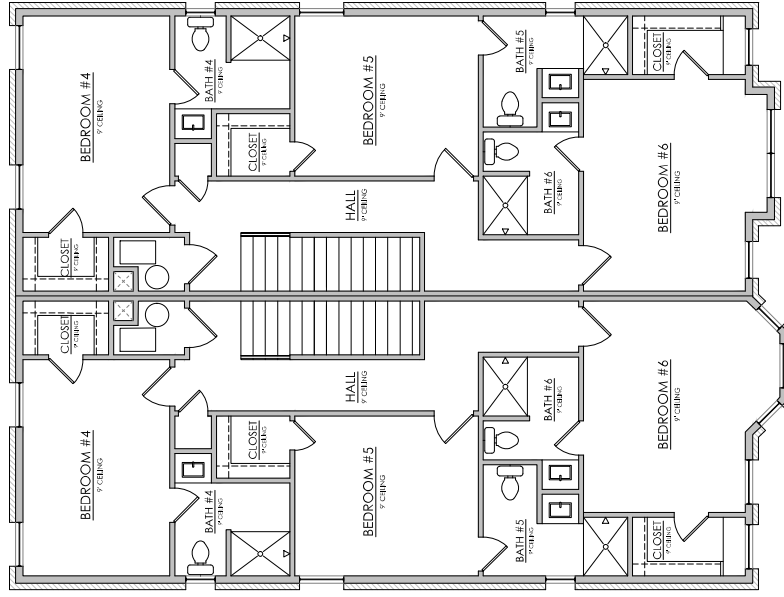
SQUARE FOOTAGE

TOTAL BUILDING - 6,119 SQ FT

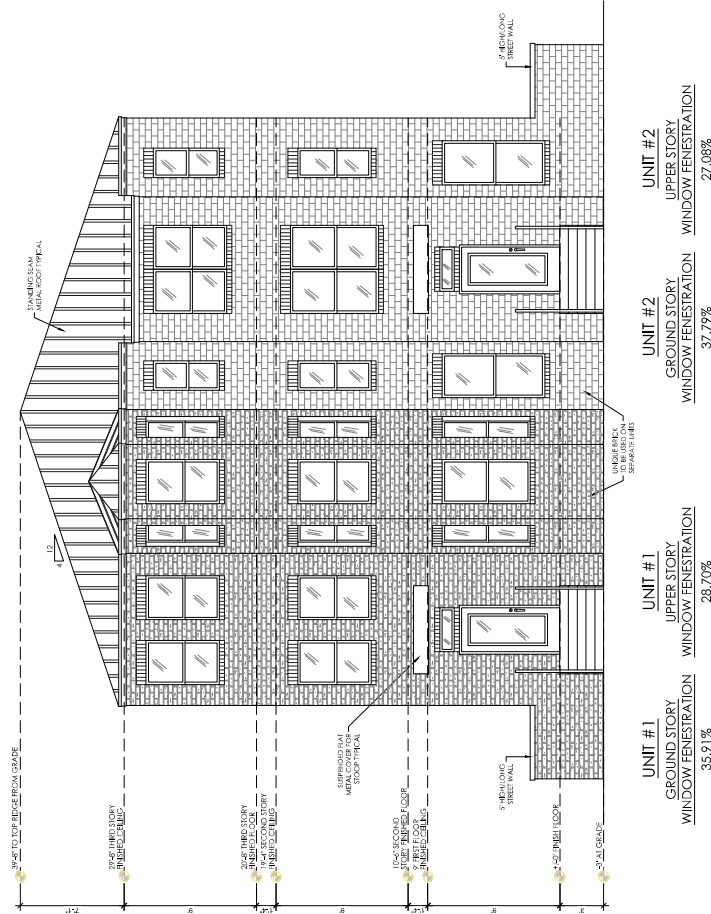
ELEVATIONS/
FLOOR PLAN

A102

Item 9.



THIRD FLOOR
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"

UNIT #1	UNIT #1	UNIT #2	UNIT #2	UNIT #2
GROUND STORY	UPPER STORY	GROUND STORY	UPPER STORY	UPPER STORY
WINDOW FENESTRATION	WINDOW FENESTRATION	WINDOW FENESTRATION	WINDOW FENESTRATION	WINDOW FENESTRATION
35.91%	28.70%	37.79%	27.08%	27.08%

NOTE:
STRUCTURE TO BE CONSTRUCTED WITH
A FIRE SUPPRESSION SPRINKLER SYSTEM



creative home designs

100 N. BROADWAY
EDMOND, OK 73034
405-270-4417
6115 S. UNIVERSITY DR
TULSA, OK 74133
918-743-5154

OWNER

CAMPUS
CORNER
RENTALS

429-2026

NO.

WOODS

BUILDING ADDRESS

214 W. APACHE
NORMAN, OK

SQUARE FOOTAGE

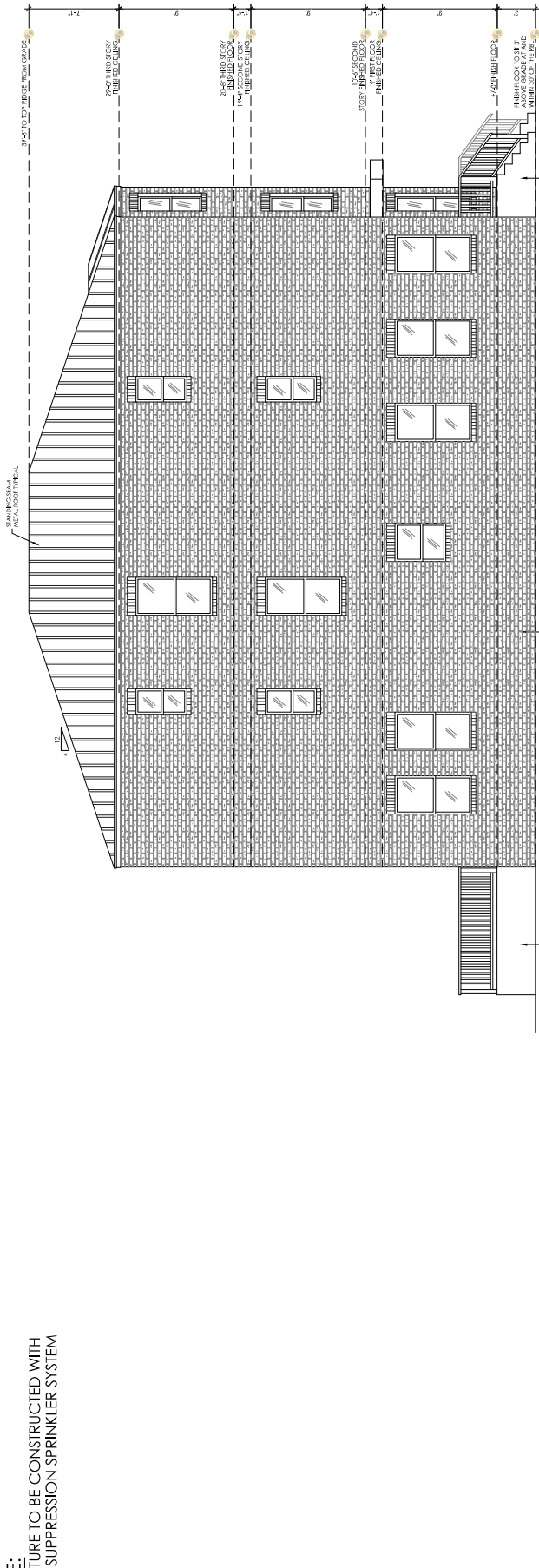
TOTAL BUILDING - 6,119 SQ. FT.

ELEVATIONS

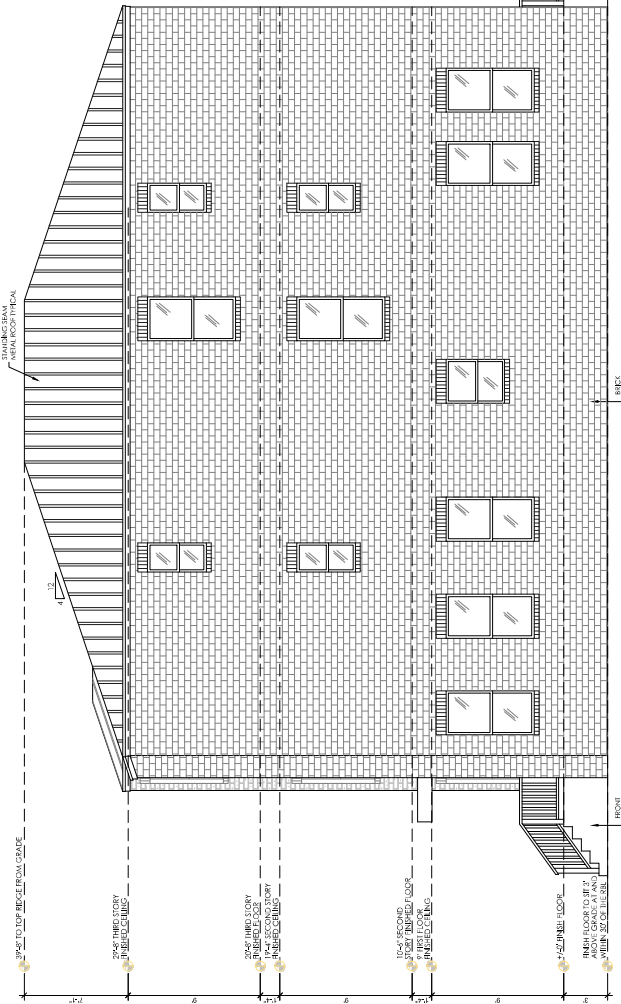
A103

Item 9.

NOTE:
STRUCTURE TO BE CONSTRUCTED WITH
A FIRE SUPPRESSION SPRINKLER SYSTEM



LEFT ELEVATION
1/4"=1'-0"
WINDOW
FENESTRATION
10.25%



RIGHT ELEVATION
1/4"=1'-0"
WINDOW
FENESTRATION
10.25%

Applicant: 208Apache, LLC.

Project Location: 214 W Apache St.

Case Number: PD26-10

Time: 6:00 p.m.

Applicant Representative:

Gunner Joyce and Libby Smith, Reiger Joyce Sadler LLC

Attendees:

Jon Velie
Pam Battle Velie

City Staff:

Anais Starr, Planner II

Application Summary:

The applicant requests rezoning to a CCPUD, Center City Planned Unit Development, for this 0.16-acre property in order to develop a three-story duplex with six bedrooms in each dwelling unit.

Neighbors' Comments/Concerns/Responses:

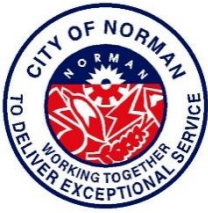
Two residents were in attendance and asked questions related to the project. The residents raised questions about the lack of sufficient parking for the number of bedrooms proposed in this duplex development. Gunner Joyce responded that parking was an issue for the entire City Center, and parking solutions for the CCFBC District were needed. The residents pointed out that a duplex with 12 bedrooms would always have more than 12 residents associated with this development on a daily basis, as friends and family of the residents would need to park. Another concern raised by a resident was the additional runoff with the development of this parcel, since it is currently a vacant lot. Mr. Joyce responded that the property owner wanted to request 70% impervious coverage, which is slightly over the allowed maximum impervious surface area of 65%.

A resident stated that the structures were “aesthetically unpleasant” and requested Mr. Joyce to pass this information on to the applicant. Mr. Joyce stated he would pass the information on to the owner.

File Attachments for Item:

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-45: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, RM-2, LOW-DENSITY APARTMENT DISTRICT, RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, A-2, RURAL AGRICULTURAL DISTRICT, AND C-1, LOCAL COMMERCIAL DISTRICT, TO A PUD, PLANNED UNIT DEVELOPMENT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NW CORNER OF INTERSECTION OF 36TH AVE NE AND E ALAMEDA STREET; WARD 6)

The applicant requests postponement to the June 11, 2026 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/14/2026

REQUESTER: The Calara Group, LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

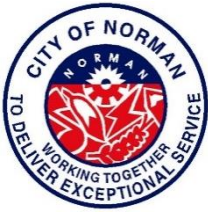
ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-45: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, RM-2, LOW-DENSITY APARTMENT DISTRICT, RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, A-2, RURAL AGRICULTURAL DISTRICT, AND C-1, LOCAL COMMERCIAL DISTRICT, TO A PUD, PLANNED UNIT DEVELOPMENT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NW CORNER OF INTERSECTION OF 36TH AVE NE AND E ALAMEDA STREET; WARD 6)

The applicant requests postponement to the June 11, 2026 Planning Commission meeting.

File Attachments for Item:

11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-14: A PRELIMINARY PLAT SUBMITTED BY THE CALARA GROUP, LLC FOR ALAMEDA TRAILS A PROPERTY LOCATED NEAR THE NW CORNER OF INTERSECTION OF 36TH AVE NE AND E ALAMEDA STREET. (WARD 6).

The applicant requests postponement to the June 11, 2026 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/14/2026

REQUESTER: The Calara Group, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-14: A PRELIMINARY PLAT SUBMITTED BY THE CALARA GROUP, LLC FOR ALAMEDA TRAILS A PROPERTY LOCATED NEAR THE NW CORNER OF INTERSECTION OF 36TH AVE NE AND E ALAMEDA STREET. (WARD 6).

The applicant requests postponement to the June 11, 2026 Planning Commission meeting.
