



# CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, February 12, 2026 at 5:30 PM

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## AGENDA

*It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, 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 Norman Transcript and mailed to each property owner of record within a minimum of 350 feet of each rezoning request.

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

\*\*\*PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.\*\*\*

### ROLL CALL

1. ELECTION OF OFFICERS FOR 2026

### CONSENT ITEMS

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

#### Minutes

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

PLANNING COMMISSION MEETING MINUTES OF JANUARY 8, 2026.

## NON-CONSENT ITEMS

### Chautauqua-Hoover-College Rezoning

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-40: 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 1010- THE REVV, LOT 1, BLOCK 1, AND A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, 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. (1107 THROUGH 1111 CHAUTAUQUA AVENUE AND 601 THROUGH 615 HOOVER STREET AND 1010 THROUGH 1030 COLLEGE AVENUE; WARD 7)

### The Noun Hotel Rezoning

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-31: 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 A REPLAT OF THE EAST 236 FEET OF LOT SIX (6) AND THE EAST 200 FEET OF LOT SEVEN (7), OF ELMWOOD ADDITION, AND LOT TWELVE (12), IN BLOCK ONE (1), OF PARKVIEW ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (542 AND 534 S. UNIVERSITY BOULEVARD; WARD 4)

### Islamic Society of Norman Rezoning

5. 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 17 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. (420 E. LINDSEY STREET, WARD 7)

*The applicant requests postponement to the March 12, 2026 Planning Commission meeting.*

### 1130 Rambling Oaks Drive Rezoning

6. 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 II, 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)

*The applicant requests postponement to the March 12, 2026 Planning Commission meeting.*

**GENERAL DISCUSSION REGARDING THE WARRANTING OF TRAFFIC SIGNALS**

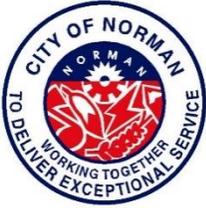
**MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

**ADJOURNMENT**

**File Attachments for Item:**

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

PLANNING COMMISSION MEETING MINUTES OF JANUARY 8, 2026.



**CITY OF NORMAN, OK**  
**PLANNING COMMISSION MEETING - AMENDED**  
Development Center, Conference Room A, 225 N. Webster Avenue,  
Norman, OK 73069  
Thursday, January 08, 2026 at 5:30 PM

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**MINUTES**

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room A at the Development Center on Thursday, January 08, 2026 at 5:30 PM and notice of the agenda of the meeting was posted at the Development Center at 225 N. Webster Avenue, and on the City website at least 24 hours prior to the beginning of the meeting.

Commissioner Bird called the meeting to order at 5:32 p.m.

**ROLL CALL**

PRESENT

- Commissioner Douglas McClure
- Commissioner Liz McKown
- Chair Erica Bird
- Secretary Kevan Parker
- Commissioner Steven McDaniel
- Commissioner Jim Griffith
- Commissioner Maria Kindel

ABSENT

- Commissioner Cameron Brewer
- Vice Chair Michael Jablonski

STAFF PRESENT

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

GUEST PRESENT

- Sean Rieger, 136 Thompson Dr., Norman, OK, Rieger Sadler Joyce LLC
- Greg & Patricia Kerr, 2079 Lochwood Dr., Norman, OK
- Jacy Crosbie, 204 Mt. Oaks Dr., Norman, OK
- Jeff Craytree, 324 Waterfront Dr., Norman, OK
- Phil & Mary Kate Nelson, 536 Woodsong Dr., Norman, OK

Colleen Roux, 2508 Woodsong Dr., Norman, OK  
 Susan Parker, 312 Waterfront Dr., Norman, OK  
 Bonnie Cubert, 316 Waterfront Dr., Norman, OK  
 Jay Lipshy, 320 Waterfront Dr., Norman, OK  
 Matt McDonough, 313 Edgewater Ln., Norman, OK  
 Sandra Whalen, 325 Waterfront Dr., Norman, OK  
 Rick & Mary Jean Greene, 116 Devonshire Dr., Norman, OK  
 Jane Martin, 523 S University Blvd., Norman, OK  
 Loryn Wheeler, 2401 Broadwell Oaks Dr., Norman, OK  
 Roger & Ann Gallagher, 2513 Woodsong Dr., Norman, OK  
 Keith Steincamp, 441 Waterfront 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 DECEMBER 11, 2025.

### **ITEMS SUBMITTED FOR THE RECORD:**

1. December 11, 2025 Planning Commission Regular Meeting Minutes

**Motion** to approve made by Commissioner McKown, **Seconded** by Commissioner McDaniel. Voting Yea: Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel.

**The Minutes were approved.**

## NON-CONSENT ITEMS

### **NORMAN A24 Rezoning & Preliminary Plat**

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-28: 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 BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE THE SAME IN THE RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTHEAST CORNER OF THE INTERSECTION OF 24TH AVENUE N.E. AND ALAMEDA STREET; WARD 6)

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. Rezoning Exhibit
4. Preliminary Plat & Site Plan

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-13: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY NORMAN PREMIUM REAL ESTATE, LLC (CEDAR CREEK, INC) FOR NORMAN A24, ADDITION, FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF 24<sup>TH</sup> AVENUE N.E. AND ALAMEDA STEET. (WARD 6)

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. Preliminary Plat & Site Plan
4. Development Review Form
5. Norman A24 Preliminary Plat
6. Pre-Development Summary 11-20-25
7. Pre-Development Summary 12-18-25
8. Protest Map & Letter

**Staff Presentation**

Logan Gray, Planner II, presented the Norman A24 Rezoning and Preliminary Plat.

Commissioner McDaniel stated the proposal is inconsistent with AIM Norman regarding the mixed-use land policy and building types and requested that staff explain those inconsistencies.

Mr. Gray confirmed the project is inconsistent with the mixed-use land policy regarding density and building types. Staff calculated the proposal at approximately 13.8 dwelling units per acre, while the AIM Norman mixed-use policy supports a minimum of 18 dwelling units per acre. Mr. Gray also stated the building types are inconsistent because the mixed-use policy encourages a greater variety of uses and building designs, whereas the proposed site plan consists of similar uses and designs throughout.

Commissioner McDaniel asked for clarification the AIM Norman Plan encourages a higher density than is proposed, and Mr. Gray confirmed this was correct.

Commissioner McKown asked about the Water Quality Protection Zone (WQPZ) on the site and the associated restrictions, including whether trees could be removed, the stream altered, or other site modifications made.

Brandon Brooks, Capital Projects Engineer, stated no development is permitted within the WQPZ. He explained two detention ponds are located in the area and the City prefers detention ponds be placed within the WQPZ so materials cannot be staged on the pond dams. He also noted although floodplains are often present in similar areas, there is no designated floodplain within this area of the WQPZ.

Commissioner McKown asked whether detention ponds are permitted in the WQPZ, and Mr. Brooks confirmed they are allowed.

Commissioner Bird asked for clarification regarding tree and vegetation removal within the WQPZ, and Mr. Brooks stated he was unsure and would follow up.

Commissioner Parker noted additional restrictions may apply within 200 feet of the WQPZ boundary and asked whether those had been considered. Mr. Brooks stated he would need to consult with other City of Norman staff to confirm.

Commissioner Bird asked why RM-6 zoning was requested for duplexes when other zoning categories, such as R-2, also permit them.

Mr. Gray stated the applicant selected RM-6 because it aligns more closely with the AIM Norman Plan and supports the higher-density development.

Lora Hoggatt, Planning Services Manager, explained that R-2 zoning requires each duplex to be on its own individual lot, whereas RM-6 zoning allows multiple dwelling units on a single lot.

Commissioner Bird asked how access requirements would differ between the zoning types.

Ms. Hoggatt stated RM-6 allows private access without dedicated public right-of-way, while R-2 zoning requires public streets with dedicated right-of-way unless developed as a Planned Unit Development (PUD), which can allow for private streets.

### **Applicant Presentation**

Sean Rieger, representative of the applicant, presented the PowerPoint for Norman A24 Rezoning and Preliminary Plat that was submitted by the applicant.

Mr. Rieger noted while the staff report emphasizes a preference for vertical mixed use, both the AIM Norman Plan and Norman 2025 Plan recognize horizontal and vertical mixed use as acceptable. He explained the project proposes horizontal mixed use across the site, which aligns with AIM Norman's definition, and concluded the project satisfies the mixed-use criteria.

Commissioner Griffith asked whether a specific use had been identified for the proposed commercial corner. Mr. Rieger stated no specific use has been determined. He explained the concept includes a building with six smaller commercial units, though the exact uses are unknown. He noted the site is slightly over one acre and likely limits the potential for intensive commercial development.

Commissioner McDaniel asked what uses are currently permitted by right under the site's existing C-2 zoning. Mr. Rieger stated C-2 zoning allows a wide range of uses, including car dealerships, gas stations, fast-food restaurants, offices, and most retail and food-related businesses, and noted C-2 zoning does not impose a height limit.

Commissioner McDaniel asked for clarification, stating under the current zoning a multi-story building could be constructed by right. Mr. Rieger confirmed stating that while site planning and

building permits would still be required, C-2 zoning itself allows a building of significant height to be developed.

### **Public Comments**

Patricia Kerr: 2709 Lockwood Dr., Norman, OK (Protest)  
 Jacy Crosby: 204 Mountain Oaks Dr., Norman, OK (Protest)  
 Matt McDonough: 313 Edgewater Ln., Norman, OK (Protest)  
 Mary Jean Greene: 116 Devonshire Dr., Norman, OK (Protest)  
 Rick Greene: 116 Devonshire Dr., Norman, OK (Protest)  
 Roger Gallagher: 2513 Woodsong Dr., Norman, OK (Protest)  
 Ann Gallagher: 2513 Woodsong Dr., Norman, OK (Protest)  
 Susan Parker: 312 Waterfront Dr., Norman, OK (Protest)  
 Keith Stiencamp: 441 Waterfront Dr., Norman, OK (Protest)  
 Sandra Whalen: 325 Waterfront Dr., Norman, OK (Protest)  
 Bonnie Cubert, 316 Waterfront Dr., Norman, OK (Protest)

### **Planning Commission Discussion**

Commissioner Kindel inquired if anyone from Parks & Recreation was present, noting uncertainty about the City's authority over a Homeowners Associations (HOA's) use of its private park. She also asked if the fee in-line-of park land could be applied toward fencing to protect Royal Oaks residents.

Mr. Rieger responded the Park Commission had asked James Briggs whether the funds could be used for the pond area. Mr. Briggs indicated this was not permissible, as the pond is private property, and public funds or fee in-lieu-of cannot be used on private property. He further noted Mr. Briggs proposed the new neighborhood include public sidewalks to provide direct access to Royal Oaks Park.

Commissioner Kindel requested clarification on the intended height of the new duplexes, and Mr. Rieger confirmed they will be two-story buildings.

Commissioner Bird asked staff whether the applicant could install fencing on their property within the WQPZ, and whether the HOA could install a fence on their property or if their land also falls within the WQPZ.

Ms. Hoggatt stated nothing can be placed within a WQPZ, and if the map shows the WQPZ extends into the applicant's property, fencing cannot be installed there. Ms. Hoggatt further explained if the HOA area was platted before the Stream Planning Corridor was adopted, the WQPZ would not apply, allowing fencing around that area.

Commissioner Bird clarified this applicant cannot add a fence because their project is new and the WQPZ is in place. Ms. Hoggatt confirmed.

Commissioner Bird clarified any development permitted under this zoning could be constructed if the plan changes. While the current intent is for two-story duplexes, she noted a three-story apartment building could be allowed on the site under this zoning in the future. Ms. Hoggatt confirmed.

Commissioner Bird requested clarification on the impact of the work on the Summit Lakes dam on the lake in this area.

Mr. Brooks stated discharge from the Summit Lakes pond occurs at a constant rate that does not exceed historic levels. Pumping is paused during rain events, allowing the lake to refill from the watershed. As the lake is drawn down, discharge will eventually cease, and upon project completion, the lake will return to normal conditions.

Commissioner Bird asked what information could be provided to residents who have questions about the process and whom they should contact with concerns.

Mr. Brooks stated that residents can call the Public Works Engineering Department and ask for Jason Murphy, Brandon Brooks, Tim Miles, or Scott Sturtz.

Commissioner Bird asked for confirmation on whether bike lanes and sidewalks will continue to be maintained following this development.

David Riesland, Transportation Engineer, stated they will be maintained, and there is no intent to remove them.

Commissioner McKown noted some public concerns involved these duplexes being low-cost housing and asked the applicant if they had an estimate of the average rent once developed.

Mr. Rieger stated he could not provide a specific number at this time, as several factors influence pricing, but confirmed there is no plan for these to be low-income duplexes.

Commissioner Bird asked the applicant to explain how schools are funded through ad valorem taxes and to address public concerns regarding overcrowding at nearby schools.

Mr. Rieger stated he is not a school funding expert but explained that school districts are primarily funded through a combination of state funding based on student enrollment and ad valorem property taxes. As development occurs, increased property values and student populations generally result in additional funding for the school district. He also noted that school districts typically plan for growth at a district-wide level, and school impacts are not usually a direct consideration in the City's zoning process.

Commissioner Kindel added several alternative schooling options exist beyond public schools. She noted with Norman's charter schools, private schools, and online education options, it cannot be assumed that all children in the new neighborhood would attend the nearby public schools.

Commissioner Parker, a long-time resident of the Summit Lakes, noted his familiarity with past infrastructure improvements and anticipated growth in the area. He noted recent changes related to safety and land use, expressed that the proposed development is comparable to nearby developments and would be an improvement to the area, and appreciated the preservation of trees within the WQPZ. Commissioner Parker stated his support for the proposal.

Commissioner Kindel stated as a two-story development, this project would likely be compatible with surrounding property values and expressed support for the project. She noted concerns

about traffic congestion, particularly during school hours, and emphasized the importance safety measures such as fencing and clearly designated pedestrian crossings. Commissioner Kindel also clarified the Commission's action is a recommendation only, with final vote resting with City Council.

Commissioner Bird clarified the Planning Commission provides recommendations, while the City Council makes the final decision. She encouraged public participation through written comments and direct communication with Council and noted that additional protests may still be submitted. Commissioner Bird also stated the City will update the zoning code following the AIM initiative, providing future opportunities for public engagement.

Staff confirmed a consultant has been selected for the update, with work expected to begin after Council approves the contract.

Commissioner Griffith expressed support for the project, noting it is less intense than what C-2 zoning would allow. He appreciated the inclusion of the Water Quality Protection Zone, found the density and spacing compatible with nearby neighborhoods, and described the developer as conscientious. He also supported additional safety measures, such as fencing, and encouraged continued coordination with City Council.

Commissioner McClure stated after reviewing the map, the proposed development density appears comparable to the surrounding neighborhood. He expressed support for environmental protection measures, suggested exploring opportunities to further enhance the pond area for wildlife including potential EPA involvement, then stated support for the project.

Commissioner Bird thanked attendees for their participation and protest letters, expressed appreciation for the information shared, and expressed hope the discussion clarified the project. She supported the WQPZ protections, suggested further discussion with Parks, and stated her support for the proposal.

Commissioner McKown thanked attendees and acknowledged concerns about wildlife and habitat impacts. She noted the WQPZ protections and expressed hope the developer would exceed minimum environmental requirements. She stated that the Commission's role is to evaluate consistency with the Comprehensive Land Use Plan and indicated support for the project based on that compliance.

Commissioner McDaniel stated under the current C-2 zoning, the potential development of the site was uncertain, and expressed support for the proposed plan as it reduces C-2 zoning and creates a buffer. He indicated a vote in favor of the project.

**Motion** to approve made by Commissioner Griffith, **Seconded** by Commissioner McKown. Voting Yea: Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

**Planning Commission recommended approval of O-2526-28.**

**Planning Commission recommended approval of PP-2526-13.**

### Petition for Detachment

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF O-2526-37: AN ORDINANCE APPROVING REQUESTED DETACHMENT OF CERTAIN PROPERTY LOCATED AT 2800 AND 2801 HENSLEY ROAD IN CITY OF NORMAN, OKLAHOMA.

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. GIS of Properties
4. Warranty Deed
5. Joint Tenancy Quitclaim Deed
6. Signed Petition for Detachment
7. H&L No.9
8. First Affidavit of Publication
9. Second Affidavit of Publication

**Staff Presentation**

Beth Muckala, Assistant City Attorney, presented the Petition for Detachment.

Commissioner McKown asked Ms. Muckala to explain the reasons and advantages of de-annexing a property.

Ms. Muckala explained properties within the City of Norman are subject to City regulations, including zoning, building, and development codes. If the property were de-annexed, it would become unincorporated county property, which is subject to significantly fewer regulations.

Commissioner Bird added that taxes and bonds are also affected by de-annexation.

Commissioner McKown asked whether the property currently receives any benefits from the City.

Ms. Muckala stated no City infrastructure has been installed on the property. She noted that while the property does receive certain City services, those services are separate and can be addressed independently, even if the property is de-annexed.

Commissioner Bird asked whether there are areas within the City of Norman that are serviced by Moore utilities and areas outside City limits that are serviced by Norman utilities.

Ms. Muckala replied she was unsure of specific examples but explained that cities may provide services outside their boundaries through contractual agreements. She encouraged the Commission not to make utilities part of the detachment process, as utility service decisions are made by the respective utilities departments based on feasibility in each individual case.

**Applicant Presentation**

James Carlton, representative of the applicant, presented the Petition for Detachment.

Mr. Carlton stated the applicant is seeking de-annexation from the City of Norman because they believe they receive no benefits from being within the City limits while remaining subject to certain restrictions, such as those affecting contractors. He explained these restrictions make it more difficult to complete projects and increase the overall cost of those projects due to the property’s location within the City limits.

**Public Comments**

No public comments.

**Planning Commission Discussion**

No further discussion from commission.

**Motion** to approve made by Commissioner Griffith, **Seconded** by Commissioner Kindel. Voting Yea: Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

**Planning Commission recommended approval of O-2526-37.**

**Noun Hotel Rezoning**

- 5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-31: 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 A REPLAT OF THE EAST 236 FEET OF LOT SIX (6) AND THE EAST 200 FEET OF LOT SEVEN (7), OF ELMWOOD ADDITION, AND LOT TWELVE (12), IN BLOCK ONE (1), OF PARKVIEW ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (542 AND 534 S. UNIVERSITY BOULEVARD; WARD 4)

***The applicant requests postponement to the February 12, 2026, Planning Commission meeting.***

**Motion** to postpone made by Commissioner Kindel, **Seconded** by Commissioner McKown. Voting Yea: Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

**Planning Commission postponed O-2526-31 to the February 12, 2026, Planning Commission Meeting.**

**420 E. Lindsey Street Rezoning**

- 6. 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

17 AND LOTS 28 THROUGH 36, ALL OF BLOCK 4 IN HARDIE-RUCKER ADDITIO 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. (420 E. LINDSEY STREET, WARD 7)

*The applicant requests postponement to the February 12, 2026, Planning Commission meeting.*

**Motion** to postpone made by Commissioner Kindel, **Seconded** by Commissioner McKown. Voting Yea: Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

**Planning Commission postponed O-2526-30 to the February 12, 2026, Planning Commission Meeting.**

**809, 813, & 817 26th Avenue NW Rezoning**

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-27: 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 SEVEN (7), EIGHT (8), AND NINE (9), IN BLOCK TWENTY (20), OF WESTPORT PROFESSIONAL PARK SECTION SEVEN (7), PART OF THE NE/4 OF SECTION 26, T9N, R3W, OF THE INDIAN MERIDIAN, AND A REPLAT OF LOTS 2 THRU 8, BLOCK 9, WESTPORT PROFESSIONAL PARK, SECTION 2, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (809, 813, 817 26TH AVENUE N.W.; WARD 2)

*This item has been withdrawn by the applicant.*

**GENERAL DISCUSSION REGARDING THE WARRANTING OF TRAFFIC SIGNALS**

*Staff is requesting postponement to the February 12, 2026, Planning Commission Meeting.*

**Motion** to postpone made by Commissioner Kindel, **Seconded** by Commissioner McDaniel. Voting Yea: Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

**Planning Commission postponed O-2526-27 to the February 12, 2026, Planning Commission meeting.**

**MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

Commissioner Bird announced a Small-Scale Development Workshop hosted by the IncDev Alliance on February 2, 2026, from 8:30 a.m. to 5:00 p.m. at The Standard, 313 E. Gray Street.

A registration fee applies, with scholarships available. The workshop is designed for individuals with little to no development experience and will introduce foundational development tools.

Item 2.

**ADJOURNMENT**

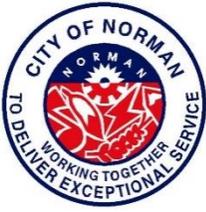
The meeting was adjourned at 7:27 p.m.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

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**File Attachments for Item:**

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-40: 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 1010- THE REVV, LOT 1, BLOCK 1, AND A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, 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. (1107 THROUGH 1111 CHAUTAUQUA AVENUE AND 601 THROUGH 615 HOOVER STREET AND 1010 THROUGH 1030 COLLEGE AVENUE; WARD 7)



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 2/12/2026

**REQUESTER:** 1107 Chautauqua, LLC

**PRESENTER:** Lora Hoggatt, Planning Services Manager

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-40: 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 1010- THE REVV, LOT 1, BLOCK 1, AND A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, 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. (1107 THROUGH 1111 CHAUTAUQUA AVENUE AND 601 THROUGH 615 HOOVER STREET AND 1010 THROUGH 1030 COLLEGE AVENUE; WARD 7)

|                                       |  |
|---------------------------------------|--|
| <b>APPLICANT/REPRESENTATIVE</b>       | 1107 Chautauqua, LLC/Peacock Design  |
| <b>LOCATION</b>                       | 1107-1111 Chautauqua, 601-615 Hoover Street, and 1010-1030 College Avenue    |
| <b>WARD</b>                           | 7  |
| <b>CORE AREA</b>                      | Yes  |
| <b>EXISTING ZONING</b>                | R-1, Single-Family Dwelling District, and R-3, Multifamily Dwelling District |
| <b>EXISTING LAND USE DESIGNATIONS</b> | Urban Medium   |
| <b>CHARACTER AREA</b>                 | No designation   |
| <b>PROPOSED ZONING</b>                | SPUD, Simple Planned Unit Development  |
| <b>PROPOSED LAND USE</b>              | No Change  |

**REQUESTED ACTION**

Rezone to a SPUD to allow for a multifamily development

**SUMMARY:**

The applicant, 1107 Chautauqua, LLC, is requesting a rezoning from R-1, Single-Family Dwelling District, and R-3, Multifamily Dwelling District, to a SPUD, Simple Planned Unit Development. The proposed rezoning will allow for the development of multifamily residential buildings.

**EXISTING CONDITIONS:**

**SIZE OF SITE:** 1.88 acres

**SURROUNDING PROPERTIES**

|             | Subject Property                              | North  | East  | South            | West                        |
|-------------|---|--|---|------------------|-----------------------------|
| Zoning      | R-1 & R-3                                     | R-1 & R-3                                      | R-3 & O-1   | R-3              | R-1                         |
| Land Use    | Urban Medium                                  | Urban Medium                                   | Urban Medium  | Urban Medium     | Urban Low                   |
| Current Use | Residential (Single- and Two-Family) & Vacant | Residential (Single-Family) & Fraternity House | Residential (Single- and Two-Family) & Church Parking Lot | Fraternity House | Residential (Single-Family) |

**ZONING DESIGNATIONS**

**R-1, Single-Family Dwelling District**

This residential district is intended for single-family detached development, including accessory dwelling units and other accessory structures. Other uses compatible with single-family residential development are also allowed. Developments in this zoning district should have access to City services and be located in the urbanized area.

**R-3, Multifamily Dwelling District**

The R-3 district is designed to allow for higher densities of residential development. Bulk standards and development regulations in this district have been designed to promote compatibility with adjacent residential uses of lower densities.

**LAND USE DESIGNATION**

**Urban Medium**

Fairly compact, walkable pattern of moderate urban development with variety in housing types. Allowances for commercial and recreational activities designed for community-wide access. Moderate to low building spacing and separation of uses, with pockets of mixed-use development.

Medium-intensity strives for more residential than non-residential uses at compatible densities and scales, with opportunities for more intense master planned developments. Gross densities in any single development should be greater than 8 units per acre.

## **CHARACTER AREA DESIGNATION**

### **No Character Area Assigned**

No Character Area was assigned to this area under the AIM Norman Comprehensive Land Use Plan.

## **NEAREST PUBLIC PARK**

There are two parks located approximately one mile from the proposed development site. Lion's Park is located approximately 0.7 miles north of the development site. Walnut Ridge Park is located approximately 1.1 miles south of the development site. Each of these parks can be accessed using existing sidewalks.

## **PROCEDURAL REQUIREMENTS:**

### **PRE-DEVELOPMENT:**

**PD26-2**

**January 22, 2026**

Several neighboring residents were in attendance and asked questions related to the project. The primary concern raised by attendees was the amount of additional cars and traffic this project would produce. The applicant stated a traffic analysis has been conducted and he is confident the development will not exacerbate traffic issues. Further discussion around traffic included questions about the development's available parking. Some attendees felt that the proposed parking facilities were inadequate, and this would take up available on-street parking in the surrounding neighborhoods. Another attendee asked if each unit would be allotted one space, to which Mr. Peacock responded that this is not currently in the SPUD regulations, but could explore that possibility. An attendee asked how many residents would live in the development. Mr. Peacock said that the intent is for each unit to be single occupancy, but he cannot control how many people live in a unit. Concerns about noise were raised, and Mr. Peacock said that he would consider adding noise regulations to the SPUD.

### **BOARD OF PARKS COMMISSIONERS:**

The subject property does not require a preliminary plat and, therefore, is not subject to review by the Board of Parks Commissioners.

### **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**

*A Short Form Plat will be required for the property if this zoning request is approved by City Council. The detention for this site will be handled by infiltration trenches that will need to be conveyed in a drainage easement.*

## **TRANSPORTATION ENGINEER**

*The proposed multi-family residential development would be expected to generate approximately one-quarter of the 100 vehicles per hour that is typically used as the threshold to initiate the request for a full traffic impact analysis. The traffic generated by the proposed development would have minimal impacts on the surrounding intersections and streets and no traffic related issues are anticipated. Based on the results of the trip generation and site plan evaluation, no traffic control or geometric roadway improvements are recommended as a result of the proposed development.*

## **PLANNING**

### **ZONING DESIGNATION**

#### **SPUD, Simple Planned Unit Development**

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

- Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.
- Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.
- Maintain consistency with the City's zoning ordinance, and other applicable plans, policies, standards and regulations on record.
- Approval of a zone change to a SPUD adopts the master plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

*The applicant requests a SPUD, Simple Planned Unit Development, to gain flexibility in use,*

*design, and development standards, which are not possible under the current zoning designations. The proposal promotes innovative use of the land to increase density and a use that is compatible with the surrounding areas. For these reasons, the proposal is **consistent** with the purpose of a SPUD.*

### Uses Permitted

- The proposed uses of the site are listed in Exhibit B, Allowable Uses. The list includes multi-family residential, micro-unit residential, single-family residential, short-term rentals, and accessory dwelling units.

*The applicant proposes a micro-unit apartment development with 108 units. The area to the west of the subject property is primarily single-family, including a small number of accessory dwelling units. To the north, east, and south of the property are single-family, two-family, and institutional uses, as well as multiple fraternity and sorority houses. These fraternities and sororities are a higher density use, housing approximately 75-100 people each. The proposed use is **consistent** with the surrounding area.*

### Area Regulations

- North Setback: The project will maintain a 5' setback from the Northwest property line as shown on the Site Development Plan.
- South Setback: The project will maintain a 10' setback from the South property line as depicted on the Site Development Plan.
- East Setback: The project will maintain an 8' setback from the East property line as shown on the Site Development Plan.
- West Setback: The project will maintain a 20' setback from the West property line as depicted on the Site Development Plan.

*The surrounding properties require a 25' front setback, 5' side setback (10' for three stories), and 20' rear setback. Though many of the surrounding structures were built before the adoption of a zoning ordinance, most comply with these setbacks. The area regulations of the proposal are **inconsistent** with the setbacks of the surrounding area. However, to best utilize the property, in alignment with the goal for increased density, meeting the setbacks of the surrounding area would be difficult. All development will be reviewed for compliance with the SPUD Narrative at the building permit stage.*

### Height Regulations

- The SPUD Narrative proposes two and a half stories along Chautauqua and Hoover and three and a half stories along College.

*The surrounding area includes buildings up to three stories in height. The proposal is **consistent** with the height of structures in the surrounding area.*

### Landscaping

- Landscaping will be provided as shown on the Site Development Plan.

*The applicant is proposing landscaping which does not meet all the requirements of the City's landscaping ordinance. The City's ordinance would require a 5' landscape buffer between the parking area on the west side of the site and the adjacent residential uses. The applicant is*

*proposing a 2' buffer with no trees. The applicant is requesting the reduced buffer in order to accommodate more parking on the site and this parking area abuts the rear yard of the adjacent property with a 6' opaque fence as screening. While the applicant is not meeting all of the peripheral landscaping requirements, the proposed landscaping is **consistent** with the surrounding area due to the provided street trees, shrubbery/hedge, and ground cover.*

## **Parking**

- The applicant proposes 137 total parking spaces across both proposed lots and on-street (public) parking. Twenty-one of these spaces will be on-street parking spaces. Twenty-eight spaces are reserved on Lot B for the fraternity to the north of this development. Eight bicycle racks will be provided.

*The applicant proposes 88 spaces on Lot A, 28 spaces on Lot B, and 21 on-street parking spaces. Lot B spaces will be used by the existing fraternity to the north of the subject tract. The 21 on-street (public) spaces cannot be reserved for the use of the residents of the proposed development. The 12 spaces along College Ave. will be cut-back parking the developer will install. The nine spaces along Hoover Ave. will not be striped; they are depicted on the Site Development Plan to demonstrate how many cars can be parked in this area. Eighty-eight spaces will be reserved for the tenants of the proposed development on Lot A. Four bicycle racks would be required for this development but the applicant is proposing to include eight. The City's parking ordinance does not have a required number of spaces for multifamily development. Due to the fact that the Zoning Ordinance does not have a requirement for parking for multifamily uses, the proposed development is **consistent** with the surrounding area.*

## **Lighting**

- All exterior lighting shall meet the regulations of Section 36-549, Commercial Outdoor Lighting Standards, as amended from time to time.

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

## **Signage**

- Signs within the proposed development shall comply with the applicable regulations of Chapter 28, Sign Regulations, for medium density residential uses, as amended from time to time.

*Any signage within the proposed development will be **consistent** with the signage in the surrounding area. The nearby fraternities and sororities also follow medium density residential signage regulations.*

## **Screening**

- The applicant is proposing a 6' opaque fence along the shared property lines of neighboring parcels.

*The proposed development will be **consistent** with the City's screening regulations and the surrounding area. City ordinances require that multifamily uses be separated from single- and two-family uses.*

## Open Space

- The applicant proposes 85% impervious surface for the development.

*Development surrounding the subject property is required to stay within the 65% impervious coverage allowance. The proposed development is planned at 85% impervious surface, which is **inconsistent** with the surrounding area. The applicant has proposed infiltration trenches to mitigate stormwater runoff.*

## COMPREHENSIVE PLAN CONSIDERATIONS

### Character Area Policies

*No Character Area was assigned to this property under the AIM Norman Comprehensive Plan.*

### Land Use Development Policies

#### Urban Medium (UM) Policies

- Fairly compact, walkable pattern of moderate urban development with variety in housing types. Allowances for commercial and recreational activities designed for community-wide access. Moderate to low building spacing and separation of uses, with pockets of mixed-use development.
  - Medium-intensity strives for more residential than non-residential uses at compatible densities and scales, with opportunities for more intense master planned developments.
  - Gross densities in any single development should be greater than 8 units per acre.

*The proposed development will only include residential uses. Internal walkways connecting to the sidewalks along public streets will be provided. The gross density of the site will exceed 8 units per acre because the proposed building will feature 108 dwelling units, resulting in a total of 57 units per acre. For these reasons, the development is **consistent** with the Urban Medium Land Use policy.*

### Building Types

- Mostly small-scale; 2- and 3-story buildings are common. Developments may go up to 4 stories when located along an arterial street.
- A variety of housing types including small-lot single-unit detached, duplex, townhomes, triplex, quadplex, and appropriately scaled multi-unit buildings create cohesive neighborhoods.
  - Higher intensity multi-unit residential housing would be allowed when parcels are located along and with direct access to an arterial street.
- Architectural and design choices (i.e. front porches, visibility of the front door on the primary structure, avoidance of garage door more prominent than front doors) reinforce the built environment and enhance the area's character and history.
- Public and private spaces (i.e. by the prevalence of porches, recreational roof decks, outdoor dining, etc.) are clearly defined and cultivate a sense of place.
- Mixed-use buildings that include retail, work space, and residences are common.

*The proposed three-story micro-unit apartment building is **consistent** with the Urban Medium Land Use policies because it will be multi-unit building offering a different type of housing that is not present in the area. The height of the proposed development is within the range desired within Urban Medium Land Use areas.*

### Site Design

- The scale and layout of the built environment are conducive to walking.
- Parking is secondary to the movement of people and visibility of destinations.
- Layout of the streets and arrangement of lots should be thoughtfully considered with regards to transitioning between neighboring properties and uses and takes precedence over individual lot design.
- Street trees should form a continuous urban canopy over public areas and rights-of-way.

*Sidewalks are proposed throughout the development to allow for easy pedestrian access to public streets. Parking is secondary to the placement of the buildings on the Site Development Plan. The buildings are placed closer to the streets, separating the parking lot from the street and creating a more pedestrian-friendly walking environment. The street trees planned along College Ave., Hoover St., and Chautauqua Ave. will form an urban canopy in years to come. For these reasons, the development is **consistent** with the Urban Medium Land Use policies.*

### Transportation

- Existing: The type and arrangement of streets means that most trips require a private vehicle to use at least one arterial road. Some of these areas have connections, or potential connections, to the regional trail network. Most areas do not have easy access to varied public transit at this time.

*The development site is located approximately 0.15 miles from three existing bus stops. The development site is also located near West Lindsey Street, which provides bike lanes going east and west. Sidewalks are present along the street frontages. The applicant is proposing the installation of bike racks to further support multi-modal transportation for residents. For these reasons, the project is **consistent** with the Urban Medium 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 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 proposed development has existing water and sewer access. The development is **consistent** with Utility Access policies.*

### 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. Based on the number of units and bedrooms compared with other locations with similar use, a single eight cubic yard with service multiple times per week should be sufficient to serve the proposed development. However, should a single dumpster prove to be insufficient, the developer/owner would be responsible for modifying the solid waste service and configuration necessary to provide the required level of service.*

## **WATER/WASTEWATER AVAILABILITY**

### **Water Availability**

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

### **Wastewater Availability**

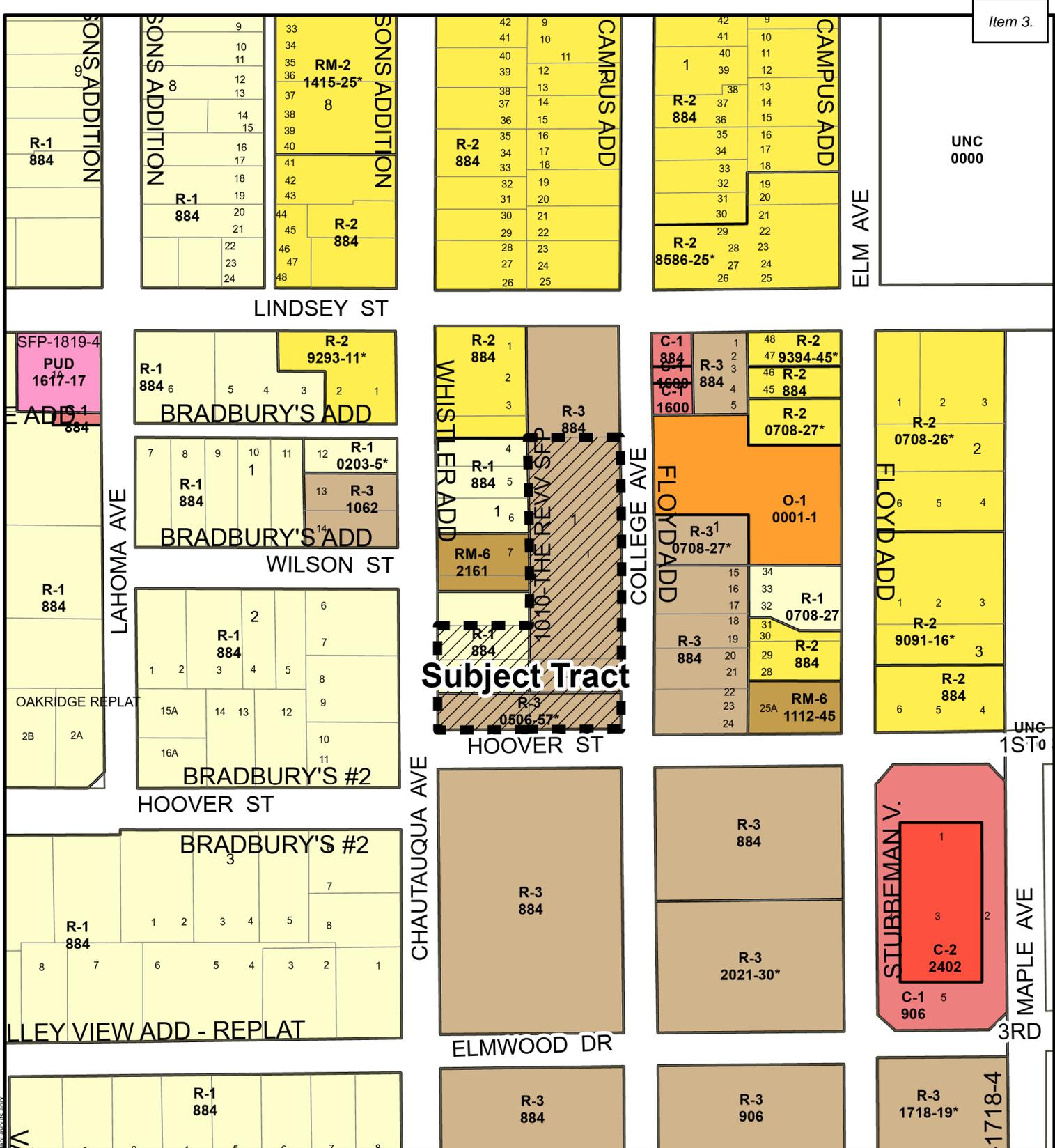
*Adequate capacity within the wastewater system exists to serve the proposed development.*

## **DISCUSSION:**

The SPUD Narrative proposes eight buildings containing a total of 108 units, along with a companion parking lot and on-street parking providing 109 parking spaces to accommodate the proposed buildings. It also proposes a separate lot containing 28 spaces for a fraternity north of the development. The development site is surrounded by single-family, multi-family, and fraternity/sorority residential uses. While the proposed density is higher than the neighboring single-family uses, the applicant is proposing a new type of housing that is needed and supported by AIM Norman. The micro-units will allow for one- or two-bedroom units close to campus and the Core Area of Norman.

## **CONCLUSION:**

Staff forwards this request for rezoning from R-1, Single-Family Dwelling District, and R-3, Multifamily Dwelling District, to a SPUD, Simple Planned Unit Development District, and Ordinance O-2526-40, to the Planning Commission for consideration and recommendation to City Council.



Item 3.

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**Subject Tract**

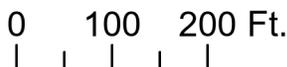
# Location Map



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.



January 6, 2026



Subject Tract

**1107 AND 1111 S. CHAUTAUQUA AVE.  
601 AND 609 S. HOOVER ST.  
1010 S. COLLEGE AVE.  
NORMAN OK  
SIMPLE PLANNED UNIT DEVELOPMENT**

APPLICANT:

**1107 CHAUTAUQUA, LLC**

APPLICATION FOR:  
SIMPLE PLANNED UNIT DEVELOPMENT  
Submitted January 2, 2026  
Revised January 29, 2026  
Revised February 6, 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
- 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
- M. Noise and Outdoor Speakers
- N. Yard Parking
- O. Yard Games
- P. Resident-Generated Litter

## IV. EXHIBITS

- A. Site Development Plan
- B. Allowable Uses

**I. INTRODUCTION**

This Simple Planned Unit Development (the “**SPUD**”) is being submitted for the properties located at 1107 and 1111 S. Chautauqua Avenue, 601 and 609 S. Hoover, and 1010 S. College Ave., Norman, OK (the “**Property**”). The Property consists of five (5) unplatted lots, plus one (1) short form platted lot, that will be combined into two (2) new lots (proposed Lot A and Lot B) through a new Short Form Plat, to be submitted after this zoning request is reviewed by City Council. Currently, the Property has a mix of zonings including: R-1, Single-Family Dwelling District, and R-3, Multifamily Dwelling District. The

parcels to the south and east of the Property are zoned R-3, Multifamily Dwelling District, consisting of Greek housing, rental properties and a duplex, and properties owned by a local church organization. The parcel to the north, located on College Avenue is also Greek housing. The parcel to the north, along Chautauqua, is zoned R-1 and utilized as a co-housing/congregate living structure. The parcel to the north of that is zoned RM-6, Medium-Density Apartment District, consisting of a single-family structure with a garage apartment. The parcels west of the Property across Chautauqua Avenue are zoned R-1, Single-Family Dwelling District. All parcels east of Chautauqua Ave, from Parsons St to Timberdell Rd, including the Property, are designated as Urban Medium in the adopted AIM Norman Comprehensive Land Use Plan. The Property sits directly adjacent to the area recognized as Greek Row, consisting of mostly multi-story fraternities and sororities, or other multi-story housing and one-tenth of a mile from the OU Campus. The Applicant seeks to develop a multifamily residential project on the Property, redeveloping the area and appropriately utilizing it for an essential housing opportunity in Norman, in recognition of the Property's proximity to Campus, while also ensuring compatibility with nearby residential areas. The Applicant will seek to do this through a mix of 660 SF Units and 330 SF Micro-Units, subject to market demand. Micro-units are typically less than 500 square feet and offer housing in urban locations near services, reducing the need for personal vehicles and providing a compact living space for a single-resident prioritizing location over space. Separate from this project, there will also be a new 28 space parking arrangement constructed on the north end of the Property, designated on the attached site plan as Lot B. This new parking area will be for the previously mentioned Greek housing located north of this proposal, on College Avenue.

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

### **A. Location**

The Property is located at 1107 and 1111 S. Chautauqua Avenue, 601 and 609 S. Hoover St., and 1010 S. College Ave., Norman, Oklahoma.

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

The Property is currently zoned R-1, Single-Family Dwelling District and R-3, Multifamily Dwelling District. As noted above, the majority of neighboring lots on this block are already zoned for increased density, such as the existing R-2, Two-Family Dwelling District, R-3, Multifamily Dwelling District and RM-6, Medium-Density Dwelling District. The Property is currently designated on AIM Norman as Urban Medium. Through the adoption of the new Comprehensive Plan, AIM Norman, the intent for this area is to continue to increase the overall density. This Urban Medium designation states that; Gross densities in any single development should be greater than 8 units per acre. 3-story buildings are common. Developments may go up to 4 stories when located along an arterial street. Higher intensity multi-unit residential housing would be allowed when parcels are located along and with direct access to an arterial street. Parking is secondary to

the movement of people and visibility of destinations. Lower intensity residential uses are not appropriate along arterial streets and should be located behind higher intensity residential.

**C. Elevation and Topography; Drainage**

The Property gently slopes southwest. No portion of the Property is in the FEMA 100-year flood plain or the WQPZ. The Applicant will utilize low impact development techniques (“LIDs”) and best management practices (“BMPs”) in the development of the Property to control stormwater runoff.

**D. Utility Services**

The necessary utility services for this project are already located on or near the Property as the entirety of the Property is or has been previously developed.

**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 two access points on Chautauqua Avenue, one access point on Hoover Street, and two access points on College Avenue, from a prior development. These access points will be combined into a single access point on Hoover Street, and two access points on College Avenue, as shown on the site development plan EXHIBIT A.

**G. Fencing**

The Property currently has 6’ stockade fences on the shared north/south property line. There is an existing 4’ chain link fence separating some of the parcels, which will be eliminated with the planned development.

**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. The exhibits attached hereto are incorporated herein by reference.

**A. Uses Permitted**

This SPUD will retain the Property's existing allowable uses for R-1, Single Family Dwelling District and R-3, Multifamily Dwelling District A list of the proposed allowable uses for the Property is attached hereto as EXHIBIT B. The multifamily structures planned on the Property shall contain a base unit count of 108. As planned, the development will consist of a mix of approximately 660 SF Units, and approximately 330 SF Micro-Units, subject to market demand. The dwelling units will be arranged in a 2 1/2-story building configuration along Chautauqua Ave and Hoover St. The dwelling units will be arranged in a 3 1/2-story building configuration along College Ave. The Property shall include associated parking and landscaping, as shown on the Site Development Plan.

**B. Area Regulations**

North Setback: The project will maintain a 5' setback from the Northwest property line as shown on the Site Development Plan.

South Setback: The project will maintain a 10' setback from the South property line as depicted on the Site Development Plan.

East Setback: The project will maintain an 8' setback from the East property line as shown on the Site Development Plan.

West Setback: The project will maintain a 20' setback from the West property line as depicted on the Site Development Plan.

**C. Open Space / Impervious Coverage**

The impervious area for the Property shall not exceed 85%. Additionally, the Applicant will utilize low impact development techniques ("LIDs") and best management practices ("BMPs") in the development of the Property. 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 12,285 SF or 15% of the total site.

**D. Traffic access/circulation/sidewalks**

Primary vehicular access to the Property will be provided from College Avenue on the east side of the Property, along with an access point on the south side of the Property at Hoover St. Pedestrian circulation will be provided through internal walkways connecting parking areas to building entrances. New sidewalks will be installed along street frontages as required. All sidewalks to be ADA compliant.

**E. Landscaping/Tree Preservation**

The landscaping areas depicted on the Site Development Plan will be developed as shown. The Applicant proposes nine (9) trees along the southern boundary of the Property, four (4) trees along the western boundary of the Property, and thirteen (13) trees along the eastern boundary of the Property. The Applicant proposes other trees to be located internal to the development along parking, sidewalk, and other public use areas. The Applicant proposes shrubs and ornamental grasses around the perimeter of the buildings, as shown on the Site Development Plan.

**F. Signage**

If the Property is developed as a multi-family residential building pursuant to this SPUD, the Property may feature signage that complies with the City of Norman's sign code for medium density residential uses, as may be amended from time to time.

**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. The Property will endeavor to utilize low level and/or shielded directional LED lighting in the parking areas, to the extent reasonably feasible to maintain appropriate level of lighting for safe pedestrian and vehicular use.

**H. Fencing**

The Property will feature a new six (6') foot tall solid opaque fence along the shared property lines of all neighboring parcels, which may be allowed to tier down to three (3') tall within twenty (20') of the street-side property line. There will be a 24" tall landscaping barrier on the property line at Chatauqua, with pedestrian access openings at each entry sidewalk. There will be no fencing required adjacent to the new multi-family structure forward of the parking lot. There will be no fencing required between lots which are to be adjoined via this development.

**I. Height**

Height shall be two and one-half (2 ½) stories along Chatauqua and Hoover. Height shall be three and one-half (3 ½) stories along College, depicted in the building elevations submitted with this SPUD.

**J. Parking**

The development provides one hundred and thirty-seven (137) total parking spaces across both proposed lots and on-street parking. Proposed Lot A will contain the multi-family development and will have eighty-eight (88) parking spaces. Proposed Lot B will contain twenty-eight (28) parking spaces. There will be an additional twenty-one (21) on-street parking spaces constructed as part of the development.

The applicant designed the site with 88 Lot A spaces and 21 on-street spaces, for a total of 109 parking spaces to serve the 108 base unit count of the multifamily development, citing the property's proximity to the University of Oklahoma campus, the existing sidewalks and the planned installation of additional bicycle racks to access campus. These measures are intended to encourage and support multi-modal transportation options for residents, and encourage residents to opt out of owning a personal car on-site, instead utilizing public transit, rideshares, or pedestrian modes of transportation. There are two (4) bike racks required for this Property, and the Applicant is providing eight.

#### **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 building to be constructed on the Property will be 75% brick veneer as shown on the Elevations submitted with this Project. Accents for the building may be glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof.

#### **M. Noise and Outdoor Speakers**

Noise generated on any property within the SPUD shall comply with the City of Norman Noise Ordinance, amended from time to time, except as expressly modified herein.

Noise levels shall not exceed the following limits when measured at the property line of the nearest residentially occupied structure:

- a. **60 dBA** between **7:00 a.m. and 9:00 p.m.**
- b. **50 dBA** between **9:00 p.m. and 7:00 a.m.**

Impulsive, repetitive, tonal, or amplified noise that constitutes a nuisance may be subject to enforcement regardless of measured decibel level.

Mechanical equipment, including HVAC units, generators, and compressors, shall:

- a. Be screened from public view and adjacent residential uses; and
- b. Be located to minimize off-site noise impacts.

Upon documented, recurring violations, the Planning Director may require submission and implementation of a noise mitigation plan.

Outdoor speakers, public address systems, and amplified sound are **prohibited**, unless expressly authorized by this SPUD.

Where expressly authorized:

- a. Outdoor amplified sound shall be limited to the hours of **10:00 a.m. to 8:00 p.m.**
- b. Speakers shall be oriented inward toward the site and away from residential properties.
- c. Sound levels shall comply with City of Norman Noise Ordinance.

Temporary amplified sound associated with special events may be permitted administratively, subject to:

- a. Time and duration limits;
- b. Advance notice to adjacent property owners; and
- c. Compliance with all applicable City event permitting requirements

#### **N. Yard-Parking (Non-Game Days)**

Parking of vehicles on grass, landscaped areas, or unpaved surfaces is **prohibited** at all times, except as expressly authorized for designated game days or special events.

On non-game days, vehicles shall be parked only in:

- a. Approved parking lots;
- b. Driveways; or
- c. Street Parking

Where event-related yard parking is expressly authorized:

- a. Parking shall be temporary and removed immediately following the event;
- b. Turf-protection measures shall be used if applicable; and
- c. Sidewalks, fire lanes, and access to adjacent properties shall remain unobstructed. Event-related parking privileges may be revoked upon repeated violations.

#### **O. Yard Games**

Yard games and outdoor recreational activities shall be permitted subject to the standards listed herein. Permitted activities include non-motorized, non-amplified recreational games such as cornhole, bocce, ladder toss, frisbee, and similar low-impact activities. Yard games shall be limited to residents, guests, or patrons

lawfully present on the site, and should occur within internal green spaces of the site whenever possible.

The following are **prohibited**:

a. Organized tournaments or competitive events open to the general public; Motorized equipment; Permanent or semi-permanent structures; and Amplified sound or public address systems.

Hours of operation shall be limited to:

a. **12:00 p.m. to 9:00 p.m.**, Sunday through Thursday; and  
b. **9:00 a.m. to 10:00 p.m.**, Friday and Saturday.

All equipment shall be temporary and removed when not in use, and shall not create a trash or visual nuisance. Yard games shall occur only on private property within the SPUD; Not encroach into public rights-of-way, sidewalks, fire lanes, or required parking; and maintain a minimum 10-foot setback from adjacent residential property lines unless otherwise screened. Yard games shall comply with City of Norman Noise Ordinance, as amended from time to time. Yard games shall not be conducted for commercial purposes, entry fees, promotions, or regularly scheduled public events without separate approval.

**P. Trash, Recycling, and Resident-Generated Litter**

This Section shall apply only to **trash, recycling, and litter generated or left by residents of the SPUD and their invited guests.**

Responsibility for compliance with this Section shall rest with:

a. The **Property Owners' Association (POA)**, if established; or  
b. A **property management company** retained by the POA or property owner; or  
c. The **property owner**, in the absence of a POA or property management company.

The POA and/or property management company shall be responsible for ensuring that resident-generated trash, recycling, and litter are:

a. Properly contained and stored;  
b. Collected and removed on a regular basis; and  
c. Managed in a manner that prevents accumulation, odor, leakage, or vermin.

All resident trash and recycling containers shall be:

a. Fully enclosed within a permanent structure constructed of materials consistent with the principal building; or  
b. Screened by masonry walls with opaque gates.

Resident trash and recycling enclosures shall not be located:

a. Between a building and a public street; or  
b. Adjacent to residential uses without additional screening or buffering.

Resident-generated trash, recycling, and litter shall be managed such that loose refuse or bulk items are not visible from public rights-of-way or adjacent properties, and containers are not overfilled or left unsecured.



**EXHIBIT B**  
Allowable Uses

- Single-Family Residential
- Multi-Family Residential
- Micro-Unit Residential
- Short Term Rental
- Accessory Dwelling Units
- Parking



**Applicant:** 1107 Chautauqua, LLC

**Project Location:** 1107 and 1111 S. Chautauqua Avenue, 601 and 609 S. Hoover Street, and 1010 S. College Avenue

**Case Number:** PD26-2

**Time:** 6:00 p.m.

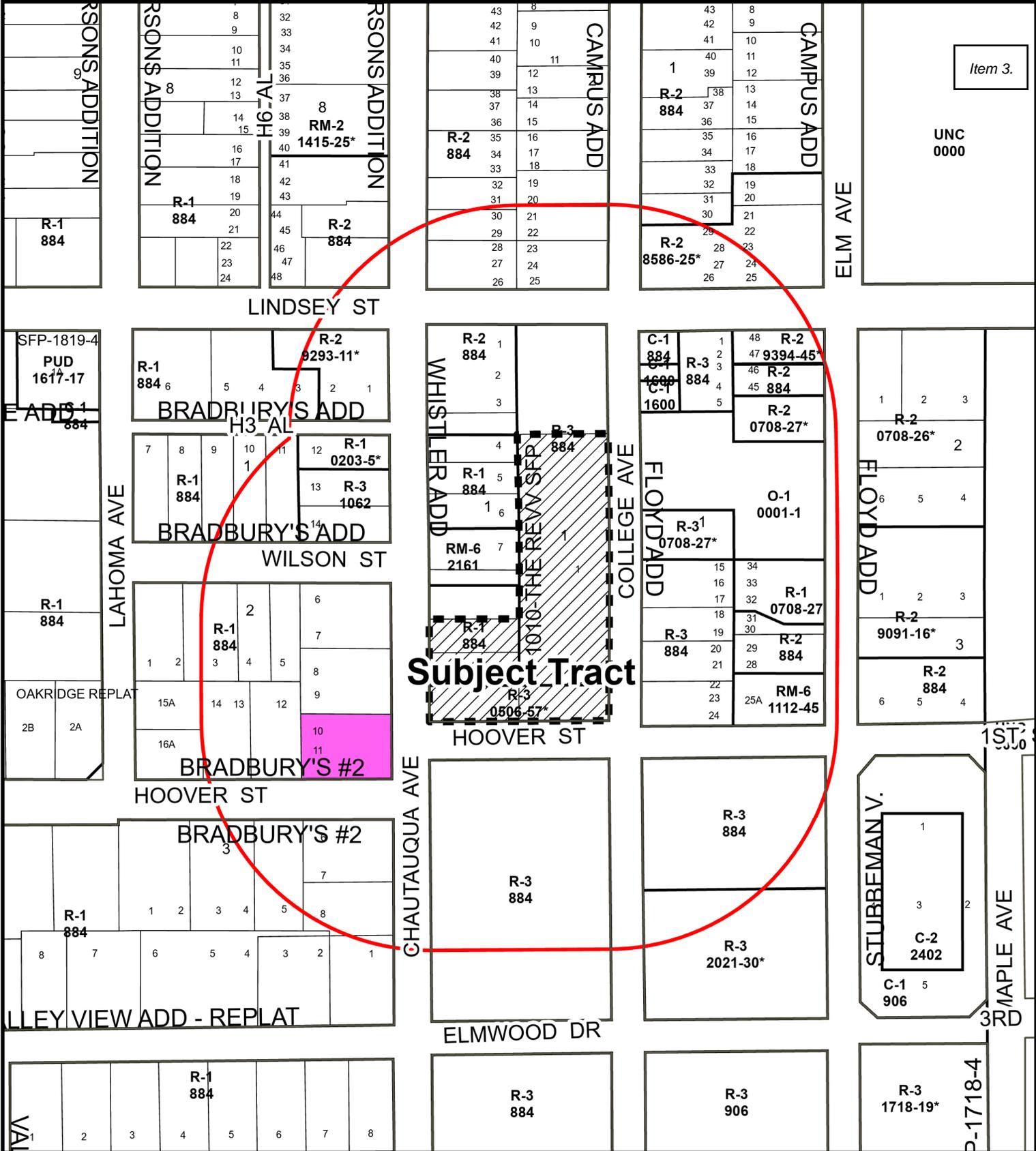
**Applicant Representative:**  
Matt Peacock

**Attendees:**  
Michael D. Carter  
Barbara O'Brien  
John Coffman  
Sara Wallace Boyd  
Fred Schmidt  
Judy Hatfield  
Helen Grant

**City Staff:**  
Logan Gray, Planner II  
Lora Hoggatt, Planning Services Manager  
Beth Muckala, Assistant City Attorney III

**Application Summary:**  
The applicant requests a rezoning from the R-1, Single-Family Residential District, and R-3, Multifamily Dwelling District, to a SPUD, Simple Planned Unit Development, to allow for a multifamily residential development.

**Neighbor's Comments/Concerns/Responses:**  
Several neighboring residents were in attendance and asked questions related to the project. The primary concern raised by attendees was the amount of additional cars and traffic this project would produce. The applicant stated a traffic analysis has been conducted and he is confident the development will not exacerbate traffic issues. Further discussion around traffic included questions about the development's available parking. Some attendees felt that the proposed parking facilities were inadequate, and this would take up available on-street parking in the surrounding neighborhoods. Another attendee asked if each unit would be allotted one space, to which Mr. Peacock responded that this is not currently in the SPUD regulations, but could explore that possibility. An attendee asked how many residents would live in the development. Mr. Peacock said that the intent is for each unit to be single occupancy, but he cannot control how many people live in a unit. Concerns about noise were raised, and Mr. Peacock said that he would consider adding noise regulations to the SPUD.



# Protest Map

2.2% Protest Within Notification Area



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



0 100 200 Feet

February 10, 2026

-  Subject Tract
-  Notification Area
-  Protest



HALL BOOTH SMITH, P.C.  
ATTORNEYS AT LAW

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mdcarter@hallboothsmith.com

6301 Waterford Boulevard  
Suite 200  
Oklahoma City, OK 73118

Office: 405.513.7111  
Fax: 405.768.1414  
www.hallboothsmith.com

February 9, 2026

Norman Planning Commission  
225 N. Webster Ave.  
Norman, OK 73069

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 02/09/26-XW

To Members of Norman Planning Commission:

The property owners at 1124 Chautauqua Avenue, Michael D. Carter and Barbara O'Brien, protest in writing Item Number 3 on the Planning Commission's 2/12/26 Agenda, concerning "Chautauqua-Hoover-College Rezoning".

The updated plan of the developer is significantly different from and much larger than the original plan to develop 1107-1109 Chautauqua. The largest part of the property utilized under the revision is already zoned to accommodate the developer's plan; however, rezoning of 1107 and 111 Chautauqua from R-1 to SPUD is still necessary to complete it.

We believe the rezoning request should be rejected or postponed for the following reasons, including but not limited to:

1. The revised project is improved by being more "university-facing" than "neighborhood facing." However, significant frontage still exists along the east side of Chautauqua Avenue. To reinforce the university-facing aspect of this project, a 6-foot wall should be built along Chautauqua, clearly separating the project from the neighborhood. This would create no aesthetic issue since nearly all of the east side of Chautauqua from Lindsey to Timberdell is already lined with street-facing fences and parking lots.
2. The project remains inadequately provisioned with parking. The new parking lot next to Lambda Chi, which is proposed as possible parking for the development, will be used entirely by Lambda Chi until and unless that fraternity goes under. We remain concerned that overflow parking will naturally migrate to Hoover and Wilson streets, already clogged with Press & Plow traffic. A wall at Chautauqua would help discourage use of Wilson and Hoover by the residents.
3. The project proposed is an owner-occupied condo development, which is preferable to student rentals. We remain concerned as to the method by which this status can be guaranteed.

OKLAHOMA CITY

HALL BOOTH SMITH, P.C.

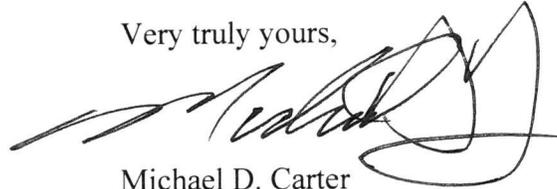
Norman Planning Commission  
February 9, 2026  
Page 2

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4. We remain wary of the rezoning of these two lots from R-1 to SPUD creating a domino effect not only for additional mini-dorm development at 1105, 1109, and 1023 Chautauqua, but that landlords on the west side of Chautauqua might attempt to take advantage of a precedent for rezoning their own R-1 properties when they see what the developer undoubtedly hopes will be a successful, money-making project.

In sum, we request the planning commission deny this application or postpone it until additional details and agreements regarding SPUD provisions can be negotiated with the developer.

Very truly yours,



Michael D. Carter  
Barbara O'Brien  
1124 Chautauqua Avenue

# UNVERIFIED PROTEST LETTER

February 10, 2026

City of Norman

Planning and Development Center

201 W. Gray, Suite B

Norman, OK 73069

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 02/10/26-JW

RE: SPUD Application PD26-2 by 1107 Chautauqua, LLC

Dear Members of the Norman Planning Commission and Norman City Council,

We, as members of the congregational council of University Lutheran Church and Student Center (ULCSC) located at 914 Elm Avenue, write to list our concerns with the proposal for SPUD Application PD26-2 as it has been presented to us at this time.

From its conception in 1963, ULCSC has been a part of ministering to and serving the University of Oklahoma and Norman community from this location. Our membership consists of university students, professors, professionals, caregivers, and families from across Norman and the surrounding communities.

We acknowledge that Norman, like many places, has a relative lack of “missing middle” housing. We understand that a condominium project on the subject property has the opportunity to afford our neighbors additional housing options and have no issues with condominium units as part of the transitional area between the University and the surrounding neighborhoods.

As of the date of this letter, ULCSC has received an 8 ½”x11” Site Development Plan that was attached to the Pre-Development meeting letter from the City of Norman. We also received a copy of the Preliminary Draft of SPUD Narrative that was received through a public information request to the City of Norman. There are inconsistencies between the Site Plan and Narrative and due to the preliminary nature of the documents there appears to be a lack of definition of key components and compliance with the Standards of Development.

The following comments are based on the Site Development Plan presented by Peacock Design and provided to ULCSC in conjunction with the notice for a pre-development meeting on January 22, 2026, which was attended by a ULCSC representative.

The density proposed for the site creates a series of related issues. Among these are building height, building setbacks, parking, storm water management/runoff and detention , compatibility with the existing character of the surrounding area, fire department access, and green/open space.

### Building Height

The site plan shows three of the eight proposed buildings at four floors in height. The 2.5 block area between the largely single-family development style west of Chautauqua Ave. and the University of Oklahoma campus and residence halls is a textbook example of a transitional district. In this area, the Lambda Chi Alpha building is three stories, and the remainder of the buildings are two or fewer stories. Directly north and south from the site, there are some additional fraternity and sorority houses which are three stories, but nothing as tall as four stories. The comparable straight zoning districts for the area do not enable four-story structures. **We request that the buildings be reduced to a maximum of three stories in height.**

### Parking

The site proposes 88 off-street parking spaces in Lot A for use by the proposed dwelling units, 28 off-street parking spaces with a separate street access that are for the adjacent fraternity house to the north, and the use of 11 recessed on-street spaces on College Ave. and nine on-street spaces on Hoover Ave. The street spaces are consistently full during the academic year. While we think that the provision of recessed spaces is beneficial for the flow of traffic on College Ave., **it is not reasonable that any of the on-street public parking spaces can be considered as attributable to this project.**

Considering the 108 proposed units, and the proposed size of units at 660 square feet each, we believe it a reasonable assumption that none of the units will have more than two residents. This project is targeted toward young professionals, based on the presentation at the pre-development meeting.

According to 2024 American Community Survey data for Norman, 82.0% of workers journey to work in a car, truck, or van. Of the 35,624 households in Norman which have two or fewer residents, 22.65% have two workers in the household (2024 American Community Survey, 5-year estimates for Norman, OK). Based on these statistics, this 108-unit site would have approximately 108.62 cars utilized for work, before considering people who may work from home or utilize another means to get to work but may have vehicles to get them to other amenities in Norman or the surrounding areas.

### Impermeable Surface

Between the parking area and the roofed structures, the site plan shows a 78% lot coverage with impermeable surfaces. This far exceeds comparable standards in any residential district and results in minimal open green space to contribute to the areas character. The plan also does not allow for adequate stormwater drainage and percolation.

While ULCSC acknowledges that the technical engineering component to the project is not the subject of a zoning case; we respectfully request that a study be presented that meets the City of Norman's engineering standards, and that it include the minimum necessary for development with this SPUD. We also believe that some form of accommodation is reasonable to provide additional green space, such as the provision of larger setbacks or a decrease in the building area.

In summary, ULCSC concerns are:

- Building heights and setbacks on College Avenue
- Inadequate parking
- The high percentage of impervious site coverage
- The density of the development; ratio of total building square footage to total land area
- That the development degrades the residential character of the neighborhood and is not compatible or harmonious with the adjacent land uses.

As concerned neighbors, we know that it is not our place to regulate the construction of this, or any other project which may occur on this site. However as a serving member of our community, we have an obligation to provide insight on this neighborhood site and project.

The Council of ULCSC is not opposed to the provision of condominium units at this site. We respectfully request that the concerns discussed in this letter are addressed and that a solution is found to meet the letter and spirit of the Code of the City of Norman.

Thank you for your time, and for your commitment to our shared community. We appreciate the opportunity to provide input during the planning process for this project and with God's grace will continue to serve Norman for years to come.

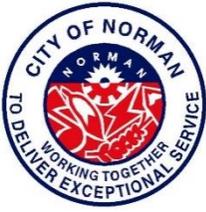
Respectfully,

University Lutheran Church and Student Center (ULCSC)

Contact: Tyler Smith, 405-602-9728

**File Attachments for Item:**

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-31: 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 A REPLAT OF THE EAST 236 FEET OF LOT SIX (6) AND THE EAST 200 FEET OF LOT SEVEN (7), OF ELMWOOD ADDITION, AND LOT TWELVE (12), IN BLOCK ONE (1), OF PARKVIEW ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (542 AND 534 S. UNIVERSITY BOULEVARD; WARD 4)



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 2/12/26

**REQUESTER:** Noun Hotel, LLC

**PRESENTER:** Anais Starr, Planner II

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-31: 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 A REPLAT OF THE EAST 236 FEET OF LOT SIX (6) AND THE EAST 200 FEET OF LOT SEVEN (7), OF ELMWOOD ADDITION, AND LOT TWELVE (12), IN BLOCK ONE (1), OF PARKVIEW ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (542 AND 534 S. UNIVERSITY BOULEVARD; WARD 4)

|                                       |  |
|---------------------------------------|--|
| <b>APPLICANT/REPRESENTATIVE</b>       | The NOUN Hotel LLC /Rieger Sadler Joyce, LLC |
| <b>LOCATION</b>                       | 534 & 542 S. University Boulevard            |
| <b>WARD</b>                           | 4  |
| <b>CORE AREA</b>                      | Yes  |
| <b>EXISTING ZONING</b>                | CCPUD, Center City Planned Unit Development  |
| <b>EXISTING LAND USE DESIGNATIONS</b> | Urban High                                   |
| <b>CHARACTER AREA</b>                 | Core Neighborhood                            |
| <b>PROPOSED ZONING</b>                | CCPUD, Center City Planned Unit Development  |
| <b>PROPOSED LAND USE</b>              | No Change                                    |

**REQUESTED ACTION**

Amendment of the adopted CCPUD for this site

**SUMMARY:**

The applicant, NOUN Hotel LLC, is requesting an amendment to the existing CCPUD, Center City Planned Unit Development (O-1920-52). The proposed amendment will allow the expansion of the existing hotel north to the lot at 534 S. University Boulevard. The existing CCPUD initially called for this 534 S. University Boulevard site to be utilized for the relocation of the Presbyterian Thrift Store from its current location on Toberman Drive. The Thrift Store relocation has not occurred to date; the applicant is moving forward with plans for expansion of the NOUN Hotel to this site. The proposed expansion may include guest rooms, meeting rooms and office space.

**EXISTING CONDITIONS:**

**SIZE OF SITE:** 1.22 Acres

**SURROUNDING PROPERTIES**

|              | Subject Property                     | North                     | East   | South                                  | West  |
|--------------|--------------------------------------|---------------------------|--|--|---|
| Zoning (BFS) | CCPUD                                | CCFBC (Urban Residential) | CCFBC (Urban Residential)                        | CCFBC (Urban General)                  | CCFBC (Detached)                                    |
| Land Use     | Urban High                           | Urban High                | Core Business District                           | Urban High & Civic                     | Urban Low   |
| Current Use  | Hotel & Associated Uses for the NOUN | Residential (Duplexes)    | Residential (Multi-family), Office & Parking Lot | Commercial Parking Lot and OU Property | Residential (Single-Family & Duplexes) Thrift Store |

**ZONING DESIGNATIONS**

**CCPUD, Center City Planned Unit Development**

**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.

**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 .22 miles northwest of the development site. Legacy Trail Park is located approximately .62 miles east of the development site. Each of these parks can be accessed using available sidewalks and crosswalks along the streets.

## **PROCEDURAL REQUIREMENTS:**

### **PRE-DEVELOPMENT:**

**PD25-34**

**December 18, 2025**

Several neighboring residents were in attendance and shared concerns regarding the proposed height of the hotel addition. They stated that the CCFBC Regulating Plan limits the height to three stories on the west side of S. University Boulevard and that this should be maintained. Some inquired if there was a way to lower the height of the proposed addition. Other concerns raised by neighbors included: stormwater runoff, proposed landscaping and use for the open area, how the addition would be serviced, and if additional parking was proposed. Neighbors had questions regarding whether the gate onto Park Drive would be opened and if the walkway would be altered.

### **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 comprised of two lots which are part of the Elmwood Addition and Parkview Addition Plats. An application for a Lot Line Adjustment to join the existing lot occupied by the NOUN Hotel and the lot at 534 S. University Boulevard will be necessary prior to building permit issuance.*

**TRANSPORTATION ENGINEER**

*A traffic impact analysis is not required for this project. However, the applicant has provided a Traffic Impact Memo, which is attached as a supporting document.*

**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 Center City Form Based Code.

*The applicant is requesting an amendment to the property's existing CCPUD to allow for an expansion of the NOUN Hotel to accommodate an office, a ballroom, and additional guest rooms. This proposal is **consistent** with the purpose of the CCPUD process.*

### Uses Permitted

- The proposed amendment will allow for a four-story addition with office, and ballroom/meeting space on the first floor. The second, third, and fourth floors will have guest rooms. A complete list of uses can be found within the attached CCPUD Narrative as Exhibit C.

*The applicant requests an amendment to the existing CCPUD to allow for the expansion of the existing four-story hotel. The proposed uses for the addition include an office, a ballroom/meeting space, and 48 guest rooms. The applicant submitted amendments to the adopted CCPUD Narrative and Site Development Plan to meet this proposed expansion. The project fronts onto S. University Boulevard and is located just north of the University of Oklahoma. Additionally, the proposal is across from the commercial area known as Campus Corner. The proposal is generally **consistent** with the surrounding uses to the north, east and south of the property, and follows the existing CCPUD Narrative.*

### Area Regulations

- The CCPUD proposes an addition of the hotel structure to the north along the Required Build Line, as prescribed by the CCFBC Regulating Plan. The amendment proposes a 10-foot setback from the north property line and a 17-foot setback from the rear property line, along the western side of the lot.

*The applicant proposes to follow the Required Building Line (RBL)/the build to line on this lot for the hotel expansion, meeting the CCFBC regulations. The CCFBC, in Section 402.D.1.b., limits structures to a height of 30 feet when placed within 50 feet of a common lot line with property designated Detached Frontage Building Form Standard, as is the case here (to the west). While the CCPUD proposes a 17-foot setback along the western property line abutting property designated as Detached Frontage, it does not meet the required 50-foot setback in the CCFBC. This proposed expansion will be 54 feet in height, which is the same height as the existing structure.*

*The CCPUD Site Plan designates the west and north side setback areas as Open Space and places limitations on these areas in the CCPUD Narrative to prohibit any structures or programming in the space. The Open Space provides a buffer between the hotel structure and*

existing residential properties to the north and west while allowing access for maintenance purposes to the rear of the proposed addition and Open Space area.

The proposed height of the expansion is a continuation of the existing building, but it does not meet the 50-foot rear setback requirements of CCFBC Urban Residential Frontage, the proposed addition is **inconsistent** with the area regulations. (Also noted in the Height Regulations section below.)

## Height Regulations

- The proposed expansion will maintain the current four-story height of the existing hotel.

The CCFBC Building Height Map limits the height on the west side of S. University Boulevard to three stories. The properties to the north and east of the proposed hotel expansion are designated CCFBC, Urban Residential, which allow a maximum of three-stories. The residential properties to the west are designated CCFBC, Detached Frontage, and are limited to a maximum of two stories. The proposed four-story building is **inconsistent** with the height regulations of the CCFBC.

## Open Space

- The CCPUD Narrative proposes 15% of Open Space along the north and west sides of the addition. The CCPUD Narrative states that a minimum of 15% will be maintained for the entire development. The CCFBC requires one tree per 800 square feet of Open Space. The CCPUD Site Development Plan proposes trees along the west property line adjacent to the west perimeter.

The proposed Open Space is **consistent** with the Open Space regulations of the CCFBC.

## Landscaping

- The existing perimeter fence is proposed to be extended along the west property line and north property line of 534 S. University Boulevard. Proposed landscaping will be placed adjacent to the proposed perimeter fence. Locations and types of trees and shrubs to be finalized at the time of building permit in conjunction with City staff.

The CCPUD proposes to install landscaping in the form of trees adjacent to the proposed perimeter fence along the west property line. Landscaping is to be coordinated with the City's Forester. CCFBC requires street trees in front of the proposed addition along University Boulevard. Due to the planned front patio area, the CCPUD Site Plan proposes large potted holly trees instead of street trees. This will continue the landscaping found currently at the front of the existing hotel. The proposed landscaping is **inconsistent** with the CCFBC regulations, as the applicant is proposing alternative landscaping that does not meet those regulations. However, the proposed patio area is a continuation of the existing development and meets the AIM Core Neighborhood goal of encouraging the activation of the street space.

## Traffic Access, Circulation, Parking, and Sidewalks

- Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Site Development Plan. No additional curb cuts beyond the existing access to University Boulevard are proposed. No changes are proposed to the existing parking lots or internal walkways found at 542 S. University Boulevard.

- A traffic impact report was submitted by the applicant which states no traffic related issues are anticipated with the development of the proposed hotel expansion.
- A five-foot sidewalk will be added where there is currently driveway access to 534 S. University Boulevard.
- No new parking areas are planned for the 534 S. University Boulevard.

*This property is in the CCFBC District which does not typically permit curb cuts along street frontages. No additional vehicle access points are proposed for the site beyond the existing access off S. University Boulevard at the main entrance of the NOUN Hotel. An internal walkway along the north side of the existing hotel leading from Park Drive to S. University Boulevard will be maintained and an extension of the existing five-foot sidewalk along S. University Boulevard is proposed. For this reason, the proposed site plan is **consistent** with the surrounding area's traffic access, circulation, parking, and sidewalk standards.*

*The proposed development is **consistent** with the City's traffic access, parking, and sidewalks, 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.

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

### **Signage**

- No signage is proposed for the addition's exterior elevations. However, the CCPUD Narrative has been amended to allow temporary sidewalk easel signs in the dooryard area in front of the addition. Any additional signage for the development will be constructed in accordance with the Center City Form Based Code, as outlined in Exhibit D of the CCPUD Narrative.

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

### **Screening**

- Perimeter fencing is proposed by the CCPUD Narrative along the north and west property lines. The CCPUD Site Plan proposes an eight-foot masonry perimeter fence on the west property line and an eight-foot wood fence on the north property line.

*The CCFBC regulations require a four- to six-foot garden wall along property lines that abut Detached Frontage. The property to the west is designated Detached Frontage and the property to the north is Urban Residential Frontage. The applicant proposes an eight-foot masonry wall on the west property line and an eight-foot wood fence on the north property line. The proposed screening meets and exceeds the CCFBC requirements and is therefore **consistent** with the regulations.*

## **COMPREHENSIVE PLAN CONSIDERATIONS**

### **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 should have an internal pedestrian network between buildings.

*The proposed addition will utilize brick and façade designs found on the existing hotel, as shown in Exhibit B, Exterior Renderings. Loading areas are to the rear of the existing hotel and no new loading area is proposed for the addition. The existing parking lots located south and west of the NOUN Hotel provide parking spaces, as noted on the Site Plan, and are screened with existing landscaping. Any additional parking needed for the addition will be provided via a lease with the property owner to the south of hotel. The existing internal walkways allow pedestrians to access the surrounding commercial and residential areas. The proposed development is **consistent** with the Character Area General Non-Residential Policies because it promotes a commercial building with a design and use that is desired in the Core Area.*

## 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 proposed expansion exceeds the height of the single-family residential properties located to the west. While the setback, landscaping, and fencing along the western property line do not fully eliminate the apparent height difference between the residences and the hotel addition, these elements are intended to help mitigate the transition in scale while providing a high-quality commercial structure within the Core Area. Internal walkways connect to the public sidewalk system, offering safe and convenient pedestrian access to Campus Corner, nearby neighborhoods, and the University of Oklahoma campus. Outdoor seating, including chairs and tables, is proposed in front of the hotel addition, further supporting an active streetscape along the NOUN Hotel frontage. Overall, the proposed development is largely **consistent** 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 four-story addition to the existing hotel to accommodate an office, ballroom/meeting space and 48 additional guest rooms. While the development does not provide residential housing, the hotel expansion will increase economic growth in Core Norman by providing accommodations for visitors to Norman. For these reasons, 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 four-story building, while surrounding properties are one-story and two-story structures. The Urban High Character Area allows for structures to be two-stories higher than surrounding properties. The hotel expansion also offers a clearly defined outdoor seating area along the front of the building facing S. University Boulevard, thereby*

creating a public space. For these reasons, 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 public sidewalk is present along a portion of the property line in front of the proposed addition. This existing sidewalk will be extended to meet the adjacent sidewalk to the north and south. A walking path that leads from Park Drive to S. University Boulevard along the north edge of the existing hotel will be maintained with the development of the proposed addition.*

*The applicant proposes hardscaping for a patio area with potted holly trees in lieu of street trees along S. University Boulevard; this would match the landscaping of the existing hotel building. As a continuation of the existing development, the proposed patio area in front of the addition would require a separate request to the City Council to utilize the right-of-way in this manner.*

*The CCPUD Narrative proposes 78% of impervious coverage. The CCFBC allows up to 85% impervious coverage if engineered solutions are proposed to mitigate the effects of the increase in coverage, as is proposed in this case. The applicant proposes low-impact development techniques to mitigate stormwater, including the installation of raingarden at the rear yard of the addition to the hotel. This raingarden will retain stormwater before releasing to existing drainage inlet located near the rear of the existing hotel structure. For these reasons, the development is **consistent** 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 less than half a mile from the University of Oklahoma's campus bus hub located on Asp Avenue, east of the South Oval. Additionally, there are two Embark bus stops near the hotel's entrance on S. University Boulevard. Bicycle racks are currently located on the south side of the hotel, further supporting multimodal transportation. For these reasons, 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 has internal walkways linked to the public sidewalk system. Additionally, the existing hotel and the expansion will offer sidewalk tables and chairs in a recessed section of the hotel addition along S. University Boulevard. This expansion of the existing NOUN Hotel development is **consistent** with the Urban High 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. An existing dumpster is shown on the Site Plan and is adequate for servicing the NOUN Hotel and the expansion.*

### 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.*

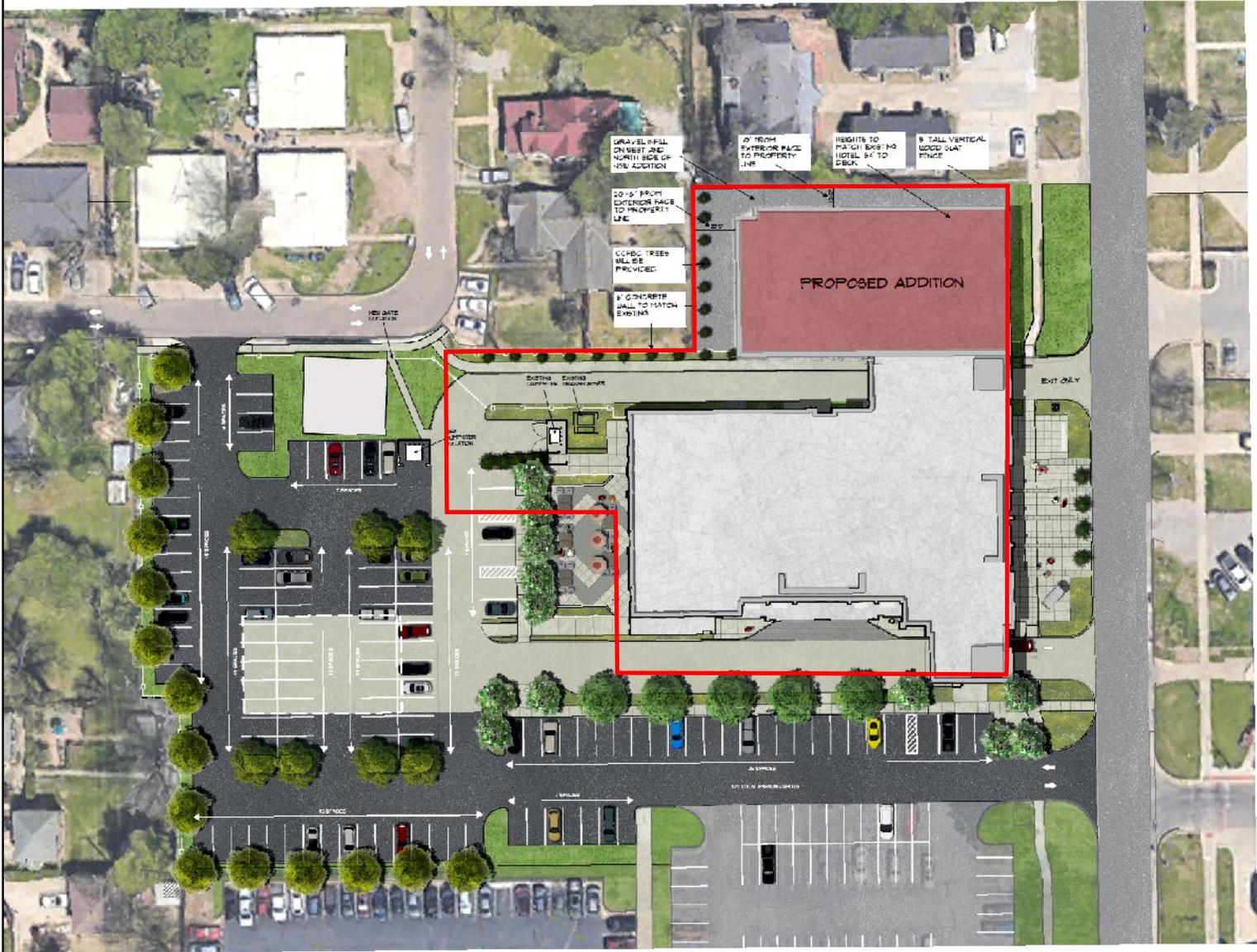
### **DISCUSSION:**

Overall, the proposed development largely aligns with the AIM Norman Land Use and Character Area objectives. This proposal will provide additional commercial activity to this area of Norman.

The CCPUD Narrative proposes amendments to allow for the expansion of the NOUN Hotel. The proposed addition will have ballroom/meeting event space, office space, and 48 additional guest rooms. The proposed expansion of the existing NOUN Hotel will continue the design elements and alignment of the NOUN Hotel structure to the new addition.

The Ordinance will apply to the area shown on the attached document, "CCPUD/Radius Map Subject Tract". The areas shown on the CCPUD Site Plan located outside the Subject Tract are not controlled by this Ordinance, O-2526-31.

**CONCLUSION:** Staff forwards this request to amend the existing CCPUD as O-2526-31 to the Planning Commission for consideration and recommendation to City Council.

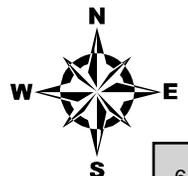
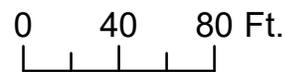


Map Produced by the City of Norman  
 Geographic Information System.  
 The City of Norman assumes no  
 responsibility for errors or omissions  
 in the information presented.



CCPUD\Radius Map Subject Tract

February 2, 2026





# **THE NOUN**

**A BOUTIQUE HOTEL DEVELOPMENT BY NOUN HOTEL LLC**

**542 & 534 S. UNIVERSITY BLVD.,  
NORMAN, OKLAHOMA**

Application for:  
Center City Planned Unit Development  
Submitted December 1, 2025  
Revised February 5, 2026

PREPARED BY:  
**RIEGER SADLER JOYCE LLC**  
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

**EXHIBITS**

- A. Site Development Plan
- B. Exterior Renderings
- C. Allowable Uses
- D. Additional Signage
- E. Allowable Tree Species List

**I. INTRODUCTION**

A. **Background and Intent.** The Noun is a boutique hotel development operated by Noun Hotel LLC (the “**Applicant**”). This amendment to the Center City Planned Unit Development (“**CCPUD**”), located at 542 and 534 South University Boulevard, Norman, Oklahoma (collectively, the “**Property**”), is intended to allow for expansion of the existing hotel. The Property contains approximately 1.22 acres (as combined across two parcels of 542 and 534 University). This CCPUD is intended to put forth the parameters for which the Property shall be developed in order to facilitate the expansion and operation of the Noun, as well as other compatible uses as more specifically described herein. The Property is located in the Campus Corner area and offers a unique opportunity for a boutique hotel to continue serving the City of Norman’s thriving Downtown, Campus Corner Restaurants and Merchants, the University of Oklahoma, and the City’s numerous festivals and events, including but not limited to the Norman Music Festival, OU gamedays and events, and various other gatherings. The expansion of the Noun builds upon the success of the existing hotel and will enhance its ability to support the thriving districts of the core area.

B. **Development Team.** The Applicant is Noun Hotel LLC. The architects for the project are GH2 Architects. SMC Consulting Engineers are serving as the civil engineers for the project. Traffic Engineering Consultants, Inc. are providing traffic analysis for the project.

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

A. **Location.** The Property is situated West of University Boulevard, North of Boyd Street, East of Elm Avenue, and touches the corner of Toberman Drive and Park Drive. The specific location is illustrated on the Site Development Plan, attached hereto as “**Exhibit A.**”

B. **Existing Land Use and Zoning.** The Property is situated within the Center City Form Based Code (“**CCFBC**”) District and is currently zoned as a CCPUD. 542 South University is improved with the existing Noun Hotel, and 534 South University is currently developed with a single-family residence.

C. **Elevation and Topography.** The Property is essentially flat with little elevation change throughout the entirety of the development. 542 South University is currently developed with the existing hotel and associated paved areas, resulting in little to no pervious surface. 534 South University currently contains a residential home.

D. **Drainage.** The Applicant proposes stormwater and drainage management systems that meet or exceed the City’s applicable ordinances and regulations, and that will include features of Low Impact Development and Best Management Practices.

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 in the structures.
- G. **Traffic Circulation and Access.** Access to the Property shall remain as currently existing. A curb cut exists at the south boundary of the Property at S. University Blvd., which shall serve as the two-way entrance and exit to the Property, and serve as the primary access point to the hotel. The curb cut on the north end of 542 South University and south of 534 South University shall function to merely a one-way service road exiting the Property. The existing curb cut to 534 South University shall be removed.

### III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in compliance with the Site Development Plan, attached as **Exhibit A**, and the development criteria contained herein. The Exhibits attached to this CCPUD narrative are incorporated herein by reference.

A. **Permissible Uses.**

The Property is situated within the Center City Form Based Code District. This CCPUD is sought in order to allow for more flexible development, in fulfillment of the stated goals of the Center City Area of the Property, than what would be allowed under the applicable provisions of the Center City Form Based Code. Each respective lot shall retain its current allowable uses and shall add the additional uses stated below. An exhaustive list of the allowable uses is shown below and duplicated as attached hereto as **Exhibit C**.

**Additional Permissible Uses:**

- Hotel/Overnight Lodging and related support services and amenities (limited to the hotel and restaurant/bar operations)
- Banquet Hall, Conference Center, Reception Area, Ballroom and/or Meeting Space, and associated activities (limited to the hotel and restaurant/bar operations)
- Restaurant and/or Bar
- Art Gallery or Display Space (limited to the hotel and restaurant/bar operations)
- Office Uses (limited to the hotel and restaurant/bar operations)
- Fitness (limited to hotel guests and hotel operations)
- It is noted that the Center City Code already allows for this Property to be used as: “*residential/overnight lodging and related support services, such as lobbies, leasing offices, resident exercise facilities, etc.*” Therefore, much of the requested uses herein are already allowed under the existing CCFBC.

**B. Development Criteria.**

- 1. Area Regulations.** The development shall comply with the setbacks shown on the Site Plan. As shown on the Site Plan, the addition to the hotel shall have a seventeen (17') foot setback from the West property line and a ten (10') foot setback from the North property line. Original documents will be provided in large scale to better read the setbacks shown.
- 2. Building Height.** The hotel shall be allowed to reach a maximum height of four stories and 54' at roof deck, excluding any necessary mechanical units, equipment, screening, or parapet walls. It is noted that the CCFBC allows for 46 feet in height on the west side of University Blvd. Thus, this request is a mere 8 feet more in height. The additional height requested herein shall be utilized only for the existing portions of the hotel already constructed to 54' and the expansion to the hotel as shown on the site plan.
- 3. Exterior Materials.** The exterior of the building shall be constructed in substantial compliance with the Exterior Renderings, attached hereto as **Exhibit B**. The exterior materials of the building to be constructed on the property may be brick, stone, synthetic stone, high impact quality stucco or EIFS, masonry, metal accents, and any combination thereof. The project shall comply with the materials requirements of CCFBC under 402. General Provisions; J. Architectural Materials (exteriors).
- 4. Sanitation.** Trash dumpster will be located as depicted on the Site Development Plan or in locations approved by City sanitation services and will be screened with similar materials similar in character as the hotel building. The location of the dumpster is located more than thirty feet from the nearest property line.
- 5. Signage.** Signage for the Property shall be allowed in the locations and manners depicted on the Exterior Renderings. Additional signage on the Property shall be allowed to comply with the restrictions and provisions attached hereto as **Exhibit D**.
- 6. Traffic access/circulation and sidewalks.** Access to the Property shall be in the locations and in the manner depicted on the Site Development Plan. Sidewalks will be constructed along University Boulevard and Toberman Drive in accordance with applicable City of Norman standards. Landscaping shall accommodate all City of Norman traffic sight triangle requirements. While the Thrift Store remains in its current location, the existing curb cut located on Toberman Drive will be gated and closed at all times, except for the Thrift Store's operating hours. Should the Thrift Store permanently discontinue its

operations at the current location, the existing curb cut located on Toberman Drive will be permanently closed by the Applicant and the 8-foot-tall precast concrete wall will be placed in the location where the gate and building stood (if building is removed). A paved Pedestrian Pathway shall run from the corner of Toberman Drive and Park Drive to S. University Blvd, as depicted on the Site Plan. A portion of the Pedestrian Pathway will run along the north fire/service exit lane but shall be separated from the vehicular traffic through the use of a mountable curb or similar safety measures in order to allow fire access to the north portion of the building in the event of an emergency. The Applicant will install security cameras on the Property to enhance the security of the Property, including the parking lot and pedestrian pathway.

7. **Lighting.** All exterior lighting shall comply with the City of Norman commercial lighting ordinance, including the submission of a photometric lighting plan at time of building permit review. Lighting of the North and West sides of the hotel structure and the proposed addition shall be limited to the extent practicable, and as necessary for safety considerations, in order to be sensitive to the nearby residences. Streetlights shall be installed along the portion of South University Boulevard abutting the Property at a distance of 140' feet apart due to the proposed drop-off location on the east side of the Property. Ample exterior lighting will also be provided in the street frontage area around the drop off to assist with use of that area after dark.
8. **Open Space.** Open space shall be utilized on the Property in the locations and manners depicted on the Site Development Plan. Open Space for the project shall not be less than 15%. The development will incorporate features of low impact development (LID) solutions, allowing for a maximum impervious area for the project of 85%. Applicant shall provide street furniture on the Property in the form of multiple tables, chairs, benches, and a seat wall on the Property.
9. **Landscaping; Fencing.** Landscaping shall be provided and maintained on the Property. In lieu of Street Trees along S. University Boulevard, the Applicant shall utilize large landscaping beds and potted large Holly Trees. Landscaping, to include trees, fencing and walls for perimeter treatment, shall be featured along the North and West borders of the Property to provide a buffer to the residential neighborhood to minimize light, noise and other effects to the residentially zoned properties. In accordance with the Site Development Plan, an eight (8') foot tall concrete wall, matching the existing wall on the North and West sides of the hotel, shall be installed along the West side of the addition. An eight (8') foot tall wooden fence shall be installed along the North border of the Property. All perimeter fencing and walls shall be coordinated with the City Forester as to best manner of size and installation in order to preserve the existing mature trees along the boundary to the extent reasonably possible.

Additionally, in accordance with the Site Development Plan, trees will be installed along the West boundary of the addition as an added buffer to the residential neighborhood. All trees to be planted on the Property shall be of a minimum of 2-inch caliper and shall be of the type listed on the tree species list attached hereto as **Exhibit E**. A rain garden to filter and reduce stormwater runoff shall also be installed along the West boundary of the addition. The location and design of the rain garden shall be subject to change based on engineer calculations at the time of installation. Except for instances in which repairs are needed due to causation of damage by neighboring property owners or their guests, invitees, agents, or contractors, Applicant shall be responsible to maintain the required perimeter fencing and wall, landscaping, and trees; and, as necessary, to replace any required perimeter fencing and wall, landscaping, or trees to ensure compliance with the requirements herein. Perimeter fencing and wall is to be constructed prior to an occupancy permit being issued for the hotel.

**10. Parking.** Parking shall meet or exceed 94 parking spaces. Parking will be as depicted on the Site Development Plan and the Applicant will participate in shared parking with the owner of the parking lot located to the South of the Property for additional parking for the hotel guests. Bike parking shall be provided on the Property, with a minimum of 12 bike racks. Applicant shall be responsible for maintaining the stormwater infrastructure to ensure its proper operation as proposed.

**11. Outdoor Space.** As shown on the Site Plan, an open-air, outdoor space connects to the hotel that will be used to support meetings, events, and other functions at the hotel. The outdoor space will not be utilized for any functions later than 9:00 pm on Sunday through Wednesday, and 10:00 pm on Thursday through Saturday. No amplified live instruments shall be used in the outdoor space. No drums, amplified or not, shall be used in the outdoor space. No televisions or video screens may be located or oriented in a manner that can be seen from abutting residentially zoned properties. No loudspeakers, televisions, phonographs, radios, or other audio devices shall be used in a manner to be heard in excess of noise ordinance limits, from neighboring residentially zoned properties. Any speakers or audio devices shall be oriented and directed only in a direction that is away from abutting residentially zoned properties. The Applicant may obtain noise variances as is allowed by the City of Norman ordinances. A six (6) foot masonry (or similar wall, such as a living wall, etc.) will enclose the outdoor space to reduce any effects of noise, light, and other issues to the abutting residentially zoned properties. Additionally, the seventeen foot (17') setback area west of the addition to the hotel shall be maintained as open space on the Property and shall not be used for any outdoor programs or events. This paragraph 11, and the restrictions herein as to operations of the

outdoor space, shall not be in effect on days in which the University of Oklahoma is having a regular season, or playoff, home football game.

**EXHIBIT A**

**SITE DEVELOPMENT PLAN**  
*Full Size Document Submitted to City Staff*



**EXHIBIT B**

**EXTERIOR RENDERINGS**  
*Full Size Documents Submitted to City Staff*



## EXHIBIT C

### Allowable Uses

*The intent is to keep the existing allowable uses for each property under the CCFBC and add the additional uses enumerated in this CCPUD. In the event of an ambiguity or conflict, this list shall control the allowable uses for the Property.*

#### Additional Permissible Uses:

- Hotel/Overnight Lodging and related support services and amenities (limited to the hotel operations)
- Banquet Hall, Conference Center, Reception Area, Ballroom, and/or Meeting Space, and associated activities (limited to the hotel and restaurant/bar operations)
- Restaurant and/or Bar
- Art Gallery or Display Space (limited to the hotel and restaurant/bar operations)
- Office Uses (limited to the hotel and restaurant/bar operations)
- Fitness (limited to hotel guests and hotel operations)
- It is noted that the Center City Code already allows for this Property to be used as: “*residential/overnight lodging and related support services, such as lobbies, leasing offices, resident exercise facilities, etc.*” Therefore, much of the requested uses herein are already allowed under the existing CCFBC.
- Thrift Store/Donation Center as an ancillary function of a church

## EXHIBIT D

### Additional Signage Provisions

Any signage additional to the signage shown on the Exterior Renderings shall comply with the provisions contained herein:

*[This is based on the Signage language of the CCFBC, but in the event of ambiguity or conflict, this exhibit shall control]*

#### **1. Intent and Guiding Illustrations**

Signs along commercial and mixed-use frontages should be clear, informative and should weather well. Signage is desirable for advertising shops and offices, and as decoration. Signs should be scaled to the District: mixed-use, pedestrian-oriented, with slow-moving automobile traffic. Signage that is glaring or too large creates distraction, intrudes into, and lessens the district experience, and creates visual clutter.

#### **2. General Standards**

- a. Wall signs are permitted within the area between the second story floor line and the first-floor ceiling with a horizontal band not to exceed 2 feet in height. In no case shall this band be higher than 20 feet or lower than 11 feet above the adjacent sidewalk.
- b. Letters shall not exceed 18 inches in height or width. Signs shall not come closer than 2 feet to an adjacent common lot line.
- c. Additionally company logos or names may be placed within this horizontal band or placed or painted within ground floor or second story windows.
- d. A masonry or bronze plaque bearing an owner's or building's name may be placed in the building's cornice/parapet wall or under the eaves, and above the upper story windows. Any such plaque shall be no larger than a rectangle of 18 square feet.
- e. Blade signs (perpendicular to the required building line) not more than 5 feet wide containing a maximum of 25 square feet per side and minimum 9 feet clear height above the sidewalk may be hung from the facade, or from an overhang or awning. Vertically oriented blade signs less than 30 inches wide may contain up to 30 square feet per side.
- f. Neon signs are allowed within shopfront windows throughout the Property.
- g. No more than 25% of a shop or store window may be covered by signage.
- h. Temporary sidewalk easel signs of up to 36" in height are permitted within the dooryard area of both the existing hotel and addition to the hotel. They may also be considered a permitted obstruction to the sidewalk or right-of-way, with prior approval from the City.

i. All illumination of signs and buildings shall be by constant light—flashing, traveling, animated, or intermittent lighting shall not be mounted on the exterior of any building, whether such lighting is temporary or permanent.

### 3. Prohibited Signs

Outdoor advertising signs, roof signs, free-standing pole signs, monument signs, any kind of animation, and signs painted on the exterior walls of buildings. No digital, flashing, scrolling, traveling, animated, or intermittent lighting shall be on the exterior of any building whether such lighting is of temporary or long-term duration. Portable or wheeled signs and advertising located outside any building are not allowed.

**EXHIBIT E**

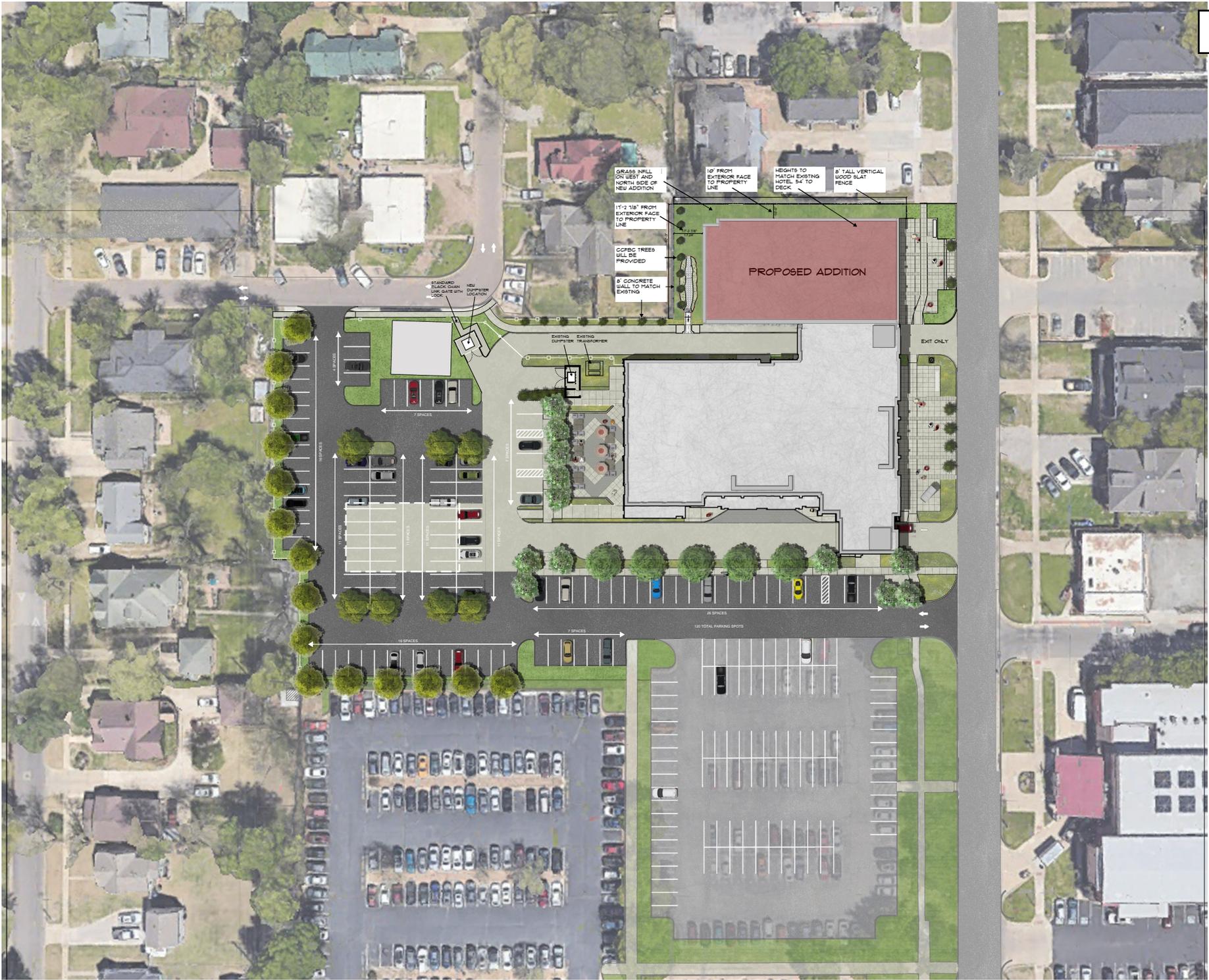
## Allowable Tree Species List

*This list is based on the City of Norman's allowable tree species lists contained in the CCFBC. In the event of ambiguity or conflict, this list shall control.*

The following trees species shall be allowable on the Property. The Applicant shall consider size, location, and surrounding area in determining which of the following species shall be used throughout different locations of the Property.

|  |                 |
|--|-----------------|
| <i>Carya illinoensis</i>                     | Pecan           |
| <i>Cerus canadensis</i> var. <i>texensis</i> | Texas Redbud    |
| <i>Cerus x texensis</i>                      | Oklahoma Redbud |
| <i>Juglans nigra</i>                         | Black Walnut    |
| <i>Magnolia grandiflora</i>                  | Magnolia        |
| <i>Quercus macrocarpa</i>                    | Bur Oak         |
| <i>Quercus muhlenbergii</i>                  | Chinquapin Oak  |
| <i>Taxodium ascendens</i>                    | Pond Cypress    |
| <i>Taxodium distichum</i>                    | Bald Cypress    |

|  |                            |
|--|----------------------------|
| <i>Celtis occidentalis</i>                       | Common Hackberry           |
| <i>Ginkgo biloba</i>                             | Ginkgo (male only)         |
| <i>Gleditsia triacanthos</i> var. <i>inermis</i> | Thornless Honey Locust     |
| <i>Platanus acerifolia</i> 'Yarwood'             | Yarwood Plane tree         |
| <i>Platanus occidentalis</i> 'Bloodgood'         | London Plane tree          |
| <i>Quercus acutissima</i>                        | Sawtooth Oak               |
| <i>Quercus alba</i>                              | White Oak                  |
| <i>Quercus coccinea</i>                          | Scarlet Oak                |
| <i>Quercus muhlenbergii</i>                      | Chinquapin Oak             |
| <i>Quercus palustris</i>                         | Pin Oak                    |
| <i>Quercus phellos</i>                           | Willow Oak                 |
| <i>Quercus buckleyi shumardii</i>                | Red Oak                    |
| <i>Quercus velutina</i>                          | Black Oak                  |
| <i>Tilia Americana</i>                           | Basswood/American Linden   |
| <i>Ulmus hollandica</i> 'Groenveldt'             | Groenveldt Elm             |
| <i>Ulmus americana</i> "libertas"                | Liberty Elm                |
| <i>Ulmus parvifolia</i>                          | Chinese/Lacebark/Drake Elm |



Item 4.

INTERIM REVIEW ONLY  
THESE DOCUMENTS ARE INCOMPLETE. THEY HAS NOT WITHDRAWN FOR REVIEW OR CONSTRUCTION. 15/02/2018 1:28:47 PM

**NOUN BOUTIQUE HOTEL**

5412 S. University Blvd., Norman, Oklahoma

**AS101**  
ARCHITECTURAL SITE PLAN

**GH2** | HOSPITALITY ARCHITECTS

PROJECT NUMBER: 20190079  
 ISSUE DATE: JUNE 21, 2021  
 ISSUE: FOR CONSTRUCTION

OTHER ISSUE DATES: NO. DESCRIPTION DATE

ARCHITECTURAL SITE PLAN



Item 4.

INTERIM REVIEW ONLY  
 THESE DOCUMENTS ARE INCOMPLETE.  
 THEY HAS NOT WITHSTOOD THE REVIEW  
 FOR THE SOCIAL  
 CONSTRUCTION  
 15/02/2021 1:20:47 PM

**NOUN BOUTIQUE HOTEL**

5412 S. University Blvd., Norman, Oklahoma

**AS101**  
ARCHITECTURAL SITE PLAN

**GH2 | HOSPITALITY ARCHITECTS**  
LOGO

PROJECT NUMBER: 20190079  
 ISSUED ON: JUNE 21, 2021  
 ISSUE: FOR CONSTRUCTION

OTHER ISSUE DATES:  
 NO. DESCRIPTION DATE

ARCHITECTURAL SITE PLAN

**LEGEND**

- PROPOSED CONTOUR #
- CONTOUR ELEVATION
- STORM SEWER INLET
- STORM SEWER CURB INLET
- STORM SEWER MANHOLE
- S.E. MANHOLE
- S.E. CONDUIT
- TEL
- 1" BAY PER INCH
- EXITING CURB/STOPS
- FLOOR DIRECTION
- TOUR CURB
- GUTTER BY SIDERS
- POST ELEVATION
- CONC. LINE
- UNDERGROUND UNDERPAVEMENT
- ADJUSTED UNDERPAVEMENT
- PAVING COAT
- MANHOLE WITH MATCH
- BUILDING PHOTO DETAILS
- LANDSCAPE
- SOIL EROSION
- R.O.W. OF WAY
- TRANSFORMATION
- TOP OF CURB
- TOP OF PAVEMENT
- TOP OF BUILDING OR WALL
- TOP OF GUTTER
- CLUMP & OUTER
- UNDERGROUND DETENTION SYSTEM

| DATUM        |  |
|--------------|--|
| HORIZONTAL   | OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (SOUTH ZONE)                 |
| VERTICAL     | NAD 83   |
| SOURCE       | CITY OF NORMAN MONUMENT #309   |
| DESCRIPTION  | 1.5" BRONZE DISC IN CONCRETE   |
| MARKING TYPE | PAVING DISC  |
| ELEVATION    | 1162.41  |
| MONUMENT     | ON TOP OF CURB ON EAST SIDE OF FOREMAN STREET, WEST OF PARK DRIVE          |
| LOCATION     | ON TOP OF CURB ON EAST SIDE OF UNIVERSITY DRIVE N. 104' N. OF WHITE STREET |

| BENCHMARK - BM 1 |   |
|------------------|---|
| ELEVATION        | 1162.97   |
| MONUMENT         | ON TOP  |
| LOCATION         | ON TOP OF CURB ON EAST SIDE OF FOREMAN STREET, WEST OF PARK DRIVE |

| BENCHMARK - BM 2 |  |
|------------------|--|
| ELEVATION        | 1162.41  |
| MONUMENT         | ON TOP   |
| LOCATION         | ON TOP OF CURB ON EAST SIDE OF UNIVERSITY DRIVE N. 104' N. OF WHITE STREET |

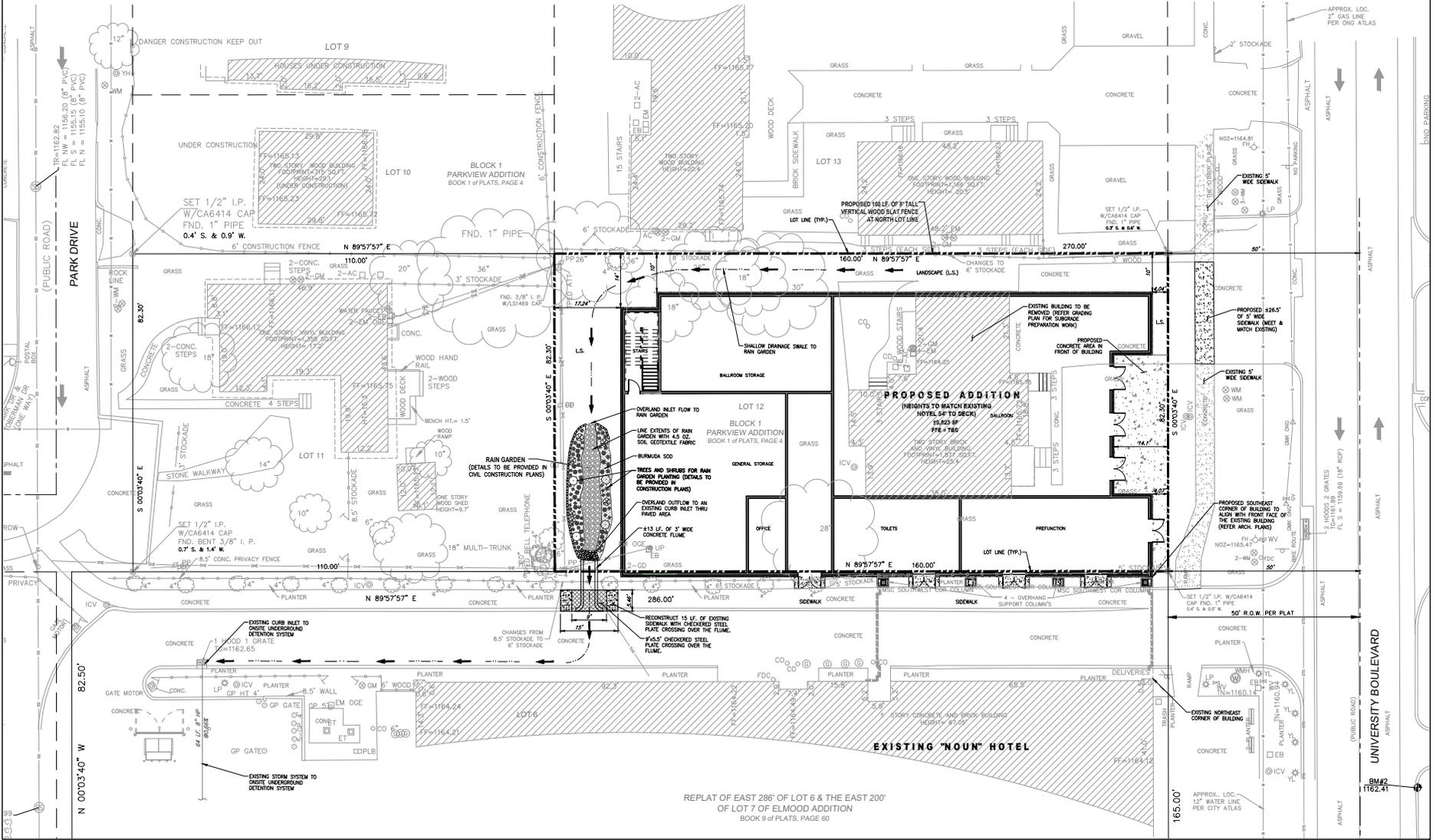
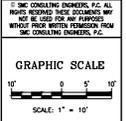
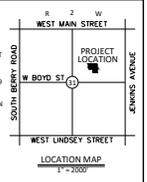
ACCESSIBLE ROUTES ARE NOT TO EXCEED 1:30 RUNNING SLOPE AND 2% CROSS SLOPE. ACCESSIBLE PARKING AND ASLES NOT TO EXCEED 2% SLOPE IN ANY DIRECTION. CONSTRUCTION ACCESSIBLE PARKING PER DETAIL TO COMPLY WITH THE AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. IN CASE OF ANY CONFLICT BETWEEN THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS AND THE OWNER'S SITE SPECIFIC STANDARDS/SPECIFICATIONS, THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS SHALL PREVAIL.

**SITE PLAN NOTES:**

1. SITE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA DIMENSIONS AND ELEVATIONS. REFERENCE W.E.P. FOR EXACT BUILDING UTILITY ENTRANCES LOCATIONS. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE CITY ZONING ORDINANCE.
2. HAVING CONTRACTOR IS RESPONSIBLE TO MEET AND MATCH NEW PAVEMENT WITH EXISTING ADJACENT PAVEMENT AREAS. THE TRANSITION BETWEEN THIS SITE AND ADJACENT SITES MUST BE SMOOTH AND MONDING.
3. NOT ALL EXISTING UNDERGROUND UTILITIES MAY BE SHOWN ON THIS PLAN. SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING CALL ONE AT 1-800-522-6843 PRIOR TO ANY EXCAVATION.
4. FOR ALL LIGHTING & BASE POLE DETAILS & REQUIREMENTS SEE ARCHITECTURAL PLANS.
5. REMOVAL OF EXISTING CURBS AND GUTTERS, OVERHEAD POWER LINES, STRUCTURES, TREES, PLANTING, ETC. ARE NOT SHOWN HERE FOR CLARITY. SITE CONTRACTOR SHALL REFER TO TOPOGRAPHIC SURVEY TO REMOVE NECESSARY EXISTING STRUCTURES TO ACCOMMODATE PROPOSED DRIVEWAYS, BUILDING, PAVING.
6. SOME OF THE EXISTING AND THE PROPOSED DEVELOPMENT INFORMATION IS NOT SHOWN HERE FOR CLARITY. THEREFORE, SITE CONTRACTOR SHALL REFER TO EXISTING AND PROPOSED UTILITY CONDUITS. WORKING PLAN FOR EXISTING AND PROPOSED UTILITY CONDUITS.

**LEGAL DESCRIPTION (634 S. UNIVERSITY BOULEVARD)**  
 LOT 12 OF BLOCK 1, OF PARKVIEW ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA ACCORDING TO THE PLAT RECORDED IN BOOK 4 OF PLATS 4 AND CONTAINS AN AREA OF 13,168 SQUARE FEET OR 0.3022 ACRES, MORE OR LESS.



**THE NOON BOUTIQUE HOTEL EXPANSION**  
 534 S. UNIVERSITY BOULEVARD  
 NORMAN, OKLAHOMA



PROJECT NO. 64818  
 DATE: 11/22/2018  
 SCALE: AS SHOWN  
 DRAWN BY: JLM  
 CHECKED BY: JLM  
 SHEET NO. 79  
 OF 79

REPLAT OF EAST 286' OF LOT 6 & THE EAST 200' OF LOT 7 OF ELMWOOD ADDITION BOOK 9 OF PLATS, PAGE 80



# MEMORANDUM

November 24, 2025

Item 4.

**TO:** Scott Lambert  
NOUN Hotel

**FROM:** B.J. Hawkins, P.E., PTOE

**SUBJECT:** NOUN Hotel Expansion

**LOCATION:** University Boulevard and White Street  
Norman, Oklahoma



## INTRODUCTION

Traffic Engineering Consultants, Inc. (TEC) was retained to conduct a traffic impact review on a proposed hotel expansion which is to be located west of University Boulevard opposite White Street in Norman, Oklahoma as shown in **Figure 1** in **Attachment A**. The site of the expansion is the residential lot directly north of the existing hotel. The existing hotel currently has 92 rooms, and the proposed addition would add an additional 57 rooms as shown in **Figure 2** in **Attachment A**. Access to the development is proposed via the existing three driveways (two full-access driveways and one exit-only driveway) on University Boulevard and one existing full-access driveway on Toberman Drive.

University Boulevard is a two-lane north/south collector – urban with a posted speed limit of 25 miles per hour (mph) and an approximate annual average daily traffic volume of 2,500 vehicles per day (vpd) in the vicinity. University Boulevard features dedicated bicycle lanes on both sides of the street.

## SITE GENERATED TRIPS

To determine the effects a new development will have on an existing street system, new or additional trips must be projected. The latest edition of the *Trip Generation Manual*, published by the Institute of Transportation Engineers, was used to determine the number of trips the development is expected to generate. The report is a nationally accepted reference which provides trip rates for determining the trips expected to be generated by different land use types.

Available information was utilized regarding the anticipated land use to determine the additional site generated trips the hotel expansion would be expected to generate. The *Hotel* land use category was utilized to determine the trip generation of the hotel expansion. The resulting trips projected to be generated by the expansion once completed and operational are indicated in **Table 1**.

Traffic Engineering Consultants, Inc.  
2770 Washington Drive, Suite 100 | Norman, OK 73069 | (405) 720-7721  
Oklahoma | Arkansas | Missouri  
www.tecusa.com

**TABLE 1**  
Projected Site Generated Trips

| Building Type<br>(Land Use) | ITE<br>Land<br>Use Code | Approximate<br>Gross Floor<br>Area or Other | Average Weekday Vehicle Trips |   |                                  | Average<br>AM Peak Hour<br>Directional<br>Distribution |     | Average<br>AM Peak Hour<br>Directional Trips<br>(vph) |    | Average<br>PM Peak Hour<br>Directional<br>Distribution |     | Average<br>PM Peak Hour<br>Directional Trips<br>(vph) |    |
|-----------------------------|-------------------------|---|-------------------------------|---|----------------------------------|--|-----|---|----|--|-----|---|----|
|                             |                         |   | Per<br>Day                    | Per Peak Hour of<br>Adjacent Street Traffic |                                  |  |     |   |    |  |     |   |    |
|                             |                         |   |                               | (vpd)                                       | One Hour<br>Between<br>7am & 9am | One Hour<br>Between<br>4pm & 6pm                       |     |   |    |  |     |   |    |
|                             |                         |   |                               |   | (vph)                            | (vph)  | IN  | OUT   | IN | OUT  | IN  | OUT   | IN |
| Trip Rate*                  |                         | (Rooms)                                     | 5.84                          | 0.34  | 0.47                             |  |     |   |    |  |     |   |    |
| Hotel                       | 310                     | 57  | 333                           | 19  | 27                               | 52%  | 48% | 10  | 9  | 51%  | 49% | 14  | 13 |

\* Trip Rates from "TRIP GENERATION MANUAL", 12th Ed., Institute of Transportation Engineers.

The hotel expansion would be expected to generate an additional 333 vehicle trips per day, 19 trips occurring during the a.m. peak hour, and 27 trips occurring during the p.m. peak hour than the existing hotel development.

**SUMMARY**

The traffic generated by the proposed hotel expansion would have minimal effects on the surrounding intersections and roadways and no traffic related issues are anticipated.

Should you have any questions or require additional information regarding these findings, please let me know.

# ATTACHMENT A

## FIGURES

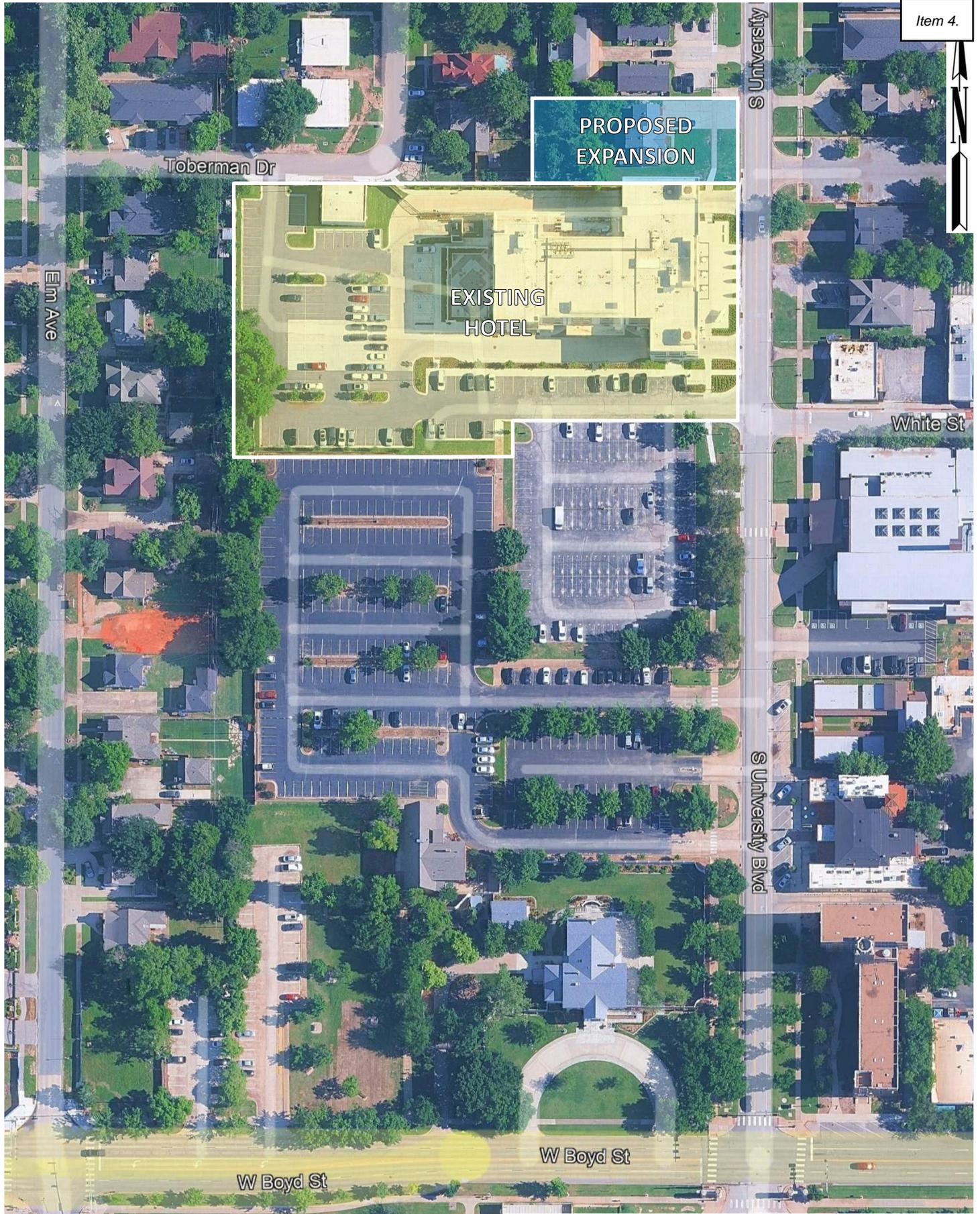


FIGURE 1. Site Location Map  
University Blvd and White St  
Norman, Oklahoma



**Applicant:** The Noun Hotel, LLC

**Project Location:** 534 & 542 S University Boulevard

**Case Number:** PD25-34

**Time:** 5:30 p.m.

**Applicant Representative:**  
Sean Rieger, Rieger Joyce Sadler LLC

**Attendees:**  
Scott Lambert  
Mark & Jayne Crumpley  
Glenn & Michelle Secrest  
Mitch Baroff  
Judy J. Hatfield  
Aimee Hardesty  
Justin George  
Helen Grant  
Marielle Hoefnagels  
Doug Gaffin  
Cindy Rogers

**City Staff:**  
Anais Starr, Planner II

**Application Summary:**  
The applicant requests an amendment to the existing CCPUD for this site to allow the expansion of the NOUN Hotel to the parcel at 534 S. University Boulevard. The proposed addition will be four stories and will have the same design, and exterior material, primarily brick. The expansion will allow for a ballroom/meeting space and 54 additional guest rooms. The proposed rear setback will be 30 feet from the west property line. The proposed north setback will be ten feet. The existing driveway at 534 S. University Boulevard will be removed, and no additional vehicular access points or parking are proposed for the parcel.

**Neighbors' Comments/Concerns/Responses:**  
The neighbors in attendance at the meeting expressed concern regarding the proposed height of the hotel addition. They stated that the CCFBC Regulating Plan limits the height to three stories on the west side of University Boulevard and that this should be maintained. Some inquired if there was a way to lower the height of the proposed addition.

The applicant indicated that the request was for a four-story addition to match the existing hotel. The NOUN Hotel owner, Scott Lambert, stated that there would be no

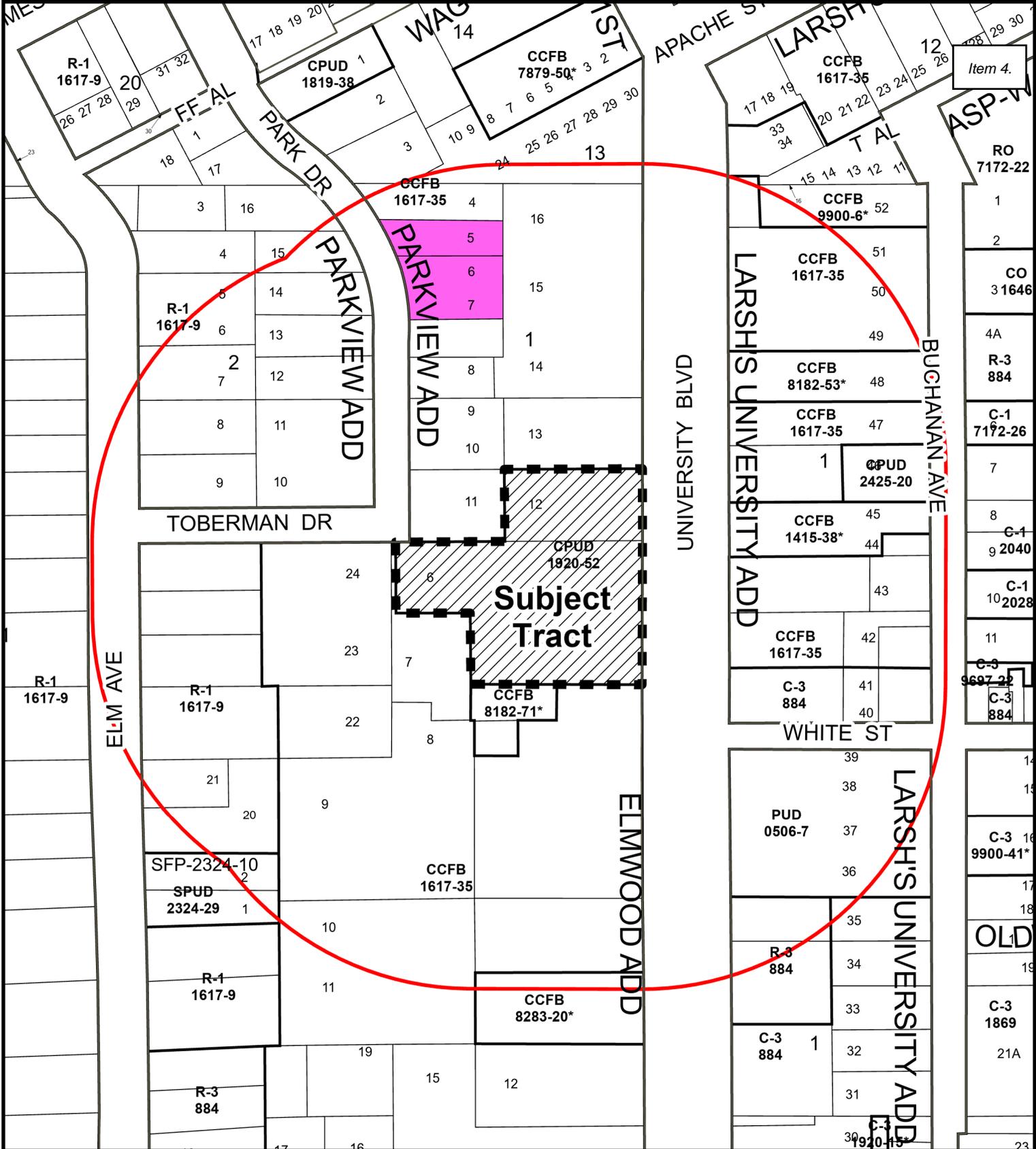
windows at the rear of the building and that the proposed perimeter fence would be designed to meet Paul Harris's approval. The applicant representative said a lowering and lengthening of the proposed structure would cause it to encroach on the proposed 30' setback for the addition.

Other concerns raised by neighbors included: stormwater runoff, proposed landscaping and use for the open area, how the addition would be serviced, and where additional parking was proposed.

The applicant representative stated that drainage, along with landscaping, was being developed and would be available at the time of Planning Commission review. He indicated that stormwater runoff would be captured on-site, as was done with the NOUN Hotel construction. He further stated the hotel was to be serviced with the existing loading area off University Boulevard. He indicated a total of 120 parking spaces were provided south of the existing hotel. He added the hotel could lease additional parking spaces from the church if a temporary need arose. Furthermore, he stated there would be no window openings on the rear of the building and no hotel programming in the open space behind the proposed addition.

A neighbor inquired how the expansion would alter the existing walkway from Park Drive to University Boulevard. The applicant representative stated there were no proposed changes to the walkway.

A question by a neighbor about whether the gate onto Park Drive would be open either for construction or on a more permanent basis. The applicant representative stated it would remain closed except on the days when the Presbyterian Thrift Store was in operation.



# Protest Map

2.4% Protest Within Notification Area



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



0 75 150 Feet

February 5, 2026

-  Subject Tract
-  Notification Area
-  Protest

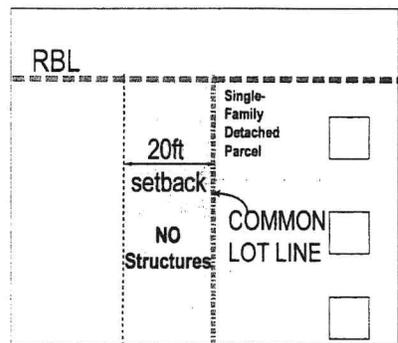
Noun Hotel. Case PD25-34 PROTEST LETTER. December 31, 2025.

I support the proposed annex expansion of the Noun Hotel. What I object to is the annex's height of more than 50 feet rather than the already stipulated 'neighborhood manners' height limit of three stories given that it is adjacent to the Park Drive R-1 Single Family Residential neighborhood.

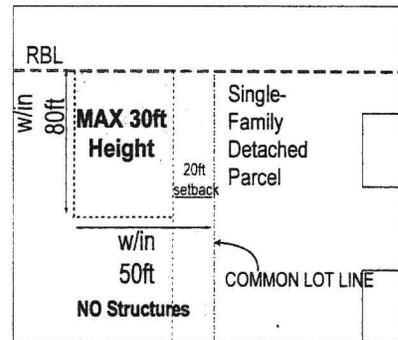
The existing Noun 'Boutique' Hotel is 91 guest rooms. The proposed addition (annex) will add 48 guest rooms. The Annex is immediately adjacent to my R-1 residential neighborhood. At the time the Center City Code was approved, it was agreed to limit the height of development adjacent to my neighborhood. One of the goals of the Center City Code is to ensure good relationships with surrounding neighborhoods. I request that the City Planning Commission and City Council limit the Annex's height as previously agreed.

Thank you. Mitch Baroff. 419 and 421 Park Drive.

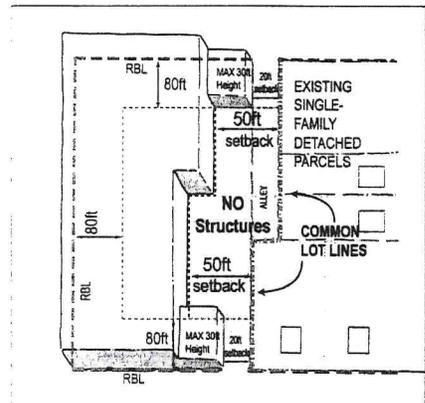
*Written  
ON BEHALF OF THE MITCH BAROFF TRUST  
LINDA F.M., TRUSTEE*



402.D.1.a. Neighborhood Manners – Required setback



402.D.1.b. Neighborhood Manners – Height limitations and required setbacks



402.D.1.c. Neighborhood Manners – Limitations on buildable envelope

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 01-02-26 DR

**File Attachments for Item:**

5. 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 17 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. (420 E. LINDSEY STREET, WARD 7)

***The applicant requests postponement to the March 12, 2026 Planning Commission meeting.***



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 02/12/2026

**REQUESTER:** Islamic Society of Norman

**PRESENTER:** Lora Hoggatt, Planning Services Manager

**ITEM TITLE:** 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 17 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. (420 E. LINDSEY STREET, WARD 7)

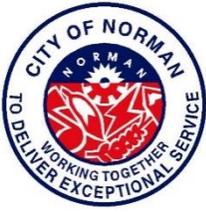
***The applicant requests postponement to the March 12, 2026 Planning Commission meeting.***

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**File Attachments for Item:**

6. 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 II, 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)

***The applicant requests postponement to the March 12, 2026 Planning Commission meeting.***



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 02/12/2026

**REQUESTER:** Upper Crust Management, LLC

**PRESENTER:** Lora Hoggatt, Planning Services Manager

**ITEM TITLE:** 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 II, 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)

*The applicant requests postponement to the March 12, 2026 Planning Commission meeting.*

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