



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, July 10, 2025 at 5:30 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, 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

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 JUNE 12, 2025.

Preliminary Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-1: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY KNS, LIMITED PARTNERSHIP (JOHNSON & ASSOCIATES, INC.) FOR MINICK MATERIALS ADDITION, FOR 4.32 ACRES OF PROPERTY LOCATED AT 6665 INTERSTATE DRIVE.

NON-CONSENT ITEMS

Stoney Brook Dr. and N. Interstate Dr. Rezoning

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-39: 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 THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHWEST CORNER OF STONEY BROOK DR. AND N. INTERSTATE DR.)

2880 & 2886 Classen Blvd. Rezoning, Preliminary Plat, and NORMAN 2025 Land Use Plan Amendment

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-5: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST AND LOT ONE (1), IN BLOCK ONE (1), OF MONROE ADDITION OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (2880 & 2886 CLASSEN BLVD.)

This item has been withdrawn as moot due to the adoption of the AIM Norman Comprehensive Land Use Planned on June 24, 2025.

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-2: 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 PART OF THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST AND LOT ONE (1), IN BLOCK ONE (1), OF MONROE ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2880 & 2886 CLASSEN BLVD.)

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-2: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY P AND H HOLDINGS, LLC (CEDAR CREEK PLANNING ENGINEERING CONSULTING) FOR 2880 CLASSEN BLVD. ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT (INCLUDING A REPLAT OF MONROE ADDITION), FOR 2.75 ACRES OF PROPERTY LOCATED AT 2880 CLASSEN BOULEVARD.

Ironwood Hills PUD Rezoning, Preliminary Plat, and NORMAN 2025 Land Use Plan Amendment

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-120: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE VERY LOW DENSITY RESIDENTIAL DESIGNATION AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE LOW DENSITY RESIDENTIAL DESIGNATION AND FUTURE URBAN SERVICE AREA AND SUBURBAN RESIDENTIAL AREA AND PLACE THE SAME IN CURRENT URBAN SERVICE AREA. (SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE.)

This item has been withdrawn as moot due to the adoption of the AIM Norman Comprehensive Land Use Plan on June 24, 2025.

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-38: 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 THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE)

The applicant has requested postponement to the September 11, 2025 Planning Commission meeting.

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY PREMIUM LAND, LLC FOR IRONWOOD HILLS, A PLANNED UNIT DEVELOPMENT, FOR 77.97 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE.

The applicant has requested postponement to the September 11, 2025 Planning Commission meeting.

**MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF
ADJOURNMENT**

File Attachments for Item:

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

PLANNING COMMISSION MEETING MINUTES OF JUNE 12, 2025.



CITY OF NORMAN, OK
PLANNING COMMISSION MEETING - AMENDED
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, June 12, 2025 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Thursday, June 12, 2025 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Commissioner Bird called the meeting to order at 5:34 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Douglas McClure
Liz McKown
Erica Bird
Maria Kindel

ABSENT

Kevan Parker
Michael Jablonski
Steven McDaniel
Jim Griffith

STAFF PRESENT

Lora Hoggatt, Planning Services Manager
Beth Muckala, Assistant City Attorney III
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Whitney Kline, Admin Tech IV

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 MAY 8, 2025.

Short Form Plats

Item 1.

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP 2425-3: CONSIDERATION OF SHORT FORM PLAT SUBMITTED BY TFCU (CDS COMMERCIAL) FOR SHORT FORM PLAT NO. SFP-2425-3, LOTS 1 AND 2, TFCU LOCATED AT 1451 12TH AVENUE S.E.

Certificates of Survey

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-11: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY ROLLING VISTAS, LTD., FOR ROULETTE CREEK ESTATES, FOR 53.49 ACRES OF PROPERTY GENERALLY LOCATED 1,450 FEET SOUTH OF STATE HIGHWAY 9 ON THE WEST SIDE OF 180TH AVENUE S.E.
4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS 2425-12: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY JARON VILLEMARETTE (POLLARD AND WHITED SURVEYING, INC.) FOR VILLEMARETTE ESTATES, FOR 10 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 84TH AVENUE S.E. AND NORTH OF CEDAR LANE ROAD.

Motion by Commissioner Kindel to approve the consent docket; **Second** by Commissioner Brewer.

The motion passed unanimously with a vote of 5-0.

Ironwood Hills PUD Rezoning, NORMAN 2025 Land Use Plan Amendment, and Preliminary Plat

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-120: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE VERY LOW DENSITY RESIDENTIAL DESIGNATION AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE LOW DENSITY RESIDENTIAL DESIGNATION AND FUTURE URBAN SERVICE AREA AND SUBURBAN RESIDENTIAL AREA AND PLACE THE SAME IN CURRENT URBAN SERVICE AREA. (SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE.)

The applicant has requested postponement to the July 10, 2025 Planning Commission meeting.

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-38: 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 THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE)

The applicant has requested postponement to the July 10, 2025 Planning Commission meeting.

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY PREMIUM LAND, LLC FOR IRONWOOD HILLS, A PLANNED UNIT DEVELOPMENT, FOR 77.97 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE.

The applicant has requested postponement to the July 10, 2025 Planning Commission meeting.

Motion by Commissioner Kindel to postpone Resolution R-2425-120; Ordinance O-2425-38; and PP-2425-12 to the July 10, 2025 Planning Commission meeting; **Second** by Commissioner McKown.

The motion passed unanimously with a vote of 5-0.

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-39: 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 THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHWEST CORNER OF STONEY BROOK DR. AND N. INTERSTATE DR.)

The applicant requested postponement to the July 10, 2025 Planning Commission meeting.

Motion by Commissioner Kindel to postpone Ordinance O-2425-39 to the July 10, 2025 Planning Commission meeting; **Second** by Commissioner McClure.

The motion passed unanimously with a vote of 5-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

The meeting was adjourned at 5:40 p.m.

Passed and approved this _____ day of _____ 2025.

Planning Commission Officer

File Attachments for Item:

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-1: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY KNS, LIMITED PARTNERSHIP (JOHNSON & ASSOCIATES, INC.) FOR MINICK MATERIALS ADDITION, FOR 4.32 ACRES OF PROPERTY LOCATED AT 6665 INTERSTATE DRIVE.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/10/2025

REQUESTER: KNS, Limited Partnership

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-1: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY KNS, LIMITED PARTNERSHIP (JOHNSON & ASSOCIATES, INC.) FOR MINICK MATERIALS ADDITION, FOR 4.32 ACRES OF PROPERTY LOCATED AT 6665 INTERSTATE DRIVE.

ITEM: Consideration of a Preliminary Plat for **MINICK MATERIALS ADDITION.**

LOCATION: Generally located approximately ½ mile north of Indian Hills Road on the east side of Interstate Drive (6665 Interstate Drive).

INFORMATION:

1. Owner. KNS, Limited Partnership.
2. Developer. Minick Materials.
3. Engineer. Johnson & Associates. Inc.

HISTORY:

1. November 17, 1961. City Council adopted Ordinance No. 1323 annexing this property into the Corporate City Limits without zoning.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. April 16, 1963. Planning Commission recommended to City Council that this property be placed in I-2, Heavy Industrial District and removed from A-2, Rural Agricultural District.

5. May 14, 1963. City Council adopted Ordinance No. 1487 placing this property in I-2, Heavy Industrial District and removing it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. There is an existing fire hydrant serving the area.

IMPROVEMENT PROGRAM (CON'T):

2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. This site has an existing private sanitary sewer system.
4. Sidewalks. Sidewalks are not required adjacent to the Interstate Drive (frontage road).
5. Storm Sewers. The impervious coverage for this property will not change.
6. Streets. Interstate Drive is existing.
7. Water. There is an existing 12-inch (12") water line adjacent to North Interstate Drive.

PUBLIC DEDICATIONS:

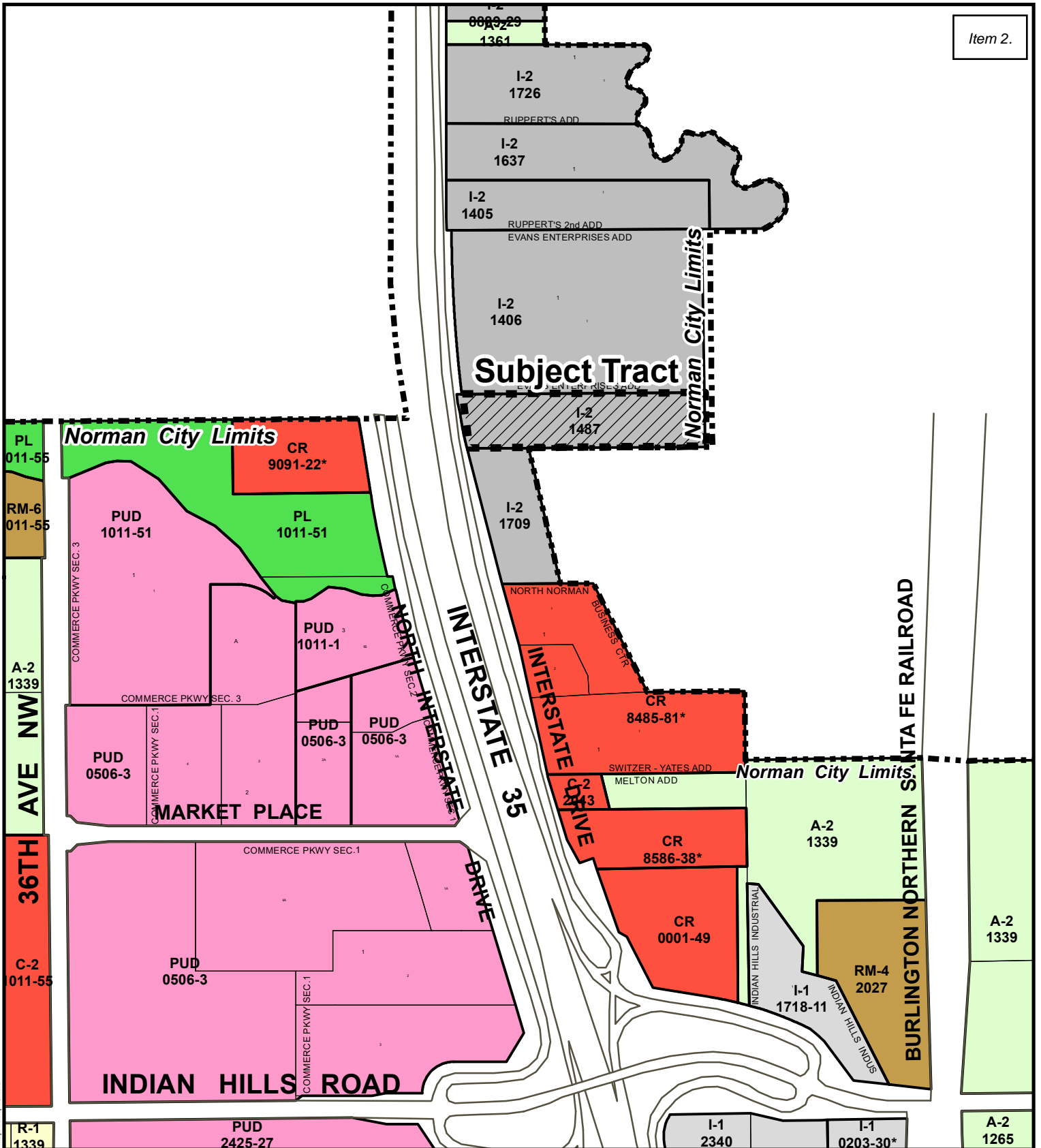
1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street right-of-way is existing.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 4.3278 acres of Industrial zoned property located on one (1) lot. The developer proposes to replace an existing structure. Staff recommends approval of the preliminary plat for Minick Materials Addition.

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

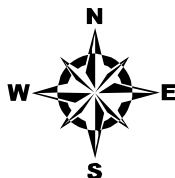
ACTION TAKEN: _____



Location Map





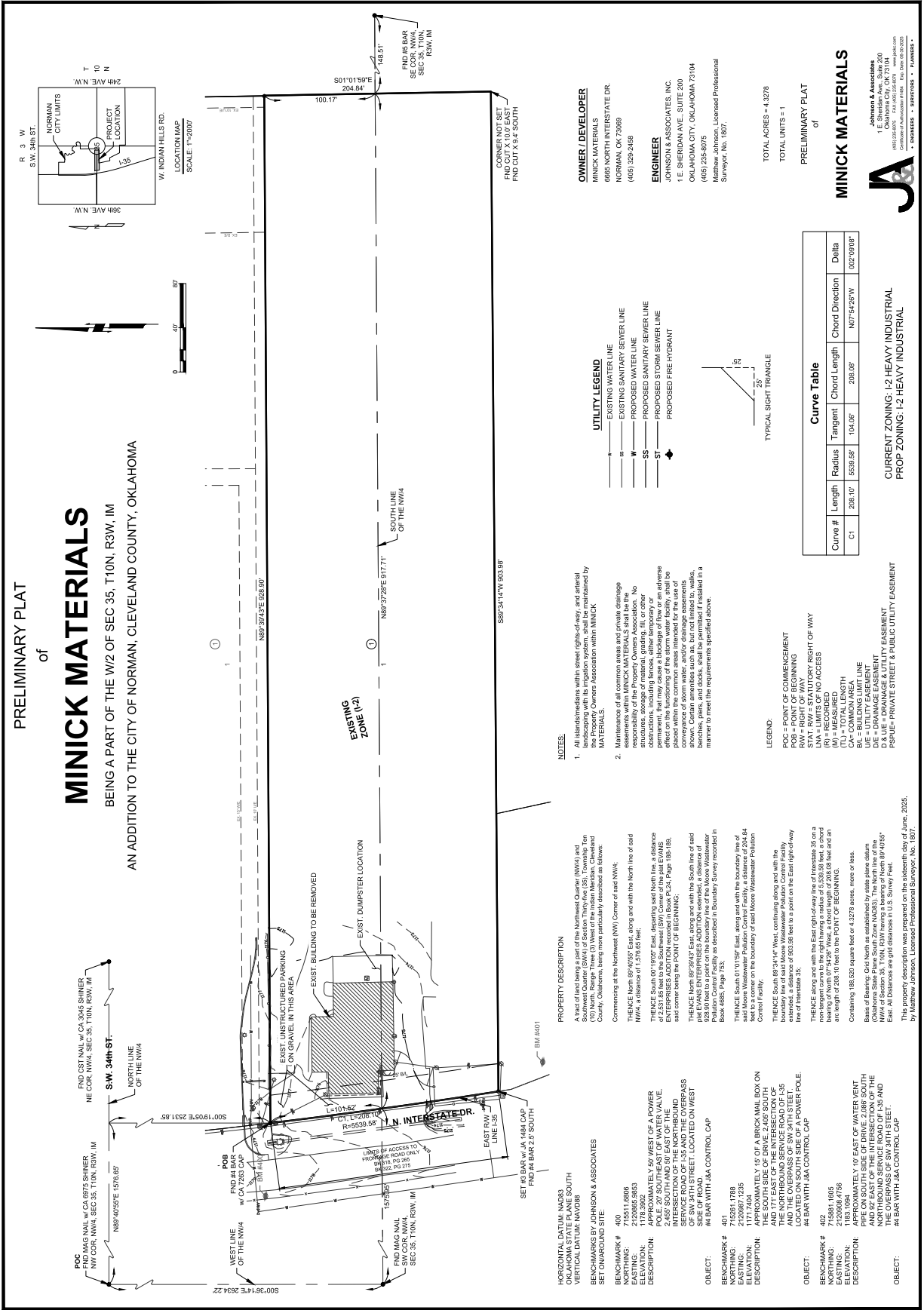
Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



June 9, 2025

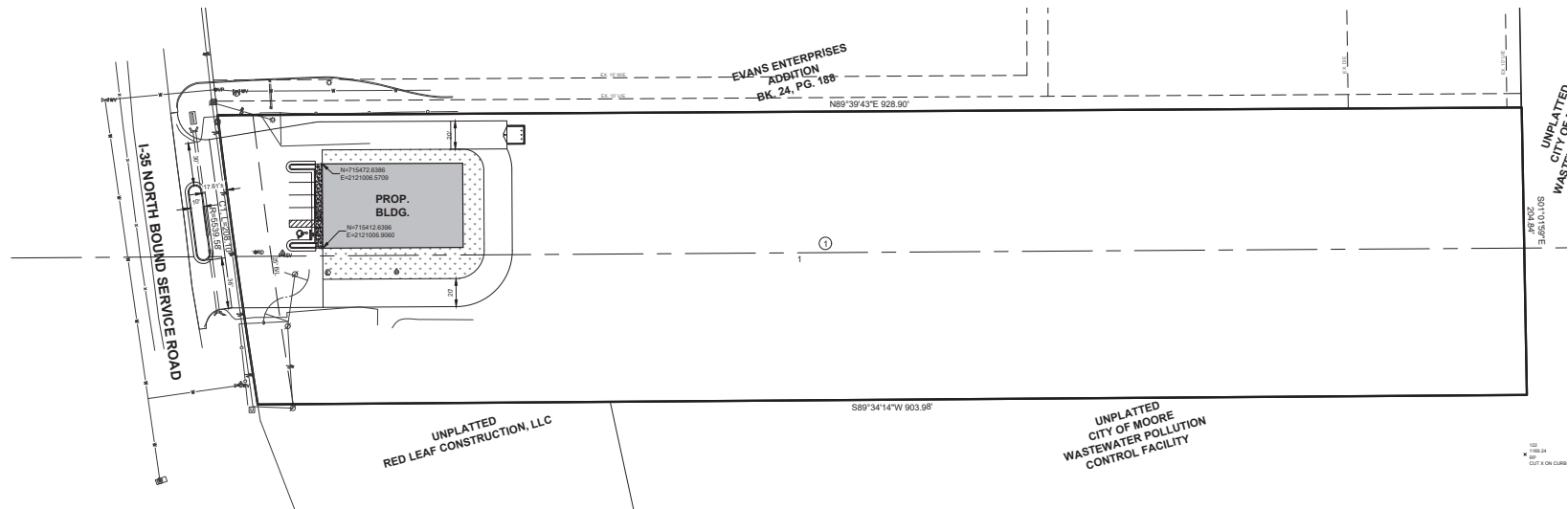
0 250 500 Ft.

 Subject Tract
 Zoning



BEING A PART OF THE W/2 OF SEC 35, T10N, R3W, IM

AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



GENERAL NOTES

1. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE SITE WORK SPECIFICATIONS. ANY WORK NOT COVERED IN THE SITE WORK SPECIFICATIONS SHALL CONFORM TO THE OKLAHOMA DEPARTMENT OF TRANSPORTATION CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
2. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING.
3. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. ALL PAVEMENT STRIPING SHALL BE FOUR (4) INCHES WIDE, UNLESS SHOWN OTHERWISE ON THE PLANS. ALL PARKING STRIPING SHALL BE WHITE.
4. UNLESS OTHERWISE STATED IN THE GENERAL CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING. THE RESULTS OF THE TESTS SHALL BE FORWARDED TO THE ENGINEER FOR HIS REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL PROVIDE A MEDIUM BROOM FINISH ON ALL CONCRETE WALKS, RAMPS AND PAVING SURFACES UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR MUST FILE A "NOTICE OF INTENT" WITH THE APPROPRIATE ADMINISTRATIVE AGENCY PRIOR TO COMMENCING EARTHWORK, CLEARING OR DEMOLITION OPERATIONS.
7. THE CONTRACTOR SHALL SURVEY HIMSELF AS TO THE ACCURACY OF ALL SITE DIMENSIONS AND MEASUREMENTS AND SHALL CONFIRM THE ACCURACY AND VALIDATION OF THE PROJECT BOUNDARY PRIOR TO CONSTRUCTION. ANY DISCREPANCIES DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER-OF-RECORD FOR RESOLUTION PRIOR TO CONSTRUCTION.
8. ALL DIMENSIONS ARE TO FACE-OF-CURB UNLESS OTHERWISE SPECIFIED.
9. PARKING LOT LAYOUT IS PARALLEL AND PERPENDICULAR TO BUILDING ORIENTATION UNLESS OTHERWISE NOTED.
10. SEE ARCHITECTURAL & STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING AND PROPOSED MANHOLE COVERS TO THE PROPOSED GRADING SURFACES TO THE PROPOSED GRADES SHOWN ON THE GRADING PLAN.

LEGAL DESCRIPTION

A tract of land being a part of the Northwest Quarter (NW/4) and Southwest Quarter (SW/4) of Section Thirty-five (35), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said NW/4;

THENCE North 89°40'55" East, along and with the North line of said NW/4, a distance of 1,576.65 feet;

THENCE South 00°19'05" East, departing said North line, a distance of 2,531.85 feet to the Southwest (SW) corner of the plat EVANS ENTERPRISES ADDITION recorded in Book PL24, Page 188-189, said corner being the POINT OF BEGINNING;

THENCE North 89°39'43" East, along and with the South line of said plat EVANS ENTERPRISES ADDITION extended, a distance of 928.90 feet to a point on the boundary line of the Moore Wastewater Pollution Control Facility as described in Boundary Survey recorded in Book 4685, Page 753;

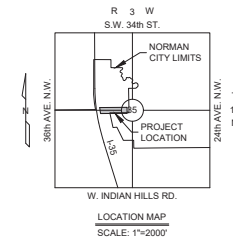
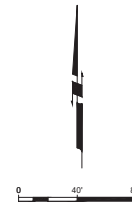
THENCE South 01°01'59" East, along and with the boundary line of said Moore Wastewater Pollution Control Facility, a distance of 204.84 feet to a corner on the boundary of said Moore Wastewater Pollution Control Facility;

THENCE South 89°34'14" West, continuing along and with the boundary line of said Moore Wastewater Pollution Control Facility extended, a distance of 903.98 feet to a point on the East right-of-way line of Interstate 35;

THENCE along and with the East right-of-way line of Interstate 35 on a non-tangent curve to the right having a radius of 5,539.58 feet, a chord bearing of North 07°54'26" West, a chord length of 208.08 feet and an arc length of 208.10 feet to the POINT OF BEGINNING.

Containing 188,520 square feet or 4.3278 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane South Zone NAD83). The North line of the NW/4 of Section 35, T10N, R3W having a bearing of North 89°40'55" East. All Distances are grid distances in U.S. Survey Feet.



INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	OVERALL SITE GENERAL LAYOUT
TS	TOPOGRAPHIC SURVEY
C2.0	DEMOLITION PLAN
C3.0	SITE DIMENSIONAL PLAN
C4.0	PAVING & GRADING PLAN
C5.0	DETAILS
EC1-EC2	EROSION CONTROL PLAN

ONE CALL UTILITY LOCATION NUMBER
840-5032

This number is to be used for information on the location of all underground utilities. Contact this number and other numbers specified in the plans prior to any excavation.

MINICK MATERIALS

[illegible]

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 223-5075 FAX (405) 225-0878 www.jakco.com
Certificate of Authorization #454 Exp. 03-30-2025

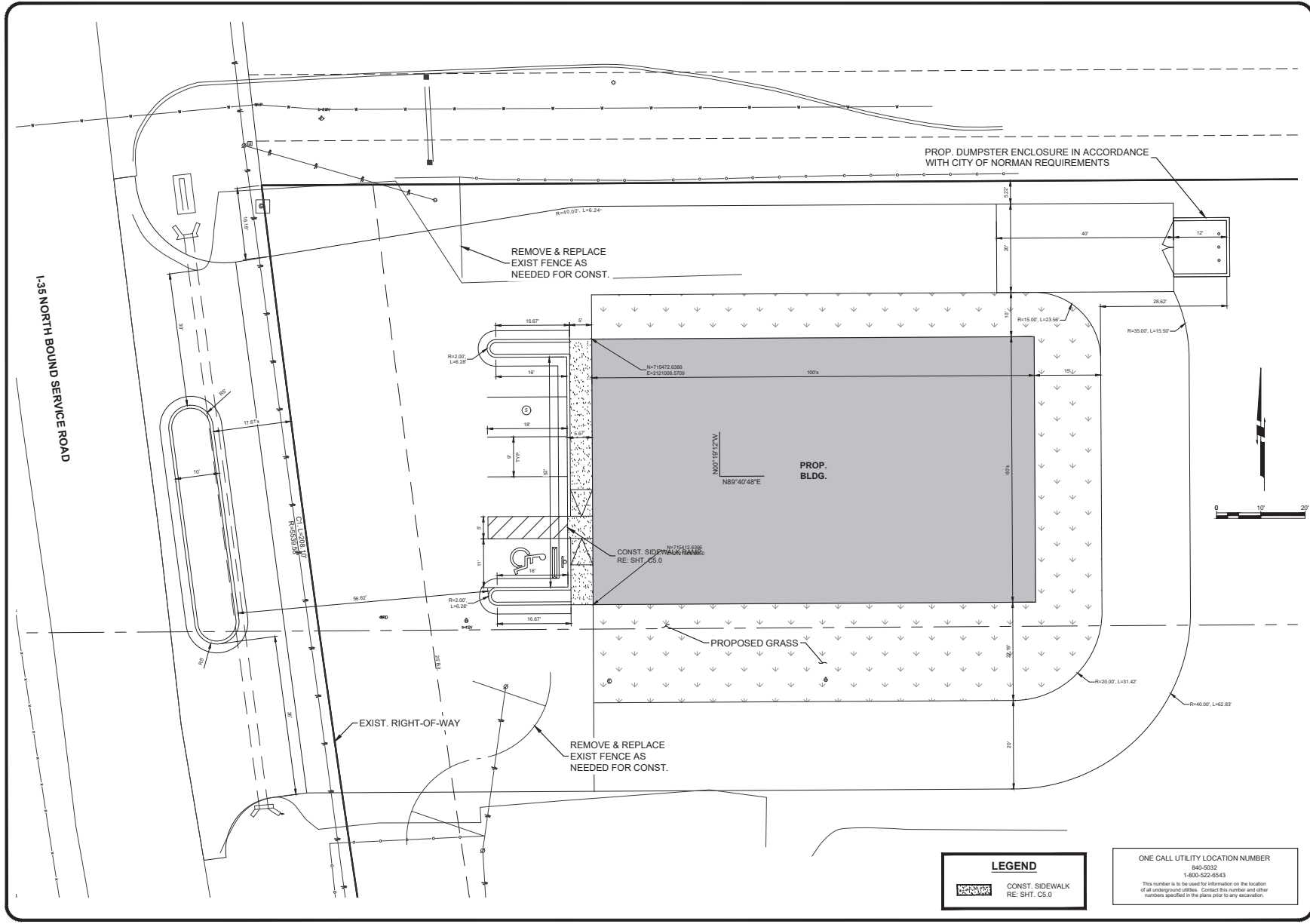
• ENGINEERS • SURVYORS • PLANNERS •



MINICK MATERIALS
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA
OVERALL SITE GENERAL LAYOUT

Obj. No.: _____
 Date: 06-16-25
 Scale: 1"=40'
 Checked By: DB
 Approved By: CM

SHEET NUMBER
C1.0



LEGEND

CONST. SIDEWALK
RE: SHT. C3.0

ONE CALL UTILITY LOCATION NUMBER
840-5032
1-800-522-6543

This number is to be used for information on the location of all underground utilities. Contact this number and other numbers specified in the plans prior to any excavation.

Copyright © 2023 Johnson & Associates

NO.	REVISIONS	DESCRIPTION	DATE

MINICK MATERIALS
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA
SITE DIMENSIONAL PLAN

JA

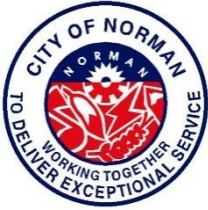
MINICK MATERIALS
1 E. Oklahoma City, OK 73104
Contract of Incorporation Filed: Jan. 08, 2023
• INQUIRY • • SUBMITTAL • • PLANNING •

Project No.: 06-16-25
Date: 11/1/23
Scale: 1"=10'
Checked By: DB
Approved By: CM

SHEET NUMBER
C3.0

File Attachments for Item:

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-39: 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 THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHWEST CORNER OF STONEY BROOK DR. AND N. INTERSTATE DR.)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/10/2025

REQUESTER: Hudimax Norman Holdings, LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-39: 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 THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHWEST CORNER OF STONEY BROOK DR. AND N. INTERSTATE DR.)

APPLICANT/REPRESENTATIVE	Hudimax Norman Holdings, LLC/Box Law Group, PLLC
LOCATION	Southwest Corner of Stoney Brook Dr. and N. Interstate Dr.
WARD	8
CORE AREA	No
EXISTING ZONING	C-1, Local Commercial District
EXISTING LAND USE	UH, Urban High
PROPOSED ZONING	SPUD, Simple Planned Unit Development
PROPOSED LAND USE	No Change

REQUESTED ACTION

Rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development.

EXISTING CONDITIONS:

SIZE OF SITE: 0.10 Acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	C-1	RM-6 and C-1	PUD	C-1	R-1
Land Use	Urban High	Urban High	Commercial and Open Space	Urban High	Urban Medium
Current Use	Undeveloped	Residential and Commercial	I-35	Undeveloped	Residential

ZONING DESIGNATION**C-1, Local Commercial District**

This commercial district is intended for the conduct of retail trade and to provide personal services to meet the regular needs and for the convenience of the people of adjacent residential areas. It is anticipated that this district will be the predominately used commercial district in the community. Because these shops and stores may be an integral part of the neighborhood closely associated with residential, religious, recreational, and educational elements, more restrictive requirements for light, air, open space, and off-street parking are made than are provided in other commercial districts.

LAND USE DESIGNATION**Urban High**

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.

CHARACTER AREA DESIGNATION**Corridor**

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

Gateway Corridors

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

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:

This project is a rezoning application on a parcel smaller than 40 acres and includes no special use or preliminary plat. As such, the project is not required to hold a Pre-Development informational meeting.

BOARD OF PARKS COMMISSIONERS:

This project does not include residential development and does not require a trail easement. As such, the project not required to go before the Board of Parks Commissioners.

SUMMARY OF APPLICATION:

The applicant requests rezoning from C-1, Local Commercial District to SPUD, Simple Planned Unit Development, with plans to construct a double-sided, electronic off-premise sign. The proposed sign will have 672 square feet of sign face per side and a maximum height of 50'. Staff notes that off-premise signage is permissible within 660 feet of the Interstate 35 right-of-way in C-2, General Commercial, and I-1, Light Industrial, Zoning Districts. The applicant elected to pursue a SPUD to limit the uses on the site in consideration of the abutting R-1, Single-Family Dwelling District, properties.

Staff notes that between the time of public notification and the Planning Commission meeting, the applicant has modified the request to rezone less land than advertised. The applicant wishes to rezone 0.10 acres of unplatted land on the northernmost point of the subject property. This is a decrease of 3.5 acres from the 3.60 acres described in the notification.

USE:

The following use shall be permitted within this SPUD: Off-premise signage.

LANDSCAPING:

The proposal for an off-premise sign does not necessitate parking, there is no parking or landscaping shown on the Site Plan.

LIGHTING:

Other than the lighting for the sign, there is no outdoor lighting shown on the Site Plan. Should the applicant determine the need for any outdoor lighting, the outdoor lighting for this SPUD shall be in accordance with Section 36-549 of the Norman Code, as amended from time to time. Lighting for the proposed sign shall be permitted.

SUBDIVISION:

This property is not platted, a preliminary plat was not required for the proposal of an off-premise sign. For any future proposed development, a preliminary plat will be required.

DRAINAGE:

No development is proposed.

SIGNAGE:

One (1) off-premise sign shall be permitted on site. Said sign shall be a maximum of 672 square feet per side and a maximum of 50 feet in height. Said sign may be double sided, may be of V-type construction, and may consist of electronic digital technology.

SIDEWALK:

No development is proposed for this site; sidewalks are not required as part of this proposal.

PUBLIC IMPROVEMENTS:

This property is not platted; a preliminary plat was not required for the proposal of an off-premise sign. For any future proposed development, a preliminary plat will be required as well as any public improvements.

NEAREST PUBLIC PARK:

The nearest park, Prairie Creek Park, is 0.01 miles from the subject property, and takes access from Pendleton Drive.

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 adverse comments.

CITY DEPARTMENTS/DIVISIONS

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

COMMENTS, BY DEPARTMENT/DIVISION:

Items italicized and in blue in these sections represent City Staff analysis.

A.1. FIRE DEPARTMENT

The Fire Department had no comments.

A.2. BUILDING REVIEW

Sign permit application and associated trade permits (electrical permit) are required for this proposal.

A.3. PUBLIC WORKS/ENGINEERING

I. AIM NORMAN PLAN CONFORMANCE

- i. *As the project has no proposed utilities, these departments had no comments.*

A.4. TRANSPORTATION ENGINEER

II. AIM NORMAN PLAN CONFORMANCE

- i. *As the project has no proposed access or parking, the City Transportation Engineer had no comments.*

A.5. PLANNING

I. ZONING CODE CONSIDERATIONS

i. Purpose – SPUD, Simple Planned Unit Development

- i. The SPUD, Simple Planned Unit Development is a special zoning district that provides an alternate approach to the conventional land use controls and to a PUD, Planned Unit Development to maximize the unique physical features of a particular site and produce unique, creative, progressive, or quality land developments.
 - 1. The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD narrative and a development plan map and contains less than five acres.
 - 2. The SPUD is subject to review procedures by Planning Commission and adoption by City Council.
- ii. 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:
 - 1. 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.
 - 2. 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.

3. Maintain consistency with the City's zoning ordinance, and other applicable plans, policies, standards and regulations on record.
4. 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 is requesting off-premise signage. Off-premise signage is permissible within 660 feet of the Interstate 35 right-of-way in C-2, General Commercial, and I-1, Light Industrial, Zoning Districts. The applicant elected to pursue a SPUD, rather than straight rezoning to retain a reduced list of allowable uses in consideration of the abutting R-1, Single-Family Dwelling District, properties.

ii. Uses Permitted

- i. The following use shall be permitted within this SPUD: Off-premise signage.

Off-premise signage will be the only allowable use on-site.

iii. Height Regulations

- i. One (1) off-premise sign shall be permitted on site. Said sign shall be a maximum of 672 square feet per side and a maximum of 50 feet in height.

The regulation for off-premise signage in Section 28-601 states the following: No off-premises sign on such trafficway shall be erected to a height of more than 35 feet. The exception to this would be in the case of an elevated highway roadbed. In this event, the allowable height shall be no more than 20 feet above the roadbed at the edge of the pavement or 35 feet, whichever is greater.

II. COMPREHENSIVE PLAN CONSIDERATIONS

i. Character Area Policies

i. General Policies

1. Non-residential Policies

- a. New non-residential development should use high quality building materials such as glass, brick, stone, wood or cementitious siding.
- b. Require that loading areas be located to the rear and sides of buildings and screened from view.

- c. Ensure that all sides of a parking garage that are visible from public view are architecturally consistent with the buildings it serves.
- d. Buildings in a corporate campus setting should have an internal pedestrian network between buildings.

The Non-residential Policies do not address off-premise signage.

ii. Character Area Policies – Corridor

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

8. Explore requiring that stormwater management and detention have lower impact than historic stormwater conditions for all new or redevelopment along corridors.

This proposal is for an off-premise sign, there is no need for development of access points or structures.

ii. Land Use Development Policies

i. Description and Context – Urban High

1. 1. 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.
 - a. 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.
 - b. Gross densities in any single development should be greater than 12 units per acre.

The installation of an off-premise sign does not contribute to the highly compact, walkable pattern of urban development encouraged by the Urban High Land Use.

ii. Building Types

1. 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.
2. Multi-unit structures are the priority, but a variety of housing types from townhomes to apartments are expected.
3. Mixed-use buildings including retail, work-spaces, and residences are most common.
4. Public and private spaces (i.e. balconies, recreational roof decks, outdoor dining, etc.) are clearly defined and cultivate a sense of place.
5. New developments that are single-use developments or predominantly single-unit or garden apartments are not appropriate.

No buildings are proposed as a part of this project.

iii. Site Design

1. 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.
2. Multi-unit developments without connections to neighboring properties and uses weakens the development pattern and should be limited or avoided altogether.
3. Street trees should form a continuous urban canopy over public areas and rights-of-way.
4. Stormwater to be addressed at the project level, but designed as part of a larger neighborhood or sub-basin system.
5. Site layout should take every opportunity to maximize the public infrastructure available in this area.

No connectivity or access points are proposed or needed as a part of this project.

iv. Transportation

1. 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.

No connectivity or access points are proposed or needed as a part of this project.

v. Utility Access

1. 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.

No utility access is proposed as part of this project. Existing utility easements are present on the site, as shown on the attached site plan.

vi. Public Space

1. Consisting of appropriately scaled public spaces including small parks, plazas, parklets, regional trail connections, and

walking paths. Pedestrian amenities should commonly integrated into public and private projects.

No public spaces are proposed as a part of this project.

vii. Locational Criteria

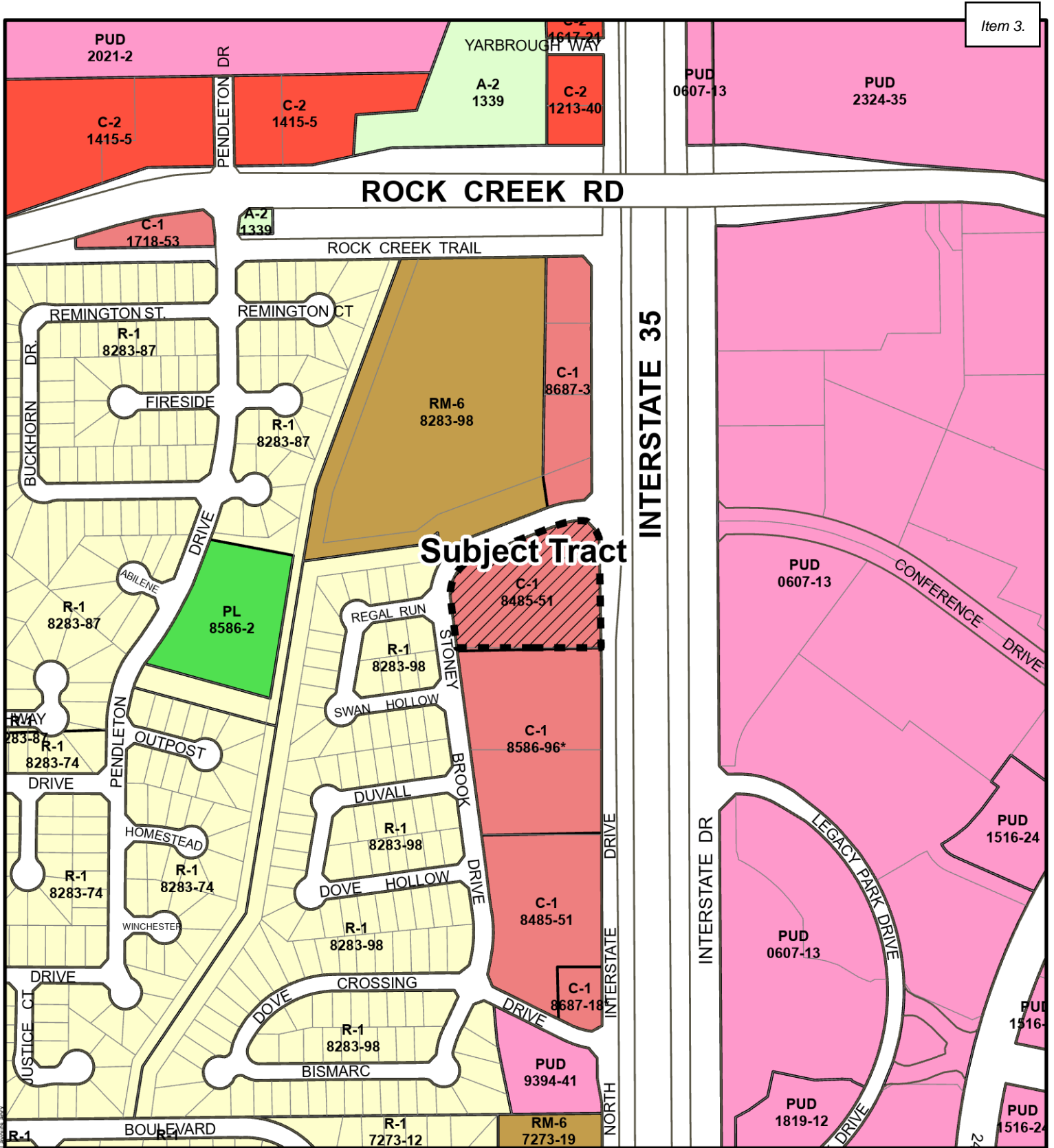
1. Large building footprints (>12,500 SF) compromise the development pattern and are not appropriate, except along arterials and at arterial intersections.
2. Medium intensity residential uses should be discouraged along arterial streets and should be located behind higher intensity residential, commercial, or mixed-use developments along arterial streets.
3. Medium intensity residential uses shall be adequately buffered or spaced from intensities posing adverse effects including noise, odors, air and light pollution, and heavy traffic.
4. High Urban is most compatible adjacent to: UM, ULC, MX, IMX, CBD, LCC, C, JC, TOD, and OP.
5. High Urban is least compatible adjacent to: AR and UR and requires additional buffering from uses that generate more noise, odors, air and light pollution, and heavy traffic.

The installation of an off-premise sign is not addressed by the locational criteria.

ALTERNATIVES/ISSUES:

IMPACTS: The SPUD Narrative outlines the installation of a single, off-premise sign on the northernmost point of the unplatted property. Off-premise signs are not addressed by the AIM Norman Comprehensive Land Use Plan and are allowed in few locations across the City. Off-premise signage is permissible within 660 feet of the Interstate 35 right-of-way in C-2, General Commercial, and I-1, Light Industrial, Zoning Districts. The applicant elected to pursue a SPUD, rather than straight rezoning to retain a reduced list of allowable uses in consideration of the abutting R-1, Single-Family Dwelling District, properties.

CONCLUSION: Staff forwards this request for rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, and Ordinance O-2425-39 to the Planning Commission for consideration and recommendation to City Council.



Location Map



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



May 7, 2025

0 200 400 Ft.



Subject Tract

THE CITY OF NORMAN
SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT
MASTER DESIGN STATEMENT FOR
Stoney Brook Dr. & N. Interstate Dr.

May 1, 2025
June 20, 2025
June 25, 2025

PREPARED FOR:

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SECTION 1.0 INTRODUCTION

The Simple Planned Unit Development (SPUD) of Stoney Brook Dr. and N. Interstate Dr., consisting of 1.01 acres, is located within the Northwest Quarter (NW/4) of Section 23, Township 9 N, Range 3 W, of the Indian Meridian, Cleveland County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this SPUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is Hudimax Norman Holdings, LLC.

SECTION 4.0 ZONING

The subject property is presently zoned for C-1 Local Commercial District.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0 CONCEPT

The concept for this SPUD is to establish zoning for construction of off-premise signage.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is Stoney Brook Dr. The nearest street to the east is N. Interstate Dr. The nearest street to the south is Dove Crossing Dr. The nearest street to the west is Stoney Brook Dr.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available.

7.3 WATER

Water facilities for this property are available.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 7 located at 2207 Goddard Ave. It is approximately 3 miles from this SPUD development.

7.5 DRAINAGE

The property within this Simple Planned Unit Development is not within a FEMA flood plain.

7.6COMPREHENSIVE PLAN

The AIM Norman Comprehensive Land Use designation is Urban High.

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the SPUD. Planning and zoning regulations will be those, which are in effect at the time of development of this SPUD. Development is when a permit is issued for any construction or addition to any structure on a development tract.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the C-1 Local Commercial District shall govern this SPUD, except as herein modified.

The following use shall be permitted within this SPUD:

Off-premise signage

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this SPUD:

9.1 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of Section 36-524(d)(1) of the Norman Code in place at the time of development, as amended from time to time.

9.2 LIGHTING REGULATIONS

The site lighting in this SPUD shall be in accordance with Section [36-549](#) of the Norman Code, as amended from time to time. Lighting for the proposed sign shall be permitted.

9.3 SUBDIVISION REGULATIONS

Subdivision shall conform to the Norman Code, as amended from time to time.

9.4 DRAINAGE REGULATIONS

Drainage regulations will comply with the Norman Code, as amended from time to time.

9.5 SIGNAGE REGULATIONS

One (1) off-premise sign shall be permitted on site. Said sign shall be a maximum of 672 square feet and a maximum of 50 feet in height. Said sign may be double sided, may be of V-type construction, and may consist of electronic digital technology.

9.6 SIDEWALK REGULATIONS

Sidewalks shall conform to the Norman Subdivision Regulations, as amended from time to time.

9.7 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the SPUD as required by the City of Norman City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

10.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this SPUD. These exhibits are:

Exhibit A - Legal Description

Exhibit B - Conceptual Site Plan

LEGAL DESCRIPTION - PUD PARENT TRACT - CREATED BY THIS SURVEY

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW¼) OF SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN BASE AND MERIDIAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT ONE (1), BLOCK ONE (1), PRAIRIE CREEK ADDITION SECTION SEVEN (7), AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE SOUTH 89°38'49" WEST 428.77 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STONEY BROOK DRIVE;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

THENCE NORTH 07°51'28" WEST 171.14 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 126.64 FEET, AN ARC LENGTH OF 170.59 FEET, A CHORD BEARING OF NORTH 30°43'57" EAST AND A CHORD LENGTH OF 157.98 FEET;

THENCE NORTH 69°19'26" EAST 254.90 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 332.85 FEET, AN ARC LENGTH OF 86.99 FEET, A CHORD BEARING OF NORTH 77°50'59" EAST AND A CHORD LENGTH OF 98.63 FEET;

THENCE SOUTH 51°37'32" EAST 38.32 FEET;

THENCE SOUTH 11°39'34" EAST 20.89 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 35;

THENCE SOUTH 02°21'17" EAST ALONG SAID RIGHT-OF-WAY LINE 369.21 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 156,688.1 SQ. FEET OR 3.60 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (2011 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE NORTH LINE OF LOT 1, BLOCK 1, PRAIRIE CREEK ADDITION SECTION 7 AS SOUTH 89°38'49" WEST.

LEGAL DESCRIPTION - PROPOSED SIGN TRACT BASED ON PUD PARENT

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW¼) OF SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN BASE AND MERIDIAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE THIRTY-FIVE (35), SAID POINT BEING THE NORTHEAST CORNER OF LOT ONE (1), BLOCK ONE (1), PRAIRIE CREEK ADDITION SECTION SEVEN (7), AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE NORTH 00°21'17" WEST ALONG SAID RIGHT-OF-WAY LINE 362.03 FEET;

THENCE SOUTH 89°38'49" WEST AND DEPARTING SAID RIGHT-OF-WAY LINE 49.98 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°21'18" EAST 60.03 FEET;

THENCE SOUTH 89°38'52" WEST 73.95 FEET;

THENCE NORTH 00°49'26" EAST 50.00 FEET;

THENCE NORTH 69°17'28" EAST 10.42 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 282.83 FEET, AN ARC LENGTH OF 65.16 FEET, A CHORD BEARING OF NORTH 75°55'48" EAST AND A CHORD LENGTH OF 65.02 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 484.88 SQUARE FEET OR 0.10 ACRES.

LEGAL DESCRIPTION - ORIGINAL PARENT TRACT - WD - BK. RB 4433, PG. 1067

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW¼) OF SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, AND BEING PARTIALLY WITHIN LOT ONE (1), BLOCK ONE (1), OF PRAIRIE CREEK ADDITION SECTION 7, AN ADDITION TO THE CITY OF NORMAN, RECORDED IN BOOK 15, PAGE 154, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (NW¼); THENCE SOUTH 89°37'43" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW¼), A DISTANCE OF 145.50 FEET;

THENCE NORTH 00°02'02" WEST A DISTANCE OF 278.43 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 AND THE NORTHERLY RIGHT-OF-WAY LINE OF DOVE CROSSING DRIVE;

THENCE NORTH 00°02'02" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, A DISTANCE OF 822.45 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89°38'49" WEST A DISTANCE OF 391.36 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STONEYBROOK DRIVE;

THENCE NORTHERLY AND EASTERLY WITH THE RIGHT-OF-WAY LINE OF STONEYBROOK DRIVE THE FOLLOWING SIX (6) COURSES:

1. NORTH 07°32'19" WEST A DISTANCE OF 457.58 FEET TO A POINT OF CURVATURE;

2. NORTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 126.64 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 31°03'05" EAST WITH A CHORD LENGTH OF 157.98 FEET) AN ARC DISTANCE OF 170.59 FEET TO A POINT OF TANGENCY;

3. THENCE NORTH 69°38'39" EAST A DISTANCE OF 254.90 FEET TO A POINT OF CURVATURE;

4. EASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 332.85 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 77°08'08" EAST WITH A CHORD LENGTH OF 98.63 FEET) AN ARC DISTANCE OF 86.99 FEET;

5. SOUTH 51°18'23" EAST A DISTANCE OF 38.32 FEET;

6. SOUTH 11°29'38" EAST A DISTANCE OF 20.89 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35;

THENCE SOUTH 00°02'02" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 665.73 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

PREPARED FOR: WHISTLER OUTDOOR ADVERTISING

PHYSICAL ADDRESS: TBD - PARCEL ID R0140160, NORMAN, CLEVELAND COUNTY, OK 73069

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (2011 OK N), NORTH AMERICAN DATUM 1983 (NAD83). MEASUREMENTS SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET.

EASEMENT AND BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT ARE SHOWN HEREON. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

REFER TO CURRENT ZONING FOR NEW CONSTRUCTION GUIDELINES.

SET 38" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS OTHERWISE NOTED AND SHOWN HEREON.

PARENT TRACT GROSS LAND AREA: 270.413.0 SQ. FEET OR 6.21 ACRES

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF NORMAN, OKLAHOMA, COMMUNITY PANEL NO. 400270280-J, JANUARY 15, 2001, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAST SITE VISIT: JULY 22, 2024.

UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM OBSERVABLE FIELD EVIDENCE. ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543

PORTIONS OF THE PARENT TRACT ARE NOT A PART OF THIS SURVEY AND ARE NOT SHOWN HEREON.

CURVE TABLE	CURVE RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	126.64	170.59	N 30°43'57" E	157.98

CERTIFICATE OF SURVEY

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 3rd DAY OF JUNE, 2025.

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848

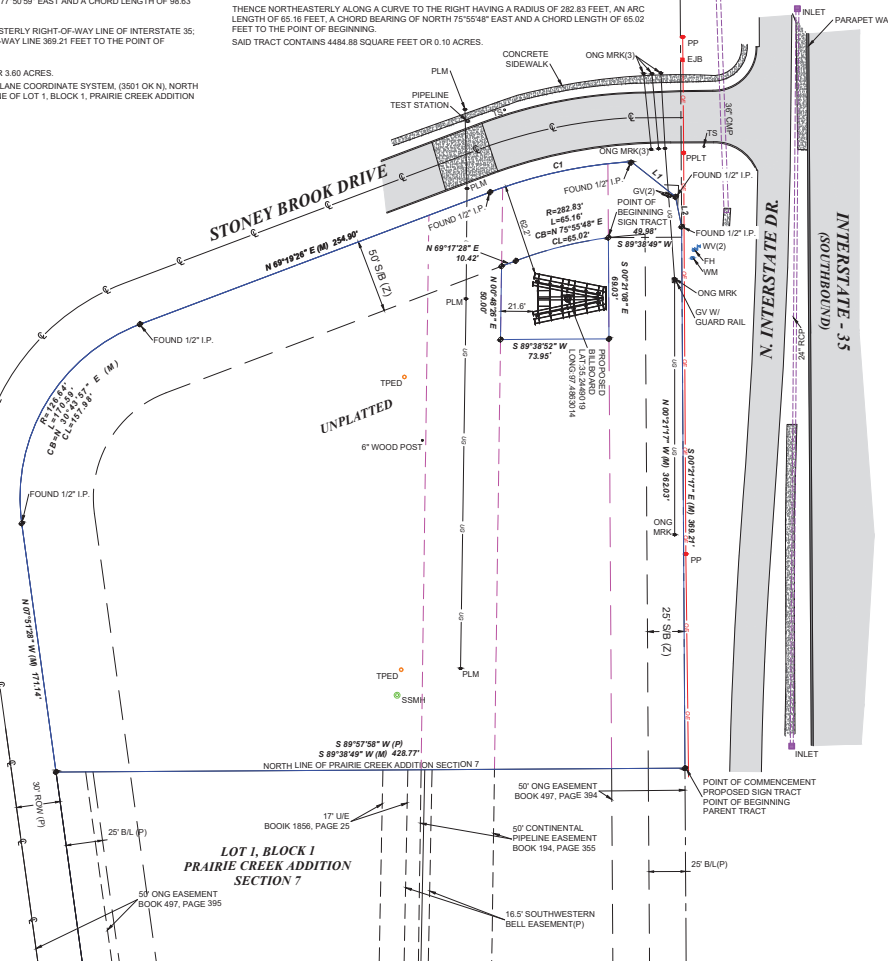
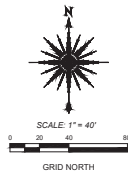
**SITE PLAN**

PART OF THE NW¼ OF SEC.23, T9N, R3W

PARCEL ID R0140160, NORMAN, CLEVELAND COUNTY, OK 73069

SURVEY M/L	DATE 07.22.2024	PREPARED BY FRITZ LAND SURVEYING, LLC
DRAFT/ R/L	DATE 06.01.2025	524 E. MAIN ST., JENKS, OK 74037
APPROVED/ PLS	DATE 06.01.2025	PH: 918-528-9121
REV. 05.20.2025	PROJECT NO. 24036	FRITZLANDSURVEYING@GMAIL.COM
		C.A. #2548 EXPIRES 6-30-2026

AC	AIR CONDITIONER
AD	AREA INLET
ASP	AUTO SPRINKLER
BC	BOTTOM OF CURB
BL	BUILDING LINE
BM	BENCHMARK
BWP	BARBED WIRE FENCE
CATV	CABLE TV PEDISTAL
CL	CENTERLINE
CLB	CLIMB BARRIER
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
CPS	COAX POWER SUPPLY
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DGOI	DOUBLE GRATE DROP INLET
DIP	DUCTILE IRON PIPE
EM	ELECTRIC METER
EO	ELECTRIC OUTLET
EPED	ELECTRIC PEDESTAL
ET	ELECTRIC TRANSFORMER
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FP	FLAG POLE
FL	FLOWLINE
GM	GAS METER
GR	GAS REGULATOR
GV	GAS VALVE
GL	GROUND LIGHT
GP	GUARD POST
GUY	GUY ANCHOR
HDWL	HEADWALL
HPP	HIGH POWER POLE
HPS	HANDICAP PARKING SIGN
HWF	HOG WIRE FENCE
ICV	IRRIGATION CONTROL VALVE
IP	IRON PIN
IL	PER LEGAL DESCRIPTION
LP	LIGHT POLE
M	MEASURED DATA
MB	MAILBOX
MRK	UTILITY MARKER
MON	MONITORING WELL
PI	PER PLAT
PIE	PIPELINE EASEMENT
PL	PLASTIC FENCE
PLM	PIPELINE MARKER
PM	PARKING METER
PP	POWER POLE
PPD	POWER POLE W/ DROP SERVICE
PPDT	POWER POLE W/ DROP & TRANSFORMER
PPDLT	POWER POLE W/ DROP, LIGHT & TRANSFORMER
PPLT	POWER POLE W/ LIGHT & TRANSFORMER
PPM	POWER POLE W/ ELECTRIC METER
PPNS	POWER POLE / NO SERVICE
PPT	POWER POLE W/ TRANSFORMER
RCB	REINFORCED CONCRETE BOX
RC	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
ROW	RIGHT-OF-WAY
SSLH	SANITARY SEWER LAMP HOLE
SSMH	SANITARY SEWER MANHOLE
SB	SETBACK
SGOI	SINGLE GRATE DROP INLET
SH	SPRINKLER HEAD
SP	SIGN POST
STMH	STORM SEWER MANHOLE
STJB	STORM SEWER JUNCTION BOX
TM	TELEPHONE MANHOLE
TPED	TELEPHONE PEDESTAL
TC	TOP OF CURB
TD	TOP OF DECK
TG	TOP OF GRATE
TH	THRESHOLD
TR	TOP OF RIM
TS	TRAFFIC SIGN
TSLP	TRAFFIC SIGNAL LIGHT POLE
TSPB	TRAFFIC SIGNAL PULL BOX
TSMH	TRAFFIC SIGNAL MANHOLE
TVLT	TELEPHONE VAULT
TW	TOP OF WALL
UE	UTILITY EASEMENT
UM	UTILITY MARKER
VP	VENT PIPE
WF	WATER FAUCET
WM	WATER METER
WSE	WATER SURFACE ELEVATION
WV	WATER VALVE
WDF	WOOD FENCE
Z	ZONING
CL	CENTERLINE
-X-	FENCE LINE
-O-	OVERHEAD COMMUNICATION
-E-	OVERHEAD ELECTRIC
-S-	SANITARY SEWER
-ST-	STORM SEWER
-TOP/DE	TOP/TYPE OF GROUND SLOPE
-UC-	UNDERGROUND COMMUNICATION
-UE-	UNDERGROUND ELECTRIC
-UG-	UNDERGROUND GAS
-UT-	UNDERGROUND TELEPHONE
-WL-	WATERLINE



CURVE TABLE	CURVE RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	126.64	170.59	N 30°43'57" E	157.98

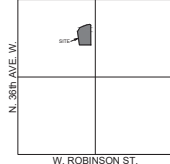
CURVE TABLE	CURVE RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	126.64	170.59	N 30°43'57" E	157.98

SPACING AND ZONING CERTIFICATION

AS OF JULY 22, 2024 THERE ARE NO OTHER OUTDOOR ADVERTISING SIGNS WITHIN 1500' OF THE PROPOSED SIGN IN EITHER DIRECTION ON THE SAME (WEST) SIDE OF THE HIGHWAY.

NO R-ZONED PROPERTY WITHIN 100'. NO CHURCH, SCHOOL, MUNICIPAL, COUNTY, STATE OR FEDERAL FACILITY WITHIN 300'.

R 3 W
W. ROCK CREEK ROAD



W. ROBINSON ST.
SECTION 23

LOCATION MAP
SCALE: 1"=200'



File Attachments for Item:

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-5: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST AND LOT ONE (1), IN BLOCK ONE (1), OF MONROE ADDITION OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (2880 & 2886 CLASSEN BLVD.)

This item has been withdrawn as moot due to the adoption of the AIM Norman Comprehensive Land Use Planned on June 24, 2025.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/10/2025

REQUESTER: P and H Holdings, LLC

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-5:
A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST AND LOT ONE (1), IN BLOCK ONE (1), OF MONROE ADDITION OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (2880 & 2886 CLASSEN BLVD.)

This item has been withdrawn as moot due to the adoption of the AIM Norman Comprehensive Land Use Planned on June 24, 2025.

File Attachments for Item:

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-2: 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 PART OF THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST AND LOT ONE (1), IN BLOCK ONE (1), OF MONROE ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2880 & 2886 CLASSEN BLVD.)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/10/2025

REQUESTER: P and H Holdings LLC

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-2: 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 PART OF THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST AND LOT ONE (1), IN BLOCK ONE (1), OF MONROE ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2880 & 2886 CLASSEN BLVD.)

APPLICANT/REPRESENTATIVE	P and H Holdings LLC
LOCATION	2880 & 2886 Classen Blvd
WARD	7
CORE AREA	No
EXISTING ZONING	C-2, General Commercial District
EXISTING LAND USE	Local Commercial Corridor
PROPOSED ZONING	SPUD, Simple Planned Unit Development District
PROPOSED LAND USE	No Change
REQUESTED ACTION	Rezoning from C-2, General Commercial District, to SPUD, Zoning District

EXISTING CONDITIONS:**SIZE OF SITE:** 2.75 Acres**SURROUNDING PROPERTIES**

	Subject Property	North	East	South	West
Zoning	C-2	A-2	C-2	C-2	RM-6, and PL
Land Use	Local Commercial Corridor	Local Commercial Corridor	Jobs Center	Local Commercial Corridor	Urban Living Center and Park
Current Use	Commercial	Residential	Commercial	Vacant	Residential and Park

ZONING DESIGNATION**C-2, General Commercial District**

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

LAND USE DESIGNATION**Local Commercial Corridor**

A fairly compact, walkable pattern of moderate development with a variety of commercial arrangements. Offers commercial activities that draw from a communitywide level. Moderate to low building spacing and separation of uses with pockets of more diverse, mixed-use development. Features a diverse tenant mix, including offices, shops, restaurants, and services, which may center on anchor activities such as big box retailers:

- Existing Local Commercial Corridors have very little residential. Over time residential may be added but the dominate use will likely continue to be moderate intensity commercial uses, with opportunities for more intense master planned developments.
- Gross densities in any single development should be greater than 18 units per acre.

CHARACTER AREA DESIGNATION**Corridor Areas**

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

In-Town Corridors

Arterial streets servicing neighborhood needs including commercial, residential, civic, and recreational uses. Already or likely to experience uncontrolled strip development if growth is

not properly managed. Anticipating high public transit access, including stops and shelters in locations safe for passengers and operations. These corridors are managed under Suburban Neighborhood Character Area policies and Action Items.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:

PD25-13

May 22, 2025

No neighbors attended the meeting.

BOARD OF PARKS COMMISSIONERS:

July 3, 2025

The applicant requested a Fee-In-Lieu of Land decision, with fees to be used for the continued development of Oak Tree South Park. The Board of Parks Commissioners voted unanimously by a vote of 6-0.

SUMMARY OF APPLICATION:

USE:

The Property will be developed as a mixed-use development, featuring a variety of uses including commercial, office, retail, and multi-family residential uses. A complete list of the allowable uses can be found within the attached SPUD Narrative as Exhibit C.

AREA REGULATIONS:

There shall be a minimum ten foot building setback from Classen Boulevard. There shall be a minimum five foot building setback from the North and South property line. There shall be a minimum twenty foot building setback from the West property line. Additionally, buildings may not encroach upon public easements, rights-of-way, or within one foot of public utility easements. Otherwise, there are no other required building setbacks.

The SPUD Narrative states there are no height limits for buildings in the development.

OPEN SPACE:

A minimum of ten percent (10%) of the Property shall be preserved as open space. The Property is expected to contain a minimum of 60% green space as shown on the Preliminary Green Space Site Plan found in the SPUD Narrative as Exhibit F.

TRAFFIC ACCESS, CIRCULATION, PARKING AND SIDEWALKS:

There will be one access point off Classen Boulevard. Sidewalks are required along the Classen Boulevard frontage. Parking is provided as shown on the Preliminary Site Development Plan.

LANDSCAPING / FENCING/WALLS:

Landscaping shall be installed in order to meet or exceed the City of Norman's applicable landscaping requirements, as may be amended from time to time. Fencing is not required, but may be installed including, but not limited to, along the western property line to block access to the railroad track.

SIGNAGE:

The development of the Property shall comply with the sign standards of the City of Norman Sign Code, and as thereafter amended, as applicable to the underlying uses on the Property. Notwithstanding the foregoing, the multifamily uses shall be entitled to an identification sign along Classen Boulevard, as well as wayfinding signage within the Property to guide residents and visitors to the residential units. Additionally, each tenant/commercial user shall be entitled to signage for their business. It is anticipated that the Property will feature a shared identification sign along Classen Boulevard. The Applicant may further restrict and control signage within the Property through the use of private design guidelines and restrictive covenants.

LIGHTING:

The Property shall comply with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time.

SANITATION/UTILITIES:

Trash dumpsters shall be located as depicted on the Site Development Plan or in locations as may be approved by City sanitation services. Dumpsters shall be kept within an enclosure that is primarily constructed of similar exterior materials as the primary façade of the commercial building(s) it is associated with. Dumpsters may be shared between multiple property occupants and users.

EXTERIOR MATERIALS:

The exterior of the commercial, office, retail, or multifamily buildings constructed within the Property may be constructed of masonry, brick, stone, synthetic stone, wood, glass, stucco, EIFS, metal accents, and any combination thereof. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

OUTDOOR STORAGE:

Outdoor storage of items in commercial areas shall be screened such that they cannot be seen from any adjacent residential uses, or from Classen Boulevard. Outdoor storage of any items shall not be allowed in any way that encroaches upon or interferes with fire lanes, drive lanes, or parking spaces.

NEAREST PUBLIC PARK:

The nearest park to the subject property is Oak Tree South Park. This park is separated from the subject property by railroad tracks and trees. The park can be accessed using the sidewalk on the east side of the subject property and heading north to E Constitution St. and crossing the railroad tracks using the sidewalk on the north side of Constitution to connect to Oak Tree Avenue. The distance from the subject property to Oak Tree South Park is 2.7 miles.

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 adverse comments.

CITY DEPARTMENTS

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

COMMENTS, BY DEPARTMENT/AGENCY:

Items italicized and in blue in these sections represent City Staff analysis.

A.1. FIRE DEPARTMENT

Buildings will be subject to City of Norman Ordinances and adopted 2018 ICC codes as amended by OUBCC including IFC Appendices B, C, and D.

A.2. BUILDING REVIEW

Buildings will be subject to City of Norman Ordinances and adopted 2018 ICC codes as amended by OUBCC including IFC Appendices B, C, and D.

A.3. PUBLIC WORKS/ENGINEERING

I. AIM NORMAN PLAN CONFORMANCE

i. Please see attached report.

A.4. TRANSPORTATION ENGINEER

II. AIM NORMAN PLAN CONFORMANCE

i. Please see attached report from the Transportation Engineer.

A.5. PLANNING

I. ZONING CODE CONSIDERATIONS

i. Purpose – SPUD, Simple Planned Unit Development

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

1. The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD narrative and a development plan map and contains less than five acres.

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

The applicant is seeking a change in zoning districts to allow for a mixed-use development with commercial and residential components.

ii. Uses Permitted

- i. The Property will be developed as mixed-use development, featuring a variety of uses including commercial, office, retail, and multi-family residential uses within the Property. A complete list of the allowable uses for the Property can be found within the attached SPUD Narrative as EXHIBIT C.

This SPUD, Simple Planned Unit Development, creatse a mix of the uses allowed in each of these respective districts.

iii. Area Regulations

- i. The regulations shall be:
 1. Building Setbacks: There shall be a minimum ten (10) foot building setback from Classen Boulevard.
 2. There shall be a minimum five (5) foot building setback from the North and South property line.
 3. There shall be a minimum twenty (20) foot building setback from the West property line.
 4. Additionally, buildings may not encroach upon public easements, rights-of-way, or within one (1) foot of public utility easements. Otherwise, there are no other required building setbacks.

The applicant has requested a 10' build line along Classen Boulevard, however, no building is proposed near this build line.

iv. Height Regulations

- i. There shall be no height limit for any building or structure on the Property.

The building height proposed for this development is consistent with current zoning district regulations for C-2, General Commercial District.

II. COMPREHENSIVE PLAN CONSIDERATIONS

i. Character Area Policies

i. General Policies

1. Residential Policies

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

2. Non-Residential Policies

- New non-residential development should use high quality building materials such as glass, brick, stone, wood or cementitious siding.
- Require that loading areas be located to the rear and sides of buildings and screened from view.
- Ensure that all sides of a parking garage that are visible from public view are architecturally consistent with the buildings it serves.
- Buildings in a corporate campus setting should have an internal pedestrian network between buildings

*The proposed project is **consistent** with General Residential Policies by including 10% greenspace dedication. It is also **consistent** with the Policies by providing multiple residential units of varying design.*

*The proposed project is **consistent** with General Non-Residential Policies in that development will use the appropriate listed exterior materials.*

ii. Character Area Policies – Corridor Areas

1. Support the natural phasing out of older and lower-yield commercial and industrial uses with regulations and incentives that support mixed-uses and local businesses.
2. Use screening, with natural materials when possible, to lessen noise pollution and visual clutter from existing and future uses along the corridor.
3. Promote circulation and manage access to keep traffic flowing by:
 - Including access along and into properties for vehicles, public transit, pedestrians, and bicyclists during street and interchange improvements.
 - Projects should not create fragmented parcels or impede on- and off-site circulation through, to reduce restriction of future development.

- Allowing redevelopment of excess parking areas or commercial building space for residential uses, especially along public transit routes and areas with strong existing or planned pedestrian connections.
 - Requiring shared entrances, cross-access, and avoiding multiple access points for new commercial developments at major intersections.
4. Commercial developments should offer both internal and external pedestrian connections, especially between hotels, restaurants, and retail services.
 - Connections to the corridors and through developments should improve safety for those walking, bicycling, or using mobility devices.
 5. Allow redevelopment for high density residential and mixed-residential uses near public transit stops, along pedestrian routes, and where site design does not create secluded enclaves of apartments.
 6. Add density through development of sites behind properties directly facing streets.
 7. Retrofit or mask existing strip development or other unsightly features, as necessary.
 8. Explore requiring that stormwater management and detention have lower impact than historic stormwater conditions for all new or redevelopment along corridors.

*The proposed project is **consistent** with the Corridor Area Policies. The project offers a mix of uses, the phasing out of older commercial uses, and increased pedestrian connectivity by providing a connection to the existing sidewalk along Classen Boulevard.*

ii. Land Use Development Policies

i. Description and Context – Local Commercial Corridor (LCC)

1. A fairly compact, walkable pattern of moderate development with a variety of commercial arrangements. Offers commercial activities that draw from a communitywide level. Moderate to low building spacing and separation of uses with pockets of more diverse, mixed-use development. Features a diverse tenant mix, including offices, shops, restaurants, and services, which may center on anchor activities such as big box retailers.
 - Existing Local Commercial Corridors have very little residential. Over time residential may be added but the dominate use will likely continue to be moderate intensity commercial uses, with opportunities for more intense master planned developments.

- Gross densities in any single development should be greater than 18 units per acre.

*The proposed project includes two large commercial buildings and ten residential structures. This is **consistent** with the Land Use's policy of mixed-use development.*

ii. Building Types

- **Existing:** Small to medium single-story structures including stand-alone single-use buildings, multi-tenant structures, or a combination are the most common. Housing types typically include multi-unit structures or attached townhomes.
- **New Development:** An opportunity exists to revitalize and/or intensify aging areas with rehabilitated and new buildings, including 2 to 3-story and/or mixed-use options.

*The proposed project includes two large commercial buildings along Classen Boulevard and ten residential structures toward the rear of the subject property. Height regulations outlined within the SPUD Narrative are **consistent** with the Local Commercial Corridor policies. Mixed-use structures are not present, however, the site will include a mix of both residential and commercial structures.*

iii. Site Design

1. **Existing:** Parking lots in front and along building sides, set back from the street – many locations have excess parking. Service and loading typically in the rear, often abutting residential development. Some sparse landscaping may have the opportunity to reach maturity if properly maintained.
2. **New Development:**
 - Negative impacts, including service and loading, to adjacent properties should be mitigated through design and operations.
 - Adjacent buildings and uses should be clearly integrated with thoughtful design such as cross-access, shared parking, and closures of driveways, and connected pathways.
 - Landscaping should be improved and replaced so that these areas can contribute to the tree canopy.
 - Accommodates a wide variety of activities that support commercial uses. Components such as well-designed outdoor seating, comfortable landscaping, bike and pedestrian improvements, site lighting improvements,

diversified tenant mix, and other placemaking opportunities must be incorporated into proposed developments.

- Residential developments should include trails or side paths that facilitate resident movement and provide for resident interactions.
- Existing excessive parking lots provide opportunity for infill commercial and/or residential development where appropriate

*The inclusion of trails or side paths within this proposed SPUD development are **consistent** with the site design policies. The proposed project does not detail how the service (deliveries)/loading for the commercial uses will function or how screening of the loading areas will be fashioned. However, these activities typically occur outside of business hours, when the parking lot is empty, leaving room for maneuvering of delivery trucks in the east parking lot, away from the multi-family component.*

iv. Transportation

1. **Existing:** The type and arrangement of streets means that most trips require a private vehicle to use at least one arterial road. Parking lots in front and along building sides, set back from the street. Often near an intersection of two arterial streets, taking access from one or both. Some of these areas have connections, or potential connections, to the regional trail network. Many sites are scaled for pedestrians, but the site layout was not designed to accommodate current options for pedestrians and bicyclists. Few of these areas have easy access to varied public transit at this time.
2. **Projected:** A highly connected multi-modal network is required to support the current and future needs of these important areas. Existing surface parking lots at these locations often present an opportunity to modify the circulation pattern, improve access, and add other benefits. Improving access for pedestrians and bicyclists will be a priority, including modernizing multi-modal infrastructure.

The proposed project will provide an addition to the existing public sidewalk along Classen Boulevard and create new walking paths along the sides of the subject property improving access for a multi modal network.

v. Utility Access

1. 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 system.

*The proposed project is **consistent** with the Land Use policies as it has existing water and sewer access. The project will connect using existing utilities.*

vi. Public Space

1. These areas rarely provide significant public spaces. Well-designed outdoor seating can serve as a semi-public space for visitors and employees.

*The project proposes a 10% dedication to open space. An open space is shown on the Site Development plan making the project **consistent** with Land Use policies.*

vii. Locational Criteria

1. For new facilities, typically at median breaks or intersections of collector and/or arterial streets.
2. Low intensity residential uses shall be adequately buffered or spaced from intensities posing adverse effects including noise, odors, air and light pollution, and heavy traffic.
3. Residential uses are generally behind or above commercial uses that are fronting the urban arterial street.
4. Local Commercial Corridor is most compatible adjacent to: UL, UM, UH, ULC, MX, IMX, CBD, C, JC, TOD, OP, and CIV.
5. Local Commercial Corridors are least compatible adjacent to: UL, RR, AR, and UR and requires additional buffering from uses that generate more noise, odors, air and light pollution, and heavy traffic.

*The project is **consistent** with locational criteria for Local Commercial Corridor Land Use policies, which encourage the placement of residential uses behind higher intensity or commercial uses.*

iii. Neighborhood and/or Special Area Plans

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

A.6. UTILITIES

I. AIM NORMAN PLAN CONFORMANCE

- i. Proposed development is in conformance with the water and wastewater master plans.*

II. SOLID WASTE MANAGEMENT

- i. The proposed development includes a dumpster and enclosure meeting City of Norman requirements.*

III. WATER/WASTEWATER QUALITY

i. Water Availability

- No issues since the property will remain a single lot.*

ii. Wastewater Availability

- No issues since the property will remain a single lot.*

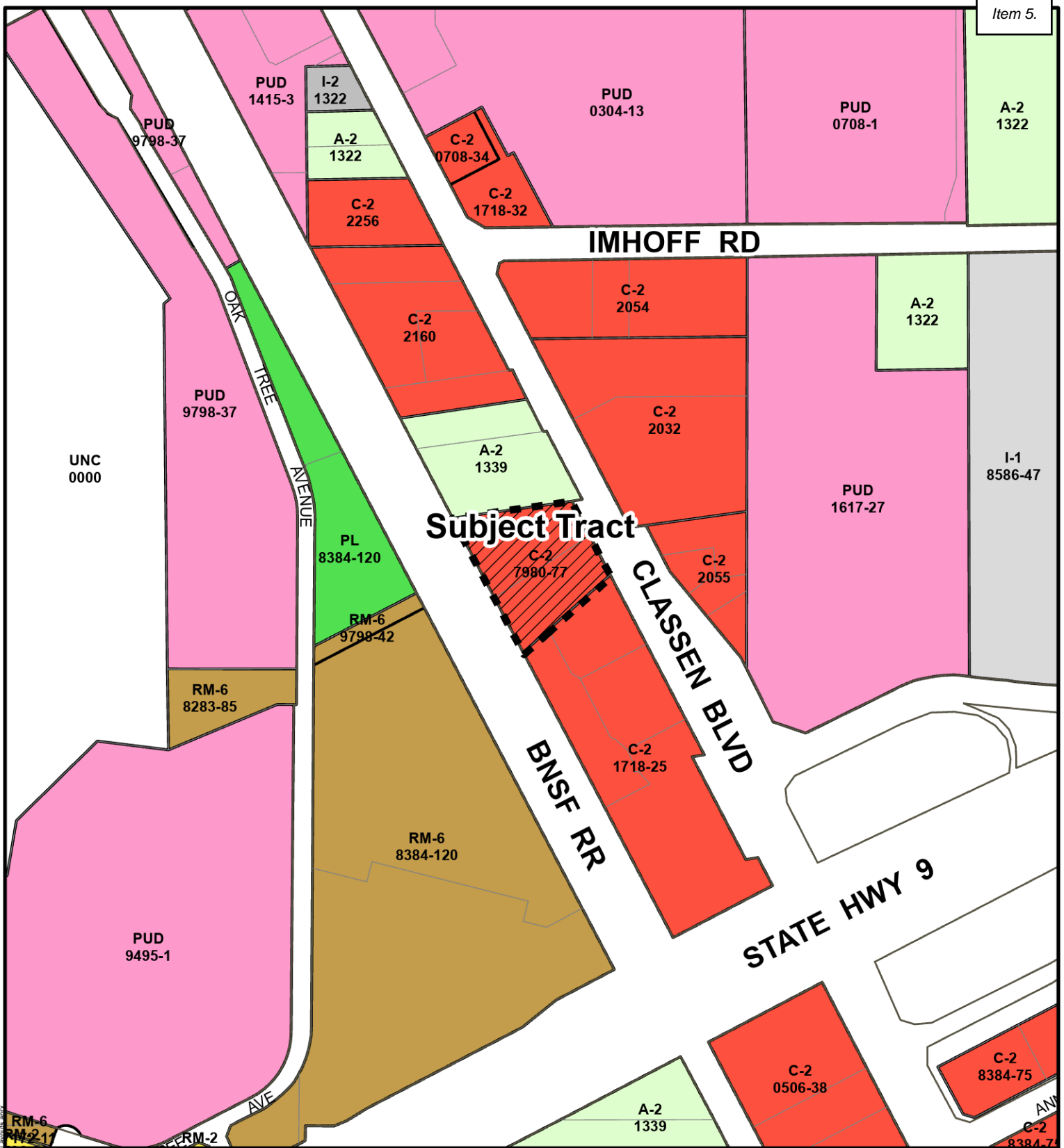
ALTERNATIVES/ISSUES:

IMPACTS: The proposed use will be more intense than the existing commercial use on the subject property. This development will also bring in a larger volume of traffic than the subject property currently experiences.

The proposed SPUD Narrative includes regulations similar to those of C-2, General Commercial District, and R-3, Multifamily Dwelling District. The Site Development Plan shows two large commercial buildings along Classen Boulevard and ten residential structures along the rear of the subject property.

This proposal aligns with the vision of the AIM Norman Comprehensive Plan, by encouraging a mix of uses where applicable. The project will bring connection to the surrounding area by completing the sidewalk along Classen Boulevard and bringing new walking paths that lead into the site.

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



Location Map



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



May 7, 2025

0 200 400 Ft.



Subject Tract

2880 CLASSEN BLVD

A SIMPLE PLANNED UNIT DEVELOPMENT NORMAN, OKLAHOMA

APPLICANT:

P AND H HOLDINGS LLC & FLESKE COMMERCIAL

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT
NORMAN 2025

Submitted May 1, 2025
Revised July 2, 2025

PREPARED BY:

RIEGER SADLER JOYCE LLC
136 Thompson Drive
Norman, Oklahoma 73069

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- II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS
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 - B. Existing Land Use and Zoning
 - C. Elevation and Topography
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 - E. Utility Services
 - F. Fire Protection Services
 - G. Traffic Circulation and Access
- III. DEVELOPMENT PLAN AND DESIGN CONCEPT
 - A. Uses Permitted
 - B. Area Regulations
 - C. Development Criteria

EXHIBITS

- A. Legal Description of the Property
- B. Preliminary Site Development Plan
- C. Allowable Uses
- D. Preliminary Plat
- E. Preliminary Green Space

I. INTRODUCTION

P AND H HOLDINGS LLC & FLESKE COMMERCIAL (collectively, the “**Applicant**”) intend to rezone and plat the property that is more particularly described on **EXHIBIT A** (the “**Property**”) to a Simple Planned Unit Development (“**SPUD**”) in order to develop a mixed-use development primarily featuring retail/office/service along Classen Boulevard and eighteen (18) multi-family dwelling units on the west side of the Property. The Property contains roughly 2.75 acres, and a Site Plan of the proposed development has been attached hereto as **EXHIBIT B**.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located West of Classen Boulevard, East of the BNSF Railroad, and North of Highway 9, as more particularly shown on the attached exhibits.

B. Existing Land Use and Zoning

The Property is currently zoned C-2, General Commercial and is being used for automotive repair and outdoor storage.

C. Elevation and Topography

The Property contains elevations ranging from approximately 1,145 to 1,133. The Property generally and gently slopes downwards from the north to the south.

D. Drainage

The development of the Property will meet or exceed all applicable drainage ordinances and subdivision regulations of the City of Norman, in accordance with the proposed Preliminary Plat.

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 as necessary, in accordance with the proposed Preliminary Plat.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by applicable City codes, ordinances, and/or regulations.

G. Traffic Circulation and Access

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan and the proposed Preliminary Plat.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is preliminarily planned to be developed in compliance with the Site Development Plan, attached hereto as **EXHIBIT B**, subject to final design development and the changes allowed by Section 36-510 of the City of Norman's SPUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference, and further depict the development criteria for the Property.

A. Uses Permitted:

The Property will be developed as mixed-use development, featuring a variety of uses including commercial, office, retail, and multi-family residential uses within the Property. A complete list of the allowable uses for the Property is attached as **EXHIBIT C**.

B. Area Regulations:

Building Setbacks: There shall be a minimum ten (10) foot building setback from Classen Boulevard. There shall be a minimum five (5) foot building setback from the North and South property line. There shall be a minimum twenty (20) foot building setback from the West property line. Additionally, buildings may not encroach upon public easements, rights-of-way, or within one (1) foot of public utility easements. Otherwise, there are no other required building setbacks.

Height: There shall be no height limit for any building or structure on the Property.

C. Additional Development Criteria:

1. Exterior Materials

The exterior of the commercial, office, retail, or multifamily buildings constructed within the Property may be constructed of masonry, brick, stone, synthetic stone, wood, glass, stucco, EIFS, metal accents, and any combination thereof. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

2. Sanitation

Trash dumpsters shall be located as depicted on the Site Development Plan or in locations as may be approved by City sanitation services. Dumpsters shall be kept within an enclosure that is primarily constructed of similar exterior materials as the primary façade of the commercial building(s) it is associated with. Dumpsters may be shared between multiple property occupants and users.

3. Signage

The development of the Property shall comply with the sign standards of the City of Norman Sign Code, and as thereafter amended, as applicable to the underlying uses on the Property. Notwithstanding the foregoing, the multifamily uses shall be entitled to an identification sign along Classen Boulevard, as well as wayfinding signage within the Property to guide residents and visitors to the residential units. Additionally, each tenant/commercial user shall be entitled to signage for their business. It is anticipated that the Property will feature a shared identification sign along Classen Boulevard. The Applicant may further restrict and control signage within the Property through the use of private design guidelines and restrictive covenants.

4. Traffic access and circulation

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

5. Open Space

A minimum of ten percent (10%) of the Property shall be reserved as open space. The Property is expected to contain a minimum of 60% green space as shown on the attached Green Space Exhibit.

6. Parking

Parking for the Property may be developed in compliance with the parking layout shown on the Preliminary Site Development Plan, subject to final design development and the changes allowed by Section 36-510 of the City of Norman's SPUD Ordinance, as may be amended from time to time. The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

7. Outdoor Storage

Outdoor storage of items in commercial areas shall be screened such that they cannot be seen from any adjacent residential uses, or from Classen Boulevard. Outdoor storage of any items shall not be allowed in any way that encroaches upon or interferes with fire lanes, drive lanes, or parking spaces.

8. Landscaping and Fencing

Landscaping shall be installed in order to meet or exceed the City of Norman's applicable landscaping requirements, as may be amended from time to time. Fencing is not required on the Property, but may be installed as desired by the developer, including, but not limited to, along the western property line to block access to the railroad track.

9. Lighting

The Property shall comply with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time.

EXHIBIT A

Legal Description of the Property

The land referred to herein below is situated in the County of Cleveland, State of Oklahoma, and is described in that certain Warranty Deed recorded in Book 6657, Page 261 on April 23, 2024, in the records of Cleveland County, Oklahoma, as follows, to-wit:

TRACT 1:

A part of the West Half of the Northwest Quarter (W/2 NW/4) of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

Beginning at the Northwest Corner of the Northwest Quarter (NW/4) of Section 9;

Thence North 89°14'30" East a distance of 7.65 feet to the Right-of-Way line of the AT & SF Railroad;

Thence South 27°44'11" East a distance of 1188.06 feet for a Point of Beginning;

Thence North 56°43'32" East a distance of 341.15 feet to the Right-of-Way line of State Highway No. 77;

Thence South 27°35'11" East a distance of 138.30 feet;

Thence South 48°17'14" West a distance of 349.55 feet;

Thence North 27°44'11" West a distance of 189.80 feet to the Point of Beginning.

AND

TRACT 2:

Lot One (1), in Block One (1) of MONROE ADDITION to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

Containing 120,133sq. ft. or 2.7579 acres, more or less.

Preliminary Site Development Plan
Full Size Documents Submitted to City Staff

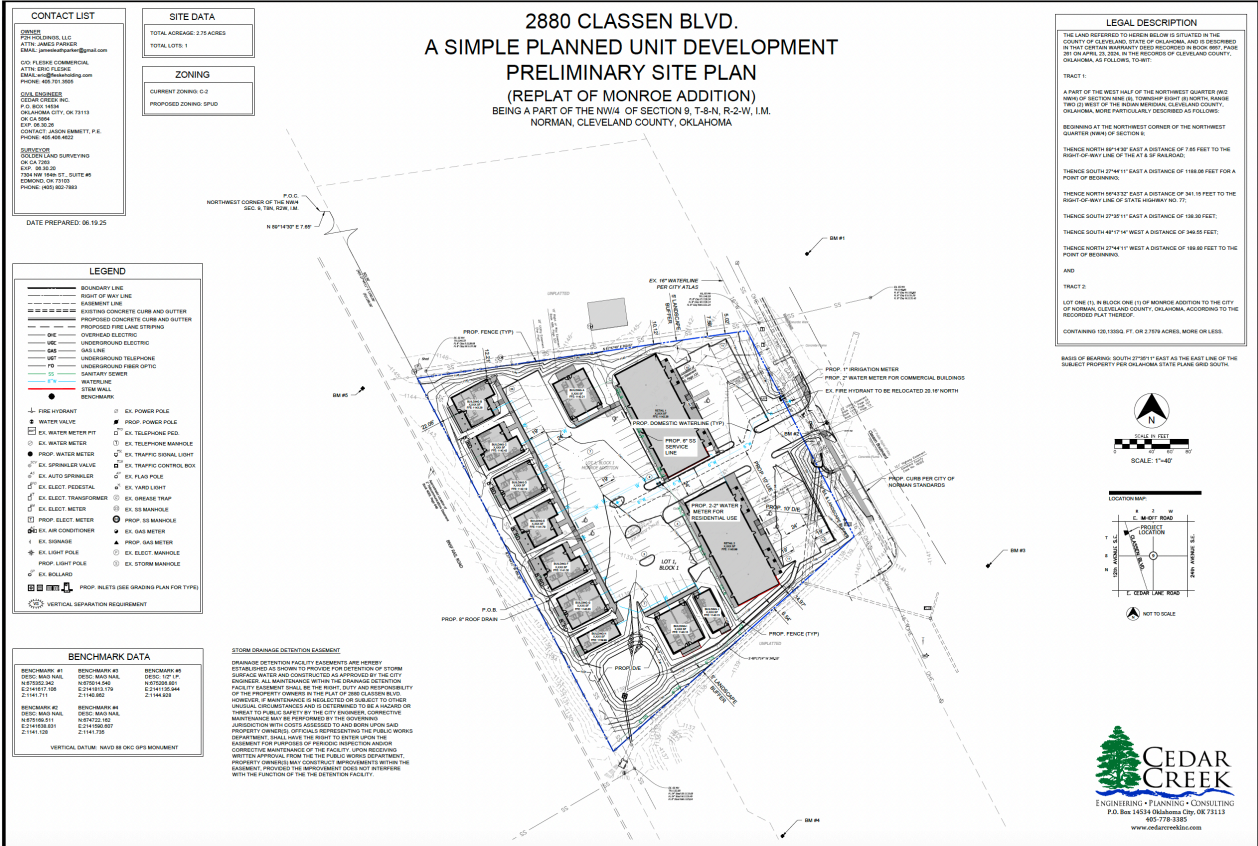


EXHIBIT C
Allowable Uses

ALLOWABLE USES:

- Gas Station/Convenience Store
- Art Gallery/Studio.
- Assembly Halls of non-profit corporations.
- Libraries.
- Museums.
- Music Conservatories.
- Office buildings and office uses.
- Trade schools and schools for vocational training.
- Churches.
- Short-term rentals.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Automobile, farm implement and machinery repair, sales and service, but not automobile wrecking yards or junk yards.
- Automobile service station.
- Baby shop.
- Bakery/Baked Goods store.
- Bank.
- Barber shop, or beauty parlor.
- Boat sales and service.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Child Care / Day Care establishment.
- Clothing or apparel store.
- Coffee house or coffee shop.
- Commercial uses/shops/or services.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Establishment.

- Dry goods store.
- Fabric or notion store.
- Feed and fuel store.
- Florist/Flower Shop.
- Furniture Store.
- Gift Shop.
- Glass shop.
- Grocery or supermarket.
- Hardware store.
- Heating, ventilating or plumbing supplies, sales and service.
- Hotel.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Locksmith.
- Lumber and building materials sales yard.
- Medical buildings and medical uses.
- Music, Radio, Electronics, Telephone, or Television Store.
- Outdoor advertising signs.
- Outdoor Patio.
- Painting and decorating shop.
- Pet shop/or Small Animal Hospital.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern
 - may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Smoke, Tobacco, Vape, or Similar Shop.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- Small animal hospital.
- Storage warehouse.
- T-Shirt Printing or Similar Sales or Services.

- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Theater (excluding drive-in theaters), Bowling Alley, Arcade, or Similar Establishments, including those that sell alcoholic beverages in compliance with state law.
- Toy store.
- Trade schools and schools for vocational training.
- Wholesale distributing center.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.
- Multi-Family Residential.
- High Density Multifamily Uses, which includes apartment buildings, either stand alone or above ground floor office/commercial uses, together with clubhouse, leasing office, fitness center, garage buildings, and similar associated uses.
- Townhouse Development.
- Short-term rentals.
- Home occupations will be allowed in a slightly greater intensity of use than as found in typical R-1 developments. Such business activity will be limited to types of businesses that do not require more than two customer or client parked cars at any given time. No retail activity or sales of merchandise will be allowed. Employees would be limited to one on-site worker and patronage would have to be by appointment only. Minimal, non-illuminated identification signage of no more than four (4) sf in area, attached to the surface of the dwelling, will be allowed to denote the business being carried on within.

EXHIBIT D
Preliminary Plat
Full Size Documents Submitted to City Staff

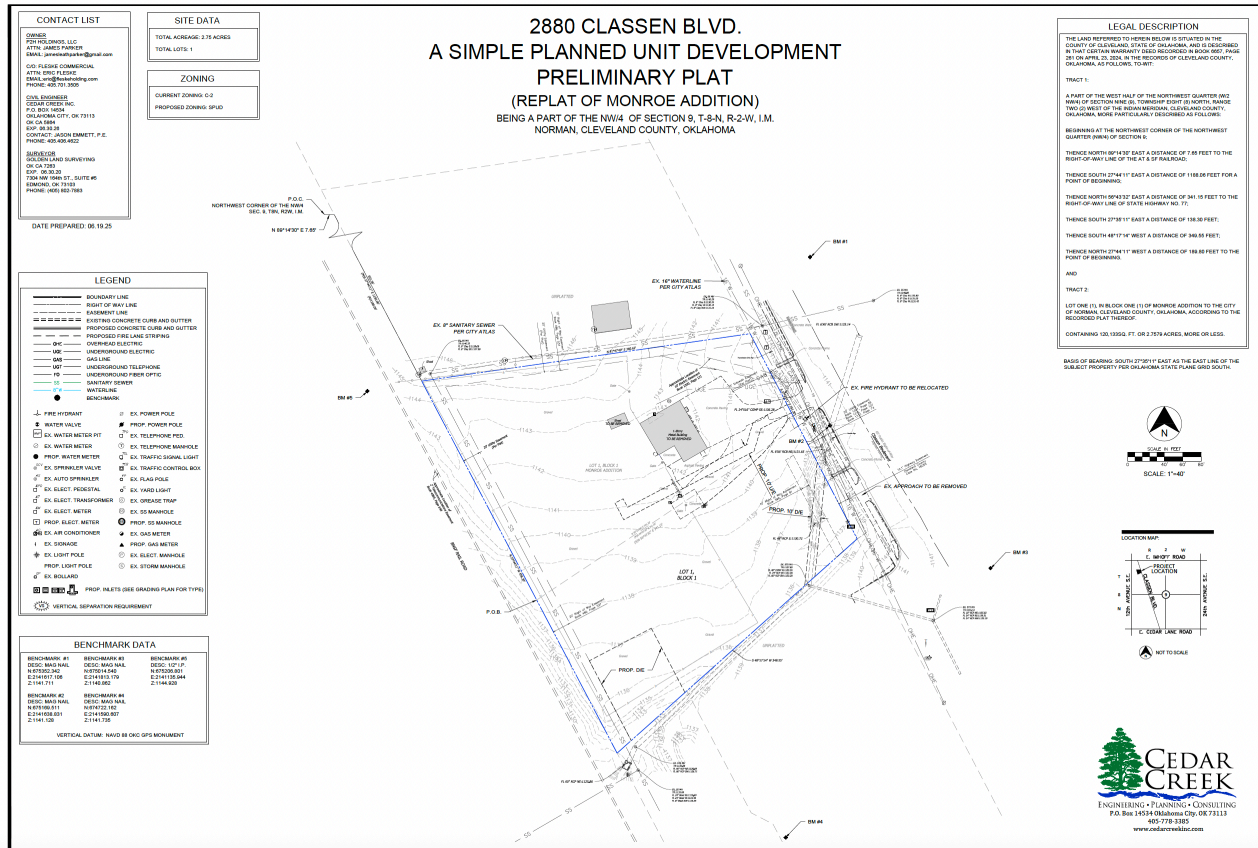


Exhibit F
Preliminary Green Space
Full Size Documents Submitted to City Staff





2880 CLASSEN BLVD. A SIMPLE PLANNED UNIT DEVELOPMENT PRELIMINARY GREENSPACE PLAN (REPLAT OF MONROE ADDITION) BEING A PART OF THE NW/4 OF SECTION 9, T-8-N, R-2-W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA

SITE DATA
TOTAL ACREAGE: 2.75 ACRES (120,133 SF)
TOTAL LOTS: 1
IMPERVIOUS AREA: 79,952.23 SF (66.56%)
PERVIOUS AREA: 40,170.77 SF (33.44%)

ZONING
CURRENT ZONING: C-2
PROPOSED ZONING: SPUD

CONTACT LIST
OWNER:
PARKER DEVELOPMENTS, LLC
ATTN: JAMES PARKER
2400 N. UNIVERSITY BLVD., SUITE 100
NORMAN, OK 73105
PHONE: 405.701.1500
EMAIL: james.parker@parkerdev.com
DESIGNER:
CEDAR CREEK ENGINEERING & PLANNING
P.O. BOX 14534
OKLAHOMA CITY, OK 73113
PHONE: 405.778.3385
FAX: 405.778.3386
EMAIL: info@cedarcreekeng.com
DATE PREPARED: 06.19.25

LEGEND

--- BOUNDARY LINE	EX POWER POLE
--- EXISTING LINE	PROP POWER POLE
--- PROPOSED CONCRETE CURB AND GUTTER	EX WATER METER PIT
--- EXISTING CONCRETE CURB AND GUTTER	EX WATER METER
--- EXISTING ASPHALT DRIVEWAY	PROP WATER METER
--- OVERHEAD ELECTRIC	EX SPRINKLER VALVE
--- UNDERGROUND ELECTRIC	EX AUTO SPRINKLER
--- GAS LINE	EX ELECT. TRANSFORMER
--- GAS SERVICE LINE	EX ELECT. METER
--- SANITARY SEWER	EX AIR CONDITIONER
--- WATERLINE	EX SIGNAGE
--- BENCHMARK	EX LIGHT POLE
EX FIRE HYDRANT	EX LIGHT POLE
EX WATER VALVE	EX STORM MANHOLE
EX TELEPHONE PED.	EX BOLLARD
EX TELEPHONE MANHOLE	PROP. INLETS (SEE GRADING PLAN FOR TYPE)
EX TRAFFIC SIGNAL LIGHT	VERTICAL SEPARATION REQUIREMENT
EX TRAFFIC CONTROL BOX	
EX FLAG POLE	
EX YARD LIGHT	
EX GREASE TRAP	
PROP. SS MANHOLE	
EX GAS METER	
PROP. GAS METER	
EX LIGHT POLE	
EX STORM MANHOLE	

BENCHMARK DATA

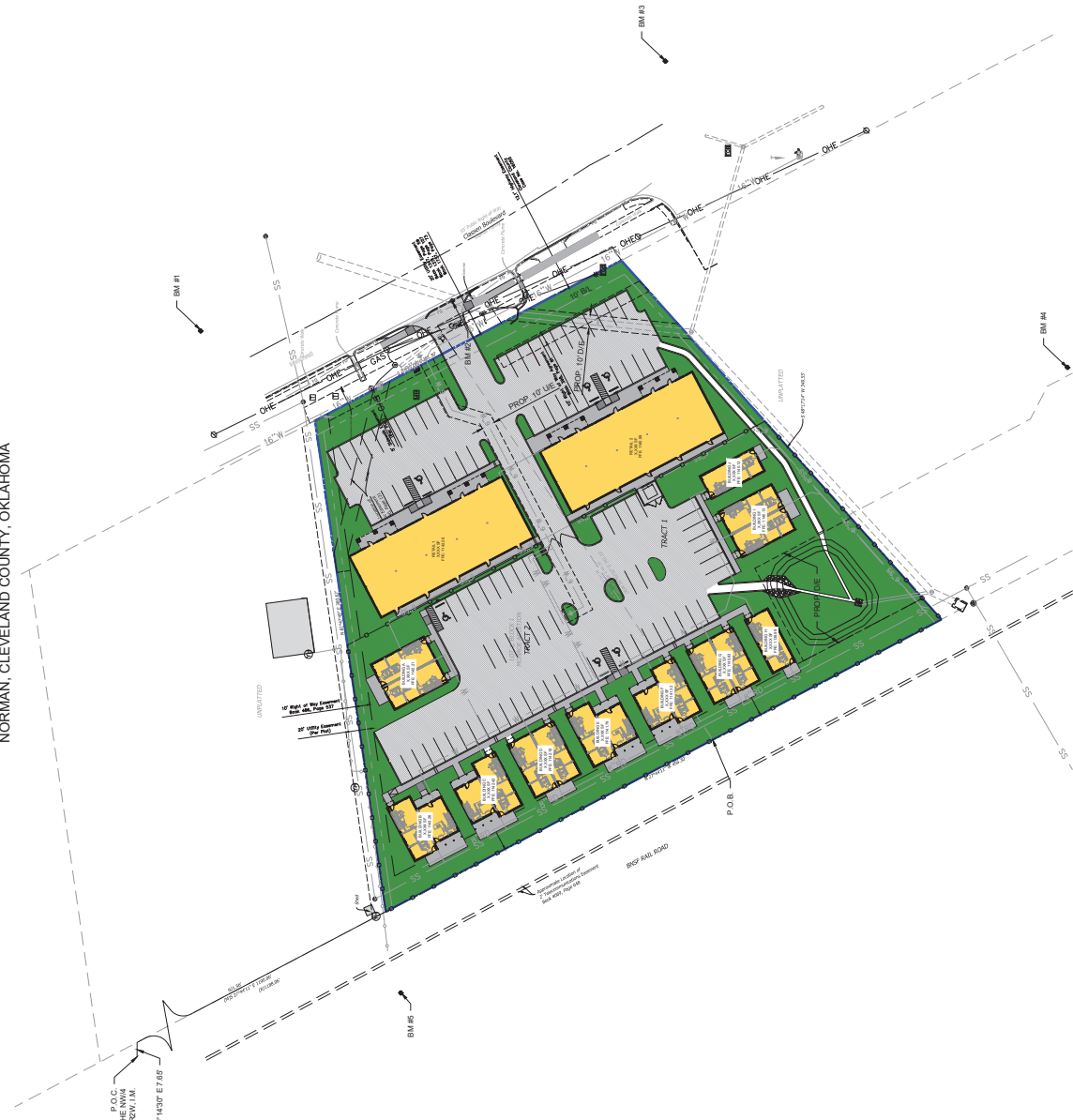
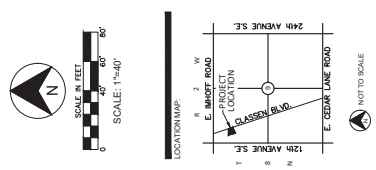
BENCHMARK #	DESCRIPTION	N	E	Z
BENCHMARK #1	IRON PIPERAIL	N 757504.540	E 2141135.944	Z 1144.803
BENCHMARK #2	IRON PIPERAIL	N 757504.540	E 2141135.944	Z 1144.803
BENCHMARK #3	IRON PIPERAIL	N 757504.540	E 2141135.944	Z 1144.803
BENCHMARK #4	IRON PIPERAIL	N 757504.540	E 2141135.944	Z 1144.803
BENCHMARK #5	IRON PIPERAIL	N 757504.540	E 2141135.944	Z 1144.803

VERTICAL DATUM: NAVD 83 OGC GPS MONUMENT

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN IS SITUATED IN THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 9, T-8-N, R-2-W, I.M. BEING A PART OF THE MONROE ADDITION, BEING A PART OF THE NW/4 OF SECTION 9, T-8-N, R-2-W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA, AS SHOWN ON A PLAT RECORDED IN BOOK 687 PAGE 281 ON APRIL 23, 2024, IN THE RECORDS OF CLEVELAND COUNTY, OKLAHOMA, TO VIT.

TRACT 1:
A PART OF THE WEST HALF OF THE NORTHWEST QUARTER (NW/4) OF SECTION 9, T-8-N, R-2-W, I.M. BEING A PART OF THE MONROE ADDITION, BEING A PART OF THE NW/4 OF SECTION 9, T-8-N, R-2-W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 9;
THENCE NORTH 89° 14' 30" EAST A DISTANCE OF 7.66 FEET TO THE RIGHT-OF-WAY LINE OF THE A & S FUEL ROAD;
THENCE SOUTH 27° 44' 11" EAST A DISTANCE OF 118.89 FEET FOR A POINT OF BEGINNING;
THENCE NORTH 89° 14' 30" WEST A DISTANCE OF 24.11 FEET TO THE RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 17;
THENCE SOUTH 27° 35' 11" EAST A DISTANCE OF 138.30 FEET;
THENCE SOUTH 48° 17' 14" WEST A DISTANCE OF 348.59 FEET;
THENCE NORTH 27° 44' 11" WEST A DISTANCE OF 118.89 FEET TO THE POINT OF BEGINNING.
AND
TRACT 2:
LOT ONE (1) IN BLOCK ONE (1) OF MONROE ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.
CONTAINING 120.133 SQ. FT. OR 2.75 ACRES, MORE OR LESS.

BASIS OF BEARING: SOUTH 27° 35' 11" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

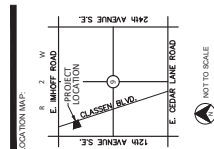
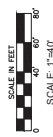


DATE PREPARED: 06.19.25

BENCHMARK #1	BENCHMARK #3	BENCHMARK #5
DESC: MAGNAIL	DESC: MAGNAIL	DESC: 1271 P
N87502.342	N875014.4	N875026.001
E2141617.108	E2141813.179	E2141135.944
Z:1141.711	Z:1140.862	Z:1144928

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

BASIS OF BEARING: SOUTH 27°35'11" EAST AS THE EAST LINE OF THE
SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.



ENGINEERING • PLANNING • CONSULTING
P.O. Box 14534 Oklahoma City, OK 73113
405-778-3385
www.codarcengineering.com

403-770-3303
www.cedarcreekinc.com

Item 5.

File Attachments for Item:

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-2: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY P AND H HOLDINGS, LLC (CEDAR CREEK PLANNING ENGINEERING CONSULTING) FOR 2880 CLASSEN BLVD. ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT (INCLUDING A REPLAT OF MONROE ADDITION), FOR 2.75 ACRES OF PROPERTY LOCATED AT 2880 CLASSEN BOULEVARD.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/10/2025

REQUESTER: P and H Holdings, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-2: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY P AND H HOLDINGS, LLC (CEDAR CREEK PLANNING ENGINEERING CONSULTING) FOR 2880 CLASSEN BLVD. ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT (INCLUDING A REPLAT OF MONROE ADDITION), FOR 2.75 ACRES OF PROPERTY LOCATED AT 2880 CLASSEN BOULEVARD.

ITEM: Consideration of a Preliminary Plat for **2880 CLASSEN BLVD. ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT (INCLUDING A REPLAT OF MONROE ADDITION).**

LOCATION: Generally located approximately 830' south of Imhoff Road on the west side of Classen Boulevard (2880 Classen Boulevard).

INFORMATION:

1. Owner. P and H Holdings, LLC.
2. Developer. Fleske Commercial.
3. Engineer. Cedar Creek Planning Engineering Consulting.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Corporate City Limits without zoning.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. July 10, 1980. Planning Commission, on a vote of 9-0, recommended to City Council placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District.

5. July 10, 1980. Planning Commission, on a vote of 9-0, approved the preliminary plat for Monroe addition.
6. July 10, 1980. Planning Commission, on a vote of 9-0, approved the preliminary plat for Monroe Addition.
7. August 5, 1980. City Council adopted Ordinance No. O-7980-77 placing this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
8. April 8, 1982. Planning Commission, on a vote of 7-0, approved the revised preliminary plat for Monroe Addition.
9. April 8, 1982. Planning Commission, on a vote of 7-0, recommended to City Council that the final plat for Monroe Addition be approved.
10. May 18, 1982. City Council approved the final plat for Monroe Addition.
11. September 23, 1982. The final plat for Monroe Addition was filed of record with the Cleveland County Clerk.
12. July 3, 2025. The Norman Board of Parks Commissioners is scheduled to consider the preliminary plat for 2880 Classen Boulevard in regards to the residential component. Results of that review will be presented separately.
13. July 10, 2025. The applicant has made a request to place this property in the SPUD, Simple Planned Unit Development and remove it from C-2, General Commercial District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant is proposed to serve the multi-family project in the rear of the property. There is an existing fire hydrant that will serve the retail area.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. There is an existing sanitary sewer main to serve the property.
4. Sidewalks. A sidewalk exists adjacent to a portion of Classen Boulevard. A sidewalk will be constructed to complete the sidewalk across the frontage of the property.
5. Drainage. A detention facility will be constructed on the southwestern portion of the lot.
6. Streets. Classen Boulevard paving is existing.

7. Water Mains. There is an existing 16' water main adjacent to Classen Boulevard. An interior water line will be installed to serve a fire hydrant.

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: The owner/developer proposes a mixed use of retail and multifamily within the property. The property consists of 2.75 acres and one lot. Staff recommends approval of the preliminary plat for 2880 Classen Blvd. Addition, a Simple Planned Unit Development including a Replat of Monroe Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for 2880 Classen Blvd. Addition, A Simple Planned Unit Development, including a Replat of Monroe Addition to City Council.

ACTION TAKEN: _____

0 200 400 Ft.

Subject Tract



2880 CLASSEN BLVD. A SIMPLE PLANNED UNIT DEVELOPMENT PRELIMINARY GREENSPACE PLAN (REPLAT OF MONROE ADDITION) BEING A PART OF THE NW/4 OF SECTION 9, T-8-N, R-2-W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA

SITE DATA
TOTAL ACREAGE: 2.75 ACRES (120,133 SF)
TOTAL LOTS: 1
IMPERVIOUS AREA: 79,952.23 SF (66.56%)
PERVIOUS AREA: 40,170.77 SF (33.44%)

ZONING
CURRENT ZONING: C-2
PROPOSED ZONING: SPD

CONTACT LIST
OWNER:
PARKER DEVELOPMENTS, LLC
ATTN: JAMES PARKER
2400 N. UNIVERSITY BLVD., SUITE 100
NORMAN, OK 73069
PHONE: 405.701.1500
EMAIL: james.parker@parkerdev.com
DESIGNER:
GOLDENLAND SURVEYING
P.O. BOX 14034
OKLAHOMA CITY, OK 73113
PHONE: 405.450.8822
SURVEYOR:
GOLDENLAND SURVEYING
P.O. BOX 14034
OKLAHOMA CITY, OK 73113
PHONE: 405.450.8822
DATE PREPARED: 06.19.25

LEGEND

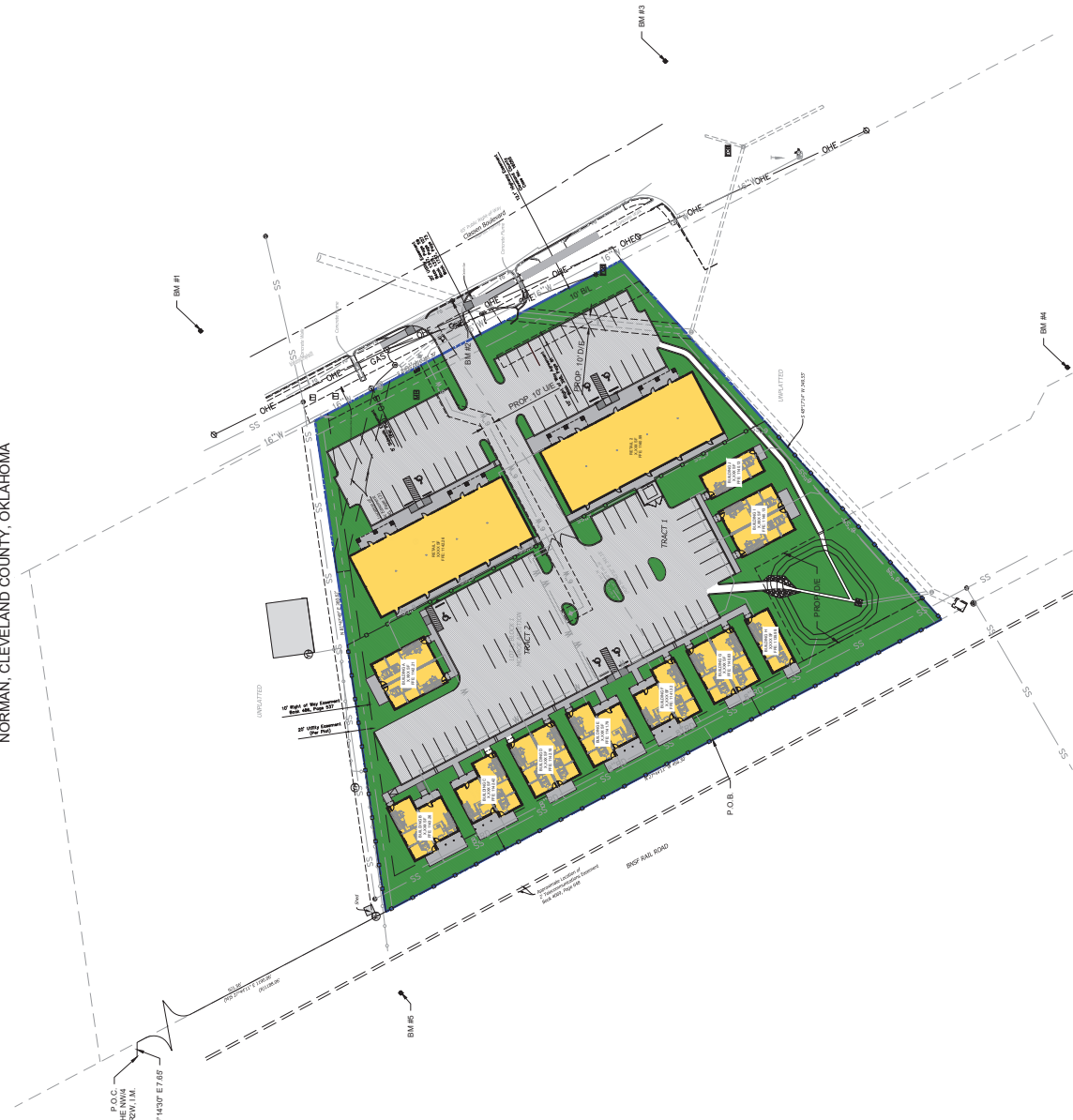
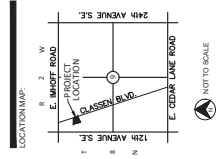
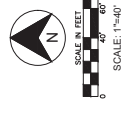
BOUNDARY LINE	EX. POWER POLE
EXISTING CONCRETE CURB AND GUTTER	PROP. POWER POLE
PROPOSED CONCRETE CURB AND GUTTER	EX. WATER METER PIT
EXISTING ASPHALT DRIVEWAY	EX. WATER METER
OVERHEAD ELECTRIC	PROP. WATER METER
UNDERGROUND ELECTRIC	EX. SPRINKLER VALVE
GAS LINE	EX. AUTO SPRINKLER
WATER LINE	EX. ELECT. PEDISTAL
SEWER LINE	EX. ELECT. TRANSFORMER
WATERLINE	EX. ELECT. METER
SEWER	EX. GAS MANHOLE
WATER	PROP. SS MANHOLE
SEWER	EX. GAS METER
WATER	EX. AIR CONDITIONER
SEWER	EX. SIGNAGE
WATER	EX. LIGHT POLE
SEWER	PROP. LIGHT POLE
WATER	EX. STORM MANHOLE
SEWER	EX. BOLLARD
WATER	PROP. INLETS (SEE GRADING PLAN FOR TYPE)
SEWER	VERTICAL SEPARATION REQUIREMENT

BENCHMARK DATA

BENCHMARK #1	BENCHMARK #5
WATERMAN WALL	WATERMAN WALL
N 7575 166.511	N 7575 166.511
E 21411 35.944	E 21411 35.944
Z 1141.739	Z 1141.739
BENCHMARK #2	BENCHMARK #4
WATERMAN WALL	WATERMAN WALL
N 7575 166.511	N 7575 166.511
E 21411 35.944	E 21411 35.944
Z 1141.739	Z 1141.739

VERTICAL DATUM: NAVD 88 OKL GPS MONUMENT

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN IS SITUATED IN THE NORTHWEST QUARTER OF SECTION 9, T-8-N, R-2-W, I.M., BEING A PART OF THE MONROE ADDITION, IN THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 687 PAGE 281 ON APRIL 23, 2024, IN THE RECORDS OF CLEVELAND COUNTY, OKLAHOMA, TO FOLLOW, TO WIT:
TRACT 1:
A PART OF THE WEST HALF OF THE NORTHWEST QUARTER, NW/4 OF SECTION 9, T-8-N, R-2-W, I.M., BEING A PART OF THE MONROE ADDITION, IN THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 687 PAGE 281 ON APRIL 23, 2024, IN THE RECORDS OF CLEVELAND COUNTY, OKLAHOMA, TO FOLLOW, TO WIT:
TRACT 2:
LOT ONE (1) IN BLOCK ONE (1) OF MONROE ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAN THEREOF,
CONTAINING 120.133 SQ. FT. OR 2.75 ACRES, MORE OR LESS.
AND
TRACT 3:
LOT ONE (1) IN BLOCK ONE (1) OF MONROE ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAN THEREOF,
CONTAINING 120.133 SQ. FT. OR 2.75 ACRES, MORE OR LESS.
BASIS OF BEARING: SOUTH 27°30'11" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.



Applicant: P and H Holdings, LLC

Project Location: 2880 Classen Blvd Generally Between E Imhoff Rd and E State Hwy 9.

Case Number: PD25-13

Time: 5:30 PM

Applicant/Representative:
Rieger Sadler Joyce

Attendees:
Chad Coerteu

City Staff
Justin Fish, Planner I
Beth Muckala, Assistant City Attorney

Application Summary:
Rezoning from C-2, General Commercial District, to SPUD, Simple Planned Unit Development, with intentions to construct a mix-use development of commercial and residential uses.

Neighbor's Comments/Concerns/Responses
No neighbors were present for the meeting.

File Attachments for Item:

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-120: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE VERY LOW DENSITY RESIDENTIAL DESIGNATION AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE LOW DENSITY RESIDENTIAL DESIGNATION AND FUTURE URBAN SERVICE AREA AND SUBURBAN RESIDENTIAL AREA AND PLACE THE SAME IN CURRENT URBAN SERVICE AREA. (SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE.)

This item has been withdrawn as moot due to the adoption of the AIM Norman Comprehensive Land Use Plan on June 24, 2025.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/10/2025

REQUESTER: Premium Land, LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-120: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE VERY LOW DENSITY RESIDENTIAL DESIGNATION AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE LOW DENSITY RESIDENTIAL DESIGNATION AND FUTURE URBAN SERVICE AREA AND SUBURBAN RESIDENTIAL AREA AND PLACE THE SAME IN CURRENT URBAN SERVICE AREA. (SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE.)

This item has been withdrawn as moot due to the adoption of the AIM Norman Comprehensive Land Use Plan on June 24, 2025.

File Attachments for Item:

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-38: 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 THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE)

The applicant has requested postponement to the September 11, 2025 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/10/2025

REQUESTER: Premium Land, LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-38: 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 THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE)

The applicant has requested postponement to the September 11, 2025 Planning Commission meeting.

File Attachments for Item:

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY PREMIUM LAND, LLC FOR IRONWOOD HILLS, A PLANNED UNIT DEVELOPMENT, FOR 77.97 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE.

The applicant has requested postponement to the September 11, 2025 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/10/2025

REQUESTER: Premium Land, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-12:
CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY PREMIUM LAND, LLC FOR IRONWOOD HILLS, A PLANNED UNIT DEVELOPMENT, FOR 77.97 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE.

The applicant has requested postponement to the September 11, 2025 Planning Commission meeting.
