

CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, December 11, 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 NOVEMBER 13, 2025.

Certificates of Survey

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2526-5: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DOYLE AND JANET REICH (RDM SURVEYING) FOR FISCHER ACRES II FOR 61.61 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-HALF MILE SOUTH OF EAST LINDSEY STREET AND ONE-FOURTH MILE WEST OF 156TH AVENUE S.E. OFF OF HAYFIELD ROAD. (WARD 5)

NON-CONSENT ITEMS

Alpha Phi Sorority Special Use

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-13: 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 GRANT SPECIAL USE FOR A FRATERNITY OR SORORITY HOUSE IN THE R-3, MULTIFAMILY DWELLING DISTRICT, FOR THE NE/4 OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1401 COLLEGE AVENUE; WARD 7)

3400 Classen Boulevard Rezoning & Preliminary Plat

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-18: 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 SOUTH HALF OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3400 CLASSEN BOULEVARD; WARD 7)
5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY GREATEST HOPES, LLC (GOLDEN LAND SURVEYING) FOR 3400 CLASSEN BOULEVARD FOR 1.48 ACRES OF PROPERTY LOCATED AT 3400 CLASSEN BOULEVARD. (WARD 7)

Mission Norman Rezoning

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-24: 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 PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A PUD,

PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2525 E. LINDSEY STREET, WARD 1)

807, 813, and 817 26th Avenue NW Rezoning

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-27: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS SEVEN (7), EIGHT (8), AND NINE (9), IN BLOCK TWENTY (20), OF WESTPORT PROFESSIONAL PARK SECTION SEVEN (7), PART OF THE NE/4 OF SECTION 26, T9N, R3W, OF THE INDIAN MERIDIAN, AND A REPLAT OF LOTS 2 THRU 8, BLOCK 9, WESTPORT PROFESSIONAL PARK, SECTION 2, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (809, 813, 817 26TH AVENUE N.W.; WARD 2)

36th North, LLC Rezoning and Utility Easement Closure

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-25: 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 LOT 1, BLOCK 1 OF 36TH NORTH BUSINESS PARK AND A REPLAT OF LOT 1, BLOCK 1 OF S.C.M.C. ADDITION AND LOT 6, BLOCK 1, OF BROCE INDUSTRIAL PARK OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED EAST OF 36TH AVENUE N.W. APPROXIMATELY ONE-HALF MILE NORTH OF ROCK CREEK ROAD; WARD 8)
9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMNENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-26: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING SPECIFIC FIFTEEN-FOOT (15') UTILITY EASEMENTS WITHIN LOT 1, BLOCK 1, 36TH NORTH BUSINESS PARK, A PLANNED UNIT DEVELOPMENT, NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST OF 36TH AVENUE N.W. APPROXIMATELY ONE-HALF MILE NORTH OF ROCK CREEK ROAD; WARD 8)

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 NOVEMBER 13, 2025.



CITY OF NORMAN, OK
PLANNING COMMISSION MEETING - AMENDED
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, November 13, 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, November 13, 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 5:35 p.m.

ROLL CALL

PRESENT

Liz McKown
Erica Bird
Doug McClure*
Jim Griffith
Maria Kindel
Kevan Parker
Cameron Brewer**

*Arrived at 5:36 p.m.

**Arrived at 5:39 p.m.

ABSENT

Steven McDaniel
Michael Jablonksi

STAFF PRESENT

Jane Hudson, Planning & Community Development Director
Lora Hoggatt, Planning Services Manager
Justin Fish, Planner I
Logan Gray, Planner II
Beth Muckala, Assistant City Attorney III
Kathryn Walker, Assistant City Attorney IV
Janita Hatley, Code Compliance Supervisor
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Brandon Brooks, Capital Projects Engineer
Whitney Kline, Admin Tech IV
Laci Witcher, Permit Technician

GUEST PRESENT

Rick Poland, 425 Chautauqua Ave., Norman, OK
 Caelie Winchester, 1228 Columbia Ct., Norman, OK
 Karlinda Gravel, 410 N. Ponca Ave., Norman, OK
 Steve Lemke, 1301 Burlwood Rd., Norman, OK
 Mary Elizabeth LeBlanc, 1630 Surrey Dr., Norman, OK
 Mike Bruehl, 1001 48th Ave NE, Norman, OK
 Bill Swain, 1501 Burlwood Rd., Norman, OK
 Sherylann Densow, 2925 Redwood Dr., Norman, OK
 John & Maggie Coffman, 725 Hoover St., Norman, OK
 Elaine Boyd, 500 Chautauqua Ave., Norman, OK
 Teresa & Trent Baggett, 511 Chautauqua Ave., Norman, OK
 David Harper, 444 Chautauqua Ave., Norman, OK
 Councilmember Robert Bruce, 209 Lion Dr., Norman, OK
 Brandon Nofire, 9801 E. Boyd St., Norman, OK

CONSENT ITEMS

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

Commissioner Bird removed Item 2 from the consent docket due to an error in the title.

Minutes

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

PLANNING COMMISSION MEETING MINUTES OF OCTOBER 9, 2025.

ITEMS SUBMITTED FOR THE RECORD

1. October 9, 2025 Planning Commission Meeting Minutes

Motion made by Commissioner Kindel, Seconded by Commissioner McKown.

Voting Yea: Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Parker, Commissioner Griffith, Commissioner Kindel

October 9, 2025 Planning Commission Meeting Minutes were Approved.

Certificates of Survey

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2526-4 WITH A VARIANCE IN THE MINIMUM WIDTH REQUIREMENT MEASURED AT THE FRONT BUILDING SETBACK FROM 330' TO 229.92' FOR TRACTS 1 THROUGH 4, AND A VARIANCE IN THE TEN ACRES REQUIREMENTS FROM 10 ACRES TO 9.980 ACRES: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY 25-NORMAN-40, LLC

(GOLDEN LAND SURVEYING) FOR BLANDFORD BLUFF FOR 39.947 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 96TH AVENUE N.E. AND ONE-QUARTER OF A MILE NORTH OF BETHEL ROAD. (WARD 5)

Item 1.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Blandford Bluff Certificate of Survey
3. Letter of Variance Request

Commissioner Bird noted there was an error in the title of COS-2526-4 that would be corrected in the motion.

Motion made by Commissioner Kindel with the title correction, Seconded by Commissioner Griffith.

Voting Yea: Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Parker, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended approval of COS-2526-4 with the edit of 229.92' to 329.92' in the title.

NON-CONSENT ITEMS

1107 & 1111 Chautauqua Avenue Rezoning

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-14: 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 PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1107 & 1111 S. CHAUTAUQUA AVENUE; WARD 7)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. SPUD Narrative
4. Site Development Plan
5. Protest Map & Letters

Staff Presentation

Justin Fish, Planner I, presented staff report.

Commissioner McKown asked for clarification on the zoning to the north of the subject tract. Mr. Fish responded the property is zoned R-1, Single-Family Dwelling District.

Commissioner Brewer asked Mr. Fish to clarify what missing information prevented staff from including the other protest. Mr. Fish replied it was lack of verification of the signatures collected.

Applicant Presentation

Matt Peacock, representative of the applicant, presented the proposed development.

Commissioner Brewer sought to clarify the Zoning as R-1 but the Land Use as Urban Medium. Mr. Peacock confirmed the Zoning and Land Use. Also, noting nearby R-2 and R-3 parcels already contained more than 100 units. Further, he believes this project doesn't set a precedent but rather aligns with existing development.

Commissioner Brewer asked how many parking spaces were planned. Mr. Peacock responded they intend to provide 21 on-site parking spaces and are exploring off-site parking options with nearby churches and the University of Oklahoma. Although the search has been challenging, he believes they have a few promising leads.

Commissioner Kindle asked additional questions about off-site parking but noted the earlier discussion had addressed her concerns.

Public Comments

Maggie Coffman, 725 Hoover St., Norman, OK (protest)

Commissioner Kindel requested clarification on the "units per acre" definitions for Urban High and Urban Medium in the newly adopted AIM Norman Comprehensive Land Use Plan. Jane Hudson, Planning & Community Development Director, explained Urban High is defined as more than 12 units per acre.

Commissioner Brewer restated Commissioner Kindel's question about whether the project fits the Urban Medium designation. Commissioner Kindel explained her concern is the high number of units, which seems more consistent with Urban High, leading her to question whether the project truly reflects Medium-Density development.

Ms. Hudson explained AIM Norman defines Urban Medium as having gross densities greater than eight units per acre, with no upper density cap. She added higher density was expected in this area because it aligns with the plans intended goal.

Mr. Peacock stated they could reduce the project from 24 units to eight three-bedroom units. However, because the current design uses smaller bedrooms and smaller units, the overall impact is comparable to an eight-unit, three-bedroom project. For that reason, he believes the current proposal is not significantly different nor unreasonable.

Lora Hoggatt, Planning Services Manager, clarified Urban Medium zoning allows two-to-three story buildings, while Urban High zoning allows three to five story buildings.

David Harper, 444 Chautauqua Ave., Norman, OK (protest against the 3 unrelated)
Council Member Robert Bruce, 5209 Lyon Dr., Norman, OK (protest)

Commissioner Bird closed public comment and returned to Commission discussion.

Commissioner Brewer stated the project clearly complied with AIM Norman and voiced his support. He noted that neighbors had the opportunity to review and comment on land-use definitions before the plan was adopted. Commissioner Brewer added micro-units provide quieter, compatible housing that helps address the City's housing shortage. As a nearby resident, he acknowledged increased density near campus was inevitable and voiced support for retaining on-street parking for safety.

Commissioner Kindel said she appreciated many aspects of the project, especially the stand-alone micro-units but noted the overall unit count made the project function more like High Density rather than Urban Medium. She believed the first project in that area should be more moderately scaled to create a smoother transition between the zoning districts. While she saw strong potential, she believed this proposal exceeded the appropriate scale for Medium Density. Additionally, Commissioner Kindel added she wanted to avoid a rapid "land rush" creating conflict and prefers development that blends gradually rather than introducing abrupt changes.

Commissioner Brewer noted reducing unit counts could make projects financially unviable, leading to fewer amenities and larger bedrooms, which might disrupt neighborhoods. He emphasized a central challenge for the City is finding ways to incorporate higher unit densities while keeping projects feasible.

Motion made by Commissioner Griffith, Seconded by Commissioner McClure.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown,
Commissioner Bird, Commissioner Parker, Commissioner Griffith

Voting Nay: Commissioner Kindel

Planning Commission recommended approval of Ordinance O-2526-14.

Massage Therapy Establishments Ordinance Amendment

4. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ORDINANCE O-2526-16: AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 20-109 TO ADD MASSAGE THERAPY ESTABLISHMENT TO THE FEE SCHEDULE FOR LICENSES; AMENDING SECTION 20-202 TO CLARIFY DEFINITION OF "ADULT ENTERTAINMENT BUSINESS"; ADDING DEFINITIONS AND LICENSURE REQUIREMENTS FOR "MASSAGE THERAPY ESTABLISHMENTS" TO CHAPTER 20; AND DELETING THE DEFINITION OF "MASSAGE PARLOR" AND SEXUAL ENCOUNTER CENTER" FROM SECTION

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Draft Ordinance

Staff/Applicant Presentation

Kathryn Walker, Assistance City Attorney IV, presented the staff report.

Commissioner Brewer asked whether any existing massage therapists in the City had been consulted on the ordinance amendment. Ms. Walker replied they had not met with any massage therapy establishments in Norman but had reviewed similar ordinances in Lawton, Moore, and Oklahoma City. Ms. Walker also stated she does not expect the ordinance change to negatively affect legitimate businesses. She added they will be in contact to inform massage therapists about the change taking effect on April 1, 2026.

Commissioner Bird requested clarification on the scope of the Commission's vote. Ms. Walker explained the item is before the Planning Commission because the ordinance removes two sub-definitions from the adult entertainment uses section of the Zoning Ordinance. Ms. Walker added a Council Meeting on this matter is to be scheduled December 2, 2025.

Commissioner Bird expressed concerns about adding language that could specifically affect licensed individuals. She also reiterated the Commission's role in this matter is limited to removing the explicit definitions from the adult entertainment section.

Commissioner Parker noted some of the language was very gender specific and suggested it be reviewed and addressed moving forward.

Commissioner Bird added while not directly part of the vote, the issue of appropriate clothing may warrant further consideration.

Public Comments

Mary Elizabeth LeBlanc, 1630 Surrey Dr., Norman, OK (protest)
Caelie Winchester, 1228 Columbia Ct., Norman, OK (protest)

Planning Commission Discussion

Commissioner Kindel supported removing massage parlors and sexual encounter centers from the ordinances but questioned adding new language since State law already applies. Ms. Walker explained new licensing rules allow police to access and close illegitimate establishments and pursue municipal charges, extending enforcement beyond zoning.

Commissioner Kindel suggested Ms. Walker meet with the two qualified individuals who attended the meeting to discuss ordinance language. Ms. Walker agreed, noting the second

reading will not go to Council until January 2026, allowing time to assemble a group to review possible modifications.

Commissioner McClure asked Ms. LeBlanc why she could not treat the piriformis muscle, noting from his experience as an athlete massage therapist this area was often treated. Ms. LeBlanc explained the ordinance bans work on the gluteal area, which includes the piriformis.

Commissioner Brewer explained he supports removing that language and noted any remaining language would be handled at the Council level.

Commissioner Parker expressed uncertainty about the regulations for different types of massage therapists, using Thai Body Work as an example, and suggested they may be less regulated than massage therapists.

Ms. LeBlanc agreed. Commissioner Parker urged them to include all types of therapists moving forward.

Motion made by Commissioner Brewer, Seconded by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Parker, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended approval of Ordinance O-2526-16.

Liberty Point PUD Ordinance Amendment & Preliminary Plat

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-19: 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 PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 2 WEST AND THE EAST HALF (E/2) OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST OF US HIGHWAY 77, SOUTH OF E. CEDAR LANE, AND NORTH OF POST OAK ROAD; WARD 5).

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. PUD Narrative
4. Revised Preliminary Site Development Plan
5. Revised Preliminary Plat
6. Green Space Exhibit

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-11: CONSIDERATION OF A PRELIMINARY

PLAT SUBMITTED BY LIBERTY POINT LIMITED PARTNERSHIP (SM CONSULTING ENGINEERS, P.C.) FOR LIBERTY POINT ADDITION, A PLANNED UNIT DEVELOPMENT, FOR 151 ACRES OF PROPERTY GENERALLY LOCATED EAST OF CLASSEN BOULEVARD (US HIGHWAY 77) ONE-HALF MILE SOUTH OF CEDAR LANE ROAD AND NORTH OF POST OAK ROAD. (WARD 5)

Item 1.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Revised Preliminary Plat
4. Revised Preliminary Site Development Plan
5. Development Review Form
6. Pre-Development Summary

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Applicant Presentation

Libby Smith, representative of the applicant, provided an overview of the project.

Commissioner Parker inquired about the single entrance/exit for the RV portion. Ms. Smith confirmed it remained unchanged from the original preliminary plat.

Public Comments

There were no public comments.

Planning Commission Discussion

Motion made by Commissioner McKown, Seconded by Commissioner Parker.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Parker, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended approval of Ordinance O-2526-19 & PP-2526-11.

Sterling Fields PUD Rezoning & Preliminary Plat

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-83: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE AIM NORMAN COMPREHANSIVE LAND USE PLAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE URBAN RESERVE

DESIGNATION AND URBAN LOW DESIGNATION AND PLACE THE SAME IN THE URBAN LOW DESIGNATION. (SOUTH SIDE OF E. ROBINSON BETWEEN 48TH AVENUE N.E. AND 58TH AVENUE N.E.; WARD 5)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. AIM Norman Future Land Use Map
3. AIM Norman Character Areas
4. Pre-Development Summary

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-20: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE TWO (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 SIDE OF E. ROBINSON BETWEEN 48TH AVENUE N.E. AND 58TH AVENUE N.E.; WARD 5)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. PUD Narrative
4. Preliminary Plat
5. Greenspace Exhibit
6. Bureau of Reclamation Letter

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT PP-2526-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY REBECCA BURKETT (GOLDEN LAND SURVEYING) FOR STERLING FIELDS FOR 59.33 ACRES OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF E. ROBINSON BETWEEN 48TH AVENUE N.E. AND 58TH AVENUE N.E. (WARD 5)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Greenspace Exhibit
5. Development Review Form
6. Pre-Development Summary
7. Protest Map & Letters

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the staff report.

Commissioner McKown asked if public utilities currently served the area. Ms. Hoggatt explained they do not and said she did not have a timeline for when utilities would be added. She also noted according to AIM Norman; it is the developer's responsibility to provide urban utilities for a plan to qualify as Urban Low.

Commissioner Bird noted the northern area was zoned Urban Low despite topography suggesting Urban Reserve and asked how AIM Norman mapped the parcels given recent community input. Ms. Hoggatt explained Garver based the designations on drainage basins and existing conditions. Ms. Hoggatt added many designations reflected current land use and redevelopment in this area is unlikely within the life of the plan.

Commissioner Parker noted the $\frac{3}{4}$ -acre lots likely rely on private wells and septic systems and asked whether retaining the Urban Restricted-Low designation would allow the project to proceed without a Planned Unit Development (PUD). Ms. Hoggatt explained if the tract remained A-2, a PUD would still be required, and the lot sizes could only be reduced to a minimum of two acres. Commissioner Parker also commented that because preliminary highway alignments going through the middle of the property can not be considered, the project remains viable at this time.

Commissioner McKown asked how the proposed PUD density compares with the suggested density for Urban Low. Ms. Hoggatt explained Urban Low it is three-units per acre, while the proposed projects ranges from 1.5 and 2.6 units per acre, depending on whether an Accessory Dwelling Unit (ADU) is included. Commissioner McKown noted ADU's cannot be guaranteed on every lot, concluded the proposal is not consistent with the recommended density.

Commissioner McKown agreed with Commissioner Parker, noting that even though the request could be considered as a viable development project at this time, the zoning change being requested is permanent and could affect future use of the property.

Applicant Presentation

Sean Rieger, representative of the applicant, provided an overview of the project.

Public Comments

Bill Swain, 1501 Burlwood Rd., Norman, OK (protest)
 Mike Bruehl, 1001 48th Ave. NE., Norman, OK (protest)
 Steve Lemke, 1301 Burlwood Rd., Norman, OK (protest)
 Brandon Nofire, 9801 E. Boyd St., Norman, OK (protest)

Planning Commission Discussion

Commissioner Brewer noted that the boundary's "jut" is very intentional, reflecting careful planning, and appreciated input from the applicant and residents. He emphasized the Commission needed flexibility but cautioned against ignoring the AIM Norman Plan language for adjacent developments. Acknowledging the housing shortage, he noted the plan offers alternatives and stressed balancing density in walkable areas with preserving land near Thunderbird. He concluded the development might be appropriate in the future, but he could not support it at this time.

Commissioner McKown agreed with Commissioner Brewer, calling the presentation premature. She noted AIM Norman intentionally preserved rural character near Lake Thunderbird, cautioned 59 wells and septic systems could threaten the watershed, and concluded the plan was inappropriate at this time, though it might be suitable for the future.

Commissioner Kindel emphasized the community's commitment to watershed protection, noted septic system limitations, commenting 59 new systems could cause harm, and concluded she could not support the premature development.

Commissioner Bird noted the challenges of dividing the parcel and limiting street frontage, appreciated input from the audience and applicants, and highlighted potential runoff issues between residential and agricultural uses.

Motion to deny made by Commissioner Parker, Seconded by Commissioner Kindel.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Parker, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended denial of Resolution R-2526-83, Ordinance O-2526-20, & PP-2526-12.

765 Jenkins Avenue SPUD Rezoning

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-21: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS FORTY-EIGHT (48) AND FORTY-NINE (49), IN BLOCK FOUR (4), OF STATE UNIVERSITY ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (765 JENKINS AVENUE; WARD 4)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. SPUD Narrative
4. Site Plan
5. Pre-Development Summary

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Applicant Presentation

Sean Rieger, representative of the applicant, provided an overview of the project.

Commissioner Brewer asked whether this property is part of Center City Formed Base Code (CCFBC). Mr. Rieger replied it is not, though the area is intended to eventually be part of the CCFBC. Mr. Brewer further asked if the property was part of the area carved out for the Campus Corner area. Mr. Rieger confirmed that it was.

Public Comments

There were no public comments.

Planning Commission Discussion

Commissioner Bird noted the proposal appears similar to a previously approved project just the use is changing.

Motion made by Commissioner McKown, Seconded by Commissioner Kindel.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Parker, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended approval Ordinance O-2526-21.

Revise the Definitions for "Family" and "Dwelling Unit" Ordinance Amendment

11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-17: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-101 ("DEFINITIONS") OF ARTICLE 36-I ("ZONING IN GENERAL") WITHIN CHAPTER 36 ("ZONING") OF THE CODE OF THE CITY OF NORMAN TO REVISE THE DEFINITIONS FOR "FAMILY" AND "DWELLING UNIT"; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Draft Ordinance

Staff/Applicant Presentation

Lora Hoggatt, Planning Services Manager, presented the staff report.

Commissioner Brewer asked for clarification about the long-standing concern that the “three unrelated” occupancy is difficult to enforce. Janita Hatley, Code Compliance Supervisor, explained enforcement is mostly complaint driven and typically begins with a notice to the property owner. Many complaints, often anonymous, lack evidence and are closed after inspection.

Ms. Hatley noted landlords frequently show leases listing three or fewer occupants, limiting the City’s ability to prove violations. While the City can address issues such as parking, trash, and debris, confirming the number of occupants remains challenging. Property Maintenance Code could be used in extreme situations to ensure safety, but overall enforcement of the occupancy limit is difficult.

Commissioner Brewer asked for clarification of the one case that went to Municipal Court last year, including whether it was ruled in violation and what evidence supported the case. Ms. Hatley explained it involved a four- or five-bedroom house with an occupant in each bedroom. Neighbors submitted logs showing evidence there were five or six vehicles on the property. The case was resolved with fines issued to the property owner and the property was eventually sold. Ms. Hoggatt added removing the “three unrelated” rule would not change single-family zoning or allow multiple housing units. It would only allow more than three unrelated individuals to live together.

Public Comments

Karlinda Gravel, 410 N. Ponca Ave., Norman, OK (protest)
 Sherylann Densow, 2925 Redwood Dr., Norman, OK (protest)
 Elaine Boyd, 500 Chautauqua Ave., Norman, OK (protest)
 Councilmember Robert Bruce, 5209 Lyon Dr., Norman, OK (protest)
 Trent Baggett, 511 Chautauqua Ave., Norman, OK (protest)
 Rick Poland, 425 Chautauqua Ave., Norman, OK (protest)

Planning Commission Discussion

Commissioner Bird asked staff to explain the enforcement tools related to occupancy, including whether six people could legally share one bedroom and show how that could be enforced. Ms. Hoggatt stated the Property Maintenance Code requires 70 square feet for the first bedroom occupant and 50 square feet for each additional person, making extreme overcrowding unlikely. Ms. Hatley stated enforcement would still be complaint driven: staff would request interior access from the property owner, and if denied, they would consult legal counsel, though this scenario has never occurred. Ms. Hoggatt added occupancy limits are typically reviewed during the permitting process when structural changes are proposed.

Commissioner Bird also asked how fire codes apply to occupancy. Ms. Hatley clarified fire-code occupancy standards apply to commercial buildings, not residential homes.

Finally, Commissioner Bird asked about nuisance enforcement related to high occupancy. Ms. Hatley explained the existing tools include enforcing off-street parking requirements, violations for parking on grass or blocking sidewalks, trash and disposal violations, and general health and safety concerns. Police handle on-street parking concerns, noise complaints, and disturbance calls. Ms. Hatley noted lighting complaints are enforceable only for commercial properties, not residential areas.

Commissioner McKown asked whether the proposal removes the maximum number of occupants allowed. Staff responded that she was correct.

Commissioner Kindel asked whether the maximum occupancy would be replaced with a square footage requirement. Ms. Hoggatt responded it would not; occupancy would be regulated by other codes.

Beth Muckala, Assistant City Attorney III, explained the revision eliminates the requirement that occupants be related, noting families related by blood were never subject to a maximum occupancy.

Commissioner Bird asked whether surrounding communities in Oklahoma or elsewhere have similar ordinances requiring occupants to be non-related. Ms. Hatley stated other college towns showed such ordinances existed in the past but were difficult or impossible to enforce. Many cities either still on the books and they are not enforcing them or amended their definitions and ordinances.

Commissioner Brewer asked about the frequency of the occupancy range of six to eight people mentioned. Ms. Muckala clarified this number is anecdotal and not part of the ordinance. Ms. Hoggatt added State law limits group homes to six occupants, a requirement the City cannot alter. Ms. Muckala further explained the definition of a group home is set by State law, and the City has no authority over how the State enforces that law.

Commissioner Brewer read a written comment submitted from a neighbor who was unable to attend the meeting.

**** Break from 8:28 p.m. to 8:33 p.m.****

Commissioner Brewer noted although the ordinance was theoretically enforceable, it created significant neighborhood confusion and was difficult to prove, resulting in very few fines. He voiced support for removing the ordinance citing equity concerns and the City's housing shortage and stated the rule created unnecessary conflict without providing meaningful enforcement value.

Commissioner Parker expressed concern that removing the ordinance would eliminate a formal mechanism for neighbors to file complaints and questioned how future issues would be addressed without the ordinance.

Commissioner Brewer noted staff had outlined multiple existing avenues for neighbor complaints, including party and noise ordinances, parking violations, and police intervention. He

emphasized the importance of personal outreach and reporting issues to maintain compliance within the neighborhood.

Commissioner Bird noted federal definitions of “family” have changed since 1952, making the current ordinance outdated. She cited examples of young professionals cohabiting peacefully and stressed housing affordability and the need for flexible living arrangements. While supporting the removal of “familial restrictions”, she emphasized neighbors’ concerns such as parking, vehicles, and occupancy, still require equitable, enforceable solutions through code compliance or other means.

Motion made by Commissioner Griffith, Seconded by Commissioner Brewer.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Griffith, Commissioner Kindel

Voting Nay: Commissioner Parker

Planning Commission recommended approval of Ordinance O-2526-17.

3400 Classen Boulevard Rezoning & Preliminary Plat

12. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-18: 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 SOUTH HALF OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3400 CLASSEN BOULEVARD; WARD 7)

The applicant requests postponement to the December 11, 2025 Planning Commission meeting.

13. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY GREATEST HOPES, LLC (GOLDEN LAND SURVEYING) FOR 3400 CLASSEN BOULEVARD FOR 1.48 ACRES OF PROPERTY LOCATED AT 3400 CLASSEN BOULEVARD. (WARD 7)

The applicant requests postponement to the December 11, 2025 Planning Commission meeting.

Motion made by Commissioner Kindel, Seconded by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Parker, Commissioner Griffith, Commissioner Kindel

Ordinance O-2526-18 & PP-2526-10 was postponed.

Alpha Phi Sorority Special Use

- 14. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-13: 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 GRANT SPECIAL USE FOR A SORORITY HOUSE IN THE R-3, MULTIFAMILY DWELLING DISTRICT FOR THE NE/4 OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1401 COLLEGE AVENUE; WARD 7)**

The applicant requests postponement to the December 11, 2025 Planning Commission meeting.

Motion made by Commissioner Kindel, Seconded by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Parker, Commissioner Griffith, Commissioner Kindel

Ordinance O-2526-13 was postponed.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Karlinda Gravel, 410 N. Ponca Ave., Norman, OK
Sherylann Densow, 2425 Redwood Dr., Norman, OK

ADJOURNMENT

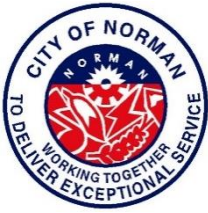
The meeting was adjourned at 8:52 p.m.

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 COS-2526-5: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DOYLE AND JANET REICH (RDM SURVEYING) FOR FISCHER ACRES II FOR 61.61 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-HALF MILE SOUTH OF EAST LINDSEY STREET AND ONE-FOURTH MILE WEST OF 156TH AVENUE S.E. OFF OF HAYFIELD ROAD. (WARD 5)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/11/2025

REQUESTER: Doyle and Janet Reich (RDM Surveying)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2526-5: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DOYLE AND JANET REICH (RDM SURVEYING) FOR FISCHER ACRES II FOR 61.61 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-HALF MILE SOUTH OF EAST LINDSEY STREET AND ONE-FOURTH MILE WEST OF 156TH AVENUE S.E. OFF OF HAYFIELD ROAD. (WARD 5)

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY COS-2526-5 FOR FISCHER ACRES II.**

LOCATION: Generally located approximately one-half mile south of East Lindsey Street and one-fourth mile west of 156th Avenue S.E. off Hayfield Road.

INFORMATION:

1. Owners. Doyle and Janet Reich.
2. Developer. Doyle and Janet Reich.
3. Surveyor/Engineer. RDM Surveying.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the City of Norman Corporate Limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No.1322 placing this property in A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM/INFORMATION:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual septic system will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system on Tract 3.
3. Water. Individual water well will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system on Tract 3.
4. Private Road. Hayfield Road is an existing private road. The owners will extend the private road across the frontage of Tracts 1 and 2.

IMPROVEMENT PROGRAM/INFORMATION

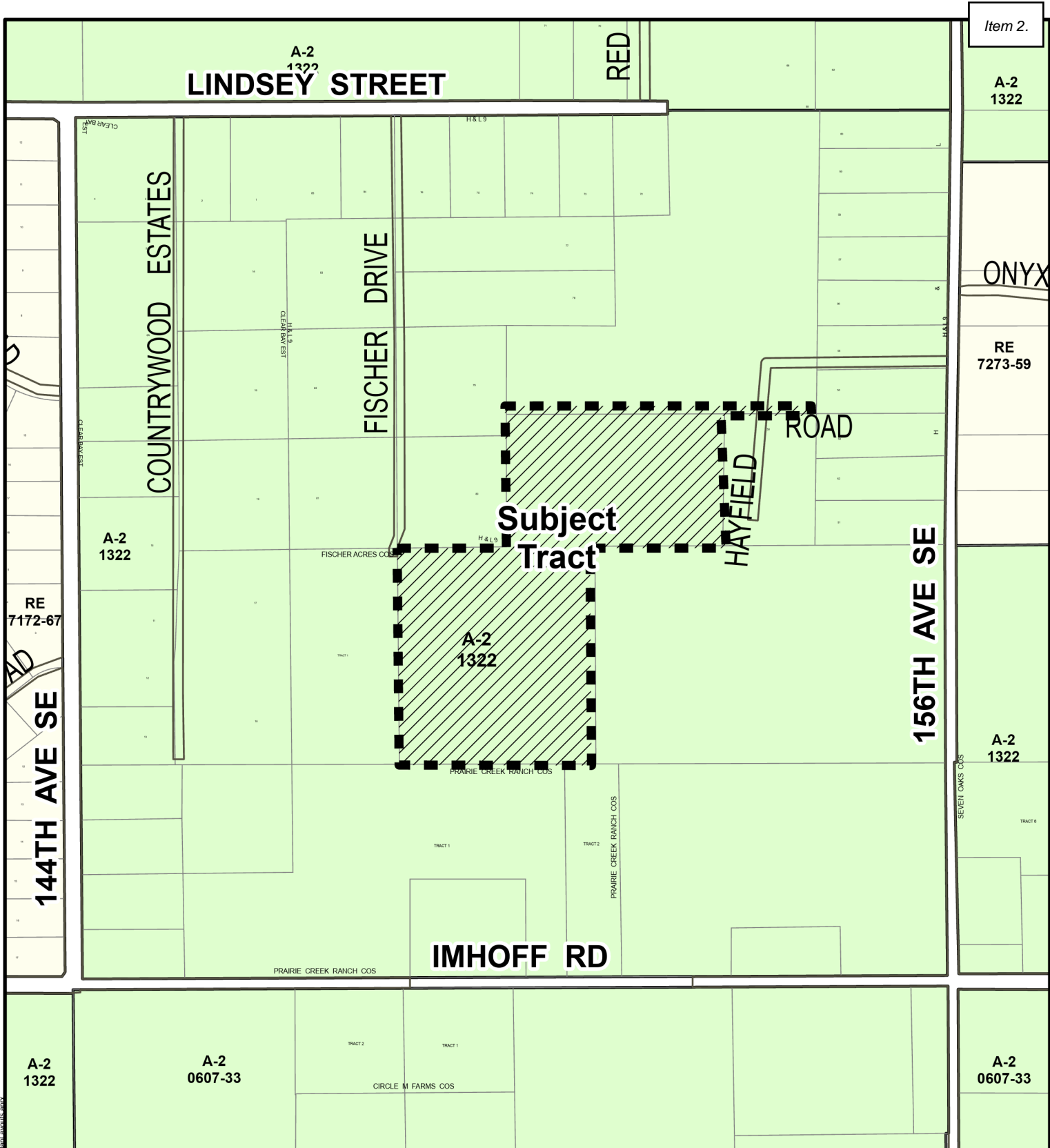
5. Flood Plain. The proposed three tracts contain flood plain, however there is sufficient area to construct structures outside of the flood plain. There is an existing house on Tract 3 outside the flood plain.
6. Acreage. The property consists of 61.61 acres. Tract 1 consists of 10.02 acres; Tract 2 consists of 10.01 acres and Tract 3 consists of 41.58 acres.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2526-5 for Fischer Acres II are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owners propose two 10 acre-plus tracts for the purpose of selling and retaining Tract 3. Staff recommends approval of Norman Rural Certificate of Survey No. COS-2526-5 for Fischer Acres II.

ACTION NEEDED: Approve or disapprove Norman Rural Certificate of Survey No. COS-2526-5 for Fischer Acres II and, if approved, recommend City Council approval.

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.



December 5, 2025

0 400 800 Ft.



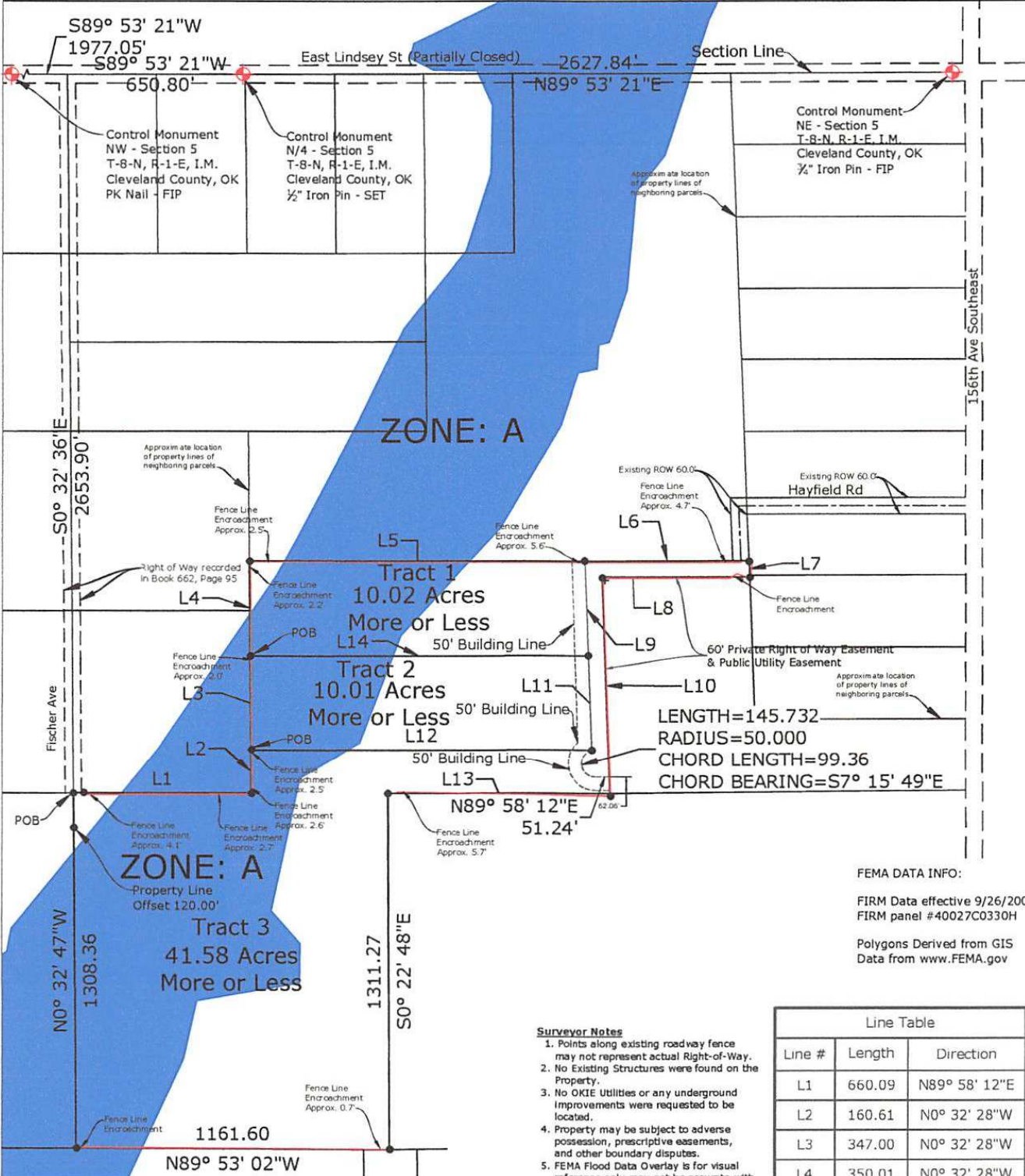
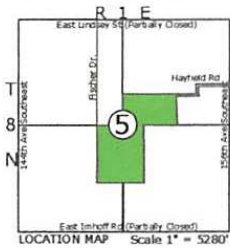
Subject Tract

Fischer Acres II

(Norman Rural Certificate of Survey Subdivision)
Part of of Section 5, T8N, R1E, I.M., Norman,
Cleveland County, Oklahoma.

RDM LAND SURVEYING CO.
ROGER D. MAYES, PLS #1029
CA #2347, EXPIRES JUNE 30, 2027
P.O. BOX 921
PURCELL, OKLAHOMA 73080
(405) 527-5838

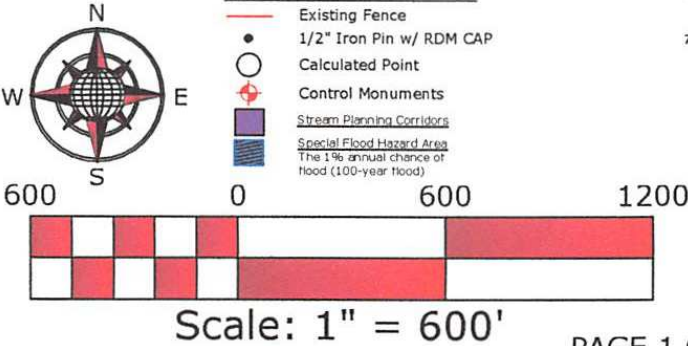
CLIENT: REICH, DOYLE & JANET
DATE OF SURVEY: 07/01/2025
BASIS OF BEARINGS: DEED
County: CLEVELAND
Last Site Visit: 07/09/2025



FEMA DATA INFO:
FIRM Data effective 9/26/2008
FIRM panel #40027C0330H
Polygons Derived from GIS
Data from www.FEMA.gov

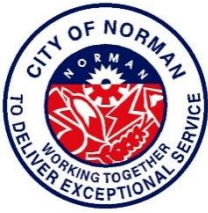
- Surveyor Notes**
1. Points along existing roadway fence may not represent actual Right-of-Way.
 2. No Existing Structures were found on the Property.
 3. No OKIE Utilities or any underground Improvements were requested to be located.
 4. Property may be subject to adverse possession, prescriptive easements, and other boundary disputes.
 5. FEMA Flood Data Overlay is for visual reference only may not be accurate with actual location of monuments.
 6. This Certificate of Survey Plat is not a Flood Certificate, No Base Flood Elevation data determined.
 7. Parent Tract Legal description was provided by client.

Line Table		
Line #	Length	Direction
L1	660.09	N89° 58' 12"E
L2	160.61	N0° 32' 28"W
L3	347.00	N0° 32' 28"W
L4	350.01	N0° 32' 28"W
L5	1242.16	N89° 58' 12"E
L6	607.04	N89° 58' 12"E
L7	60.16	S2° 11' 10"E
L8	547.00	S89° 58' 12"W
L9	350.25	N2° 11' 10"W
L10	798.06	S2° 11' 10"E
L11	347.24	N2° 11' 10"W
L12	1262.18	N89° 58' 12"E
L13	821.55	S89° 58' 09"W
L14	1252.21	N89° 58' 12"E



File Attachments for Item:

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-13: 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 GRANT SPECIAL USE FOR A FRATERNITY OR SORORITY HOUSE IN THE R-3, MULTIFAMILY DWELLING DISTRICT, FOR THE NE/4 OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1401 COLLEGE AVENUE; WARD 7)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/11/2025

REQUESTER: Alpha Phi Sorority

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-13: 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 GRANT SPECIAL USE FOR A FRATERNITY OR SORORITY HOUSE IN THE R-3, MULTIFAMILY DWELLING DISTRICT, FOR THE NE/4 OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1401 COLLEGE AVENUE; WARD 7)

APPLICANT/REPRESENTATIVE	Alpha Phi Sorority / Wallace Design Collective
LOCATION	1401 College Avenue
CORE AREA	Yes
EXISTING ZONING	R-3, Multifamily Dwelling District
EXISTING LAND USE	Urban Medium
CHARACTER AREA	None
PROPOSED ZONING	R-3, Multifamily Dwelling District, with Special Use for a Fraternity or Sorority
PROPOSED LAND USE	No change requested
REQUESTED ACTION	Rezoning from R-3, Multifamily Dwelling District, to R-3, Multifamily Dwelling District with Special Use for a Fraternity or Sorority

SUMMARY:

The applicant, Alpha Phi Sorority, is requesting rezoning from R-3, Multifamily Dwelling District, to R-3, Multifamily Dwelling District, with Special Use for a Fraternity or Sorority House. The proposed scope of work includes interior renovations, exterior façade improvements, a front and rear addition, realignment of the primary building entrance, and a reconfiguration expansion of the circular driveway to allow additional parking near the entrance.

EXISTING CONDITIONS:

SIZE OF SITE: 2.30 Acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	R-3	R-3	R-3	R-3	RM-6
Land Use	Urban Medium	Urban Medium	Urban Medium	Urban Medium	Urban Medium
Current Use	Sorority	Fraternity	Fraternity	Sorority	Fraternity

EXISTING ZONING DESIGNATION**R-3, Multifamily Dwelling District**

The R-3, Multifamily Dwelling District, is intended to provide opportunities for a variety of residential housing types at moderate to high densities, including single-family homes, duplexes, and apartment buildings. The district serves to support a diverse housing stock while encouraging compact, efficient residential development in areas with appropriate infrastructure and services.

LAND USE DESIGNATION**Urban Medium**

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

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

CHARACTER AREA DESIGNATION**No Character Area Designation**

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

NEAREST PUBLIC PARK

Reeves Park is approximately 3/4 of a mile from this facility off Jenkins Avenue, which can be accessed via sidewalk through the University of Oklahoma Campus.

PROCEDURAL REQUIREMENTS:**PRE-DEVELOPMENT: PD-25-24****September 25, 2025**

No neighbors attended this meeting.

BOARD OF PARKS COMMISSIONERS:

The subject property is recognized as a legal tract and does not require platting. As the project does not include any new residential development and does not require a trail easement, it is not subject to review by the Board of Parks Commissioners.

REVIEW COMMENTS SECTION

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 comments inconsistent with the AIM Norman Plan. Items italicized and blue in these sections represent City Staff analysis.

CITY DEPARTMENTS

Fire Department
 Building Permitting Review
 Public Works/Engineering
 Transportation Engineer
 Planning
 Utilities

COMMENTS BY DEPARTMENT**FIRE DEPARTMENT**

Fire codes will be addressed at the building permit stage.

BUILDING REVIEW

Building codes and accessible parking spaces will be reviewed at the building permit stage.

PUBLIC WORKS/ENGINEERING

The proposal has no subdivision requirements or placement of utilities; Engineering has no comments.

TRANSPORTATION ENGINEER*

The Transportation Engineer stated there are no traffic concerns with this proposal.

PLANNING**ZONING CODE CONSIDERATIONS****Purpose – R-3, Multifamily Dwelling District**

The R-3, Multifamily Dwelling District, is intended to provide opportunities for a variety of residential housing types at moderate to high densities, including single-family homes, duplexes, and apartment buildings. The district serves to support a diverse housing stock while

encouraging compact, efficient residential development in areas with appropriate infrastructure and services.

*The applicant is requesting Special Use for an existing sorority house to allow for the expansion of the building and the parking area. The proposed zoning is **consistent** with the uses in the R-3, Multifamily Dwelling District, and compatible with the surrounding uses, as the area is mostly comprised of sorority and fraternity houses.*

Uses Permitted

- The applicant intends for the property to continue use, as the Alpha Phi Sorority residential living quarters. The request for Special Use is prompted by a proposed building and parking expansion. All other R-3 uses will be allowed on the site.

*The use is **consistent** with and compatible with the surrounding uses, as the area is predominantly occupied by sorority and fraternity houses.*

Area Regulations

- Front yard. The minimum depth of the front yard shall be 25 feet.
- Side yard. The minimum width of the side yard shall be five feet.
- Rear yard. The minimum depth of the rear yard shall be 20 feet. One-story unattached buildings of accessory use with a ten-foot wall height shall be set back one foot from the utility easement or alley line.
- Lot width. There shall be a minimum lot width of 50 feet at the building line for single-family and two-family dwellings, and ten feet additional width for each additional family occupying the structure; such lot shall abut on a street not less than 35 feet.
- Intensity of use.
 - There shall be a lot area of not less than 5,000 square feet for a single-family dwelling, and 7,000 square feet for a two-family dwelling or a single-family dwelling and a garage apartment on the same lot.
 - There shall be a lot area of not less than 9,000 square feet for apartment houses, and 3,000 square feet additional area for each dwelling unit more than three on the lot.
 - When a lot of less area than herein required, either in existence on the effective date of the ordinance from which this section derived, July 13, 1954, or by subdivision complying with NCC 30-605 having all boundary lines touching lands under other ownership, that lot may be used only for the uses permitted in R-1, Single Family Dwelling District.
- Accessory buildings shall not cover more than 30 percent of the rear yard.
- Impervious area. The total amount of impervious areas, including all buildings and permanently paved areas, shall not cover more than 65 percent of a lot. Paving for parking as required in NCC 36-548, and other impervious surfaces, shall not cover more than 50 percent of the front yard and comply with NCC 36-550(a)(3). Total impervious area of the front yard can be increased to 70 percent when one or more of the following circumstances occur:
 - The driveway is needed to access a garage for three or more cars.
 - The driveway is part of a circular driveway that includes a landscaped separation from the sidewalk; or
 - The driveway is located on a cul-de-sac lot with lot frontage of less than 40 feet.

*The proposed project is **consistent** with the R-3 area regulations. This is an existing structure with a proposed addition to the front and rear as shown with a dashed line on the site plan. The proposed additions will remain in compliance with the applicable zoning regulations.*

Height Regulations

- Except, as provided in NCC 36-546, no buildings shall exceed three stories in height.
- Any accessory building exceeding 12 feet in height shall have the required side and rear yard setbacks increased by one foot for each additional foot of height above 12 feet; provided, however, that no accessory building shall exceed the height of the principal building to which it is accessor.

*The proposed project is an existing three-story structure and is **consistent** with the current R-3 Height Regulations.*

Landscaping

- Landscaping shall be provided and maintained in accordance with the City of Norman's applicable landscaping regulations, Section 36-551, Landscaping Requirements for Off-Street Parking Facilities, which may be amended from time to time.

*The proposed project is **consistent** with the landscaping requirements. The site plan shows a landscaped median between the circular driveway and the street. Existing landscaping on the remainder of the site will remain the same.*

Lighting

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

*The proposed project is **consistent**, as the proposal shows no new exterior lighting to be installed at this time. If there is to be new lighting installed, it will be addressed during the building permit stage.*

Signage

- Signs on the property will comply with the applicable Medium-Density Residential Requirements in Chapter 28, Sign Regulations, which may be amended from time to time.

*The proposed project is **consistent**, as the proposal shows a new sign to be installed near the entrance off College Avenue, located on the landscape island. The proposed signage will be addressed with a sign permit application at the time of building permit.*

COMPREHENSIVE PLAN CONSIDERATIONS

Character Area Policies

General Policies

Residential Policies

- New residential development should blend with existing housing, incorporating tools such as buffering requirements and right-sized public spaces as defined in land use categories.

- Accommodate a variety of housing styles, sizes, densities, and price points to suit diverse housing needs.
- New residential developments should use a variety of techniques to avoid the appearance of identical homes, increasing vibrancy and diversity in the built environment.

*The proposed project is **consistent** with existing conditions, as the surrounding properties are predominantly sorority and fraternity houses.*

No Character Area Designation

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

Land Use Development Policies

Urban Medium

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

*The proposed project is **consistent** due to the residential nature of the project.*

Building Types

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

*The proposed project is **consistent** as it involves an existing three-story, higher-density structure.*

Site Design

- The scale and layout of the built environment are conducive to walking.
- Parking is secondary to the movement of people and visibility of destinations.
- Layout of the streets and arrangement of lots should be thoughtfully considered with regards to transitioning between neighboring properties and uses and takes precedence over individual lot design.

- Street trees should form a continuous urban canopy over public areas and rights- of-way.

*The proposed project is **consistent**, as most of the parking is located behind the building. Pedestrian movement is at the front of the property making it the primary mode for movement of people to the structure.*

Transportation

- A highly connected multi-modal network is required to support the current and future needs of these important areas. Improving access for pedestrians and bicyclists will be a priority, including modernizing multi-modal infrastructure.

*The proposed project is **consistent**, as there are existing sidewalks and walkways to the site and structure. The installation of a walkway on private property is proposed to connect to the existing public sidewalk. No public improvements are planned.*

Utility Access

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

*The proposed project is **consistent** with the Utility Access Policy as the project currently connects to existing utilities.*

Public Space

- This UM Land Use supports a variety of public spaces including parks of various sizes, regional trails, and walking paths.

*The proposed project is **consistent**, as it provides existing sidewalks with established pedestrian connections to adjacent public spaces, supporting broader circulation and accessibility goals.*

Neighborhood and/or Special Area Plans

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

A.6. UTILITIES

AIM NORMAN PLAN CONFORMANCE

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

SOLID WASTE MANAGEMENT

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

WATER/WASTEWATER AVAILABILITY

- **Water Availability**

Adequate capacity within the water system exists to serve the existing project.

- **Wastewater Availability**

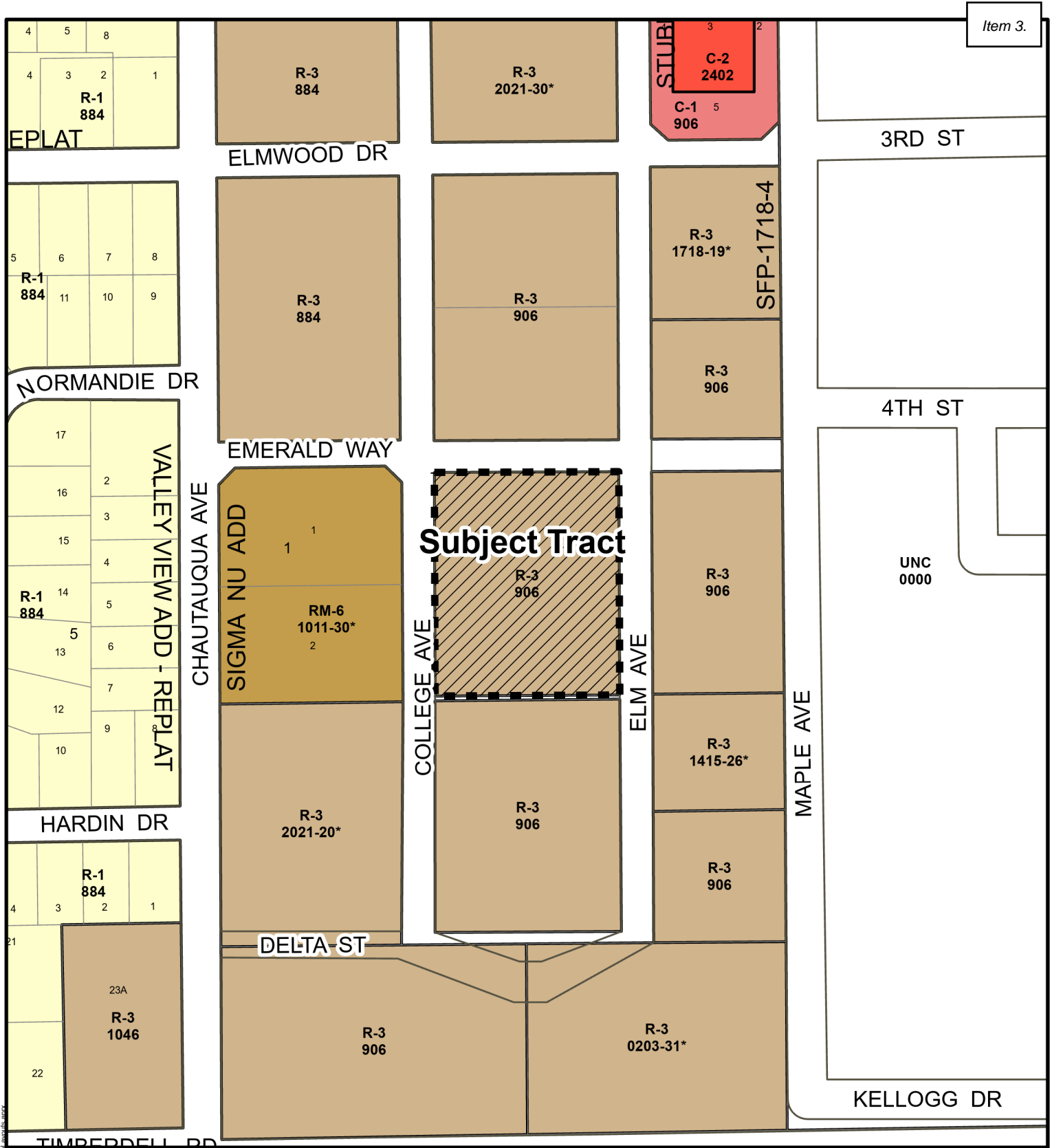
Adequate capacity within the wastewater system exists to serve the existing project.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed building and parking expansion are compatible with the surrounding area, which is predominantly composed of fraternities and sororities.

The proposed project is consistent with AIM Norman by promoting pedestrian connectivity through an internal private walkway that links directly to the public sidewalk network. The proposed entrance realignment, façade improvements, along with a private walkway will reinforce the built environment.

CONCLUSION: Staff forwards this request for rezoning from R-3, Multifamily Dwelling District, to R-3, Multifamily Dwelling District, with Special Use for a Fraternity or Sorority and Ordinance O-2526-13, for consideration by Planning Commission.



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.



September 4, 2025

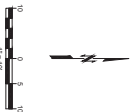
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Subject Tract



PARKING SUMMARY	
REQUIRED PARKING:	
1 SPACE PER BED	64
PROVIDED PARKING:	
STANDARD	73
PAYABLE	7
ACCESSIBLE	4
TOTAL PROVIDED PARKING:	84
TOTAL DISTURBED AREA	0.92 ACRES
EXISTING IMPERVIOUS AREA	46,492 SF
PROPOSED IMPERVIOUS AREA	51,822 SF
INCREASE IN IMPERVIOUS AREA	3,340 SF



CAUTION
NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATOR CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO IDENTIFY EXACT FIELD LOCATIONS OF THE UTILITIES.



OU ALPHA PHI RENOVATIONS

July © 2025 GH2 Architects, LLC

GH2[®]
ARCHITECTS

Applicant: Alpha Phi Sorority

Project Location: 1400 College Avenue

Case Number: PD25-24

Time: 5:30 p.m.

Applicant Representative:
Colton Wayman

Attendees:
No neighbors were in attendance

City Staff:
Kelly Abell, Planner I

Application Summary:

The applicant is requesting rezoning from R-3 Multifamily Dwelling District to R-3 Multifamily Dwelling District with a Special Use to allow for a fraternity or sorority. The proposal includes interior renovations to an existing sorority house, expansion of the rear parking area, and exterior improvements to realign the property's entrance. The property is currently a legal non-conforming use and has not previously been granted a Special Use, which is required both for operating as a sorority or fraternity and for the proposed parking expansion.

Neighbors' Comments/Concerns/Responses:
No neighbors attended this meeting.

File Attachments for Item:

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-18: 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 SOUTH HALF OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3400 CLASSEN BOULEVARD; WARD 7)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/11/2025

REQUESTER: Battison Properties, LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-18: 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 SOUTH HALF OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3400 CLASSEN BOULEVARD; WARD 7)

APPLICANT/REPRESENTATIVE	Battison Properties, LLC/Rieger Sadler Joyce, LLC
LOCATION	3400 Classen Boulevard
WARD	7
CORE AREA	No
EXISTING ZONING	A-2, Rural Agricultural District
EXISTING LAND USE	Urban Living Center
CHARACTER AREA	Corridor
PROPOSED ZONING	C-2, General Commercial District
PROPOSED LAND USE	No change
REQUESTED ACTION	Rezoning from A-2, Rural Agricultural District, to C-2, General Commercial District

SUMMARY:

The applicant, Battison Properties, LLC, requests rezoning of the subject property from A-2, Rural Agricultural District, to C-2, General Commercial District. The property is not platted; an application for Preliminary Plat is part of this overall submittal. This property is located south of State Highway 9, along the west side of Classen Boulevard and north of E. Cedar Lane Road.

EXISTING CONDITIONS:

SIZE OF SITE: 1.41 Acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	A-2	C-2	RM-6 with Special Use for an Office & RM-2 PUD, Use Permitted On Review	A-2	RR Tracks & PUD & A-2
Land Use	Urban Living Center	Urban Living Center	Urban Living Center	Urban Living Center	Urban Living Center
Current Use	Undeveloped	Undeveloped	Residential (Single-Family)	Residential	Residential Agricultural Land & Multi-Family

EXISTING ZONING DESIGNATION**A-2, Rural Agricultural District**

This district is intended to provide a zoning classification for land situated relatively remote from the urban area which is used for agricultural and related purposes and will not undergo urbanization in the immediate future. The types of uses, the area and the intensity of use of land which is authorized in this district is designed to encourage and protect all agricultural uses until urbanization is warranted and the appropriate change in district classification is made. Areas included within this district are sufficiently remote from developed urban areas that exploration for and production of oil and gas will not be hazardous or detrimental to people and property within the developed portions of the City. Further, the purpose of the following regulations for properties within the Ten Mile Flat Conservation Area, is to:

- (1) Address unique conditions in the area commonly known as Ten Mile Flat, much of which land lies within the historical floodplain of Ten Mile Creek and the South Canadian River.
- (2) To protect exceptional and irreplaceable natural resources located in the Ten Mile Flat area; and
- (3) To protect against flood damage in the 100-year floodplain and other floodprone areas within the Ten Mile Flat area.

LAND USE DESIGNATION**Urban Living Center**

Most compact, walkable pattern of urban development. Low to no building spacing and separation of uses. Vibrant urban areas with an intense mix of uses that not only support

residents and employers but leverage their location to attract visitors from throughout the region.

- Urban Living Center areas strive for a balance of residential and non-residential uses and predominance of mixed-use development of compatible densities and scales. Current market conditions and demand for housing over commercial spaces will likely result in a slightly higher mix of residential in these areas.
- Gross densities in any single development should be greater than 18 units per acre.

CHARACTER AREA DESIGNATION

Corridor

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

This application is located within the Gateway Corridor.

Gateway Corridors

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

NEAREST PUBLIC PARK:

The nearest park is located in Cedar Lane Addition, south and west of this site. There are no continuous sidewalks in this area.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:

PD25-27 October 23, 2025

There were no attendees/neighbors at this meeting.

BOARD OF PARKS COMMISSIONERS:

The proposed rezoning to commercial does not include a residential component, therefore application to Board of Parks is not required.

REVIEW COMMENTS SECTION:

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 comments inconsistent with the AIM Norman Plan. Items italicized and blue in these sections represent City Staff analysis.

CITY DEPARTMENTS

Fire Department
Building Permitting Review
Public Works/Engineering

Transportation Engineer
Planning
Utilities

COMMENTS BY DEPARTMENT

FIRE DEPARTMENT

Additional information will be required to determine fire hydrant and fire lane requirements related to the proposed building. These items will be addressed during building permit review stage.

BUILDING REVIEW

Building Codes will be addressed during the building permit review stage.

PUBLIC WORKS/ENGINEERING

Please see the attached report from Engineering.

TRANSPORTATION ENGINEER

Please see the attached report from the Transportation Engineer.

PLANNING

ZONING CODE CONSIDERATIONS

Purpose - 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.

The applicant requests rezoning of the site from A-2, Rural Agricultural District, to C-2, General Commercial District. This request is considered "straight zoning," meaning there are no variances requested with this application/proposal. Development of this site is required to follow the existing development standards currently adopted in Chapter 36, Zoning Code.

Uses Permitted

- The proposed use of the site will be those allowed in the C-2, General Commercial District.

*The use of the site is not determined at this stage of the application. The use of the site will be required to meet the allowed uses within the C-2, General Commercial District. The use will be **consistent** with those uses allowed under C-2.*

Area Regulations

- Front yard: All buildings shall be set back from any abutting street right-of-way at least ten (10) feet. Across the entire front of all lots (and the street side of any corner lot) in

plats filed after November 7, 2005 a minimum ten (10) foot landscape strip shall be installed, which may not be encroached upon by parking. One eight (8) foot tall shade (canopy) tree per each twenty (20) feet of lot frontage and one (1) three (3)-gallon shrub per five (5) feet of building frontage shall be installed within this landscape strip. Clustering of these required plantings may be allowed, if approved by the City Forester or his designee. Such planting should be covered by the three (3) year maintenance bond required when new landscaping is installed with the parking lot on the same tract. All species are to be approved by the City Forester.

- Side Yard: For uses other than dwelling, no side yard shall be required except on the side of a lot adjoining a residential zoning district in which case there shall be a side yard of not less than five (5) feet.
- Rear yard shall not be required for retail establishment; except where a rear lot line abuts upon a dwelling district and the commercial building is designed to be serviced from the rear, there shall be provided a rear yard of not less than thirty (30) feet for lots without alleys and twenty (20) feet for lots with alleys; and further provided that in no case where the rear lot line abuts a dwelling district shall the commercial building be erected closer than three (3) feet to the rear lot line.

*The area regulations proposed for the project are **consistent** the C-2, General Commercial District. The proposed area regulations shown on the site plan are similar to those of surrounding commercial uses.*

Height Regulations

- The rezoning request for this site is C-2, General Commercial District; there is no height restriction for any building/structure in this District.

*Current plans show a single-story building. This is **consistent** with surrounding structures. Future development will be reviewed for compliance at the building permit review stage.*

Landscaping

- Landscaping shall be provided and maintained in accordance with the City of Norman's applicable landscaping regulations, Section 36-551, Landscaping Requirements for Off-Street Parking Facilities, which may be amended from time to time.

*The proposed project is **consistent** with the landscaping requirements.*

Lighting

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

*The proposed project is **consistent**. Any proposed lighting will be addressed during the building permit stage.*

Signage

- Signs on the property will comply with the applicable requirements in Chapter 28, Sign Regulations, for commercial use, which may be amended from time to time.

*The proposed project is **consistent**. The proposed signage will be addressed with a sign permit application at the time of building permit.*

Exterior Materials

- Development on this site will be required to meet regulations in Section 36-547, Exterior Appearance, which may be amended from time to time. Building constructed on property zoned C-2, according to the City's official zoning map, shall have all exterior walls constructed using masonry material covering at least 80% of said walls, exclusive of all windows, doors, roofs, glass, or sidewalk and walkway covers.

*The proposed project is **consistent** with the commercial uses in the surrounding area.*

COMPREHENSIVE PLAN CONSIDERATIONS

Character Area Policies

General Policies

Non-Residential Policies

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

*The site plan submitted for this site is **consistent** with the General Non-Residential Policies. The existing structures in the general vicinity are one- or two-stories in height.*

CHARACTER AREA DESIGNATION

Corridor Area

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 set-backs for buildings. Anticipating high public transit access, including stops and shelters in locations safe for passengers and operations. Interstate-35, North Flood Avenue, Alameda Street, Main Street west of 24th, and Highway 9 are Gateway Corridors managed under this Character Area.

Character Area Policies – Corridor

- Support the natural phasing out of older and lower-yield commercial and industrial uses with regulations and incentives that support mixed-uses and local businesses.

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

*The proposed development is largely **consistent** with Corridor policies. The redevelopment of this site is proposed to be single-use and does not show connections to nearby developments.*

Land Use Development Policies

Description and Context

Urban Living Center

Most compact, walkable pattern of urban development. Low to no building spacing and separation of uses. Vibrant urban areas with an intense mix of uses that not only support residents and employers but leverage their location to attract visitors from throughout the region.

- Urban Living Center areas strive for a balance of residential and non-residential uses and predominance of mixed-use development of compatible densities and scales. Current market conditions and demand for housing over commercial spaces will likely result in a slightly higher mix of residential in these areas.
- Gross densities in any single development should be greater than 18 units per acre.

*There is no residential component to this proposal; this is strictly a commercial zoning request. C-2 zoning does not allow for residential uses by right. The proposal is **inconsistent** with Urban Living Center designation; there is not a mix of uses proposed for the site. While the development does not align with Urban Living Center, this general area has developed as single use/single-lot developments, and this proposal follows that trend along Classen/Hwy. 77.*

Building Types

- Large and medium 4 to 5+ story buildings are common. It is anticipated that various articulations, scales, and architectural styles will create cohesive and compact sites with clear connections to other destinations.
- Public and private spaces (i.e. balconies, recreational roof decks, outdoor dining, etc.) are clearly defined and cultivate a sense of place.
- Mixed-use buildings that include retail, work-spaces, and residences are the most common.
- Single-use buildings are undesirable and should be limited, or avoided altogether.

*The Urban Living Center designation is intended for medium- to large-scale, multi-story buildings. As currently proposed, this project consists of a single-story, single-use structure, which is **inconsistent** with the Urban Living Center development pattern. However, with the requested C-2, General Commercial District zoning for this site, a development that includes a multi-story structure with outdoor dining could be accommodated in the future.*

Site Design

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

*The proposal does meet several of the Site Design criteria of Urban Living Center designation. The site is utilizing existing infrastructure adjacent to the property or in close proximity, avoiding extensions of public infrastructure. The applicant will be required to construct a sidewalk along street frontage. Stormwater control will be addressed for this site. The development will follow landscaping requirements, which require the installation of trees along the street frontage. Overall, this proposal is **consistent** with Urban Living Center designation.*

Public Space

Appropriately scaled public spaces including small parks, plazas, parklets, regional trail connections, and walking paths. Pedestrian amenities are commonly integrated into public and private projects.

*The proposal is **consistent** as there will be sidewalks installed along Classen Blvd. These sidewalks will create connections to other sidewalks as the area continues to develop.*

Neighborhood and/or Special Area Plans

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

UTILITIES

AIM NORMAN PLAN CONFORMANCE

The proposed development is in accordance with AIM Water and Wastewater Utility.

Utility Access

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

The proposal is consistent as the necessary utilities are available.

Solid Waste Management

The proposed development meets requirements and provides access for solid waste services.

Water/Wastewater Quality

Water Availability

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

Wastewater Availability

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

ALTERNATIVES/ISSUES

IMPACTS: The proposed use for this site aligns with the AIM Norman Land Use and Character Area objectives. This proposal is comparable in scale and form to adjacent developed commercial properties.

CONCLUSION: Staff forwards this request for rezoning from A-2, Rural Agricultural District, to C-2, General Commercial District, and Ordinance O-2526-18 to the Planning Commission for consideration and recommendation to City Council.

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

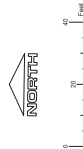
Beginning at a point 692' 1" North of the Southwest corner of the Southeast of said Quarter Section; Thence North 89°10'02" East a distance of 224.60'; Thence North 27°22' West a distance of 255.27'; Thence South 62°50' West a distance of 406.47'; Thence South 25°12'02" East a distance of 58.01'; Thence North 88°02'44" East a distance of 229.80 feet to the Point of Beginning.

Containing 61.496 89 Sq. Ft. or 1.4117 Acres, more or less.

LOT AREA: 61,222 SF 1.405 AC
PRE-DEVELOPED IMPERVIOUS AREA: 15,445 SF (25.2%)
POST-DEVELOPED IMPERVIOUS AREA: 25,794 SF (42.1%)
INCREASED IMPERVIOUS AREA: 10,349 SF

EXISTING: A-2 RURAL AGRICULTURAL PROPOSED: C-2 GENERAL COMMERCIAL	SETBACKS:	EXISTING	PROPOSED
	FRONT	50'	68'
	SIDE	25'	5' & 0'
	REAR	50'	50'

PAVING
BUILDING
PROPERTY LINE
CLUBS & CUTTERS



DESIGN	DRAWN	REVIEW
HRA	HRA	HRA

PROJECT NO.
25013.00

SHEET TITLE
CONCEPTUAL SITE PLAN

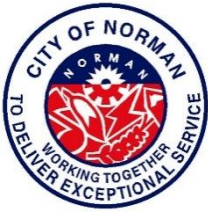
DATE
11.08.2016

SHEET NO.
1.0

Item 4.

File Attachments for Item:

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY GREATEST HOPES, LLC (GOLDEN LAND SURVEYING) FOR 3400 CLASSEN BOULEVARD FOR 1.48 ACRES OF PROPERTY LOCATED AT 3400 CLASSEN BOULEVARD. (WARD 7)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/11/2025

REQUESTER: Greatest Hopes, LLC (Golden Land Surveying)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY GREATEST HOPES, LLC (GOLDEN LAND SURVEYING) FOR 3400 CLASSEN BOULEVARD FOR 1.48 ACRES OF PROPERTY LOCATED AT 3400 CLASSEN BOULEVARD. (WARD 7)

ITEM: Consideration of a preliminary plat for **3400 CLASSEN BOULEVARD**.

LOCATION: Located at 3400 Classen Boulevard. (Generally located 2,670' south of State Highway No. 9 on the west side of Classen Boulevard).

INFORMATION:

1. Owner. Greatest Hopes, LLC.
2. Developer. Battison Properties, LLC.
3. Engineer. Cornerstone Civil Engineering.
4. Surveyor. Golden Land Surveying.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City limits without zoning.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
3. November 13, 2025. The applicant has made a request to place this property in C-2, General Commercial District and remove it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants requirements will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer main will be extended across the plat of Domerica to the north and connect to an existing manhole. The sanitary sewer main will be installed to serve this property in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be installed adjacent to Classen Boulevard.
5. Storm Sewers. Stormwater and appurtenant drainage structures will be installed in accordance with plans and City drainage standards. Stormwater runoff will be conveyed to a privately maintained detention facility and released into the railroad right-of-way.
6. Streets. Classen Boulevard paving is existing.
7. Water Main. An existing 8-inch water main will be replaced with a 12-inch water main in accordance with approved plans and City and State Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

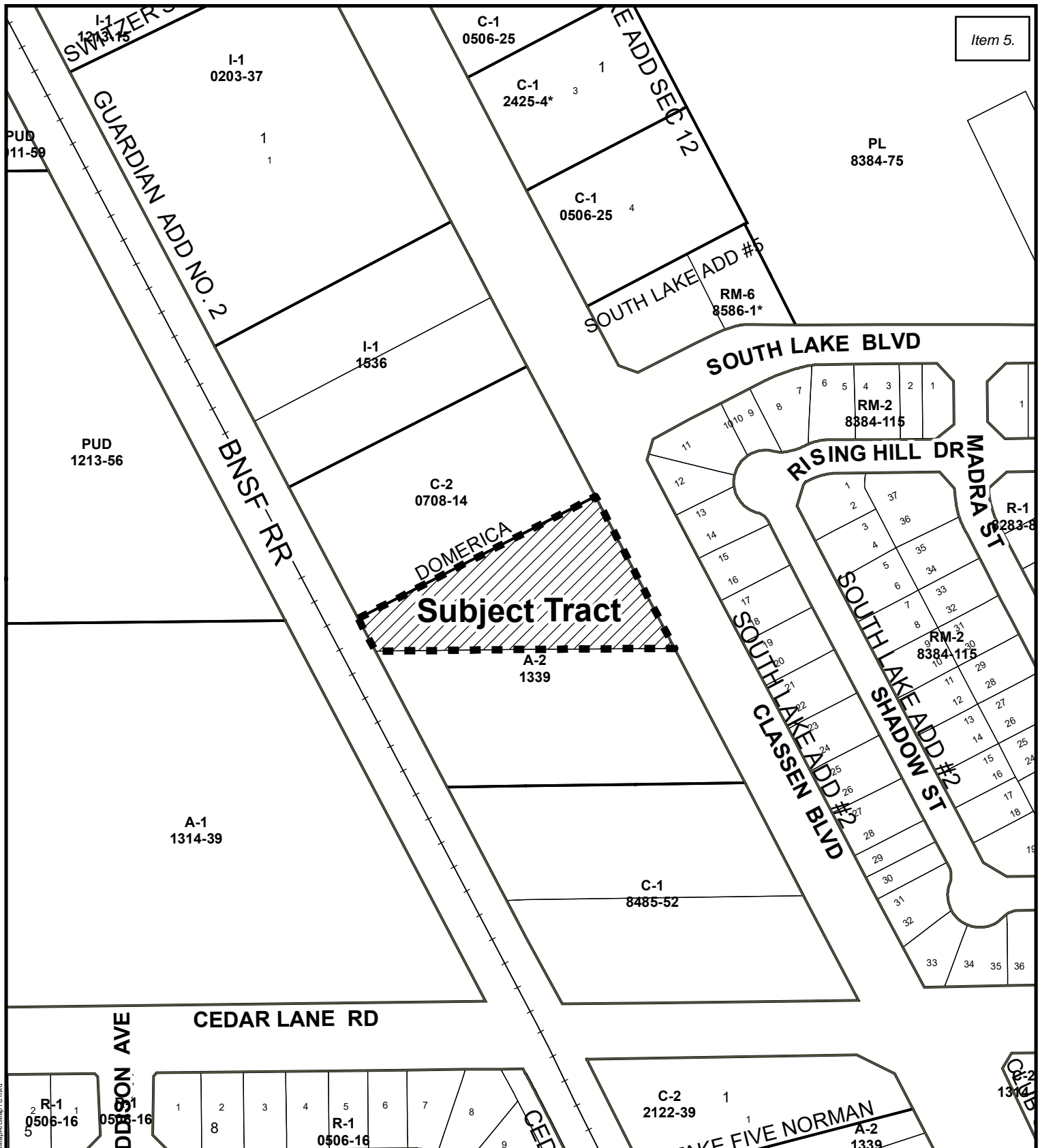
1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street right-of-way is existing.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 1.48 acres and one (1) lot. The proposal will either be retail or a restaurant.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for 3400 Classen Boulevard 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.

October 7, 2025

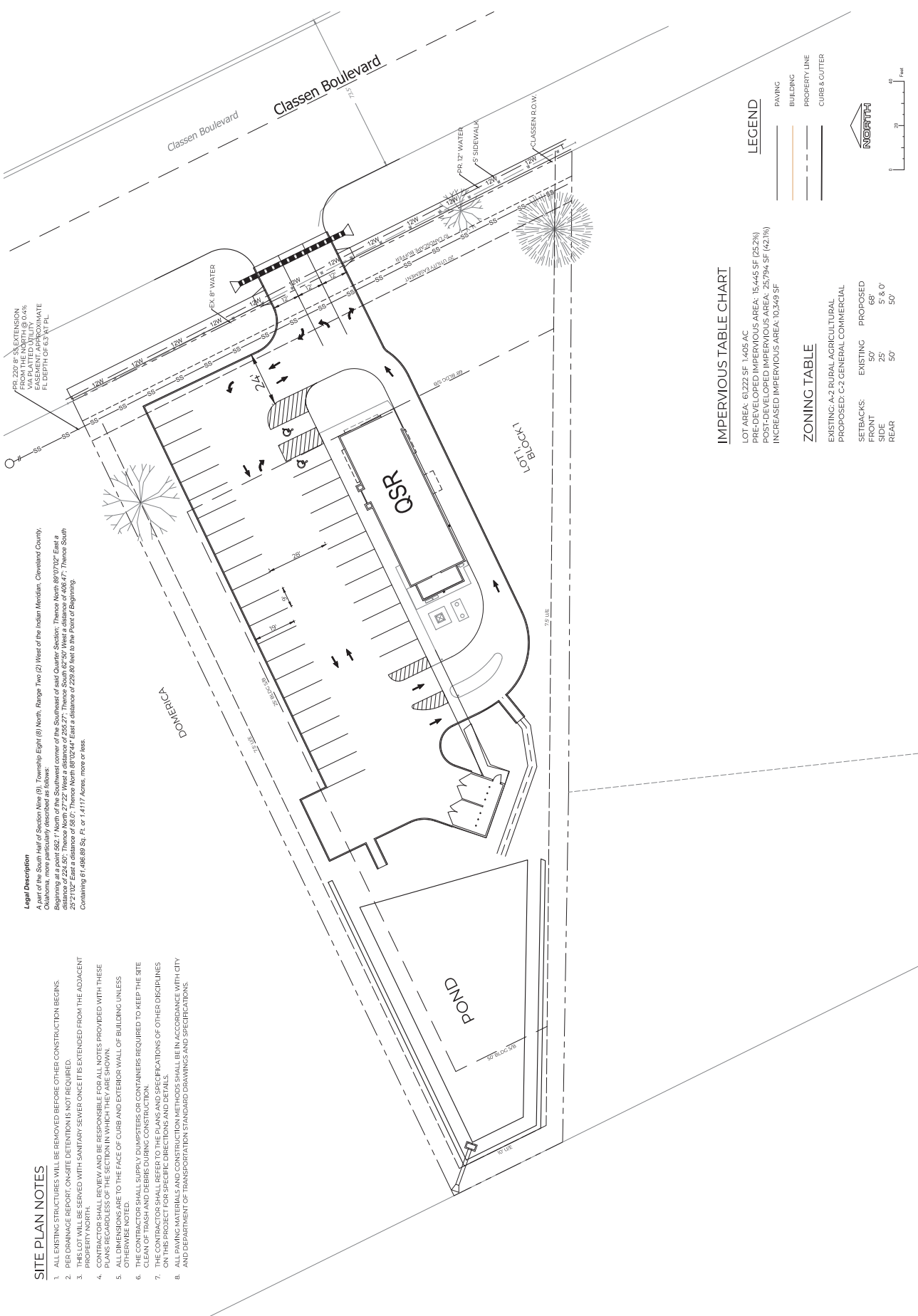
 Subject Tract

SITE PLAN NOTES

1. ALL EXISTING STRUCTURES WILL BE REMOVED BEFORE OTHER CONSTRUCTION BEGINS.
2. PER DRAINAGE REPORT, ON-SITE DETENTION IS NOT REQUIRED.
3. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED CONSTRUCTION.
4. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR ALL NOTES PROVIDED WITH THESE PLANS REGARDLESS OF THE SECTION IN WHICH THEY ARE SHOWN.
5. ALL DIMENSIONS ARE TO THE FACE OF CURB AND EXTERIOR WALL OF BUILDING UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL SUPPLY DUMPSTERS OR CONTAINERS REQUIRED TO KEEP THE SITE CLEAN AND FREE OF DEBRIS.
7. THE CONTRACTOR SHALL REFER TO THE PLANS AND SPECIFICATIONS OF OTHER DISCIPLINES ON THIS PROJECT FOR SPECIFIC DIRECTIONS AND DETAILS.
8. ALL PAVING MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY AND DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS AND SPECIFICATIONS.

Legal Description

A part of the South Half of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:
Containing 67.486888 Sq. Ft. or 1.4117 Acres, more or less,
29° 2' 10.2" East a distance of 88.0'; Thence North 88° 02' 44" East a distance of 228.80 feet to the Point of Beginning.



IMPERVIOUS TABLE CHART

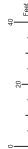
LOT AREA: 61,222 SF 1.405 AC
PRE-DEVELOPED IMPERVIOUS AREA: 15,445 SF (25.2%)
POST-DEVELOPED IMPERVIOUS AREA: 25,794 SF (42.1%)
INCREASED IMPERVIOUS AREA: 10,349 SF

ZONING TABLE

EXISTING: A-2 RURAL AGRICULTURAL	
PROPOSED: C-2 GENERAL COMMERCIAL	
SETBACKS:	EXISTING
FRONT	50'
SIDE	25'
REAR	50'

LEGEND

PAVING	BUILDING
PROPERTY LINE	CURB & GUTTER



CORNERSTONE
Civil Engineering

P.O. BOX 72813
NORMAN, OK 73070
405.653.3458
WWW.CORNERSTONE-OK.COM
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Battison Properties
2244 36th Ave NW, Suite 110
Norman, Oklahoma 73072

3400 Classen
Boulevard

NO.	DATE	REVISION

OWNER	DESIGNER	REVIEWER
PROJECT NO.		
2203100		
SHEET TITLE		
CONCEPTUAL SITE PLAN		
DATE		
11.08.2025		
SHEET NO.		

Item 5.



**CITY OF NORMAN
Development Review Form
Transportation Impacts**

DATE: November 4, 2025

STAFF REVIEW BY:

David Riesland, P.E.
City Transportation Engineer

PROJECT NAME: 3400 Classen Boulevard Preliminary Plat

PROJECT TYPE: Commerical

Owner:

Battison Properties

Developer's Engineer:

Cornerstone Civil Engineering

Developer's Traffic Engineer: Cornerstone Civil Engineering

SURROUNDING ENVIRONMENT (Streets, Developments)

The length of the property from State Highway 9 to Cedar Lane Road between Classen Boulevard and the BNSF Railroad is zoned industrial with some commercial at the corners of the Cedar Lane Road intersection with Classen Boulevard. The BNSF Railroad is located to the west of the property. Classen Boulevard (US 77) is the main north-south roadway in the area. State Highway 9 and Cedar Lane Road provide east-west access to the property.

ALLOWABLE ACCESS:

The proposed access is shown in the approximate center of the site frontage along Classen Boulevard and is located in the best possible location as there is no existing driveway on the east side of Classen Boulevard in proximity to the proposed driveway. As such, no Request for Variance will be required because of inadequate driveway spacing or location with respect to existing streets. However, ODOT, as the maintenance [provider for Classen Boulevard (US Highway 77) will be required to approve the access location.

EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)

Classen Boulevard: 5 lanes (existing), Speed Limit - 45 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE:

YES



NO



Proposed number of access points for the development is in compliance with what is allowed in the subdivision regulations.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	1,306	653	653
A.M. Peak Hour	52	27	25
P.M. Peak Hour	117	58	58

TRANSPORTATION IMPACT STUDY REQUIRED?

YES



NO



Obviously being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact study could have been required. However, since the area in question is largely build-out, only a traffic impact memorandum was required and was prepared for the application by Cornerstone Civil Engineering. No traffic operational issues are anticipated due to the development. . This proposed connection to the public roadway will afford full access.

RECOMMENDATION:

APPROVAL



DENIAL



N/A



STIPULATIONS



Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

The proposed 2,000 square foot fast-food restaurant development is proposed for location on the west side of Classen Boulevard (US 77) south of State Highway 9 and north of Cedar Lane Road. The site will contain a single point of access onto Classen Boulevard and is expected to generate 52 AM peak hour trips, 117 PM peak hour trips, and 1,306 trips on an average weekday. Obviously being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact study could have been required. However, since the area in question is largely built-out, only a traffic impact memorandum was required and was prepared for the application by Cornerstone Civil Engineering. No traffic operational issues are anticipated due to the development.

The proposed development will access Classen Boulevard by way of a single, full access driveway. The proposed access is shown in the approximate center of the site frontage along Classen Boulevard and is located in the best possible location as there is no existing driveway on the east side of Classen Boulevard in proximity to the proposed driveway. As such, no Request for Variance will be required because of inadequate driveway spacing or location with respect to existing streets. However, ODOT, as the maintenance provider for Classen Boulevard (US Highway 77) will be required to approve the proposed access location. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are applicable traffic impact fees to be collected in the area. These are associated with the following with traffic impact rates previously determined in the Destin Landing Master Plan Traffic Study:

1. \$1,695.72 for improvements to the Classen Boulevard intersection with Cedar Lane Road (assumed 39 PM peak hour trips * \$43.48 per PM peak hour trip = \$1,695.72)
2. \$1,474.98 for improvements to the Classen Boulevard intersection with Post Oak Road (assumed 13 PM peak hour trips * \$113.46 per PM peak hour trip = \$1,474.98)
3. Total impact fees to be collected with the filing of the Final Plat are \$3,170.70

3400 Classen Boulevard Preliminary Plat

The proposed 2,000 square foot fast-food restaurant development is proposed for location on the west side of Classen Boulevard (US 77) south of State Highway 9 and north of Cedar Lane Road. The site will contain a single point of access onto Classen Boulevard and is expected to generate 52 AM peak hour trips, 117 PM peak hour trips, and 1,306 trips on an average weekday. Obviously being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact study could have been required. However, since the area in question is largely build-out, only a traffic impact memorandum was required and was prepared for the application by Cornerstone Civil Engineering. No traffic operational issues are anticipated due to the development.

STREET	NO. OF LANES	BACK-GROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
Classen Boulevard	5	21,000	1,306	22,306	36,000	58.33	61.96

The proposed development will access Classen Boulevard by way of a single, full access driveway. The proposed access is shown in the approximate center of the site frontage along Classen Boulevard and is located in the best possible location as there is no existing driveway on the east side of Classen Boulevard in proximity to the proposed driveway. As such, no Request for Variance will be required because of inadequate driveway spacing or location with respect to existing streets. However, ODOT, as the maintenance provider for Classen Boulevard (US Highway 77) will be required to approve the proposed access location. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are applicable traffic impact fees to be collected in the area. These are associated with the following with traffic impact rates previously determined in the Destin Landing Master Plan Traffic Study:

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- Total impact fees to be collected with the filing of the Final Plat are \$3,170.70

Applicant:

Battison Properties, LLC
Rieger Sadler Joyce, LLC

Project Location:

3400 Classen Blvd.

Case Number: PD 25-27

Time: 5:30 p.m.

Applicant Representative:

Gunner Joyce, Reiger Sadler Joyce, LLC
Ben LaCourse, Reiger Sadler Joyce, LLC
Vahid Solalati, Battison Properties, LLC
Larry Battison, Battison Properties, LLC

Attendees:

No neighbors were in attendance.

City Staff:

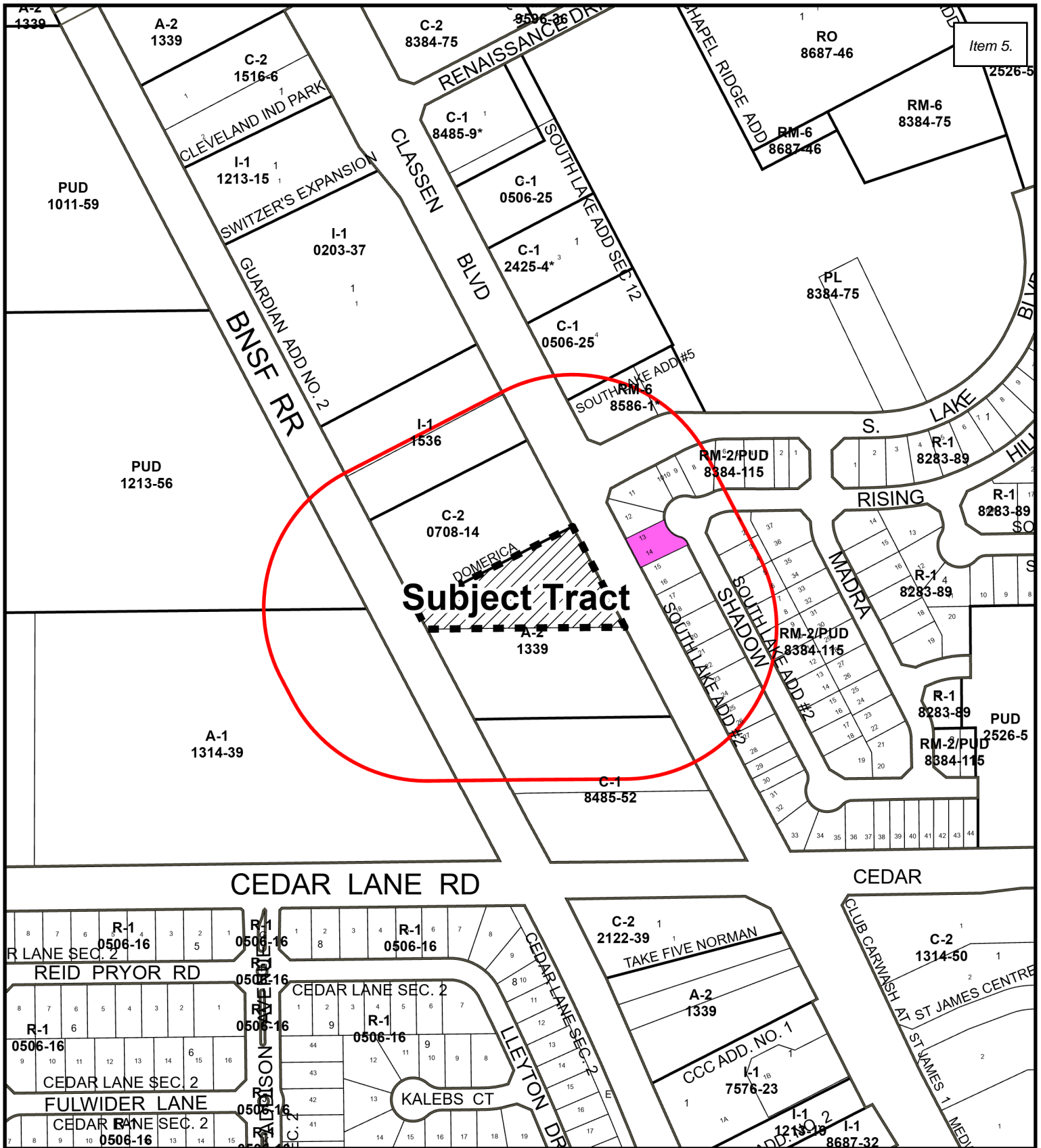
Kelly Abell, Planner I

Application Summary:

The applicant, Battison Properties, LLC, requests rezoning of the subject property from A-2, Rural Agricultural District, to C-2, General Commercial District. The property is not platted. An application for a Preliminary Plat is part of this overall submittal. The property is located on the west side of Classen Boulevard, south of State Highway 9, and north of E. Cedar Lane Road.

Neighbors' Comments/Concerns/Responses:

No neighbors attended this meeting. A resident submitted written comments to the city expressing concerns about the proposal. The neighbor noted ongoing traffic issues due to the neighborhood's single access point and requested the developer consider contributing to the installation of a traffic signal to improve safety and circulation. Additional concerns included limited emergency access in the event of a natural disaster and potential impacts of the proposed development on adjacent residential properties, such as headlight glare and loss of privacy. The resident suggested that taller fencing along Classen be considered to help mitigate these impacts.



Protest Map



1.4% Protest Within Notification Area

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



0 150 300 Feet

December 5, 2025

-  Subject Tract
-  Notification Area
-  Protest

Dear Norman Planning Commission,

I received notice of a Public Hearing on a zoning request from Battison Properties, LLC for 3400 Classen Bld., and I wanted to voice some concerns.

I strongly feel like the developer should contribute to a traffic light at the only exit to and from the South Lake addition. With the new proposed development, it will be extremely difficult to exit our neighborhood. There has been so much development in the neighborhood over the past 5 years, but there has been very little consideration given to traffic logistics. We only have one way out of the South Lake addition which I feel is very problematic, and the city should consider another exit. If there was a tornado and damaged trees or powerlines, there would be no way for emergency vehicles to enter the addition.

Lastly, what is intended for the development? No details were provided. This development would be directly across from my and my neighbors' backyards. Headlights will come streaming into our bedrooms and living rooms at dark which is definitely not ideal. Perhaps the developer would consider providing us taller fences on the Classen side to mitigate this if they intend to develop and add businesses that are open at dark.

Please feel free to contact me at this email address or at 201-245-6394.

Respectfully,

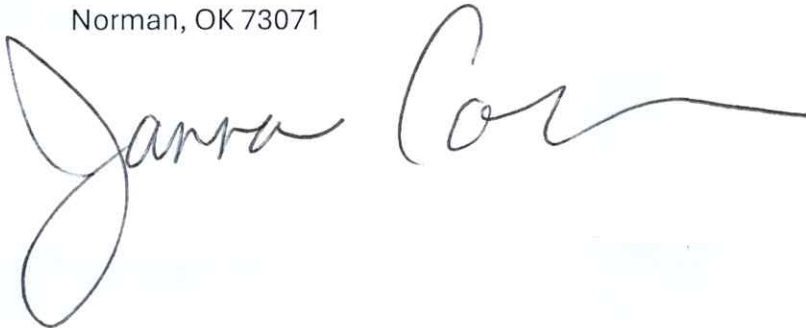
FILED IN THE OFFICE
OF THE CITY CLERK

ON 11-6-25 gm

Janna Corn

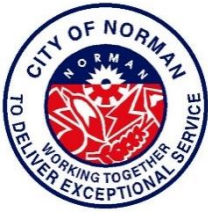
3400 Shadow Street

Norman, OK 73071

A handwritten signature in black ink, appearing to read "Janna Corn", with a long horizontal flourish extending to the right.

File Attachments for Item:

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-24: 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 PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2525 E. LINDSEY STREET, WARD 1)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/11/2025

REQUESTER: Mission Norman, Inc

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-24: 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 PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2525 E. LINDSEY STREET, WARD 1)

APPLICANT/REPRESENTATIVE	Mission Norman, Inc/Rieger Sadler Joyce LLC
LOCATION	2525 E Lindsey Street
WARD	1
CORE AREA	No
EXISTING ZONING	PUD, Planned Unit Development
EXISTING LAND USE DESIGNATION	Mixed-Use
CHARACTER AREA	Suburban Neighborhood
PROPOSED ZONING	PUD, Planned Unit Development
PROPOSED LAND USE	No Change
REQUESTED ACTION	Amend the existing PUD Narrative and Site Development Plan

SUMMARY:

The applicant, Mission Norman Inc, is requesting an amendment to the existing PUD, Planned Unit Development (O-0910-24). The applicant is proposing a redesign of the previously approved Site Development Plan. This redesign would change the number, location, and type of structures throughout the project site. The proposed amendment would remove one three-bedroom fourplex, three two-bedroom fourplexes, and a barn from the development site. The applicant proposes replacing these buildings with nine duplexes and two playgrounds.

EXISTING CONDITIONS:

SIZE OF SITE: 5.75 Acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	PUD	A-2	A-2	A-2, C-1, & R-1-A	A-2
Land Use	Mixed-Use	Mixed-Use	Mixed-Use & Urban Medium	Mixed-Use	Mixed-Use
Current Use	Residential, Office & Church	Church	Residential (Single-Family)	Church	Vacant

EXISTING ZONING DESIGNATION**PUD, Planned Unit Developments**

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 the comprehensive plan of record. The PUD, Planned Unit Development District herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit, and which are not now required by other regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City. Specifically, the purposes of this section are to encourage:

- (1) A maximum choice in the types of environment and living units available to the public.
- (2) Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.

- (3) Maximum enhancement and minimal disruption of existing natural features and amenities.
- (4) Comprehensive and innovative planning and design of diversified developments which are consistent with the Comprehensive Plan, including the Land Use Plan, and remain compatible with surrounding developments.
- (5) More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- (6) Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use. The PUD, Planned Unit Development regulations are designed to provide for small- and large-scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development, which is related to, and affects, the long-term value of the homes and other development. A planned unit development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

LAND USE DESIGNATION

Mixed-Use (MX)

Urban, compact, walkable pattern. Low to no building spacing and separation of uses. Cultivates vibrant urban areas with an intense mix of uses that not only support residents and employers but leverage their location to attract visitors from throughout the region. For areas requiring retrofit or redevelopment, neighborhood or site master plans should be developed to encourage more efficient and attractive land use along with higher densities.

- Mixed-use areas should have a slightly higher non-residential to residential mix and a predominance of mixed-use structures.
- Gross densities in any single development should be greater than 18 units per acre.

CHARACTER AREA DESIGNATIONS

Suburban Neighborhood Area

Suburban Neighborhood Areas are where suburban residential subdivision development has or is likely to occur (due to availability of water and sewer service). This area is characterized by low pedestrian orientation, existing but limited public transit access, high to moderate degree of building and use separation, predominantly residential with scattered civic buildings and varied street patterns, often curvilinear.

In the future, the neighborhoods with good trail access and connections to surrounding services will likely continue to be highly attractive neighborhoods. Future development should elevate connectivity and traditional neighborhood design (TND).

NEAREST PUBLIC PARK

Creekside Bike Park is located less than half a mile from the site. Eastridge Park is located less than a mile south of the site. Both parks can be accessed using existing sidewalks and crosswalks along East Lindsey Street and 24th Avenue Southeast.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:

PD25-31

November 20, 2025

Several neighboring residents were in attendance. Attendees asked if the proposed dwellings were intended for permanent residency or transitional housing, to which the applicant's representative replied that the dwelling units are intended as transitional housing. An attendee asked what the property's current zoning allowed. The applicant's representative explained that similar multifamily uses are currently allowed, but the proposed changes to the site development plan have prompted this rezoning request. An attendee expressed concern that more transitional housing units may attract unwanted nuisances and disruptive individuals to the area. Others commented that the proposed housing type is necessary in Norman for people with unstable housing or experiencing homelessness. Another attendee asked if approval of this proposal would make it easier for nearby properties to similarly rezone. The applicant's representative explained that any other properties that wished to rezone would need to go through the same rezoning process.

REVIEW COMMENTS:

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

CITY DEPARTMENTS

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

FIRE DEPARTMENT

Items related to Fire codes will be addressed at the building permit stage.

BUILDING REVIEW

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

PUBLIC WORKS/ENGINEERING

The subject property is platted as part of Mission Norman Addition. No additional subdivision is required.

TRANSPORTATION ENGINEER

The subject property is platted, therefore a report from the Transportation Engineer is not required for this development.

PLANNING

ZONING CODE CONSIDERATIONS

Purpose – PUD, Planned Unit Development

It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan of record. The PUD, Planned Unit Development District herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit, and which are not now required by other regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City. Specifically, the purposes of this section are to encourage:

- A maximum choice in the types of environment and living units available to the public.
- Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.
- Maximum enhancement and minimal disruption of existing natural features and amenities.
- Comprehensive and innovative planning and design of diversified developments which are consistent with the Comprehensive Plan, including the Land Use Plan, and remain compatible with surrounding developments.
- More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use. The PUD, Planned Unit Development regulations are designed to provide for small- and large-scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development, which is related to, and affects, the long-term value of the homes and other development. A planned unit development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

*The applicant requests an amendment to the property's existing PUD to redesign the previously approved Site Development Plan. The most significant changes to the Site Development Plan are the removal of a barn, multiple residential buildings, and parking spaces. The amendment to the Site Development Plan would replace these structures with several duplexes. This proposal remains **consistent** with the surrounding area.*

Uses Permitted

- The intended uses for the project site include, but are not limited to church worship, transitional housing, a food pantry, and office uses. A complete list of allowable uses can be found within the attached PUD Narrative as Exhibit C.

This PUD, Planned Unit Development, proposes a mixed-use development that includes church, residential, and office uses. All the proposed uses will support Mission Norman's

operations. This proposal is **consistent** with the surrounding area, as there are existing churches to the north of this subject tract and to the south across East Lindsey Street. Multi-family residential uses do not abut the subject property; however, they are present in the surrounding area.

Area Regulations

- All setbacks and coverages for the property will conform to the requirements of the RM-2, Low-Density Apartment District (as amended from time to time).
 - The front yard setback shall be a minimum of 25'.
 - The side yard setback shall be a minimum of 5'.
 - The rear yard setback shall be a minimum of 10'.
 - If a utility or other public easement is not located within the required building setbacks enumerated above, all buildings shall maintain a minimum setback of one foot from the easement line.

The proposed development is to conform to the area regulations of the RM-2, Low-Density Apartment District, with the exception of an ten-foot rear yard setback. For this reason, the proposed area regulations are **inconsistent** with the surrounding properties, which are zoned C-1, Local Commercial District, and R-1-A, Single-Family Attached Dwelling District, and A-2, Rural Agricultural District. Building setbacks under these districts are greater than those proposed for this development.

Height Regulations

- Height regulations for this site will conform to the requirements of the RM-2, Low-Density Apartment District.

The proposed development will conform to the requirements of the RM-2, Low-Density Apartment District. The RM-2 District allows for a maximum allowable height of three stories. Varied heights are allowed in the surrounding area, ranging from three stories in the R-1-A District, two and a half stories or 35' in the C-1 District, and no maximum height requirement in the A-2 District. The proposed development is **consistent** with the surrounding allowances in the area.

Open Space

- The Property is expected to contain approximately three acres of open space comprising approximately sixty percent of the property.

Approximately 60% of the development site will be open space. The proposed amount of open space exceeds the required minimum of 10% to 15% under the City's Section 36-509, PUD, Planned Unit Developments. This open space proposal is **consistent** with surrounding developments.

Traffic Access, Circulation, Parking and Sidewalks

- Access to the property shall be permitted in the manner depicted on the attached Site Development Plan. The property shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time. Parking for the Property shall be developed in compliance with the parking layout shown on Exhibit E, attached hereto, subject to final design

development and the changes allowed under Section 36-509(g) of the City of Norman's PUD Ordinance. The Property shall comply with Norman's applicable parking ordinances.

*There is one access point from East Lindsey Street shown on the Site Development Plan. Walkways and a parking area are also shown on the Site Development Plan. For these reasons, the proposal is **consistent** with City regulations. Parking is shown on Exhibit E of the PUD Narrative.*

Landscaping

- Landscaping shall be in conformity with the City of Norman ordinances, as amended from time to time.

*The proposed development is **consistent** with the regulations found under Section 36-551, Landscaping Requirements For Off-Street Parking Facilities.*

Lighting

- All exterior lighting shall be installed in conformance with any applicable City of Norman Commercial Outdoor Lighting Standards, as such may be amended from time to time.

*The proposed development is **consistent** with the regulations found under Section 36-549, Commercial Outdoor Lighting Standards.*

Signage

- Signage for all lots shall comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time.

*The proposed development is **consistent** with the regulations found under Chapter 28, Sign Regulations.*

Screening

- Fencing may be installed but is not required within the property. The applicant may file restrictive covenants against the property to more narrowly tailor architectural review of fencing within the development. The subject tract may install perimeter fencing along all or portion of the property but the PUD does not require it.

The proposed development does not require fencing; however, fencing may be permitted, provided it complies with the regulations under Section 36-552, Fencing, Walls, And Screening.

Exterior Materials

- Exterior materials of the building to be constructed on the property may be brick, wood, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof. The applicant may file restrictive covenants against the subject property to more narrowly tailor architectural review within the development.

*The listed materials and percentages are **consistent** with the requirements found within Section 36-547, Exterior Appearance of the Zoning Ordinance.*

Sanitation/Utilities

- Trash may be handled through on-site dumpsters. Trash dumpster will be located as depicted on the Preliminary Site Development Plan or in locations as modified or approved by City sanitation services. A trash compactor(s) and its enclosure(s) may also be located on site to facilitate trash removal. Any dumpster or trash facilities shall be screened within enclosures that are built of materials to be compatible with the building exteriors in the main building. Locations of dumpsters and/or compactors shall be such that allows for proper ingress and egress for City sanitation vehicles in accordance with the EDC.

*The locations and designs of sanitation facilities are **consistent** with the requirements of the City of Norman's Engineering & Design Criteria and Utilities Department.*

Phasing

- It is anticipated that the property will be developed in multiple phases. The timing and number of future phases will be determined by market demand and absorption rates.

*The applicant stated that the property will be developed in multiple phases; however, no timeline has been presented. Additionally, the applicant has not produced an exhibit depicting the development's expected phasing. For these reasons, the development is **inconsistent** with the phasing requirements of Section 36-509, PUD, Planned Unit Developments.*

COMPREHENSIVE PLAN CONSIDERATIONS

Character Area Policies

General Policies

Residential Policies

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

*The development will feature transitional multi-family residential structures containing 22 dwelling units in approximately ten buildings, with a maximum height of three stories. There will be one quadplex and nine duplex structures. The development is **consistent** with the Residential Character Area General Policies.*

Non-Residential

- 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 development proposes an 80% masonry requirement for all structures built within the development site. Additionally, internal pedestrian networks between buildings are shown on the Site Development Plan. For these reasons, the proposed development is **consistent** with the non-residential Character Area General Policies.*

Suburban Neighborhood Areas Policies

- Infrastructure extensions should occur incrementally, and new developments must connect to City water and sewer, which may require extension of lines.
- Protect drainageways in accordance with WQPZ ordinance within new development and expand their use for public trail access.
 - Treat water quality volume from runoff for volume recommended in stormwater master plan and in accordance with EDC Section 7000.
 - The open spaces created around drainageways should be connected when feasible to create wildlife corridors.
- Reduce the impact of higher intensity uses to adjacent lower intensity uses with screening and landscaping. Native landscaping is encouraged.
 - Prioritize preservation of existing mature street trees.
- Promote a mix of housing types, including accessory dwelling units, and new, well-designed similarly scaled multi-unit residences to increase neighborhood density and income diversity.
 - Priority for higher density, mixed-income, and affordable housing opportunities should be assigned to locations with multi-modal transportation access and capacity.
 - Based on associated Land Use, housing typologies of all intensity levels are appropriate within the Suburban Character area.
- Encourage:
 - More mixing of uses, including neighborhood services, job centers, and residential uses of similar intensities.
 - Retrofitting existing commercial and retail strip development in areas that are likely to undergo renovation or potential demolition in the life of this plan.
 - Civic, cultural uses, entertainment establishments that will promote community interaction and public open space.
- As streets move further from the center of the Core Neighborhood Character Area and parcel sizes and development patterns work against pedestrian circulation, focus should shift to vehicular safety, corridor appearance and traffic speeds while still providing basic access and safety for pedestrians and bicyclists. Transportation accommodations should:
 - Ensure interconnectivity between developments for local and collector streets.
 - Provide access to trails with all new development, when feasible to integrate trail plans outlined in the Transportation and Park Master Plans into developments.
 - Connect streets between land uses and include complete street approaches for undeveloped sites.
 - Use the most recent Transportation Master Plan to fill pedestrian system gaps along streets, to trails, and within developments.
 - Encourage network of multi-modal transportation options to neighborhood centers and local mixed-use developments.

*The proposed development is **consistent** with the Suburban Neighborhood Area Policies because it promotes a mix of uses, connects to City infrastructure, and provides housing in the area, thereby increasing neighborhood density and diversity.*

Land Use Development Policies

Mixed-Use Land Use

- Urban, compact, walkable pattern. Low to no building spacing and separation of uses. Cultivates vibrant urban areas with an intense mix of uses that not only support residents and employers but leverage their location to attract visitors from throughout the region. For areas requiring retrofit or redevelopment, neighborhood or site master plans should be developed to encourage more efficient and attractive land use along with higher densities.
 - Mixed-use areas should have a slightly higher non-residential to residential mix and a predominance of mixed-use structures.
 - Gross densities in any single development should be greater than 18 units per acre.

*The proposed development is **inconsistent** with the Mixed-Use Land Use policies. While the development includes a mix of church, office, and residential uses, it does not feature a higher number of non-residential uses to residential uses. This development has existed since before the adoption of the AIM Norman Comprehensive Land Use Plan and is not able to meet the Mixed-Use Land Use policies without significant revisions to the originally approved development concept.*

Building Types

- Medium and Small-scale 3 to 5-story buildings are common. Within existing developed areas, buildings may go up to 2-stories higher than surrounding properties.
- Multi-unit structures are the priority, but a variety of residential uses including townhomes, walk-ups, apartments, lofts, condominiums are present.
- Mixed-use buildings that include retail, work-spaces, and residences are the most common.
- Public and private spaces (i.e. balconies, recreational roof decks, outdoor dining, etc.) are clearly defined and cultivate a sense of place.
- Single-use buildings are limited. Large single-use, single-story structures are not appropriate.

*The proposed development is **inconsistent** with the Mixed-Use Land Use policies because it primarily features single-use buildings rather than having residential uses located in the same buildings as the church and office uses. As stated before, this development has existed since before the adoption of the AIM Norman Comprehensive Land Use Plan and is not able to meet the Mixed-Use Land Use policies without significant revisions to the originally approved development concept.*

Site Design

- The scale and layout of the built environment is conducive to walking. Trails and pathways are integrated throughout developments to connect to parks, neighborhoods, and community destinations.
- Single-use commercial and single-use multi-unit residential developments without connections to neighboring properties and uses disturb the development pattern and should be limited or avoided altogether.
- Design features, such as street/sidewalk level windows, should make larger scale structures appropriate at the pedestrian level.

- Street trees should form a continuous urban canopy over public areas and rights of-way.
- Residential developments should include trails or side paths that facilitate resident movement and encourage resident interactions.
- Stormwater to be addressed at the project level, but designed as part of a larger neighborhood or sub-basin system and, when possible, function as an amenity to the development.
- Site layout should take every opportunity to maximize the public infrastructure available in this area.

*The development proposes interconnectivity through walkways shown on the Site Development Plan. The west side of the development contains office uses, church uses, and a community garden. The east side of the development contains transitional housing uses and two playgrounds. Parking is present throughout the development as shown on Exhibit E of the PUD Narrative. The development is **consistent** with the Mixed-Use Land Use policies.*

Transportation

- This area features a 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 should not be prominent, but rather it should be obvious that this area is designed to be a park-once environment. Shared parking is prevalent, with limited private parking options, which are screened from view of the right-of-way. Most of these areas have, or will have, easy access to public transportation (adjacent to or less than one quarter-mile walk of a stop). A future rail transit service is possible near some locations. It should be comfortable for users of all ages and abilities to move through this area safely. Access and connections to the regional trail network are vital assets to this land use.

*The development is **inconsistent** with the Mixed-Use Land Use Transportation policy because it does not provide connections to adjacent properties as a single-site development. The nearest transit stop is a half mile from the development.*

Utility Access

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

*The proposed development has access to City utilities and is **consistent** with Utility Access policies.*

Public Space

- Appropriately scaled public spaces including small parks, plazas, parklets, regional trail connections, and walking paths. Pedestrian amenities are commonly integrated into public and private projects.

*The development is **consistent** with the Mixed-Use Land Use policy because the development site proposes walkways, playgrounds, and a community garden.*

Neighborhood and/or Special Area Plans

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

UTILITIES

AIM NORMAN PLAN CONFORMANCE

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

SOLID WASTE MANAGEMENT

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

WATER/WASTEWATER AVAILABILITY

Water Availability

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

Wastewater Availability

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

ALTERNATIVES/ISSUES:

IMPACTS: This amendment to the existing PUD proposes changes to the Site Development Plan that would increase the number of residential structures on the development site while maintaining the same number of dwelling units as the original proposal. The proposed amendment to the Site Development Plan is not expected to generate more traffic than what was originally approved. This is because the changes to the Site Development Plan do not increase the total number of dwelling units for the development.

Mission Norman is an existing development that was approved by the City of Norman's City Council prior to the adoption of the AIM Norman Comprehensive Land Use Plan. The original design of the development does not entirely align with the policies of AIM Norman. The proposed development is consistent with the AIM Norman Comprehensive Land Use Plan by promoting a mix of uses, internal walkways, providing landscaping along East Lindsey Street, including housing opportunities, and preserving open space. However, the development is inconsistent with the AIM Norman Comprehensive Land Use Plan in that it proposes single-use buildings and a higher ratio of residential to non-residential structures.

CONCLUSION:

Staff forwards this request for amendment to PUD, Planned Unit Development District, O-0910-24, to a PUD, Planned Unit Development District, O-2526-24, to the Planning Commission for consideration and recommendation to City Council.

MISSION NORMAN ADDITION

A PLANNED UNIT DEVELOPMENT

NORMAN, OKLAHOMA

APPLICANT:

MISSION NORMAN, INC.

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT

Submitted: November 3, 2025

Revised: December 5, 2025

PREPARED BY:

RIEGER SADLER JOYCE
136 Thompson Drive
Norman, Oklahoma 73069

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I. **INTRODUCTION**

Mission Norman, Inc. (the “**Applicant**”) seeks to amend the existing Planned Unit Development (“**PUD**”) for its property currently located in Ward 1 of the City of Norman. The site is approximately 5.75 acres and is located at 2525 East Lindsey, Norman, Oklahoma, as more particularly described on **Exhibit A**, attached hereto (the “**Property**”). This Mission Norman project is intended to serve Norman residents by providing a variety of uses including church worship, fellowship, office, and related functions, transitional housing, playgrounds, food pantry, a storage barn, and other compatible uses on the Property. The transitional housing component is planned to include nine (9) duplex structures and one (1) quadplex, providing a total of approximately twenty-two (22) dwelling units.

The Applicant is requesting an amendment to the existing PUD to update the approved site plan and permitted uses while maintaining the overall intent and character of the original PUD.

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

A. **Location**

The Property is located generally at 2525 E. Lindsey Street, Norman, OK. A location map is included on the Preliminary Site Development Plan, attached hereto as **Exhibit B**.

B. **Existing Land Use and Zoning**

The Property is currently zoned as a PUD; Planned Unit Development. The Property’s AIM Character Area designation is Suburban and AIM Future Land Use designation is Mixed Use.

C. **Elevation and Topography**

The Property is partially developed with existing buildings. The Property is generally flat, with existing drainage patterns and infrastructure in place to serve the Property.

D. **Drainage**

A drainage report will be prepared as required by the City Staff to illustrate the storm water requirements and solutions planned. The Applicant shall comply with all City ordinances and regulations unless otherwise indicated on the attached development plans.

E. **Utility Services**

The necessary utility services for this project are already located in relative proximity to the Property or shall be extended to the Property, as necessary.

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 adopted City codes.

G. Traffic Circulation and Access

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

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is comprised of several different buildings that provide a variety of uses and characteristics such as church worship, fellowship, office, and related functions, transitional housing, playgrounds, food pantry, and a storage barn.

Development of the Property shall be in compliance with the Preliminary Site Development Plan attached hereto, subject to final design development and the modifications permitted under Section 36-509(g) of the City of Norman's PUD Ordinance, as 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:

A complete list of the allowable uses is attached as **Exhibit C**.

B. Area Regulations:

The setbacks and locations of buildings shall be shown on the accompanying Preliminary Site Plan submittal. The front yard setback shall be a minimum of twenty-five (25) feet. The side yard setback shall be a minimum of five (5) feet. The rear yard setback shall be a minimum of ten (10) feet. If a utility or other public easement is not located within the required building setbacks enumerated above, all buildings shall maintain a minimum setback of one (1') foot from the easement line.

C. Parking:

Parking for the Property may be developed in general compliance with the parking layout shown on **Exhibit E**, attached hereto, subject to final design development and the changes allowed under Section 36-509(g) of the City of Norman's PUD Ordinance, as amended from time to time. The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

D. Dumpster and Trash Enclosures

Trash may be handled through on-site dumpsters. Trash dumpster will be located as depicted on the Preliminary Site Development Plan or in locations as modified or approved by City sanitation services. A trash compactor(s) and its enclosure(s) may also be located on site to facilitate trash removal. Any dumpster or trash facilities shall be screened within enclosures that are built of materials to be compatible with the building exteriors in the main building.

E. Miscellaneous Development Criteria

1. Site Plan

The Preliminary Site Development Plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD. The development of the Property shall be constructed as presented thereon, subject to final design development and the changes allowed Section 36-509(g) of the City of Norman's PUD Ordinance, as amended from time to time.

2. Open Space/Landscaping

Open space and landscaping shall be located throughout the Property as shown on the Preliminary Open Space Exhibit, attached hereto as **Exhibit D**. The Property is expected to contain approximately three (3) acres of open space comprising approximately sixty percent (60%) of the Property. The Property shall contain drainage and detention solutions that adequately control, contain, and channel stormwater runoff from the Property in accordance with all applicable City ordinances and regulations. Landscape buffers within the Property may be located within and/or may contain utility easements, waterline easements, and drainage easements. Landscaping shall be provided in conformity with the City of Norman ordinances, as amended from time to time. Final landscaping types, quantities, and locations may change during final design and construction.

3. Signage

Signage for all lots shall comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time.

4. Traffic access/circulation/parking and sidewalks

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

with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time.

5. Lighting

All exterior lighting shall be installed in conformance with any applicable City of Norman Commercial Outdoor Lighting Standards, as such may be amended from time to time.

6. Fencing

Fencing, such as, by way of example and not limitation, wrought iron, stockade wood, composite, and other fencing types, is permissible but is not required within the Property. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review of fencing within the development. The Property may, but is not required to, install perimeter fencing along all or portion of the Property.

7. Phasing

It is anticipated that the Property will be developed in multiple phases. The timing and number of future phases will be determined by market demand and absorption rates.

8. Exterior Materials

Exterior materials of the buildings to be constructed on the Property may be a minimum of eighty percent (80%) brick, wood, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

EXHIBIT A

Legal Description of the Property

Part of the southwest quarter (SW/4) of the southwest quarter (SW/4) of Section Thirty-Four (34), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Beginning at the southwest corner of Section 34; thence N89°58'00"E, a distance of 570.00 feet for a point of beginning; thence N00°25'00"W, a distance of 660.00 feet; thence N89°58'00"E, a distance of 420.36 feet; thence S00°25'00"E, a distance of 497.40 feet; thence S89°58'00"W, a distance of 161.36 feet; thence S00°25'00"E, a distance of 162.60 feet; thence S89°58'00"W, a distance of 259.00 feet to the point of beginning.

EXHIBIT B
Site Development Plan
Full Size Documents Submitted to City Staff

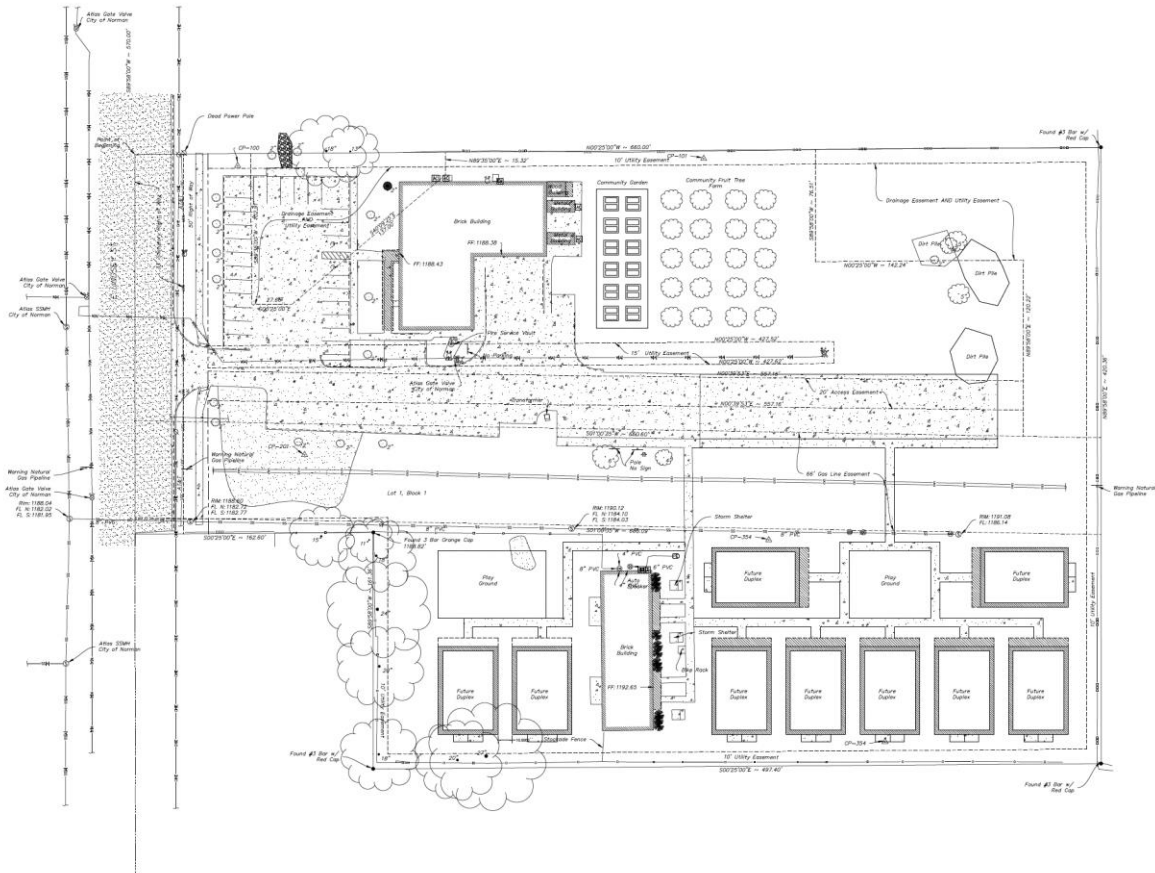


EXHIBIT C
Allowable Uses

- Church worship, fellowship, office, and related functions
- Counseling, Bible study, and ministry activities
- Transitional housing for individuals and families
- Duplex and quadplex residential units
- On-site resident manager housing
- Food storage, preparation, and distribution, including a food pantry
- Laundry facilities serving on-site residents
- Restrooms and shower facilities
- Storage and maintenance facilities for vehicles, equipment, and donations
- Playground and outdoor recreation areas
- Greenhouse and landscaping support activities
- Storage barn and accessory structures related to the permitted uses
- Automobile parking lots

EXHIBIT D

Open Space Exhibit

LEGEND

IMPERVIOUS	(90,472 SF)
GRASS	(142,451 SF)
GRAVEL	(5,330 SF)
TOTAL	(238,253 SF)



MISSION NORMAN

MISSION NORMAN, INC
2525 EAST LINDSEY ST
NORMAN, OK 73071

Parkhill

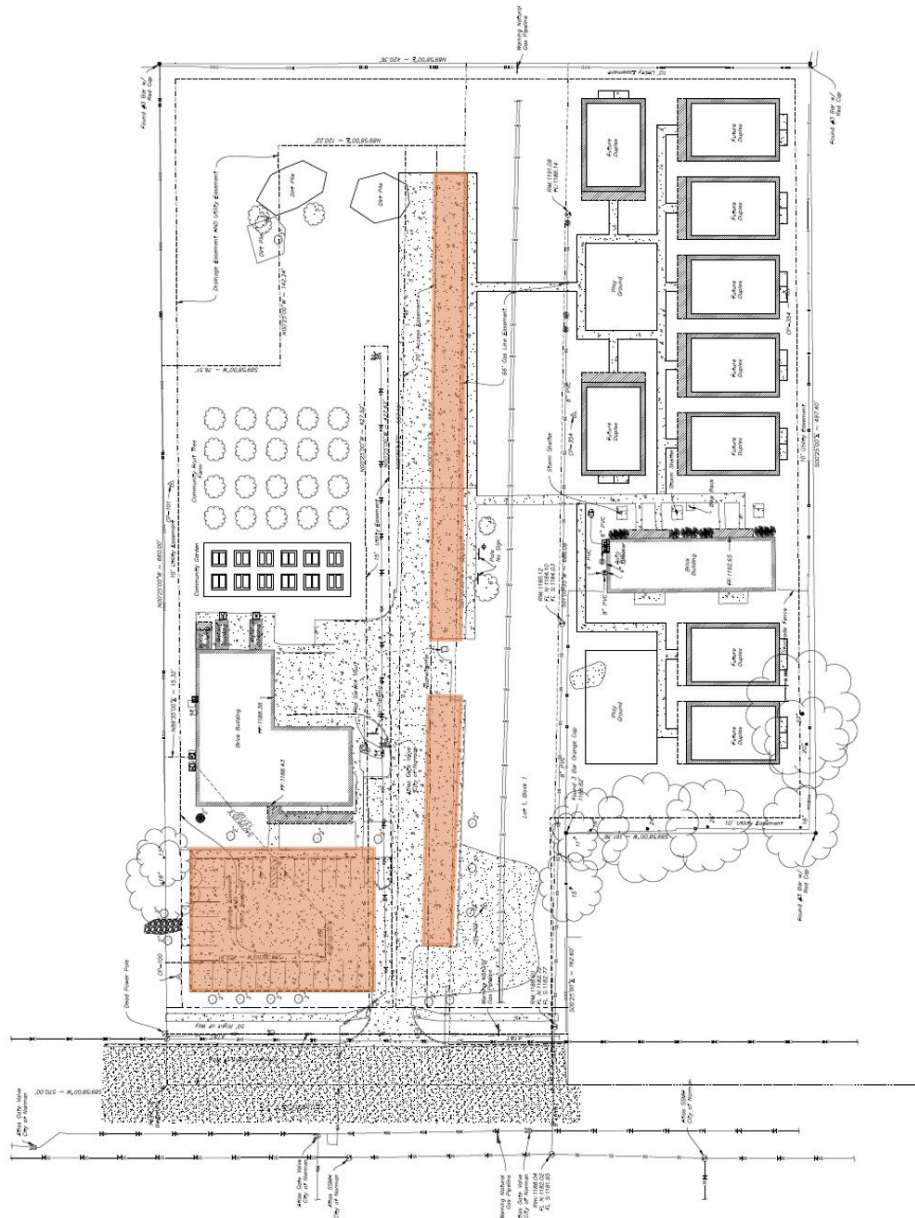
Parkhill.com

OPEN SPACE EXHIBIT

Issue: REVIEW
Date: 12/1/2025
Project No: 00016.25
Sheet: D-05

EXHIBIT E

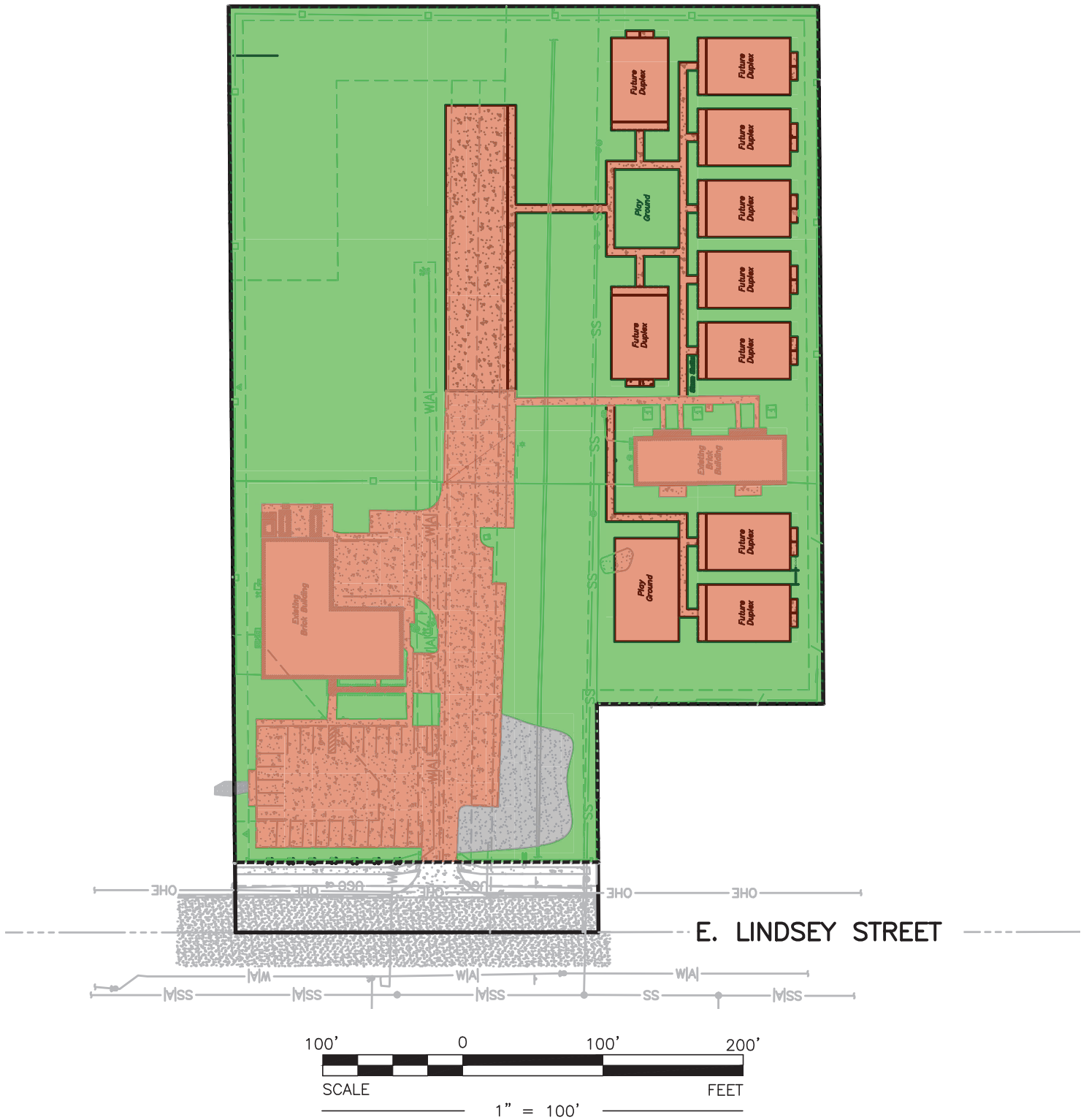
Property Parking Areas



LEGEND

IMPERVIOUS	(90,472 SF)
GRASS	(142,451 SF)
GRAVEL	(5,330 SF)
TOTAL	(238,253 SF)

Item 6.



MISSION NORMAN

MISSION NORMAN, INC
2525 EAST LINDSEY ST
NORMAN, OK 73071

Parkhill

Parkhill.com

OPEN SPACE EXHIBIT

Issue:
Date:
Project No:
Sheet:

REVIEW
12/1/2025
00 90 5
D-05

Applicant: Mission Norman, Inc.

Project Location: 2525 E Lindsey St.

Case Number: PD25-31

Time: 5:30 p.m.

Applicant Representative:
Gunner Joyce

Attendees:
Patrick Schrank
Elsie Gowens
Michael Brown
Heidi Smith

City Staff:
Kelly Abell, Planner I
Logan Gray, Planner II

Application Summary:

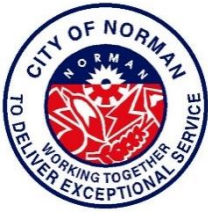
The applicant, Mission Norman Inc, is requesting an amendment to the existing PUD, Planned Unit Development (O-0910-24). The applicant is proposing a redesign of the previously approved Site Development Plan. This redesign would change the number, location, and type of structures throughout the project site. The proposed amendment would remove one three-bedroom fourplex, three two-bedroom fourplexes, and a barn from the development site. The applicant proposes replacing these buildings with nine duplexes and two playgrounds. The parking spaces along the private road running through the middle of the development site, as well as the parking area on the east side of the property, have been removed.

Neighbors' Comments/Concerns/Responses:

Several neighboring residents were in attendance. Attendees asked if the proposed dwellings were intended for permanent residency or transitional housing, to which the applicant's representative replied that the dwelling units are intended as transitional housing. An attendee asked what the property's current zoning allowed. The applicant's representative explained that similar multifamily uses are currently allowed, but the proposed changes to the site development plan have prompted this rezoning request. An attendee expressed concern that more transitional housing units may attract unwanted nuisances and disruptive individuals to the area. Others commented that the type of housing proposed is necessary and needed in Norman for those with unstable housing or those experiencing homelessness. Another attendee asked if approval of this proposal would make it easier for nearby properties to similarly rezone. The applicant's representative explained that any other properties that wished to rezone would need to go through the same rezoning process.

File Attachments for Item:

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-27: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS SEVEN (7), EIGHT (8), AND NINE (9), IN BLOCK TWENTY (20), OF WESTPORT PROFESSIONAL PARK SECTION SEVEN (7), PART OF THE NE/4 OF SECTION 26, T9N, R3W, OF THE INDIAN MERIDIAN, AND A REPLAT OF LOTS 2 THRU 8, BLOCK 9, WESTPORT PROFESSIONAL PARK, SECTION 2, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (809, 813, 817 26TH AVENUE N.W.; WARD 2)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/11/2025

REQUESTER: NMG Properties, LLC

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-27: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS SEVEN (7), EIGHT (8), AND NINE (9), IN BLOCK TWENTY (20), OF WESTPORT PROFESSIONAL PARK SECTION SEVEN (7), PART OF THE NE/4 OF SECTION 26, T9N, R3W, OF THE INDIAN MERIDIAN, AND A REPLAT OF LOTS 2 THRU 8, BLOCK 9, WESTPORT PROFESSIONAL PARK, SECTION 2, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (809, 813, 817 26TH AVENUE N.W.; WARD 2)

APPLICANT/REPRESENTATIVE	NMG Properties, LLC/Rieger Sadler Joyce LLC
LOCATION	809, 813, & 817 26 th Avenue NW
WARD	2
CORE AREA	No
EXISTING ZONING	C-1, Local Commercial District
EXISTING LAND USE DESIGNATION	Interchange Mixed-Use
CHARACTER AREA	Corridor
PROPOSED ZONING	C-2, General Commercial District
PROPOSED LAND USE	No Change

REQUESTED ACTION

Rezone the properties from C-1 to C-2

SUMMARY:

The applicant, NMG Properties, LLC, is requesting to rezone from C-1, Local Commercial District, to C-2, General Commercial District, to construct a parking lot to be used for employee parking and the staging of automobiles for the Nelson Mazda Automotive dealership. Under the current zoning, the applicant would not be allowed to use the subject property to facilitate the storage or sales of automobiles.

EXISTING CONDITIONS:

SIZE OF SITE: 0.75 Acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	C-1	C-1	C-1	C-1	C-2
Land Use	Interchange Mixed-Used	Interchange Mixed-Used	Interchange Mixed-Used	Interchange Mixed-Used	Interchange Mixed-Used
Current Use	Vacant	Vacant	Office	Office / Vacant	Commercial

EXISTING 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**Interchange Mixed-Use (IMX)**

Characterized by major community and regional commercial developments that are large in scale and have high traffic impact. Efficient, walkable pattern of development with variety in commercial arrangements. Moderate building spacing and separation of uses. Allowances for commercial activities that draw from a regional level; neighborhood services are less common.

- Interchange Mixed-Use areas should be predominately non-residential with minimal residential uses at compatible densities.
- Gross densities in any single development should be greater than 18 units per acre.

CHARACTER AREA DESIGNATIONS

Corridor Areas

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

Gateway Corridors

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

NEAREST PUBLIC PARK

Russell Bates Park is located less than half a mile east of the development site.

REVIEW COMMENTS:

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

CITY DEPARTMENTS

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

FIRE DEPARTMENT

Items related to Fire codes will be addressed during building permitting.

BUILDING REVIEW

Building codes and all applicable trades will be addressed during building permitting.

PUBLIC WORKS/ENGINEERING

The subject property is platted as part of Westport Professional Park. No additional subdivision is requested.

TRANSPORTATION ENGINEER

The subject property is platted, therefore a report from the Transportation Engineer is not required for this development.

PLANNING*

ZONING CODE CONSIDERATIONS

Purpose – 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.

*The applicant requests a rezoning from C-1, Local Commercial District, to C-2, General Commercial District, to construct a parking lot to serve the functions of Nelson Mazda Automotive. The proposed parking lot will be used for employee parking and vehicle staging. Automobile sales and storage are not allowed in the C-1 District, but are allowed in the C-2 District. For this reason, the requested action is **consistent** with the regulations of the C-2 District.*

Uses Permitted

- The permitted uses for the C-2 District are listed in Section 36-525. The uses include a variety of commercial uses.

*The use proposed by the applicant is listed as an allowable use by right in the C-2, General Commercial District. The area surrounding the development site is zoned for commercial purposes. The properties to the east, north, and south are zoned C-1, Local Commercial District. Office uses are located on these lots. The properties to the west across 26th Avenue Northwest are zoned C-2. While there are automobile sales lots to the west, the proposed use is **inconsistent** with the adjacent office uses.*

Area Regulations

- Front yard
 - All buildings shall be set back from any abutting street right-of-way at least ten feet. Across the entire front of all lots (and the street side of any corner lot) in plats filed after November 7, 2005, a minimum ten-foot landscape strip shall be installed, which may not be encroached upon by parking. One eight-foot-tall shade (canopy) tree per each 20 feet of lot frontage and one three-gallon shrub per five feet of building frontage shall be installed within this landscape strip. Clustering of these required plantings may be allowed, if approved by the City Forester or his designee. Such planting should be covered by the three-year maintenance bond required when new landscaping is installed with the parking lot on the same tract. All species are to be approved by the City Forester.
- Side Yard
 - For uses other than dwelling, no side yard shall be required except on the side of a lot adjoining a residential zoning district in which case there shall be a side yard of not less than five feet.
- Rear Yard
 - Rear yard shall not be required for retail establishment; except where a rear lot line abuts upon a dwelling district and the commercial building is designed to be serviced from the rear, there shall be provided a rear yard of not less than 30 feet for lots without alleys and 20 feet for lots with alleys; and further, provided that in no case

where the rear lot line abuts a dwelling district shall the commercial building be erected closer than three feet to the rear lot line.

*The Area Regulations for this development will conform to the requirements of the C-2 District. The C-2 District requires a 10' front yard setback, a 10' landscape buffer along the front property line, a 5' side yard setback, and no required rear yard setback unless a building is being serviced from the rear. The proposed development does not feature any structures, only a parking lot, however, this proposal is not tied to a site plan and a structure could be built. The area regulations of the C-1 District are the same as those found in the C-2 District. For these reasons, the proposed development is **consistent** with the area regulations of the C-2 District and surrounding C-1 Districts.*

Height Regulations

- There will be no height limit for any building or structure in this district.

*The proposed development will conform to the requirements of the C-2 District. The surrounding properties zoned C-1 allow for a maximum height of two and a half stories or 35'. The proposed development is **inconsistent** with the surrounding allowances in the area due to no height limit required. Future development could allow for a much taller structure under the C-2 zoning.*

Landscaping

- Landscaping will be in conformity with the City of Norman ordinances, as amended from time to time.

*The proposed development is **consistent** with the regulations found under Section 36-551, Landscaping Requirements For Off-Street Parking Facilities.*

Lighting

- All exterior lighting will be installed in conformance with any applicable City of Norman Commercial Outdoor Lighting Standards, as amended from time to time.

*The proposed development is **consistent** with the regulations found under Section 36-549, Commercial Outdoor Lighting Standards.*

Signage

- Signage will comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time.

*The proposed development is **consistent** with the regulations found under Chapter 28, Sign Regulations.*

COMPREHENSIVE PLAN CONSIDERATIONS

Character Area Policies

General Policies

Non-Residential

- 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.

A request to rezone to C-2, General Commercial District, does not require a binding site plan to be followed by the applicant. The current proposal does not feature any structures; however, structures meeting the regulations within the C-2 District would be permissible. Under the current proposal, none of the Non-Residential General Policies are applicable to the development.

Corridor Areas Policies

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

*The proposed development is **inconsistent** with the Corridor Areas Policies because it creates excess parking, does not propose shared entrances, and does not provide pedestrian connections within the development or surrounding properties.*

Land Use Development Policies

Mixed-Use Land Use

- Characterized by major community and regional commercial developments that are large in scale and have high traffic impact. Efficient, walkable pattern of development

with variety in commercial arrangements. Moderate building spacing and separation of uses. Allowances for commercial activities that draw from a regional level; neighborhood services are less common.

- Interchange Mixed-Use areas should be predominately non-residential with minimal residential uses at compatible densities.
- Gross densities in any single development should be greater than 18 units per acre.

*The proposed development is **inconsistent** with the Interchange Mixed-Use Land Use policies because the development is exclusively commercial, does not propose a mix of uses, does not propose an efficient walkable pattern, and does not propose a residential gross density of greater than 18 units per acre.*

Building Types

- New Development:
 - Taller buildings (3+ stories), especially close to the Interstate itself, are appropriate.
 - All building sizes can be accommodated.
 - Buildings should be custom designed to be sensitive to the context of their site and the surrounding development and/or open space.
 - High density housing types are present. These uses can be mixed in with commercial, but should be clearly incidental to the commercial use and are not appropriate on the ground floor of a mixed-use building.
 - Single-use, medium density residential structures may be appropriate with extensive review along edges transitioning to residential areas

*The proposed development is **inconsistent** with the Interchange Mixed-Use Land Use policies. Only a parking area to be used by employees and a staging area for automobile sales is proposed by the applicant.*

Site Design

- Sites in this land use should be carefully planned to be attractive, especially from both Interstate-35 and potential turnpike corridors.
 - Building design, articulation, and landscaping should contribute to the attractiveness of sites from the major roadways.
 - Parking areas should be oriented away from sight lines from both Interstate-35 and potential Turnpike corridors.
- Site layout should make it comfortable to walk throughout the area and experience the unique place.
- Adjacent buildings and uses should be clearly integrated with thoughtful design such as cross-access, shared parking, driveway closures, and connected pathways.
 - Special attention to pedestrian circulation from tenant to tenant is important.
- Accommodates a wide variety of activities that support commercial uses. Components such as well-designed outdoor seating, landscaping, bike and pedestrian improvements, site lighting improvements, diversified tenant mix, and other placemaking opportunities must be incorporated into proposed developments.

*The proposed development is **inconsistent** with the Interchange Mixed-Use policies because it does not promote a diversified tenant mix, outdoor seating, cross-access drives, or connected pathways. Sites in this designation are to be carefully planned to be attractive, with*

parking areas to be placed subordinate to structures. A parking lot development does not meet this.

Transportation

- Existing surface parking lots at these locations often present an opportunity to modify the circulation pattern, improve access, and add other benefits. New and redeveloped parking should be a secondary component, unless provided as public street parking, located in the rear, in alleys, screened from view of the right of way, and/or in large shared parking facilities or decks. A highly connected multi-modal network is required to support current and future needs of these important areas. Improving access for pedestrians and bicyclists will be a priority, including modernizing multi-modal infrastructure. Public transit accommodations should be integrated, if not already established.

*The proposed parking area is not located in the rear of the lot or in a large, shared parking facility. Additionally, the primary use for the development site will be a parking lot to facilitate the sale of automobiles and provide employee parking. For these reasons, development is **inconsistent** with the Interchange Mixed-Use Land Use Transportation policies.*

Utility Access

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

*While not needed for this proposal, the proposed development has access to City utilities and is **consistent** with Utility Access policies.*

Public Space

- Plazas, café seating, and other outdoor spaces of significance should be present. Traditional public parks are not appropriate. Private parks within housing developments are permissible. Pedestrian amenities and connections to regional trails are commonly integrated.

*The development is **inconsistent** with the Interchange Mixed-Use Land Use policies because the development site does not propose a private park, trail connections, or any other significant feature.*

Neighborhood and/or Special Area Plans

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

UTILITIES

AIM NORMAN PLAN CONFORMANCE

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

SOLID WASTE MANAGEMENT

The proposed development meets requirements for City streets and provides access for solid waste service.

WATER/WASTEWATER AVAILABILITY

Water Availability

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

Wastewater Availability

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

ALTERNATIVES/ISSUES:

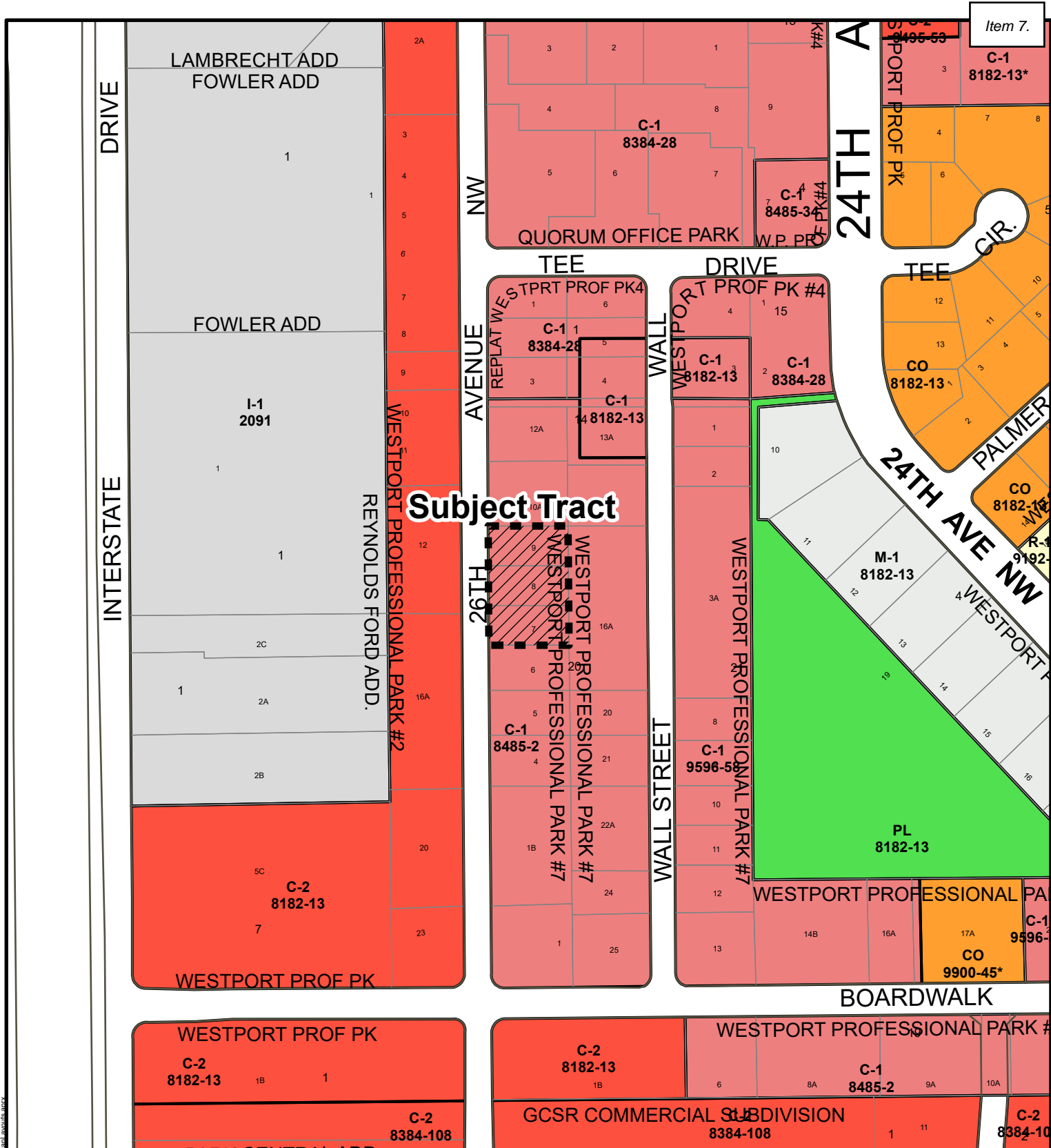
IMPACTS: The proposed rezoning from C-1, Local Commercial District, to C-2, General Commercial District, would allow the applicant to develop the subject parcel for new automobile sales, a use that is not allowed within the C-1 District. All other C-2 uses are also allowed by right with the rezoning. While the applicant is not proposing any structures, they would be permitted in the future as this rezoning is not tied to a site plan.

The proposed development is not compatible with the adjacent properties. Directly north and south there are vacant lots. Further south and directly east, there are office buildings zoned C-1. Across 26th Avenue Northwest, there is an automotive car sales business and several large vacant parking lots with parked automobiles. The site development plan shows a large parking lot featuring adequate lighting and landscaping. Traffic in the area is expected to increase with this development because it will be used for employee parking and the staging of automobiles for sale.

The proposed development is inconsistent with the AIM Norman Comprehensive Land Use Plan because it proposes a single commercial use with no structures or features. The Interchange Mixed-Use Land Use policies encourage a mixing of uses, along with vehicle interconnectivity, three-story buildings, and pedestrian infrastructure.

Staff does note that the site development plan with the proposed rezoning is not binding and a change in zoning to the C-2 District would allow for any use permissible in that Zoning District.

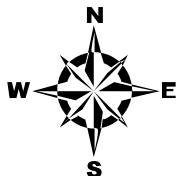
CONCLUSION: Staff forwards this request for rezoning from C-1, Local Commercial District, to C-2, General Commercial District, and O-2526-27 to the Planning Commission for consideration and recommendation to City Council.



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.



November 12, 2025

0 125 250 Ft.



Subject Tract

C-10

SITE PLAN

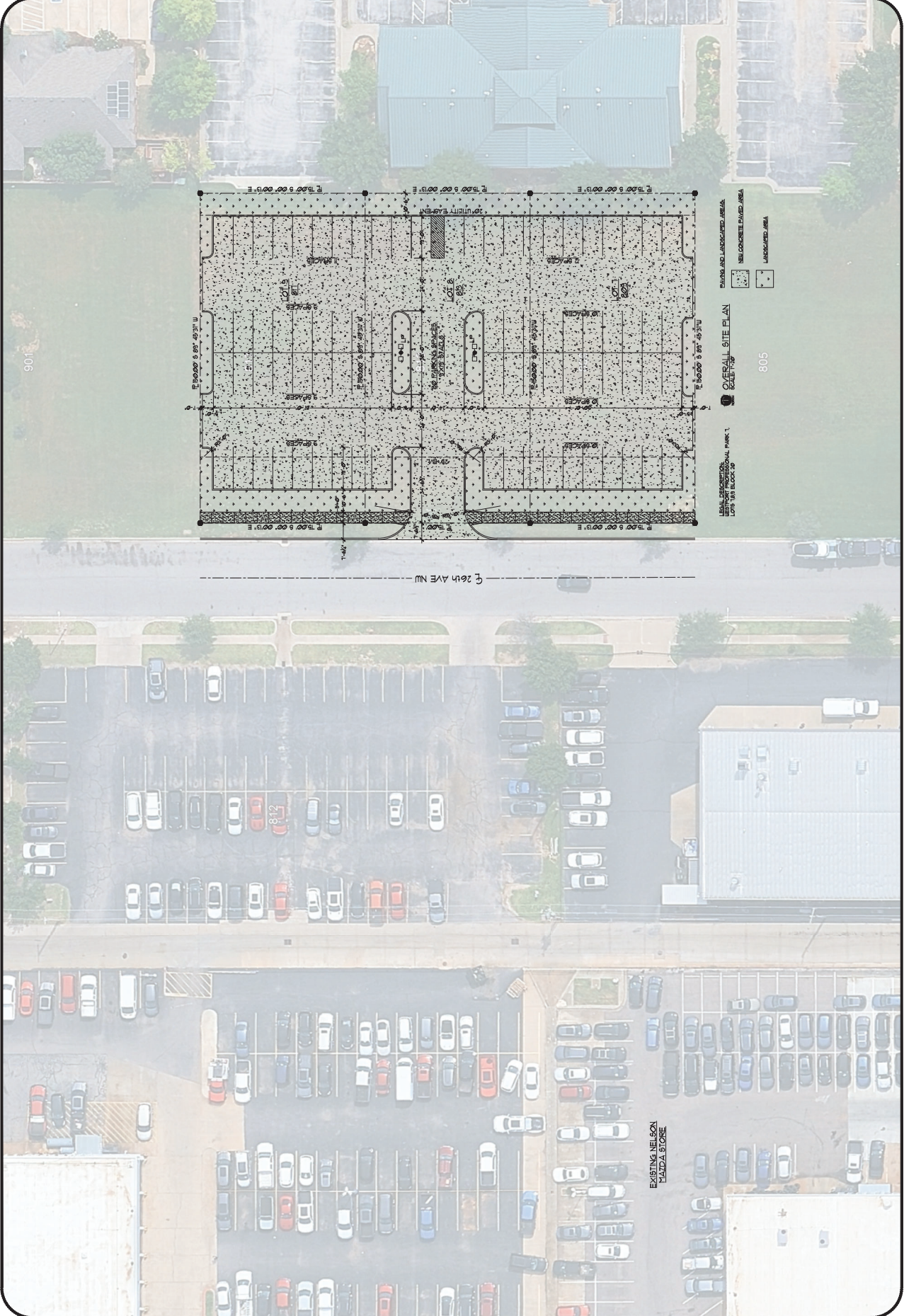
PROJ. NO. NE-2017
DATE: 09/29/2025
APPROVED: DCS
DRAWING: RKS
BASIS: AS NOTED
SCALE: CONCEPTUAL
NOTE: ALL 11'x17' HARD COATS ARE AT HALF SCALE

NELSON AUTOMOTIVE GROUP VEHICLE PARKING LOT

NORMAN, OK 73069

AZTEC
TOTAL DESIGN-BUILD SOLUTIONS
Building Excellence Since 1965
AZTEC BUILDING SYSTEMS, INC. 405-329-0255

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1" = 10'

PLAN

LANDSCAPE

PROJ. NO. 2025-001

DATE: 08/29/2025

APPROVED: DCS

DRAWN: RKS

SCALE: AS NOTED

BASE: CONCEPTUAL

NOTE: ALL 11"117" HARD COPIES ARE AT HALF SCALE

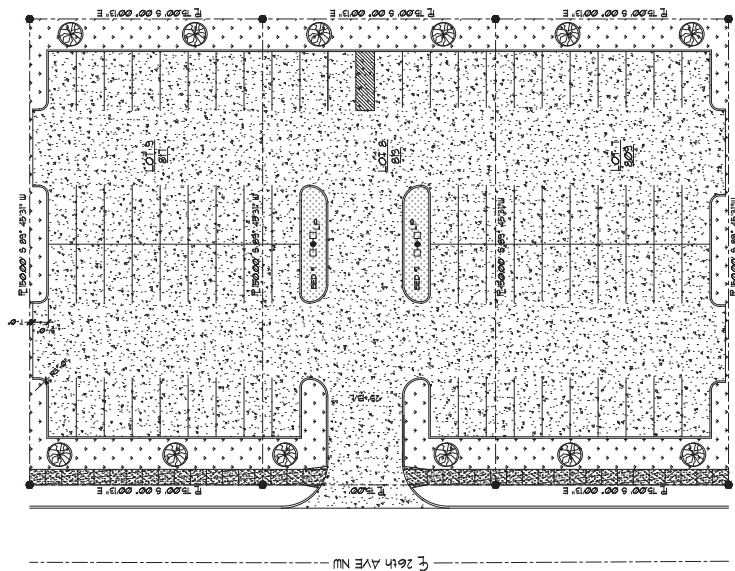
809, 813, 817 26th AVE NW

NELSON AUTOMOTIVE GROUP VEHICLE PARKING LOT

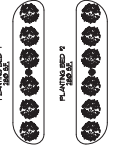
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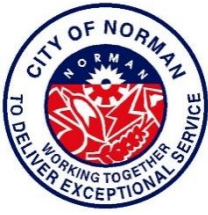


PLANTING BEDS, BARBERS & DECIDUOUS TREES			
NUMBER	SYMBOL	SPECIES COMMON NAME	CALIBER
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File Attachments for Item:

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-25: 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 LOT 1, BLOCK 1 OF 36TH NORTH BUSINESS PARK AND A REPLAT OF LOT 1, BLOCK 1 OF S.C.M.C. ADDITION AND LOT 6, BLOCK 1, OF BROCE INDUSTRIAL PARK OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED EAST OF 36TH AVENUE N.W. APPROXIMATELY ONE-HALF MILE NORTH OF ROCK CREEK ROAD; WARD 8)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/11/2025

REQUESTER: 36 North, LLC

PRESENTER: Logan Gray, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-25: 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 LOT 1, BLOCK 1 OF 36TH NORTH BUSINESS PARK AND A REPLAT OF LOT 1, BLOCK 1 OF S.C.M.C. ADDITION AND LOT 6, BLOCK 1, OF BROCE INDUSTRIAL PARK OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED EAST OF 36TH AVENUE N.W. APPROXIMATELY ONE-HALF MILE NORTH OF ROCK CREEK ROAD; WARD 8)

APPLICANT/REPRESENTATIVE	36 North, LLC/Rieger Sadler Joyce, LLC
LOCATION	East of 36 th Ave. NW approximately one-half mile north of Rock Creek Rd.
WARD	8
CORE AREA	No
EXISTING ZONING	PUD, Planned Unit Development
EXISTING LAND USE DESIGNATIONS	Commercial and Interchange Mixed Use
CHARACTER AREA	Corridor (In-Town)
PROPOSED ZONING	PUD, Planned Unit Development
PROPOSED LAND USE	No Change

REQUESTED ACTION

Amend the existing PUD to allow more commercial uses, allow more multi-family residential units, and amend the adopted site plan.

SUMMARY:

The applicant, 36 North, LLC, is requesting an amendment to the existing PUD, Planned Unit Development (O-1314-16). The proposed amendment will change the site plan to allow for a modernized layout. It will also update the development regulations, allow more commercial and office uses, including gas stations, short-term rentals, and vocational and trade schools, allow more multi-family residential units, and amend the Revised Final Site Development Plan.

EXISTING CONDITIONS:

SIZE OF SITE: 19.96 Acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	PUD	I-1	I-1	A-2 & I-1	R-1 & R-M-6
Land Use	Commercial & Interchange Mixed Use	Commercial & Interchange Mixed Use	Interchange Mixed Use	Commercial & Interchange Mixed Use	Urban Medium
Current Use	Commercial	Industrial	Commercial, Industrial, & Civic	Industrial & Commercial	Residential (Single-Family)

EXISTING ZONING DESIGNATION**PUD, Planned Unit Development**

It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan of record. The PUD, Planned Unit Development District herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit, and which are not now required by other regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City. Specifically, the purposes of this section are to encourage:

- A maximum choice in the types of environment and living units available to the public.
- Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.

- Maximum enhancement and minimal disruption of existing natural features and amenities.
- Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long-range plan and remain compatible with surrounding developments.
- More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use. The PUD, Planned Unit Development regulations are designed to provide for small- and large-scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development, which is related to, and affects, the long-term value of the homes and other development. A planned unit development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

LAND USE DESIGNATIONS

Interchange Mixed-Use

Characterized by major community and regional commercial developments that are large in scale and have high traffic impact. Efficient, walkable pattern of development with variety in commercial arrangements. Moderate building spacing and separation of uses. Allowances for commercial activities that draw from a regional level; neighborhood services are less common.

- Interchange Mixed-Use areas should be predominately non-residential with minimal residential uses at compatible densities.
- Gross densities in any single development should be greater than 18 units per acre.

Commercial

Efficient, walkable pattern of development with a variety in commercial arrangements. Moderate building spacing and separation of uses. Allowances for commercial activities that draw from a regional level, while still supporting neighborhood services. Primarily featuring retail establishments that have a large trade area and are auto-centric in design. The large retail site often acts as an attractor to other activities that rely on pass-by vehicle trips.

- Predominately non-residential uses with a smaller percentage of residential uses at compatible densities and scales.

CHARACTER AREA DESIGNATION

Corridor Areas

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

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.

NEAREST PUBLIC PARK

Berkeley Park is located approximately 0.2 miles west of the development site within the Berkeley Addition neighborhood, which is across 36th Ave. NW from the subject property. The park is on the south side of Astor Dr. There does not appear to be a designated safe pedestrian crossing at this location on 36th Ave. NW.

The Norman Board of Parks Commissioners, on March 6, 2008, recommended fee in lieu of park land if any of the proposed residential development occurs. This decision still applies to the proposed development.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:

PD25-22

August 28, 2025

Several neighboring residents were in attendance and shared concerns primarily related to traffic, lighting, and the green space located south of the project site. Specifically, neighbors expressed that introducing additional commercial uses could exacerbate existing traffic congestion in the area. There were also numerous questions regarding lighting, particularly the potential impact of commercial and parking area lights, including light spillover into adjacent residential properties. In addition, residents raised concerns about the small green space immediately south of the site, with particular attention to the preservation of existing trees and vegetation. The applicant's representative acknowledged these concerns and committed to relaying them to the developer for further consideration. City staff also clarified that, at the building permit stage, compliance with commercial lighting standards will be required, including the use of full cut-off fixtures and submission of a photometric plan to prevent light spillover onto adjacent properties.

REVIEW COMMENTS:

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

CITY DEPARTMENTS

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

FIRE DEPARTMENT

Items related to Fire codes will be addressed at the building permit stage.

BUILDING REVIEW

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

PUBLIC WORKS/ENGINEERING

The subject property is platted as 36th North Business Park. No additional subdivision is requested. There are no additional comments from Public Works/Engineering.

TRANSPORTATION ENGINEER

The subject property is platted, therefore a report from the Transportation Engineer is not required for this development. There are no additional comments from the Transportation Engineer.

PLANNING

ZONING CODE CONSIDERATIONS

PUD, Planned Unit Development

It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan of record. The PUD, Planned Unit Development District herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit, and which are not now required by other regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City. Specifically, the purposes of this section are to encourage:

- A maximum choice in the types of environment and living units available to the public.
- Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.
- Maximum enhancement and minimal disruption of existing natural features and amenities.
- Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long-range plan and remain compatible with surrounding developments.
- More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use. The PUD, Planned Unit Development regulations are designed to provide for small- and large-scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development, which is related to, and affects, the long-term value of the homes and other development. A planned unit development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

*The applicant requests an amendment to the existing PUD to expand the allowed commercial and office uses, including gas stations, short-term rentals, and vocational and trade schools, allow more multi-family residential units, and amend the adopted site development plan. This proposal remains **consistent** with the purpose of the existing PUD.*

Uses Permitted

- The Property will be developed as a mixed-use development, featuring commercial, office, retail, and multi-family residential uses. A complete list of the allowable uses may be found in Exhibit C of the PUD Narrative.

*The proposed PUD amendment proposes a mixed-use development of 21 buildings in addition to the three existing, allowing for commercial, office, and multi-family residential uses. The submitted Revised Final Site Development Plan shows 15 buildings with 220 total multi-family residential units. The remaining five buildings are located along the northern edge of the development site and may contain commercial, office, or residential uses. The proposed PUD amendment removes the current PUD's restriction of commercial uses to the ground floor only. The proposed uses are **consistent** with surrounding zoning, as the development site abuts industrial and commercial uses to the north, south, and east, and single-family residential uses to the west across 36th Ave. NW.*

Area Regulations

- **Setback off 36th Ave NW:**
All buildings within the Property that front 36th Ave NW shall have a minimum twenty-five (25') foot building setback from the property line fronting 36th Ave NW.
- **Setback off of North Property Line:**
All buildings within the Property that abut the neighboring property located to the North of the Property shall have a minimum fifteen (15') foot building setback from the North property line.
- **Setback off of South Property Line:**
All buildings within the Property that abut the neighboring property located to the South of the Property shall have a minimum fifteen (15') foot building setback from the South property line.
- **Setback off of East Property Line:**
All buildings within the Property that abut the neighboring property located to the East of the Property shall have a minimum twenty-five (25') foot building setback from the East property line.
- **Setback off of Utility Easements:**
If a utility or other public easement is not located within the required building setbacks enumerated above, all buildings shall maintain a minimum setback of one (1') foot from the easement line.
- **No Other Setbacks:**
Except for the building setbacks enumerated above, there shall be no other required setbacks for the buildings located within the Property to allow for a flexible development of the Property over time.

*The proposed front setback from the western property line, which abuts 36th Ave. NW, is 25'. The proposed side setbacks from the north and south property lines are 15'. The proposed rear setback from the east property line is 25'. The proposed setback from utility easements is 1' from the easement line. These setbacks are largely **consistent** with the surrounding zoning districts, meeting or exceeding most of their setback regulations with the exception of the A-2 district to the south of the subject property, which has greater setbacks than those proposed by this PUD amendment.*

Height Regulations

- The maximum height for any building on the Property shall be five (5) stories.

*The proposed five-story building height maximum is **consistent** with the height regulations for the surrounding zoning districts with the exception of R-1, which does not allow for building heights over three stories.*

Open Space

- Open space and landscaping shall be located throughout the Property as shown on the attached Green Space Exhibit, Exhibit D of the PUD Narrative. The Property shall contain drainage and detention solutions that adequately control, contain, and channel stormwater runoff from the Property in accordance with all applicable City ordinances and regulations.

*Open space in the proposed development is detailed in the Green Space Exhibit, attached to the proposed PUD Narrative. The total proposed open space is 27% of the total area. This exceeds the required 10% to 15% open space requirement under Section 36-509, PUD, Planned Unit Developments. The open space will contain stormwater drainage and detention to control runoff in accordance with City regulations. For these reasons, the open space is **consistent** with the surrounding area.*

Traffic Access, Circulation, Parking and Sidewalks

- Access to the property shall be permitted in the manner depicted in the attached Revised Final Site Development Plan. Sidewalks shall be provided in conformity with the City of Norman ordinances.
- The Property shall comply with Norman's applicable parking ordinances.

*The proposed development will be accessed by the two existing drives on 36th Ave NW, and by a connection to Broce Ct. to the east. There are 783 parking spaces shown on the Revised Final Site Development Plan, which exceeds the minimum recommended off-street parking spaces of Section 36-548, Off-Street Parking Requirements. Although the proposed off-street parking aligns closely with the required off-street parking spaces for single and two-family residential uses, Section 36-509, PUD, Planned Unit Developments, states that off-street parking should generally follow the regulations outlined in Section 36-548, Off-Street Parking. Sidewalks will be provided throughout the development and will connect the multi-family residential uses to existing public pedestrian infrastructure. For these reasons, the proposed development is **consistent** with City regulations.*

Landscaping

- Open space and landscaping shall be located throughout the Property as shown on the attached Green Space Exhibit, Exhibit D of the PUD Narrative. The Property shall contain drainage and detention solutions that adequately control, contain, and channel stormwater runoff from the Property in accordance with all applicable City ordinances and regulations.

*Landscaping will be provided throughout the development site. The proposed landscaping and open space are **consistent** with City regulations.*

Signage

- Signage for the Property shall comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time. In addition to the signages allowed by the applicable commercial signage restrictions, the Property may contain a maximum of four (4) development signs advertising the name of the development and/or any tenants, owners, users, services, or locations within the development (the "Development Signs"). Two of the Development Signs are existing and are shown on the Revised Final Site Development Plan. The two additional Development Signs may be placed anywhere within the Property as long as such sign is not located within an applicable sight triangles or City easement (unless permission has been granted by the City through a consent to encroachment or similar instrument). Each Development Sign may be a maximum of 150 square feet per side, each sign having no more than two (2) sides.

*The proposed development is **consistent** with the City's signage regulations, as it is proposing commercial signage regulations for commercial uses.*

Screening

- The Property may, but is not required to, install perimeter fencing along all or portion of the Property. Fencing, if any, shall not exceed eight (8) feet in height, unless the written consent of the abutting property owner is secured, or the Board of Adjustment approves the height, location, and materials as a special exception.

*The proposed development is **consistent** with the requirements under Section 36-552, Fencing, Walls, And Screening, as the development does not abut any districts or uses that would require screening.*

Exterior Materials

- Exterior materials of the building to be constructed on the Property may be a minimum of eighty percent (80%) brick, wood, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof.

*The proposed exterior materials are **consistent** with the requirements under Section 36-547, Exterior Appearance of the Zoning Ordinance, which states that commercial or non-residential buildings within a PUD must have exterior walls of at least 80% masonry or other structural material of equal durability and architectural effect.*

Sanitation/Utilities

- The necessary utility services for this project are already located in relative proximity to the Property or shall be extended to the Property, as necessary.
- Trash may be handled through on-site dumpsters. A trash compactor(s) and its enclosure(s) may also be located on site to facilitate trash removal. Any dumpster or trash facilities shall be screened within closures that are built of materials to be compatible with the building exteriors in the main building and constructed to City Standards.

*The proposed development will be **consistent** with all applicable City of Norman utilities standards.*

COMPREHENSIVE PLAN CONSIDERATIONS

Character Area Policies

General Policies

Residential Policies

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

*The proposed development is **consistent** with the Character Area General Residential Policies because it promotes a type of housing and density that is not common in the surrounding area. The multi-family residential portion of the development proposes multi-family housing with open space in between to avoid the appearance of identical homes.*

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 development is **consistent** with the Character Area General Non-Residential Policies, as it will incorporate high-quality building materials, and any loading areas will be located to the rear of buildings. The development does not propose any parking garages. Sidewalks will be provided throughout the development for pedestrian circulation and connection to existing public pedestrian infrastructure.*

Corridor Areas (In Town) Policies

- Infrastructure extensions should occur incrementally, and new developments must connect to City water and sewer, which may require extension of lines.
- Protect drainageways in accordance with WQPZ ordinance within new development and expand their use for public trail access.
 - Treat water quality volume from runoff for volume recommended in stormwater master plan and in accordance with EDC Section 7000.
 - The open spaces created around drainageways should be connected when feasible to create wildlife corridors.
- Reduce the impact of higher intensity uses to adjacent lower intensity uses with screening and landscaping. Native landscaping is encouraged.
 - Prioritize preservation of existing mature street trees.
- Promote a mix of housing types, including accessory dwelling units, and new, well-designed similarly scaled multi-unit residences to increase neighborhood density and income diversity.
 - Priority for higher density, mixed-income, and affordable housing opportunities should be assigned to locations with multi-modal transportation access and capacity.
 - Based on associated Land Use, housing typologies of all intensity levels are appropriate within the Suburban Character area.
- Encourage:
 - More mixing of uses, including neighborhood services, job centers, and residential uses of similar intensities.
 - Retrofitting existing commercial and retail strip development in areas that are likely to undergo renovation or potential demolition in the life of this plan.
 - Civic, cultural uses, entertainment establishments that will promote community interaction and public open space.
- As streets move further from the center of the Core Neighborhood Character Area and parcel sizes and development patterns work against pedestrian circulation, focus should shift to vehicular safety, corridor appearance and traffic speeds while still providing basic access and safety for pedestrians and bicyclists. Transportation accommodations should:
 - Ensure interconnectivity between developments for local and collector streets.
 - Provide access to trails with all new development, when feasible to integrate trail plans outlined in the Transportation and Park Master Plans into developments.
 - Connect streets between land uses and include complete street approaches for undeveloped sites.
 - Use the most recent Transportation Master Plan to fill pedestrian system gaps along streets, to trails, and within developments.
 - Encourage network of multi-modal transportation options to neighborhood centers and local mixed-use developments.

*The proposed development is **consistent** with the policies of the Corridor Area (In Town) policies, as it is a mixed-use development that provides a type of housing that is lacking in the area, utilizes existing utilities infrastructure, and encourages multimodal transportation due to its proposed connection to nearby public pedestrian infrastructure.*

Land Use Development Policies

Commercial Policies

- Efficient, walkable pattern of development with a variety in commercial arrangements. Moderate building spacing and separation of uses. Allowances for commercial activities that draw from a regional level, while still supporting neighborhood services. Primarily featuring retail establishments that have a large trade area and are auto-centric in design. The large retail site often acts as an attractor to other activities that rely on pass-by vehicle trips.
 - Predominantly non-residential uses with a smaller percentage of residential uses at compatible densities and scales.

*The proposed development is mixed-use, but largely multi-family residential in nature, as it consists of 15 multi-family residential buildings with 220 total units out of the 21 proposed buildings. Because it is higher percentage of residential uses, it is **inconsistent** with this Commercial Land Use policy. However, this project is providing needed housing and is providing the allowance for mixed-use in all residential structures.*

Building Types

- Focus on big-box retail, office, small-scale manufacturing, and distribution.
- Developments are mostly non-residential. Multi-unit residential can be a transitional use to a lower intensity residential neighborhood as part of employer housing.

*The proposed development does not focus on big-box retail, small-scale manufacturing, or distribution uses, but rather commercial, office, and multi-family residential uses. There are 15 proposed multi-family residential buildings, which will occupy a large portion of the development site. For these reasons, the proposed development is **inconsistent** with this Commercial Land Use policy.*

Site Design

- Parking lots may be converted into buildable sites.
- Some locations may warrant 2-3 story parking decks serving multiple campuses or areas.
- Special attention to pedestrian circulation from tenant to tenant.
- Shared waste streams for garbage and grease, limited off-hour deliveries, and inclusion of other design features that mitigate service and loading impacts on adjacent lower intensity uses.
- Landscaping should be thoughtfully planned and maintained to cultivate an attractive environment.
- Stormwater management should be integrated into projects and designed, when possible, as a site or district amenity.

*The development proposes landscaping and stormwater management in compliance with City regulations. These features will serve the entire development site. Sidewalks will be included throughout the development. For these reasons, the proposed development is **consistent** with this Commercial Land Use policy.*

Transportation

- High-connectivity grid pattern providing viable locations for higher intensity land uses, and allowing multiple access points and routes between uses. Most of the arterials have or will have adequate pedestrian facilities, giving people the option of walking to get to

and from these locations. 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. Locations at major transit stations highly preferred, transit accommodations should be integrated, if not already established.

*The proposed development is **consistent** with this Commercial Land Use policy because it promotes interconnectivity through its proximity to multi-modal transit infrastructure, including a sidewalk on 36th Ave. NW with access to an Embark bus stop. Sidewalks will be provided throughout the development and will connect to existing public pedestrian infrastructure.*

Utility Access

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

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

Public Space

- Plazas, café seating, and other small, well-designed outdoor spaces. Traditional public parks are not appropriate. Pedestrian amenities and connections to regional trails are commonly integrated.

*The proposed development provides a swimming pool in the multi-family residential portion. While the submitted Revised Final Site Development Plan does not show amenities such as plazas, café seating, or other outdoor spaces, the site may allow for such amenities, should commercial or office tenants wish to install them. Sidewalks will also be provided throughout the development and will connect to existing public pedestrian infrastructure. For these reasons, the development is **consistent** with this Commercial Land Use Policy.*

Interchange Mixed-Use Policies

- Characterized by major community and regional commercial developments that are large in scale and have high traffic impact. Efficient, walkable pattern of development with variety in commercial arrangements. Moderate building spacing and separation of uses. Allowances for commercial activities that draw from a regional level; neighborhood services are less common.
 - Interchange Mixed-Use areas should be predominately non-residential with minimal residential uses at compatible densities.
 - Gross densities in any single development should be greater than 18 units per acre.

*The proposed development does not feature large-scale commercial development, and is largely multi-family residential in nature, with 220 multi-family residential units in 15 buildings. The gross density for the multi-family residential development is only 11 units per acre. For these reasons, the proposal is **inconsistent** with this Interchange Mixed-Use Land Use policy.*

Building Types

- Taller buildings (3+ stories), especially close to the Interstate itself, are appropriate.
- All building sizes can be accommodated.
- Buildings should be custom designed to be sensitive to the context of their site and the surrounding development and/or open space.
- High density housing types are present. These uses can be mixed in with commercial, but should be clearly incidental to the commercial use and are not appropriate on the ground floor of a mixed-use building.
- Single-use, medium density residential structures may be appropriate with extensive review along edges transitioning to residential areas.

*The proposed development is **consistent** with this Interchange Mixed-Use Land Use policy, because while it proposes medium density, rather than high-density, residential structures, the proposed density is more sensitive, and acts as a transition to, to the nearby single-family residential areas. While this proposed building height is taller than the single-family residential developments to the west of the site, they are buffered by the existing, two-story commercial structures located along the frontage of 36th Ave. NW.*

Site Design

- Sites in this land use should be carefully planned to be attractive, especially from both Interstate-35 and potential turnpike corridors.
 - Building design, articulation, and landscaping should contribute to the attractiveness of sites from the major roadways.
 - Parking areas should be oriented away from sight lines from both Interstate-35 and potential Turnpike corridors.
- Site layout should make it comfortable to walk throughout the area and experience the unique place.
- Adjacent buildings and uses should be clearly integrated with thoughtful design such as cross-access, shared parking, driveway closures, and connected pathways.
 - Special attention to pedestrian circulation from tenant to tenant is important.
- Accommodates a wide variety of activities that support commercial uses. Components such as well-designed outdoor seating, landscaping, bike and pedestrian improvements, site lighting improvements, diversified tenant mix, and other placemaking opportunities must be incorporated into proposed developments.

*The proposed development is **consistent** with this Interchange Mixed-Use Land Use policy because it features an attractive design using high-quality building materials, and a large portion of its parking facilities are located internally and are not visible from the right of way. Additionally, the proposed development features internal pedestrian infrastructure with a connection to existing public pedestrian infrastructure, and its allowed uses support a diverse mix of tenants, contributing to a unique sense of place.*

Transportation

- Existing surface parking lots at these locations often present an opportunity to modify the circulation pattern, improve access, and add other benefits. New and redeveloped parking should be a secondary component, unless provided as public street parking, located in the rear, in alleys, screened from view of the right of way, and/or in large shared parking facilities or decks. A highly connected multi-modal network is required to support current and future needs of these important areas. Improving access for

pedestrians and bicyclists will be a priority, including modernizing multi-modal infrastructure. Public transit accommodations should be integrated, if not already established.

*The proposed development utilizes existing parking areas on the site. The majority of these parking facilities will serve the proposed multi-family residential development, and are partially screened from the right of way by existing commercial buildings along the frontage of 36th Ave. NW. There is a transit stop approximately 0.7 miles north of the development site, accessible via a sidewalk along 36th Ave. NW. For these reasons, the proposed development is **consistent** with this Interchange Mixed-Use Land Use Policy.*

Utility Access

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

*The development site has access to public water and sanitary sewer facilities. The proposed development is **consistent** with this Interchange Mixed-Use Land Use policy.*

Public Space

- Plazas, café seating, and other outdoor spaces of significance should be present. Traditional public parks are not appropriate. Private parks within housing developments are permissible. Pedestrian amenities and connections to regional trails are commonly integrated.

*The proposed development provides a swimming pool in the multi-family residential portion. While the submitted Revised Final Site Development Plan does not show amenities such as plazas, café seating, or other outdoor spaces, the site may allow for such amenities, should commercial or office tenants wish to install them. Sidewalks will also be provided throughout the development and will connect to existing public pedestrian infrastructure. For these reasons, the development is **consistent** with this Interchange Mixed-Use Land Use Policy.*

Neighborhood and/or Special Area Plans

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

UTILITIES

AIM NORMAN PLAN CONFORMANCE

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

SOLID WASTE MANAGEMENT

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

WATER/WASTEWATER AVAILABILITY

Water Availability

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

Wastewater Availability

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

ALTERNATIVES/ISSUES:

The PUD Narrative proposes amending the currently approved PUD to expand the allowed commercial uses, allow for multi-family residential development, and amend the Revised Final Site Development Plan. The proposed development will include 21 new buildings in addition to the three existing. Of the 21 new buildings, 15 will be multi-family residential in use, with 220 units in total. The remaining five new buildings may be commercial, office, or residential in use. The proposed development will include 783 parking spaces. The development site abuts industrial, commercial, and civic properties to the north, east, and south. There are single-family residential dwellings to the west of the development site, across 36th Ave. NW. The proposed development will provide a greater variety of housing options and densities to this area.

The proposed development aligns with the AIM Norman Comprehensive Land Use Plan by providing a greater variety of housing options and densities to this area of Norman, in an area with existing utilities infrastructure and multimodal transportation connections.

ANALYSIS:

While the proposed development is inconsistent with some of the Land Use and Character Area policies under the AIM Norman Comprehensive Land Use Plan, it should be noted that the existing PUD was adopted, platted, and partially developed under the previous comprehensive plan, NORMAN 2025 Land Use and Transportation Plan. The proposed development is consistent with the original intent of the existing PUD, and the new design will also provide medium density, multi-family residential options along 36th Ave. NW., contributing to Norman's undersupplied housing stock.

CONCLUSION: Staff forwards this request to amend the existing PUD, Planned Unit Development (O-1314-16), to a new PUD, Planned Unit Development District (O-2526-25), to the Planning Commission for consideration and recommendation to City Council.



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36 NORTH

A PLANNED UNIT DEVELOPMENT

NORMAN, OKLAHOMA

APPLICANT:

36 NORTH, LLC

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT

Submitted: November 3, 2025

Revised: December 5, 2025

PREPARED BY:

RIEGER SADLER JOYCE
136 Thompson Drive
Norman, Oklahoma 73069

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I. **INTRODUCTION**

36 North, LLC (the “**Applicant**”) seeks to amend the existing Planned Unit Development (“**PUD**”) for property currently located in Ward 8 of the City of Norman. More particularly, the site is located on the East side of 36th Ave NW, approximately one-half mile North of Rock Creek Road, as more particularly described on the attached **Exhibit A** (collectively referred to herein as the “**Property**”).

The intent of this rezoning is to amend the existing PUD in order to expand the commercial allowances on the Property, include allowances for multi-family residential uses, and update the prior site plan.

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

A. **Location**

The Property is located on the East side of 36th Ave NW, approximately one-half mile North of Rock Creek Road. A location map is included on the attached Revised Final Site Development Plan on the attached **Exhibit B**.

B. **Existing Land Use and Zoning**

The Property is currently zoned PUD, Planned Unit Development. The Property’s AIM Norman Character Area designation is Corridor and Land Use designations are Commercial and Interchange Mixed Use.

The properties to the North and East are zoned I-1, Light Industrial District. The properties to the south are zoned A-2, Rural Agricultural District and I-1, Light Industrial District. The properties directly across 36th Ave NW are R-1, Single-Family Dwelling District, and RM-6, Medium-Density Apartment District.

C. **Elevation and Topography**

The Property is partially developed with three (3) existing commercial buildings located along 36th Ave NW. Several additional platted lots remain undeveloped but are suitable for future commercial construction. The Property is generally flat, with existing drainage patterns and infrastructure in place to serve the Property.

D. **Drainage**

A drainage memo has been provided by the Applicant to City Staff. The Applicant shall comply with all City ordinances and regulations unless otherwise indicated on the attached site plans.

F. **Utility Services**

The necessary utility services for this project are already located in relative proximity to the Property or shall be extended to the Property, as necessary.

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 adopted City codes.

G. Traffic Circulation and Access

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

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate a combination of commercial and multi-family residential uses, creating a cohesive mixed-use development. The western portion of the Property includes commercial buildings and associated site improvements, while the remaining areas are intended for future commercial and multi-family residential development.

Development of the Property shall be in compliance with the Revised Final Site Development Plan attached hereto, subject to final design development and the modifications permitted under Section 36-509(g), Administration, of the City of Norman's PUD Ordinance, as 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 a mixed-used development, featuring commercial, office, retail, and multi-family residential uses. The development of the Property shall be divided into two (2) Development Areas. A complete list of the allowable uses is attached as **Exhibit C**. It is understood and acknowledged that the boundaries of the individual tracts and development areas have not been finalized as this development is at a preliminary development stage. The final development areas shall generally remain as depicted; however, subject to Section 36-509(g) of the City of Norman's PUD Ordinance, minor adjustments to the boundaries of the development areas may occur so long as such modification does not result in a substantial deviation from the Revised Final Site Development Plan.

B. Area Regulations:

1. Setback off of 36th Ave NW:

All buildings within the Property that front 36th Ave NW shall have a minimum twenty-five (25') foot building setback from the property line fronting 36th Ave NW.

2. Setback off of North Property Line:

All buildings within the Property that abut the neighboring property located to the North of the Property shall have a minimum fifteen (15') foot building setback from the North property line.

3. Setback off of South Property Line:

All buildings within the Property that abut the neighboring property located to the South of the Property shall have a minimum fifteen (15') foot building setback from the South property line.

4. Setback off of East Property Line:

All buildings within the Property that abut the neighboring property located to the East of the Property shall have a minimum twenty-five (25') foot building setback from the East property line.

5. Setback off of Utility Easements:

If a utility or other public easement is not located within the required building setbacks enumerated above, all buildings shall maintain a minimum setback of one (1') foot from the easement line.

6. No Other Setbacks:

Except for the building setbacks enumerated above, there shall be no other required setbacks for the buildings located within the Property to allow for a flexible development of the Property over time.

7. Height:

The maximum height for any building on the Property shall be five (5) stories.

C. Parking:

Parking for the Property may be developed in compliance with the parking layout shown on the Revised Final Site Development Plan, subject to final design development and the changes allowed under Section 36-509(g) of the City of Norman's PUD Ordinance, as amended from time to time. The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

D. Dumpster and Trash Enclosures

Trash may be handled through on-site dumpsters. A trash compactor(s) and its enclosure(s) may also be located on site to facilitate trash removal. Any dumpster or trash facilities shall be screened within enclosures that are built of materials to be compatible with the building exteriors in the main building and constructed to City standards.

E. Miscellaneous Development Criteria

1. Site Plan

The Revised Final Site Development Plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD. The development of the Property shall be constructed as presented thereon, subject to final design development and the changes allowed Section 36-509(g) of the City of Norman's PUD Ordinance, as amended from time to time.

2. Open Space/Landscaping

Open space and landscaping shall be located throughout the Property as shown on the attached Green Space Exhibit, attached as **Exhibit D**. The Property shall contain drainage and detention solutions that adequately control, contain, and channel stormwater runoff from the Property in accordance with all applicable City ordinances and regulations. Landscape buffers within the Property may be located within and/or may contain utility easements, waterline easements, and drainage easements. In such event, use of those landscape buffers with applicable easements may not interfere with the applicable rights conveyed through such easement. Landscaping shall be provided in conformity with the City of Norman ordinances, as amended from time to time. Final landscaping types, quantities, and locations may change during final design and construction.

3. Signage

Signage for the Property shall comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time. In addition to the signages allowed by the applicable commercial signage restrictions, the Property may contain a maximum of four (4) development signs advertising the name of the development and/or any tenants, owners, users, services, or locations within the development (the "Development Signs"). Two of the Development Signs are existing and are shown on the Revised Final Site Development Plan. The two additional Development Signs may be placed anywhere within the Property as long as such sign is not located

within an applicable sight triangles or City easement (unless permission has been granted by the City through a consent to encroachment or similar instrument). Each Development Sign may be a maximum of 150 square feet per side, each sign having no more than two (2) sides.

4. Traffic access/circulation/parking and sidewalks

Access to the Property shall be permitted in the manner depicted on the attached Revised Final Site Development Plan. The Property shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time. Sidewalks shall be provided in conformity with the City of Norman ordinances, as amended from time to time

5. Lighting

All exterior lighting shall be installed in conformance with any applicable City of Norman Commercial Outdoor Lighting Standards, as such may be amended from time to time.

6. Fencing

Fencing, such as, by way of example and not limitation, wrought iron, stockade wood, composite, and other fencing types, is permissible but is not required within the Property. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review of fencing within the development. The Property may, but is not required to, install perimeter fencing along all or portion of the Property. Fencing, if any, shall not exceed eight (8) feet in height, unless the written consent of the abutting property owner is secured, or the Board of Adjustment approves the height, location, and materials as a special exception.

7. Phasing

It is anticipated that the Property will be developed in multiple phases. The western portion of the Property contains existing commercial buildings and associated site improvements. The timing and number of future phases will be determined by market demand and absorption rates.

8. Exterior Materials

Exterior materials of the building to be constructed on the Property shall be a minimum of eighty percent (80%) brick, wood, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof. The Applicant may file restrictive

covenants against the Property to more narrowly tailor architectural review within the development.

EXHIBIT A

Legal Description of the Property

Lot One (1), in Block One (1), of 36TH NORTH BUSINESS PARK, a Replat of Lot 1 of S.C.M.C. Addition and Lot 6, Block 1, of Broce Industrial Park a Planned Unit Development and a part of the SW/4 of Section 14, T9N, R3W, I.M., Norman, Cleveland County, Oklahoma according to the recorded Plat thereof.

Revised Final Site Development Plan
Full Size Documents Submitted to City Staff

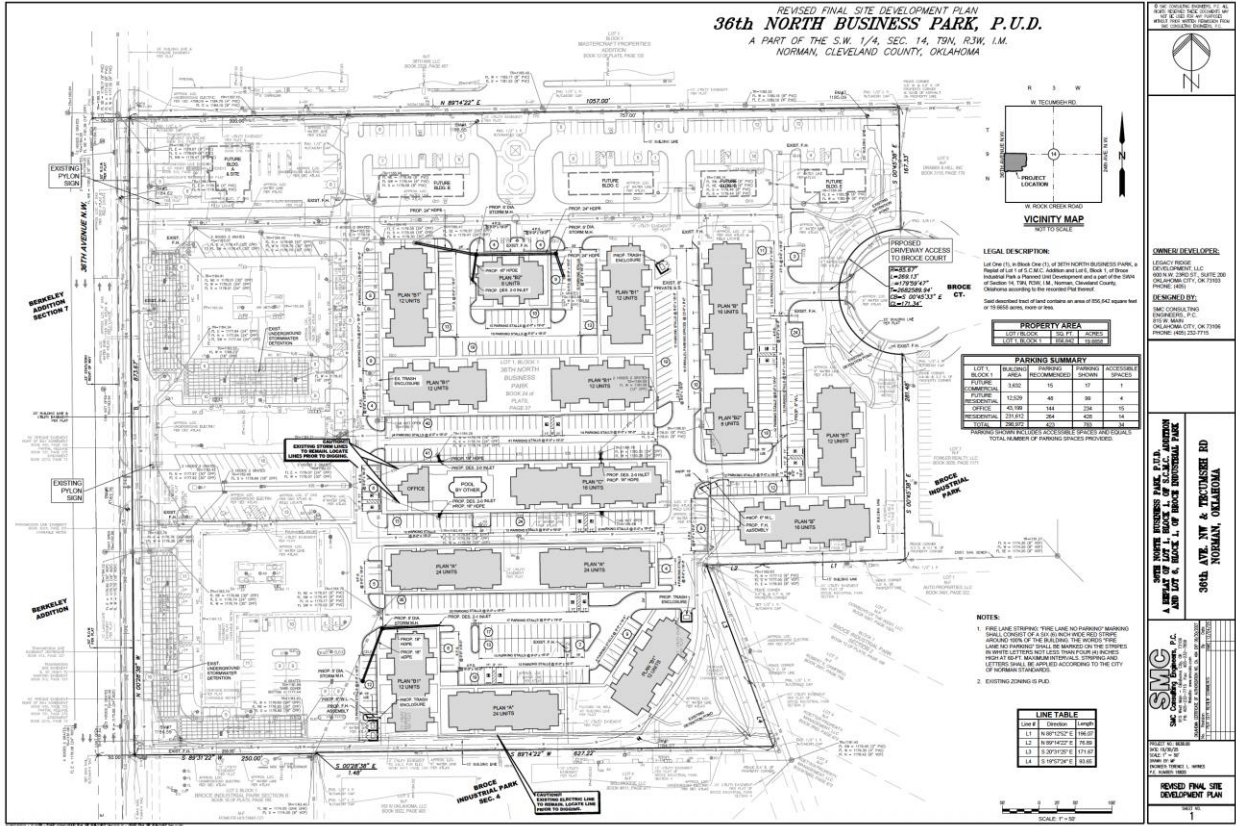


EXHIBIT C

Allowable Uses

Development Area 1

- Gas Station/Convenience.
- Art Gallery/Studio.
- Assembly Halls of non-profit corporations.
- Libraries.
- Museums.
- Music Conservatories.
- Office buildings and office uses.
- Trade schools and schools for vocational training.
- Churches.
- Short-term rentals.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Baby shop.
- Bakery/Baked Goods store.
- Bank.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Child Care / Day Care establishment.
- Clothing or apparel store.
- Coffee house or coffee shop.
- Commercial uses/shops/or services.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Establishment.
- Dry goods store.
- Fabric or notion store.
- Florist/Flower Shop.
- Furniture Store.
- Gift Shop.

- Grocery or supermarket.
- Hardware store.
- Hotel.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Locksmith.
- Medical Marijuana Dispensary, as allowed by state law.
- Medical Uses, including, but not limited to, general medical offices, dentist, ortho, clinics, and similar minor procedure medical offices.
- Music, Radio, Electronics, Telephone, or Television Store.
- Outdoor Patio.
- Painting and decorating shop.
- Pet shop/or Small Animal Hospital.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern
 - may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Smoke, Tobacco, Vape, or Similar Shop.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- T-Shirt Printing or Similar Sales or Services.
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Theater (excluding drive-in theaters), Bowling Alley, Arcade, or Similar Establishments, including those that sell alcoholic beverages in compliance with state law.
- Tier I Medical Marijuana Processor, as allowed by state law.
- Tier II Medical Marijuana Processor, as allowed by state law.
- Toy store.
- Multi-family Residential Uses, which includes apartment buildings and similar associated uses such as, but not limited to, a clubhouse, leasing office, fitness center, and garage buildings, provided that at least the first-floor use is a permitted use in this PUD.

- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

Development Area 2

- Attached single family dwellings or detached zero lot line single family dwellings, provided that such uses comply with the area regulations in NCC 36-515(d);
- Two-family dwelling (duplex), or a single-family dwelling with a garage apartment;
- Apartment buildings, together with clubhouse, leasing office, fitness center, garage buildings, and similar associated uses;
- Townhouse Development;
- Short-term rentals; and
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.
- Additionally, commercial uses are allowed for the following on the first floors of the buildings:
 - Antique shop.
 - Art Gallery/Studio.
 - Artist materials supply, or studio.
 - Baby shop.
 - Bakery/Baked Goods store.
 - Bank.
 - Barber shop, or beauty parlor.
 - Book or stationery store.
 - Camera shop.
 - Candy store.
 - 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 retail pickup and drop off.
 - Dry goods store.
 - Fabric or notion store.
 - Florist/Flower Shop.
 - Furniture Store.
 - Gift Shop.
 - Grocery or supermarket.
 - Interior decorating store.
 - Jewelry shop.
 - Key shop.
 - Leather Store and/or Leather Goods Store.
 - Libraries.
 - Medical uses.

- Museums.
- Music, Radio, Electronics, Telephone, or Television Store.
- Office uses.
- Outdoor Patio.
- Painting and decorating shop.
- 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.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- T-Shirt Printing or Similar Sales or Services.
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Toy store.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

EXHIBIT D

GREEN SPACE EXHIBIT Full Size Documents Submitted to City Staff

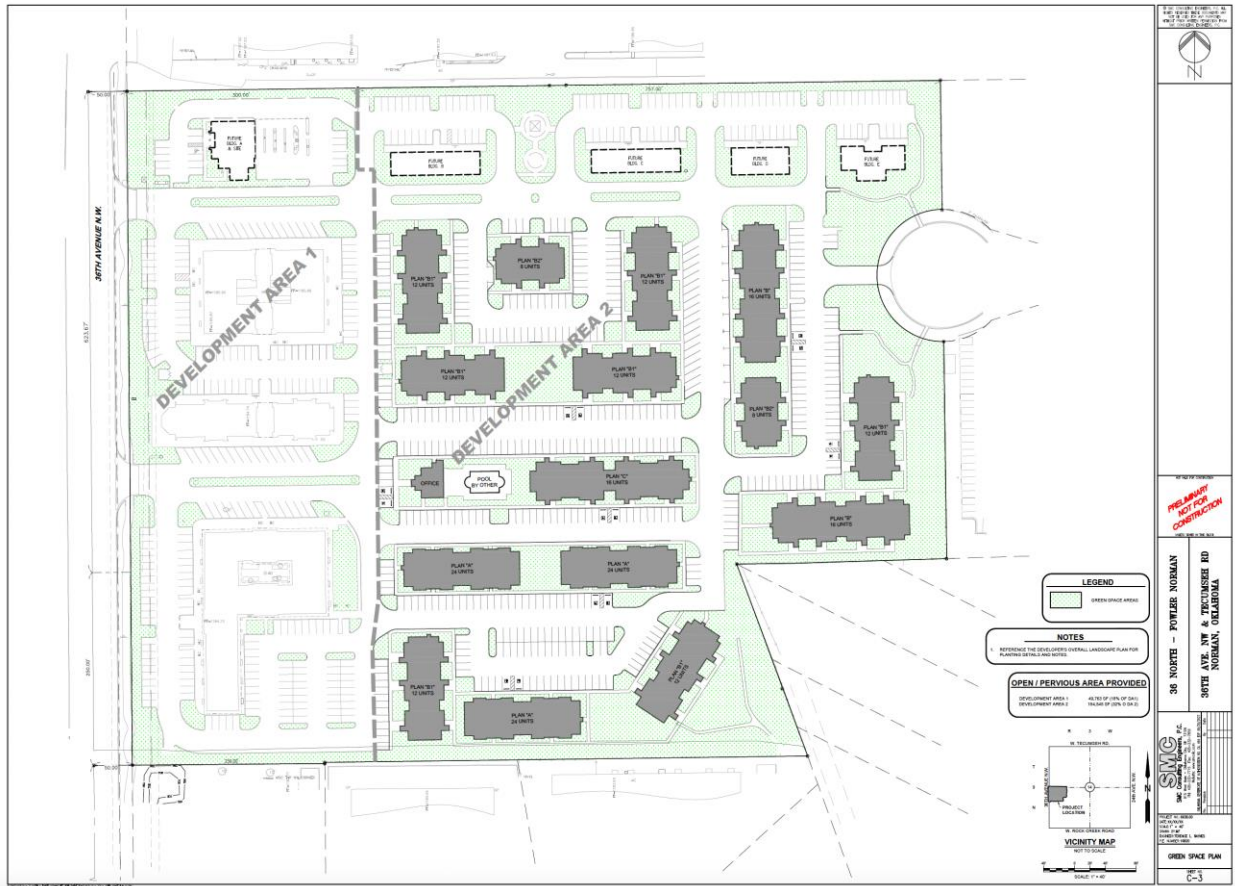
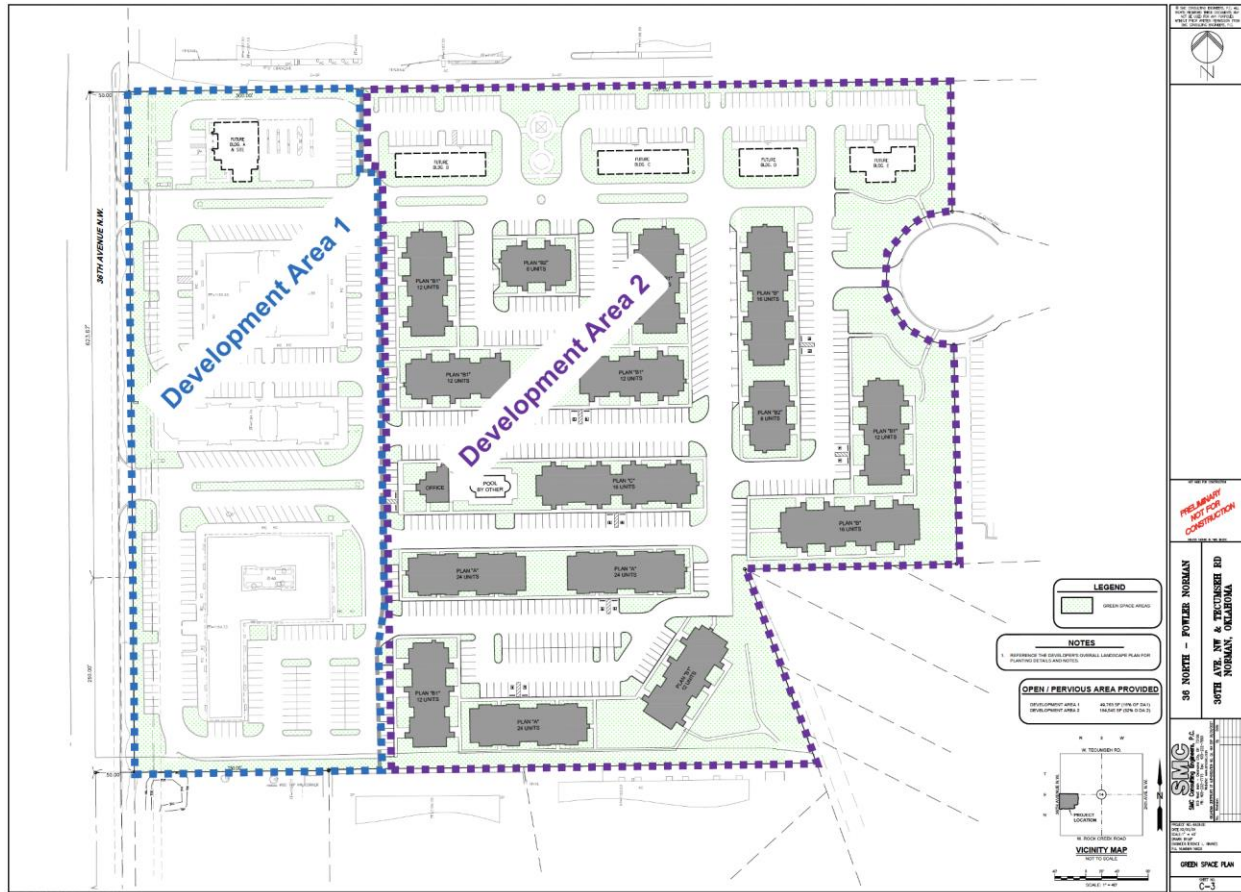
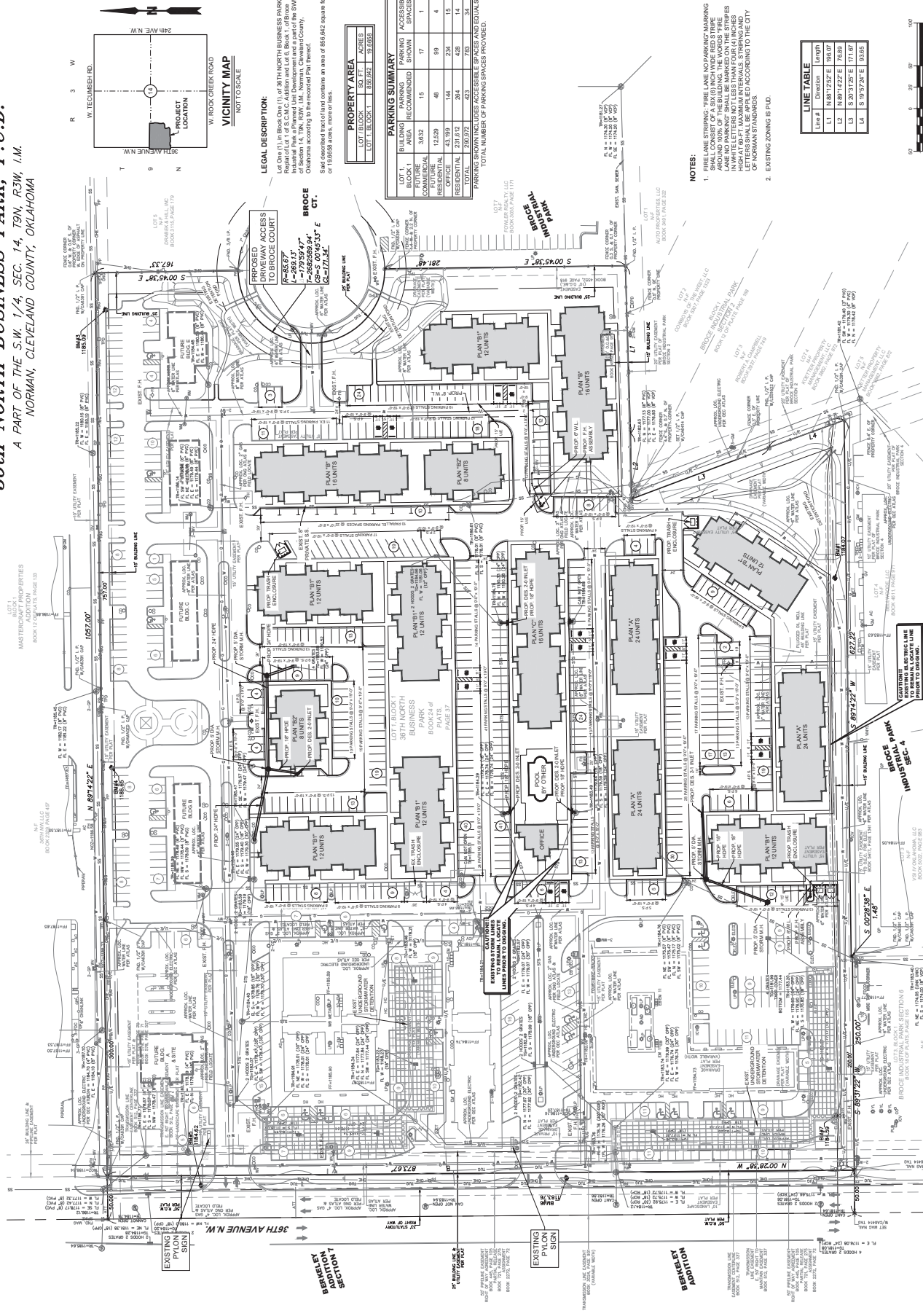


EXHIBIT E

DEVELOPMENT AREA EXHIBIT



REVISED FINAL SITE DEVELOPMENT PLAN
36th NORTH BUSINESS PARK,
A PART OF THE S.W. 1/4, SEC. 14, T9N, R31W
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LINE TABLE		
Line #	Direction	Length
L1	N 88°1'25"E	196.07
L2	N 89°1'42"E	76.89
L3	S 20°3'25"E	171.67
L4	S 10°5'22"E	93.66

PARKING SUMMARY				
LOT 1, BLOCK 1	BUILDING AREA	PARKING RECOMMENDED	PARKING SHOWN	ACCESSIBLE SPACES
FUTURE COMMERCIAL	3,632	15	17	1
FUTURE RESIDENTIAL	12,529	48	99	4
OFFICE	43,199	144	234	15
RESIDENTIAL	231,612	264	428	14
TOTAL	200,972	423	783	34

36TH NORTH BUSINESS PARK, P.U.D.
 PLAT OF LOT 1, BLOCK 1, OF S.C.M.C. ADDITION
 LOT 6, BLOCK 1, OF BROCK INDUSTRIAL PARK
 3614 AVE. NW & TECUMSEH RD
 NORMAN, OKLAHOMA

[illegible]

— 100 —

SMC

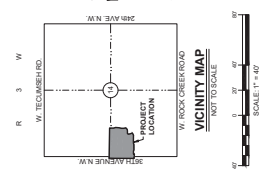
SMC CONSULTING ENGINEERS, P.C.
1100 N. 10TH ST., SUITE 200
TULSA, OKLAHOMA 74103
TEL: 918.438.1100
FAX: 918.438.1101
WWW.SMC-OKLAHOMA.COM

36 NORTH - POWLER NORMAN
36TH AVE. NW & TECUMSEH RD
NORMAN, OKLAHOMA

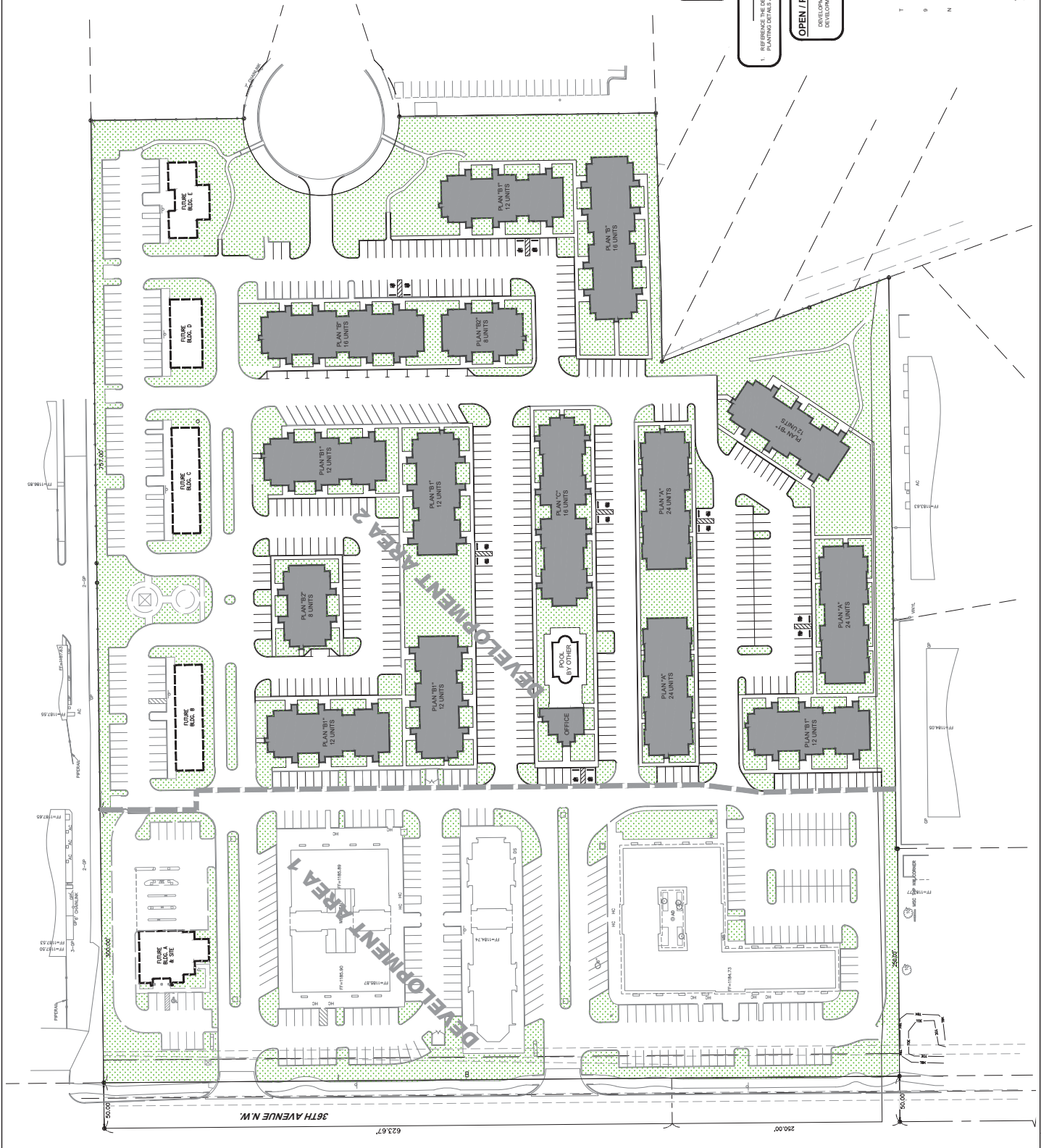
CONSTRUCTION
NOT FOR CONSTRUCTION



THE CONSULTING ENGINEERS, P.C. AND
ITS EMPLOYEES SHALL BE RESPONSIBLE FOR
THE PREPARATION OF THIS PLAN AND
THE CONSULTING ENGINEERS, P.C.



- LEGEND**
- GREEN SPACE AREAS
- NOTES**
1. REFERENCE THE DEVELOPER'S OVERALL LANDSCAPE PLAN FOR PLANTING DETAILS AND NOTES.
- OPEN / PERVIOUS AREA PROVIDED**
- DEVELOPMENT AREA 1 48793 SF (8% OF DA)
 - DEVELOPMENT AREA 2 89445 SF (25% OF DA)



Applicant: 36 North LLC.

Project Location: 2721 36th Avenue NW

Case Number: PD25-22

Time: 5:30 p.m.

Applicant Representative:

Gunner Joyce
Ben LaCourse

Attendees:

Kenneth Orr
Tricia Carelton
Sheri Vera
Erica Bird

City Staff:

Kelly Abell, Planner I

Application Summary:

The applicant is requesting to amend the existing Planned Unit Development (PUD) to modernize the development criteria, expand the range of permitted uses, and update the site plan. The intent of these changes is to encourage additional commercial activity and support the full build-out of the property. Currently, there are three mixed-use buildings along 36th Avenue NW, with commercial uses located on the ground floor, residential on the top floor. The proposed amendment would allow commercial uses throughout these buildings, not limited to the ground level. Located behind the commercial frontage is a multifamily residential component, for which the applicant is also seeking to modernize development standards to better align with current market demands and design expectations

Neighbors' Comments/Concerns/Responses:

Several neighboring residents were in attendance and shared concerns primarily related to traffic, lighting, and the green space located south of the project site. Specifically, neighbors expressed that introducing additional commercial uses could exacerbate existing traffic congestion in the area. There were also numerous questions regarding lighting, particularly the potential impact of commercial and parking area lights, including light spillover into adjacent residential properties. In addition, residents raised concerns about the small green space immediately south of the site, with particular attention to the preservation of existing trees and vegetation. The applicant's representative acknowledged these concerns and committed to relaying them to the developer for further consideration. City staff also clarified that, at the building permit stage, compliance with commercial lighting standards will be required, including the use of full

cut-off fixtures and submission of a photometric plan to prevent light spillover onto adjacent properties.

File Attachments for Item:

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMNENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-26: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING SPECIFIC FIFTEEN-FOOT (15') UTILITY EASEMENTS WITHIN LOT 1, BLOCK 1, 36TH NORTH BUSINESS PARK, A PLANNED UNIT DEVELOPMENT, NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST OF 36TH AVENUE N.W. APPROXIMATELY ONE-HALF MILE NORTH OF ROCK CREEK ROAD; WARD 8)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/11/2025

REQUESTER: 36 North LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMNENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-26: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING SPECIFIC FIFTEEN-FOOT (15') UTILITY EASEMENTS WITHIN LOT 1, BLOCK 1, 36TH NORTH BUSINESS PARK, A PLANNED UNIT DEVELOPMENT, NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST OF 36TH AVENUE N.W. APPROXIMATELY ONE-HALF MILE NORTH OF ROCK CREEK ROAD; WARD 8)

GENERAL INFORMATION

APPLICANT 36 North LLC
Sean Rieger/Gunner Joyce

REQUESTED ACTION Closure of specific fifteen-foot (15') utility easements within Lot 1, Block 1, 36th North Business Park, a Planned Unit Development.

BACKGROUND: The applicant has requested closing and potential vacating platted fifteen-foot (15') utility easements located within Lot 1, Block 1, 36th North Business Park, a Planned Unit Development. 36th North Business Park, a Planned Unit Development was filed of record with the Cleveland County Clerk on March 20, 2015.

DISCUSSION: With the closure and potential vacation of specific described utility easements, the applicant would be able to construct proposed structures within those areas.

Staff did not receive any objections from the utility companies.

RECOMMENDATION: Staff recommends approval of the request to close specific fifteen-foot (15') utility easements located within Lot 1, Block 1, 36th North Business Park, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the request to close specific fifteen-foot (15') utility easements within Lot 1, Block 1, 36th North Business Park, a Planned Unit Development.

ACTION TAKEN: _____



DATE: November 4, 2025

TO: Rick Knighton, City Attorney
 Beth Muckala, Assistant City Attorney
 Kathryn Walker, Assistant City Attorney
 Whitney Kline, Administrative Technician IV
 Ken Danner, Subdivision Manager
 Chris Mattingly, Director of Utilities
 Jane Hudson, Director of Planning and Community Development
 Sarah Encinias, Legal Administrative Technician

FROM: Brenda Hall, City Clerk

SUBJECT: Request to Close Platted Utility Easements (36th North Business Park)

I am in receipt of a request to close platted utility easements, being part of the SW/4 of Section 14, T9N, R3W of the Indian Meridian in Cleveland County from 36 North, LLC (applicant) being represented by Rieger Sadler Joyce law firm. They submit this request to close and vacate the public interest in certain platted utility easements show on the Final Plat of 36th North Business Park. The legal descriptions and depictions of the platted utility easements sought to be closed are attached as Exhibit A & Exhibit B. The Applicant believes there may be more utilities located within this area, and the Applicant agrees to grant new easements or allow reservations of rights as may be necessary to ensure continued access and rights to existing utilities. If the closing of the platted utility easements described and shown in the Exhibits attached hereto is approved by the City Council, an application to vacate said easements via District Court will be pursued.

This item will be scheduled as an agenda item on January 13, 2026, and the information must be received in my office by December 31, 2025. If there is a problem in meeting that timeframe, please advise.

llw

attachments: Exhibit A
 Exhibit B – Maps
 Receipt

office memorandum



November 3, 2025

FILED IN THE OFFICE
OF THE CITY CLERK
ON 11/04/25-LW

Ms. Brenda Hall
City Clerk
City of Norman
201 West Gray
Norman, OK 73069

RE: Request to close platted utility easements, being part of the SW/4 of Section 14, T9N, R3W of the Indian Meridian in Cleveland County

Dear Ms. Hall,

On behalf of 36 North, LLC (the "Applicant"), we submit this request to close and vacate the public interest in certain platted utility easements shown on the Final Plat of 36th North Business Park, as more particularly described herein. The legal descriptions and depictions of the platted utility easements sought to be closed are attached as Exhibit A & Exhibit B. The Applicant believes there may be one or more utilities located within this area, and the Applicant agrees to grant new easements or allow reservations of rights as may be necessary to ensure continued access and rights to existing utilities. If the closing of the platted utility easements described and shown in the Exhibits attached hereto is approved by the City Council, an application to vacate said easements via District Court will be pursued.

Pursuant to 11 O.S. § 42-101 et seq., we would like to submit this letter as a petition to close the utility easements as described herein. We've attached the (i) Legal Description and Depiction of Platted Utility Easements to be Closed, (ii) Certified List of Property Owners within 300 feet, and (iii) Filing Fee. Please do not hesitate to contact us if you need additional information or if we can answer any questions.

Very Truly Yours,
RIEGER SADLER JOYCE

ELIZABETH SMITH
Attorney at Law

EXHIBIT A

LEGAL DESCRIPTION
TO VACATE PLATTED UTILITY EASEMENTS
36TH NORTH BUSINESS PARK
NORMAN, CLEVELAND COUNTY, OK

A tract of land lying in the Southwest Quarter (SW/4) of Section fourteen (14), Township Nine (9) North (T9N), Range Three (3) West (R3W) of the Indian Meridian (I.M.), Cleveland County, Oklahoma being more particularly described as follows:

UTILITY EASEMENT 01

COMMENCING at the southeast corner of Lot One (1), in Block One (1), of 36TH NORTH BUSINESS PARK, a Replat of Lot 1 of S.C.M.C. Addition and Lot 6, Block 1, of Broce Industrial Park, a Planned Unit Development and a part of the SW/4 of Section 14, T9N, R3W, I.M., Norman, Cleveland County, Oklahoma according to the recorded Plat thereof;

THENCE S 88°12'52" W along the south line of said Lot 1, a distance of 157.88 feet;
THENCE N 01°47'08" W a distance of 105.21 feet to a point on the south line of a 15-foot-wide Utility Easement according to said recorded Plat and the POINT OF BEGINNING 01 (P.O.B. 01).

THENCE along said 15-foot-wide Utility Easement, the following thirteen (13) courses:

- 1) N 00°45'48" W a distance of 15.00 feet (L1);
- 2) N 89°14'12" E a distance of 46.87 feet (L2);
- 3) N 47°28'42" E a distance of 33.88 feet (L3);
- 4) N 45°42'43" W a distance of 123.35 feet (L4);
- 5) N 00°45'48" W a distance of 6.21 feet (L5);
- 6) N 89°14'12" E a distance of 15.00 feet (L6);
- 7) S 45°42'43" E a distance of 133.01 feet (L7);
- 8) S 47°28'42" W a distance of 55.46 feet (L8);
- 9) S 89°14'12" W a distance of 2.00 feet (L9);
- 10) S 00°45'48" E a distance of 15.59 feet (L10);
- 11) S 89°14'12" W a distance of 15.00 feet (L11);
- 12) N 00°45'48" W a distance of 15.59 feet (L12);
- 13) S 89°14'12" W a distance of 35.59 feet (L13) to the P.O.B. 01.

Said described tract of land contains an area of 3,619 square feet or 0.083 acres, more or less.

AND

UTILITY EASEMENT 02

COMMENCING at the southeast corner of Lot One (1), in Block One (1), of 36TH NORTH BUSINESS PARK, a Replat of Lot 1 of S.C.M.C. Addition and Lot 6, Block 1, of Broce Industrial Park, a Planned Unit Development and a part of the SW/4 of Section 14, T9N, R3W, I.M., Norman, Cleveland County, Oklahoma according to the recorded Plat thereof;

THENCE S 88°12'52" W along the south line of said Lot 1, a distance of 196.07 feet;
THENCE S 89°14'22" W continuing along the south line of said Lot 1, a distance of 37.62 feet;

THENCE N 01°45'38" W a distance of 123.74 feet to a point on the east line of a 15-foot-wide Utility Easement according to said recorded Plat and the POINT OF BEGINNING 02 (P.O.B. 02).

THENCE along said 15-foot-wide Utility Easement, the following eight (8) courses:

- 1) S 88°50'57" W a distance of 15.00 feet (L14);
- 2) N 00°45'48" W a distance of 34.68 feet (L15);
- 3) N 45°45'48" W a distance of 33.94 feet (L16);
- 4) N 00°45'48" W a distance of 41.75 feet (L17);
- 5) N 89°14'12" E a distance of 15.00 feet (L18);
- 6) S 00°45'48" E a distance of 35.54 feet (L19);
- 7) S 45°45'48" E a distance of 33.94 feet (L20);
- 8) S 00°45'48" E a distance of 40.79 feet (L21) to the P.O.B. 02.

Said described tract of land contains an area of 1,655 square feet or 0.038 acres, more or less.

AND

UTILITY EASEMENT 03

COMMENCING at the southwest corner of Lot One (1), in Block One (1), of 36TH NORTH BUSINESS PARK, a Replat of Lot 1 of S.C.M.C. Addition and Lot 6, Block 1, of Broce Industrial Park, a Planned Unit Development and a part of the SW/4 of Section 14, T9N, R3W, I.M., Norman, Cleveland County, Oklahoma according to the recorded Plat thereof;

THENCE along the south line of said Lot 1, the following three (3) courses:

1. N 89°31'22" E a distance of 250.00 feet;
2. N 00°28'38" W a distance of 1.48 feet;
3. N 89°14'22" E a distance of 79.89 feet;

THENCE N 00°45'38" W a distance of 54.40 feet to a point on the west line of a 15-foot-wide Utility Easement according to said recorded Plat and the POINT OF BEGINNING 03

(P.O.B. 03).

THENCE along said 15-foot-wide Utility Easement, the following four (4) courses:

- 1) N 00°45'48" W a distance of 91.78 feet (L22);
- 2) N 89°14'12" E a distance of 15.00 feet (L23);
- 3) S 00°45'48" E a distance of 91.78 feet (L24);
- 4) S 89°14'12" W a distance of 15.00 feet (L25) to the P.O.B. 03.

Said described tract of land contains an area of 1377 square feet or 0.032 acres, more or less.

The bearing of North 00°28'38" West as shown on the plat of 36TH NORTH BUSINESS PARK recorded in Book 24 of Plats, Page 37 as the west line of the Southwest Quarter of Section 14, Township 9 North, Range 3 West of the Indian Meridian was used as the basis of bearings for the legal descriptions.

Prepared by: Terence L. Haynes, P.E. OK16820
SMC Consulting Engineers, P.C.
815 West Main Street
Oklahoma City, OK 73106
October 29, 2025

Number	Account #	Owner	Address	Mailing Address
1	25101	YANDELL, VERNON R L & DEBORAH A	2717 CHELSEA CT	YANDELL, VERNON R L & DEBORAH A 2717 CHELSEA CT NORMAN OK 73072
2	25102	THORNTON, LINDA THERESA	2709 CHELSEA CT	THORNTON, LINDA THERESA 2709 CHELSEA CT NORMAN OK 73072
3	25103	LONGORIA, YENDRI I	2701 CHELSEA CT	LONGORIA, YENDRI I 2701 CHELSEA CT NORMAN OK 73072
4	25105	YOUNG, MARILYN & ROBERT	2708 CHELSEA CT	YOUNG, MARILYN & ROBERT 2708 Chelsea CT Norman OK 73072-2234
5	25106	HILL, SCOTT E	2716 CHELSEA CT	HILL, SCOTT E 2716 Chelsea CT Norman OK 73072-2234
6	25120	BURKL, NIKKI	2800 CHELSEA DR	BURKL, NIKKI 2800 CHELSEA DR NORMAN OK 73072
7	25121	HALLEY, ANNE C	2804 CHELSEA DR	HALLEY, ANNE C 3100 Puget Sound DR Edmond OK 73034-6891
8	25122	WHITWORTH, DON H JR & VICKY L	2808 CHELSEA DR	WHITWORTH, DON H JR & VICKY L 2808 Chelsea DR Norman OK 73072-2235
9	25123	FRETWELL, CHARLES L	2812 CHELSEA DR	FRETWELL, CHARLES L PO BOX 622 MAYSVILLE OK 73057

10	25124 WATKINS, JACKIE	2816 CHELSEA DR	WATKINS, JACKIE 2816 Chelsea DR Norman OK 73072-2235
11	25377 ORR, KENNETH E & CINDY S	2820 CHELSEA DR	ORR, KENNETH E & CINDY S 2820 Chelsea DR Norman OK 73072-2235
12	25116 THE GRAM LIVING TRUST	2801 CHELSEA DR	THE GRAM LIVING TRUST 2801 CHELSEA DR NORMAN OK 73072
13	25117 KEYES, JACOB	2807 CHELSEA DR	KEYES, JACOB 2807 CHELSEA DR NORMAN OK 73072
14	25118 CAC IN CHRIST TRUST (THE)	2813 CHELSEA DR	CAC IN CHRIST TRUST (THE) 2813 Chelsea DR Norman OK 73072-2235
15	25119 MILLER, KIRK A & SHARON	2819 CHELSEA DR	MILLER, KIRK A & SHARON 2819 CHELSEA DR NORMAN OK 73072
16	88172 FLOURNOY, DIANNE L	2823 CHELSEA DR	FLOURNOY, DIANNE L 2823 Chelsea DR Norman OK 73072-2235
17	88173 MUMIUKHA, FRANCIS & KRISTIN	2827 CHELSEA DR	MUMIUKHA, FRANCIS & KRISTIN 2827 Chelsea DR Norman OK 73072-2235
18	25375 VERA, JOHN B & SHERI L	2831 CHELSEA DR	VERA, JOHN B & SHERI L 2831 Chelsea DR Norman OK 73072-2235
19	25374 POBM PROPERTIES III, LLC	2835 CHELSEA DR	POBM PROPERTIES III, LLC PO Box 720024 Norman OK 73070-4018

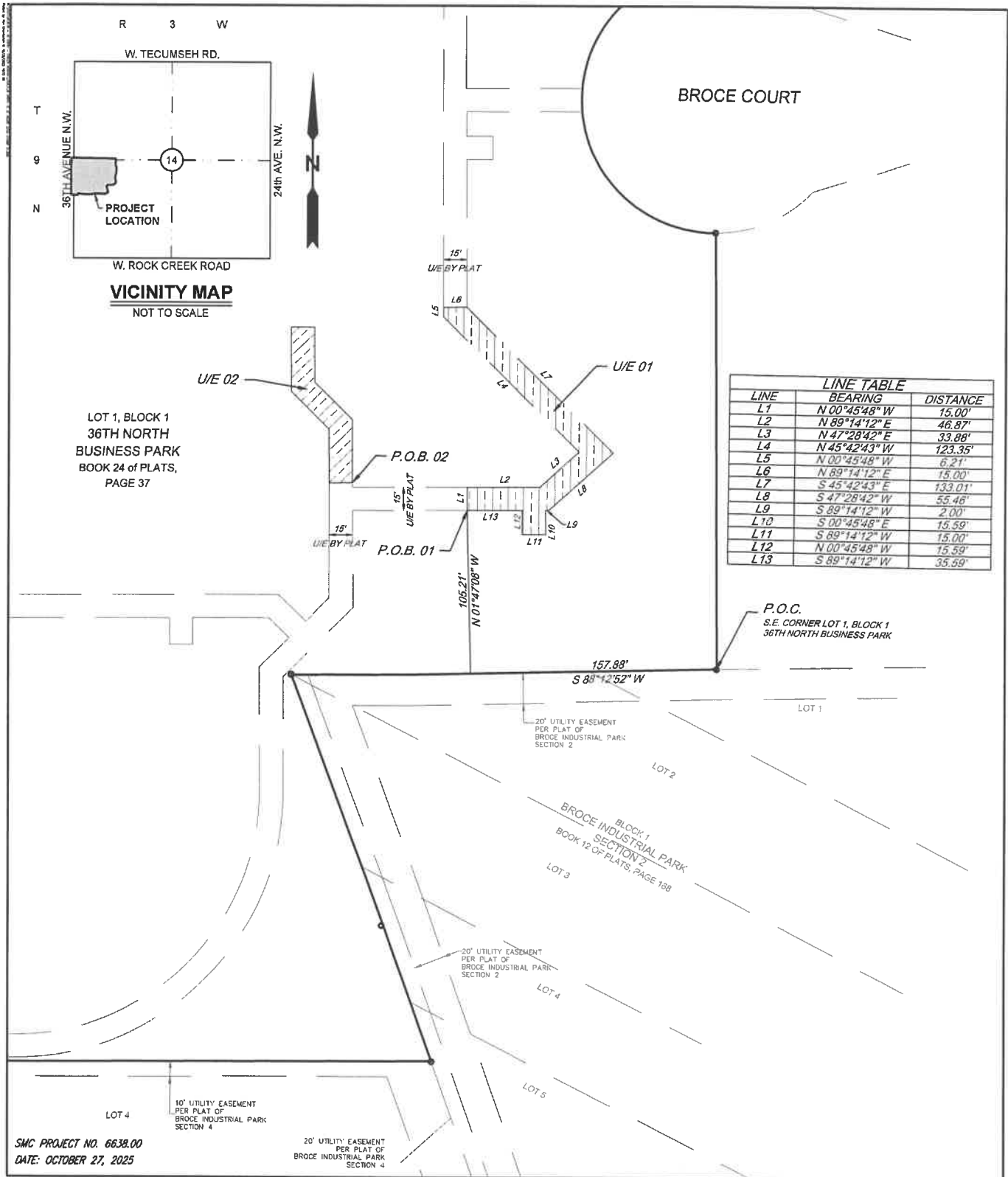
20	88177 PARAMORE, JERRY B III & JEKATHERINE	3612 CRAIL DR	PARAMORE, JERRY B III & JEKATHERINE 9515 BLUE BONNET BLVD EDMOND OK 73025
21	88176 HOWELL, DUSTIN T & SARAH E	3608 CRAIL DR	HOWELL, DUSTIN T & SARAH E 3608 Crail DR Norman OK 73072-2252
22	88175 LI, YAN	3604 CRAIL DR	LI, YAN 3604 CRAIL DR NORMAN OK 73072
23	88174 INNOVATION DISTRICT, LLC	3600 CRAIL DR	INNOVATION DISTRICT, LLC PO Box 720583 Norman OK 73070-4435
24	88189 DEMEL, J KATHLEEN-LIV TRT-TRTEE	3601 CRAIL DR	DEMEL, J KATHLEEN-LIV TRT- TRTEE 3601 Crail DR Norman OK 73072-2253
25	91882 BROWN, KENNETH DEAN & KARRI LYNN	3605 CRAIL DR	BROWN, KENNETH DEAN & KARRI LYNN 3605 Crail DR Norman OK 73072-2253
26	91881 WOODWARD, WARREN L & VICKI E	3609 CRAIL DR	WOODWARD, WARREN L & VICKI E 3609 Crail DR Norman OK 73072-2253
27	91880 GREEN, TERRY L-LIV TRT TRTEE	3613 CRAIL DR	GREEN, TERRY L-LIV TRT TRTEE 3613 CRAIL DR NORMAN OK 73072

			CASCADE ESTATES HOMEOWNER ASSOC C/O ARIA REAL ESTATE GROUP
28	115539 CASCADE ESTATES HOMEOWNER ASSOC	1 UNKNOWN	NORMAN OK 73070
29	115565 ARGO, DEBORAH L	3606 LADYBANK LN	ARGO, DEBORAH L 3606 Ladybank LN Norman OK 73072-1952
30	115564 HOSSAIN, MOHAMMED	3604 LADYBANK LN	HOSSAIN, MOHAMMED 3604 Ladybank LN Norman OK 73072-1952
31	115563 SMITH, LAUREN ASHLEY	3602 LADYBANK LN	SMITH, LAUREN ASHLEY 3602 Ladybank LN Norman OK 73072-1952
32	115562 JACOBSON-FAM-REV-TRT	3600 LADYBANK LN	JACOBSON-FAM-REV-TRT 3600 Ladybank LN Norman OK 73072-1952
33	115561 MANDEL, KATY & TRAVIS	3001 LADYBANK LN	MANDEL, KATY & TRAVIS 3001 LADYBANK LN NORMAN OK 73072
34	115560 NORASIMILANI, SHADNAM	3003 LADYBANK LN	NORASIMILANI, SHADNAM 2905 Blue Fish RD Norman OK 73069-5473
35	115559 SWANK, E EDWARD & VICKIE L	3005 LADYBANK LN	SWANK, E EDWARD & VICKIE L 3005 Ladybank LN Norman OK 73072-1955
36	38559 36TH NW, LLC	3001 36TH AVE NW	36TH NW, LLC 751 36th AVE SE Norman OK 73026-4114

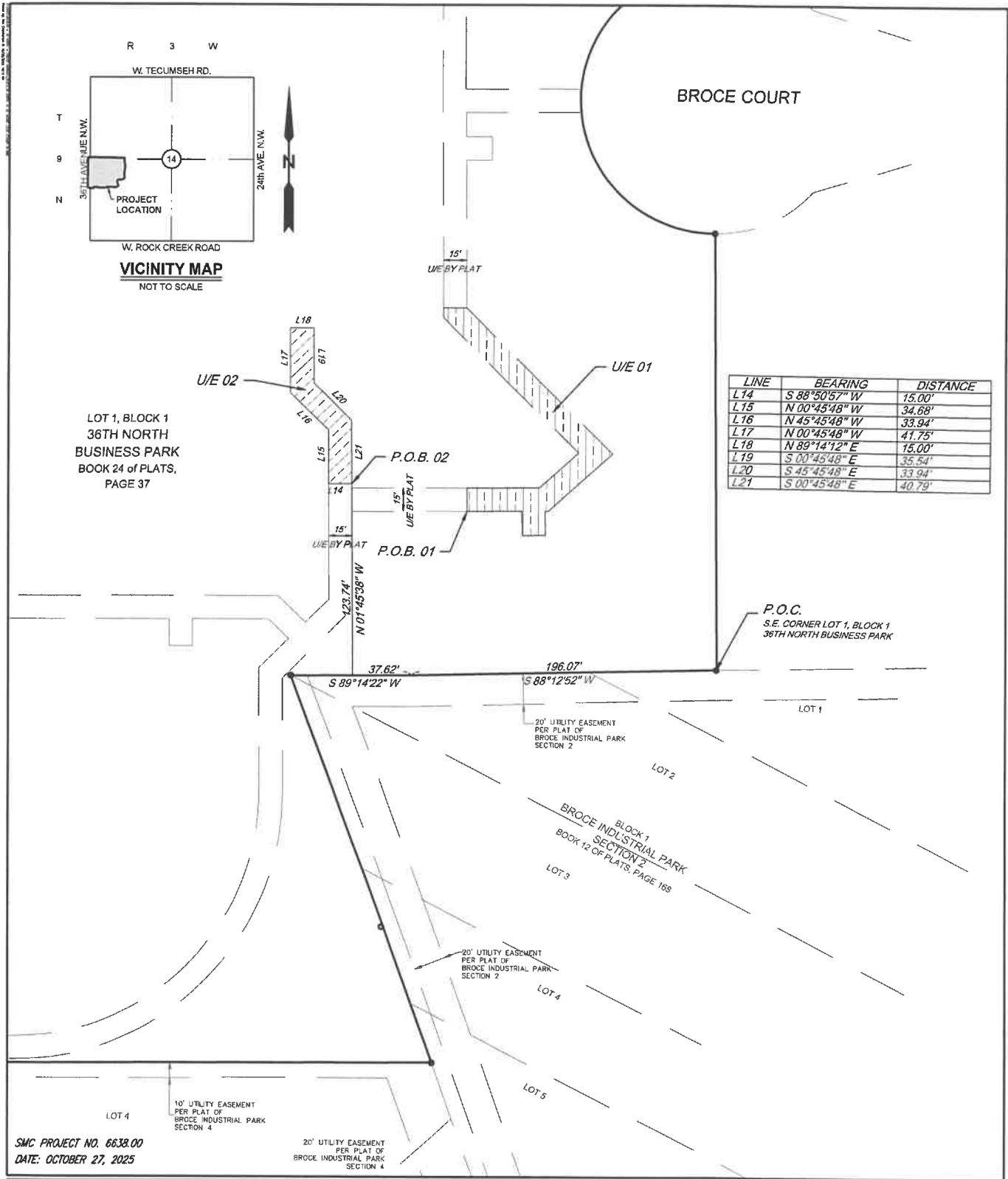
37	42156 OKLAHOMA GAS & ELECTRIC CO	3101 36TH AVE NW	OKLAHOMA GAS & ELECTRIC CO 3101 36TH AVE NW Norman OK 73072
38	162076 SANCTUARY LTC, LLC	3110 HEALTHPLEX DR	SANCTUARY LTC, LLC 1500 WATERS RIDGE DR, 200 LEWISVILLE TX 75057 DRABEK & HILL, INC 3737 NW 36th ST Oklahoma City OK 73112-2984
39	26026 DRABEK & HILL, INC	3309 BROCE CT	MAVERICK REALTY LLC 2300 Open Trail RD Edmond OK 73034-5556 NEW LIFE BIBLE CHURCH PO BOX 720445 NORMAN OK 73070
40	26025 MAVERICK REALTY LLC	3203 BROCE CT	
41	26028 NEW LIFE BIBLE CHURCH	3308 BROCE CT	
42	26030 C A A DEVELOPMENT CORP	3200 BROCE DR	C A A DEVELOPMENT CORP 1400 E Imhoff RD Norman OK 73071-4050 NMI, LLC PO Box 1087 Norman OK 73070-1087
43	175582 NMI, LLC	2901 BROCE DR	MASSIVE GRAPHICS, INC 2895 Broce DR Norman OK 73072-2405
44	175581 MASSIVE GRAPHICS, INC	2895 BROCE DR	KOETTER PROPERTY MANAGEMENT, LLC PO BOX 722383 NORMAN OK 73070
45	26040 KOETTER PROPERTY MANAGEMENT, LLC	2845 BROCE DR	

46	26041 2805 BROCE DR, LLC	2805 BROCE DR	2805 BROCE DR, LLC 2805 BROCE DR NORMAN OK 73072
47	26042 BRIGHT START EARLY EDUCATION, INC	2795 BROCE DR	BRIGHT START EARLY EDUCATION, INC 2795 Broce DR, Ste A Norman OK 73072-2459
48	26043 CASA BLANCA LLC	2745 BROCE DR	CASA BLANCA LLC PO Box 1087 Norman OK 73070-1087
49	26034 STOIC STRENGTH AND FITNESS, LLC	2896 BROCE DR	STOIC STRENGTH AND FITNESS, LLC 2896 BROCE DR NORMAN OK 73072
50	186876 COWBOYS OF THE WEST, LLC	2856 BROCE DR	COWBOYS OF THE WEST, LLC 600 NW 23RD ST, STE 200 OKLAHOMA CITY OK 73103
51	186877 CAMPBELL, ROBERT A	2806-2810 BROCE DR	CAMPBELL, ROBERT A 3111 BROCE DR Norman OK 73072
52	26037 KOETTER PROPERTY MANAGEMENT, LLC	2796 BROCE DR	KOETTER PROPERTY MANAGEMENT, LLC PO BOX 722383 NORMAN OK 73070
53	144562 KOETTER PROPERTY MANAGEMENT, LLC	2746 BROCE DR, Unit 112	KOETTER PROPERTY MANAGEMENT, LLC PO BOX 722383 NORMAN OK 73070
54	26072 SISTER BAY, LLC	2701 BART CONNER CT	SISTER BAY, LLC 704 WATERWOOD DR NORMAN OK 73072

55	144563 KOETTER PROPERTY MANAGEMENT, LLC	2709 BART CONNER CT	KOETTER PROPERTY MANAGEMENT, LLC PO BOX 722383 NORMAN OK 73070
56	26070 STIRING WENDEL, LLC	2719 BART CONNER CT	STIRING WENDEL, LLC 600 NW 23RD ST, STE 200 OKLAHOMA CITY OK 73103
57	104312 SS BART CONNOR DRIVE, LLC	1 UNKNOWN	SS BART CONNOR DRIVE, LLC PO BOX 25025 GLENDALE CA 91221
58	100468 FOWLER HOLDING CO	2701 36TH AVE NW	FOWLER HOLDING CO 2721 36th AVE NW Norman OK 73072-2411
59	128486 FOWLER HOLDING CO	2721 36TH AVE NW	FOWLER HOLDING CO 2721 36th AVE NW Norman OK 73072-2411
60	171995 36 NORTH, LLC	2741-2999 36TH AVE NW	36 NORTH, LLC 2721 36th AVE NW Norman OK 73072-2411
61	115558 MONK, KARON K	3007 LADYBANK LN	MONK, KARON K 3007 LADYBANK LN NORMAN OK 73072



<p>SMC SMC Consulting Engineers, P.C. 815 West Main - Oklahoma City, OK 73106 PH: 405-232-7715 Fax: 405-232-7858</p>	<p>36TH NORTH BUSINESS PARK NORMAN, CLEVELAND COUNTY OKLAHOMA</p>	<p>VACATE 15' U/E - 01 <u>EXHIBIT B-1</u></p>	<p> NOT TO SCALE</p>
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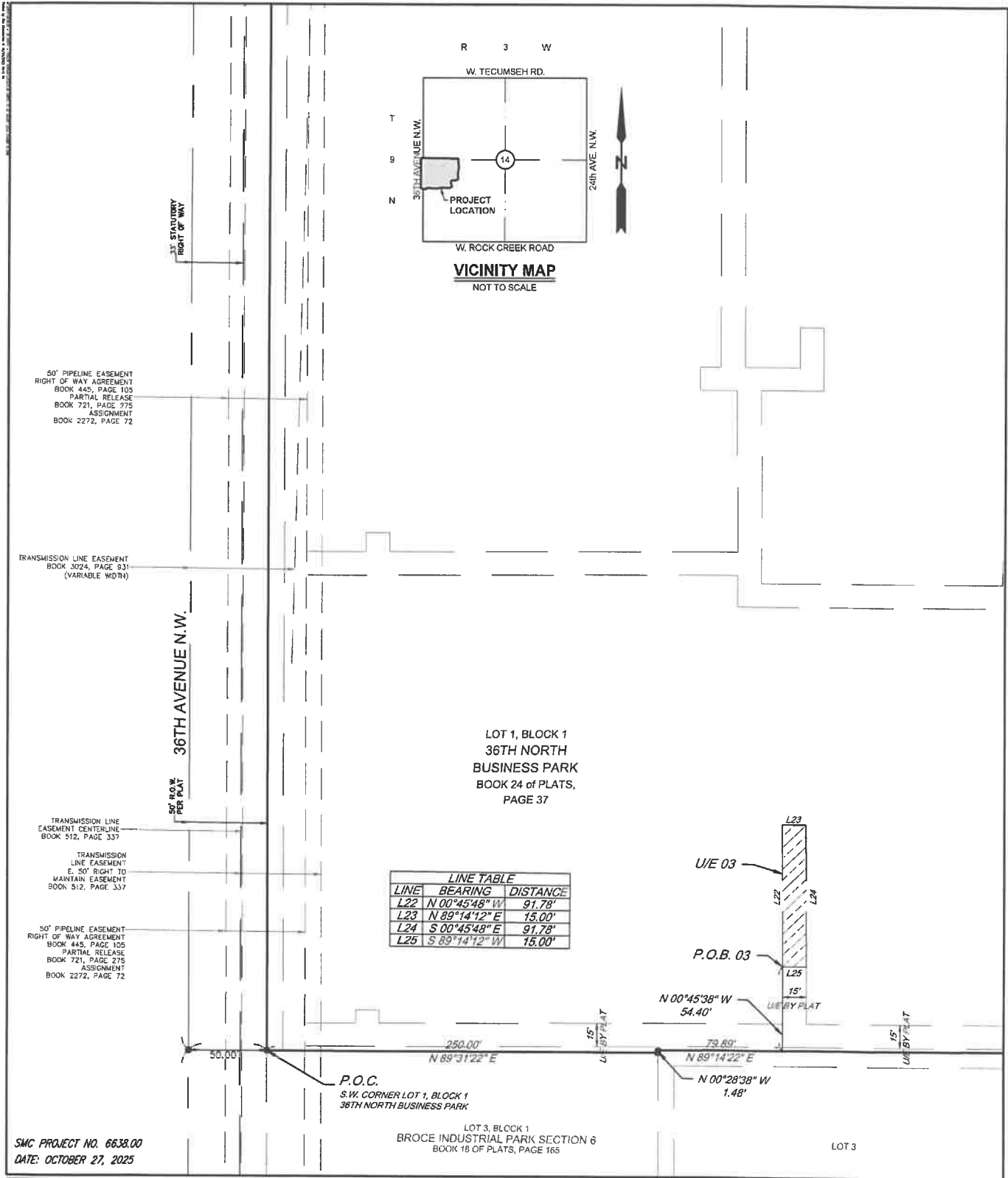
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PH: 405-232-7715 Fax 405-232-7859

36TH NORTH BUSINESS PARK
NORMAN, CLEVELAND COUNTY
OKLAHOMA

VACATE 15' U/E - 02
EXHIBIT B-2



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36TH NORTH BUSINESS PARK
NORMAN, CLEVELAND COUNTY
OKLAHOMA

VACATE 15' U/E - 03
EXHIBIT B-3



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City of Norman

225 N. Webster Ave.
Norman, OK 73069
Ph (405) 366-5339



201 W Gray
Norman, OK 73070
405-366-5386

RECEIPT OF PAYMENT

Receipt Number: 2025010883
Receipt Date: November 03, 2025
Date Paid: November 03, 2025
Full Amount: \$400.00

Payment Details:	Payment Method Credit Card	Amount Tendered \$400.00	Check Number
Amount Tendered:	\$400.00		
Change / Overage:	\$0.00		
Convenience Fee:	\$11.80		
Contact:	Gunner Joyce, Address:136 THOMPSON DR		
Job Address:			

FEE DETAILS

Fee Description	Reference Number	Amount Due	Amount Paid
Right of way closure	PLRC20250176	\$400.00	\$400.00