

## AGENDA

### AMENDED

*It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

#### 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 MARCH 12, 2026.

#### NON-CONSENT ITEMS

##### 1130 Rambling Oaks Drive

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

## Islamic Society of Norman

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-30: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS 14 THROUGH 22 AND LOTS 28 THROUGH 36, ALL OF BLOCK 4 IN HARDIE-RUCKER ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND R-3, MULTIFAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (PROPERTIES GENERALLY LOCATED SOUTH OF E. LINDSEY STREET BETWEEN MCKINLEY AVENUE AND GEORGE AVENUE; WARD 7)
4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-53: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, PARTIAL CLOSURE OF A PLATTED SIX-FOOT (6') UTILITY EASEMENT WITHIN A PORTION OF LOT 15, ALL OF LOTS 16 THROUGH 29 AND A PORTION OF LOT 30, BLOCK 4, HARDIE-RUCKER ADDITION. 420 EAST LINDSEY STREET.; AND PROVIDING FOR THE SEVERABILITY THEREOF. (WARD 7)

## Dolese North

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

## City of Norman Amendments and Resolutions

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

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-51: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE DEFINITION OF ACCESSORY DWELLING UNIT IN CHAPTER 36 (“ZONING CODE”) SECTION 36-101; AND PROVIDING FOR THE SEVERABILITY THEREOF.
9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-124: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, TO CORRECT ERRORS ON THE LAND USE MAP AND CHARACTER AREA MAP IN THE AIM NORMAN COMPREHENSIVE LAND USE PLAN.
10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-123: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING THE AIM NORMAN COMPREHENSIVE LAND USE PLAN DOCUMENT TO CORRECT REFERENCES TO ZONING DISTRICTS WITHIN LAND USE CATEGORIES, AND CORRECTING NONSUBSTANTIVE ERRORS AND OMISSIONS.

### **Bellatona Addition**

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

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

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

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

13. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-49: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) AND THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY,

OKLAHOMA, FROM R-1, SINGLE-FAMILY DWELLING DISTRICT AND PLACE THE SAME IN PARK LAND, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR WILTSHIRE DRIVE AND ARCADY AVENUE)

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

## **Alameda Trails**

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

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

## **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 MARCH 12, 2026.



# CITY OF NORMAN, OK PLANNING COMMISSION MEETING

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

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## MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Thursday, March 12, 2026 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.

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

### ROLL CALL

#### PRESENT

Commissioner Cameron Brewer  
Commissioner Douglas McClure  
Chair Erica Bird  
Secretary Kevan Parker  
Vice Chair Michael Jablonski  
Commissioner Steven McDaniel  
Commissioner Maria Kindel

#### ABSENT

Commissioner Liz McKown  
Commissioner Jim Griffith

#### STAFF PRESENT

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

#### GUEST PRESENT

Rebecca J Patten, 765 Asp Avenue STE 202, Norman, OK  
Sean Hultman, 300 Norman Center Court, Norman, OK  
Helen Grant, 201 W. Gray Street, Norman, OK  
Ken & Sarah Hall, 520 E. Frank Street, Norman, OK  
Allen Aleimeiche, 525. E Frank Street, Norman, OK  
T & A Nafeh, 3205 Riverwalk Drive, Norman, OK

## CONSENT ITEMS

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

### Minutes

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

PLANNING COMMISSION MEETING MINUTES OF FEBRUARY 12, 2026.

**Motion** made by Vice Chair Jablonski, **Seconded** by Commissioner Kindel.

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Kindel

**The motion was approved.**

## NON-CONSENT ITEMS

### 521 E Frank Street Rezoning

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-38: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE FAMILY DWELLING DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (521 E FRANK STREET; WARD 4)

## ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Narrative
4. Pre-Development Summary, 2-26-26
5. Protest Map & Letters

### Staff Presentation

Kelly Abell, Planner I, presented the Staff Report for the 521 E. Frank Street project.

Commission had no questions for staff.

### **Applicant Presentation**

Ben LaCourse, representative of the applicant, presented the 521 E. Frank Street project.

Commission had no questions for staff.

### **Public Comments**

There were no public comments.

### **Planning Commission Discussion**

There was no further Planning Commission discussion.

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

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Kindel

**Planning Commission recommended approval of O-2526-38.**

### **Bob Moore Farms Rezoning, Preliminary Plat, & Right of Way Closure**

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-43: 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 TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW/4), SOUTHWEST QUARTER (SW/4) AND SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE NORTH (T9N), RANGE THREE WEST (R3W) 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 SOUTH OF W MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF W LINDSEY STREET, AND EAST OF 36<sup>TH</sup> AVENUE SW; WARD 3)

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

1. Staff Report
2. Location Map
3. Narrative
4. Preliminary Site Plan
5. Revised Preliminary Plat
6. Greenspace
7. Preliminary Site Plan – Phase One
8. Pre-Development Summary, 1-22-26

## 9. Protest Map & Letters

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE PP-2526-15: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY BOB MOORE FARMS NORTH, LLC (SMC CONSULTING ENGINEERS, PC) FOR BOB MOORE FARMS NORTH, A PLANNED UNIT DEVELOPMENT, FOR 55.7 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF WEST MAIN STREET ON THE EAST SIDE OF 36<sup>TH</sup> AVENUE SW.

### ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
  2. Revised Preliminary Plat
  3. Preliminary Site Plan
  4. Pre-Development Summary, 2-26-26
5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-46: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING AND VACATING A PORTION OF NORMAN CENTER COURT RIGHT-OF-WAY TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

### ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Right of Way Closure Attachments
3. Protest Map & Letters

### Staff Presentation

Logan Gray, Planner II, presented the Staff Report for the Bob Moore Farms project.

Commissioner Bird asked whether the current site plan includes any ingress and egress across the library parcel. Brandon Brooks, Capital Projects Engineer, confirmed that it does not.

Commissioner Bird asked whether the traffic splitter median near the library and the circular roundabout would be removed, allowing vehicles exiting the rear of the library to make a direct left turn instead of turning right and circling the roundabout. Mr. Brooks confirmed Ken Danner previously stated this would be the case.

Commissioner Bird asked whether the site plan includes any portion of the legal description extending across Willow Bend. He also noted additional protest letters were received requesting clarification on whether any portion of the Willow Bend right-of-way would be closed or remain dedicated as a public street. Mr. Brooks stated Willow Bend will remain open.

Commissioner Jablonski noted inconsistencies between the proposed development and the City’s vision for the area, including lower density and a lack of mixed-use development, and asked staff to clarify the City’s plans for development in that part of the City. Mr. Gray explained the Urban High Land Use policy encourages mixed-use development, including retail and workspace alongside residential. The proposed development is currently single-use residential at 14 units per acre, while the Urban Living Center designation typically calls for at least 18 units per acre.

**Applicant Presentation**

Libby Smith, representative of the applicant, presented the Bob Moore Farms project.

Commissioner McDaniel noted previous concerns about a cut-through raised during a previous presentation and asked whether the connection had been removed and if the development would be gated to address this issue. Ms. Smith confirmed it had been removed and the development would be a gated community, eliminating that concern.

Commissioner Jablonski asked how the current proposal compares to the original PUD in terms of height and density. Ms. Smith responded the new proposal adds approximately 200 more units than the previous plan, which included two-story and four-story buildings.

Commissioner Jablonski questioned why the proposal is limited to four stories given the City’s housing needs and the potential to build taller in a central area. Ms. Smith stated the taller buildings would significantly increase development costs and change the construction type, and the proposed height is intended to remain compatible with the adjacent residential neighborhood to the west.

**Public Comments**

- Rebecca Patten, 765 Asp Avenue STE 202, Norman, OK (Protest)
- Sean Hultman, 300 Norman Center Court, Norman, OK (Protest)
- Bret Bradley, 3217 Riverwalk Drive, Norman, OK (Protest)
- Sheryl Tatum, 3217 Riverwalk Drive., Norman, OK (Protest)

**Planning Commission Discussion**

Commissioner Kindel asked whether the building height in the area is limited, specifically questioning whether developments are restricted to two additional stories above neighboring structures when considering density and height.

Mr. Gray stated under AIM Norman, Urban Living building types commonly range from four to five stories or more.

Commissioner Kindel asked if there is a specific citation to limit how many stories a development can exceed neighboring residential areas, referencing a previous project. Jane Hudson, Planning & Community Development Director, stated the previous project was in the Center City Form Based Code so there is a limit there but not where this project is proposed.

Commissioner Brewer expressed support for higher densities more consistent with the AIM Norman Plan and noted building height is often influenced by construction costs. He explained

buildings up to four stories can typically be wood framed, while taller buildings require more expensive construction methods, which may be a factor in the proposed four-story limit.

Commissioner Bird clarified while the site plan's legal description extends across Willow Bend, this does not indicate the street would be closed. She confirmed Willow Bend is not proposed for closure and would require a separate street vacation process, which would return to the Planning Commission for approval.

Commissioner Bird discussed traffic circulation changes near the library, noting removal of the roundabout and median would allow vehicles exiting the library to turn left. She also expressed support for the project, highlighting the revised plan addresses prior cut-through traffic concerns by making interior roads private and adds housing while remaining considerate to nearby neighbors.

Commissioner Jablonski asked for clarification regarding coordination with the library, noting the applicant stated the library supported the changes while the library's comments suggested remaining concerns. Ms. Smith responded they had worked with the library and believed the major issues had been addressed and confirmed they are willing to continue collaborating to resolve any remaining concerns.

Commissioner Brewer addressed concerns about the change from mixed-use to additional residential units, noting Norman has very limited sites available for dense apartment development and is currently behind in meeting housing needs. While preferring true mixed-use development, he said increasing housing units at this location helps address the City's shortage and expressed support for the project despite the trade-offs. Commissioner Jablonski added the project also helps prevent urban sprawl which he considers important.

Commissioner Parker asked whether the existing sanitary sewer line on the site has been evaluated to ensure no future work will be needed if it is covered by the proposed development. Brandon Brooks, Capital Projects Engineer, stated as part of their conditions for vacating the line will be rerouted.

**Motion** made by Commissioner McDaniel to approve with the caveat that the drive will not be a shared drive with the Pioneer Library System, **Seconded** by Commissioner Kindel.

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Kindel

**Planning Commission recommended approval of O-2526-43, PP-2526-15, and O-2526-46.**

### **City of Norman Amendment and Resolutions**

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-113: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING ALL AFFECTED MAPS WITHIN THE AIM COMPREHENSIVE PLAN, AND ANY OF THE SEVEN DISTINCT APPROVED PLANS, IN ORDER TO UPDATE AFFECTED MAPS WITH THE MOST RECENT DEMONSTRATED ALIGNMENT OF THE ACCESS OKLAHOMA

**ITEMS SUBMITTED FOR THE RECORD**

- 1. Staff Report**
- 2. AIM Character, Land Use, and Transportation Maps**

**Staff Presentation**

Lora Hoggatt, Planning Services Manager, presented the Staff Report for the AIM Maps Resolution.

Commissioner Kindel emphasized the importance of maintaining language on the maps clarifying the alignment is proposed and not a City of Norman project and asked that this wording remain included with the map updates. Ms. Hoggatt stated the clarification language will be included in the document accompanying the maps rather than printed directly on them. The statement notes that the City of Norman does not endorse or influence the development or alignment of the proposed turnpikes and the alignments shown reflect the most current information provided by the Oklahoma Turnpike Authority as of September 23, 2025. Ms. Hoggatt added that if alignments change in the future, an amendment will be brought forward for City Council review.

Commissioner Parker asked whether the Oklahoma Turnpike Authority (OTA) had released a formal alignment, noting a 30% design had not yet been provided. Ms. Hoggatt responded the alignment shown reflects the OTA's most recent announcement from September 23 and is the most current information available. She added that the action before the Commission is to recommend the updates to City Council for further discussion.

**Applicant Presentation**

City staff as applicant made the presentation.

**Public Comments**

No public comments.

**Planning Commission Discussion**

Commissioner Brewer asked whether the map updates were requested by the Oklahoma Turnpike Authority or by City Council. Ms. Hoggatt stated the updates were anticipated in the plan, as the AIM Norman Steering Committee had directed the maps be updated when new information becomes available.

Commissioner Parker noted the OTA alignment appears to have changed again since the September update and expressed concern about updating the maps while the alignment may still shift, particularly for nearby property owners facing uncertainty. Ms. Hudson acknowledged the OTA alignment may continue to experience minor changes, and additional updates could be

needed in the future. She emphasized the importance of keeping City maps as current as possible using the latest information available from OTA, noting the GIS layer is taken directly from OTA so residents see the most up-to-date alignment currently available.

Commissioner Brewer suggested including the date of the most recent proposed alignment on the maps or in a note to help clarify when the information was last updated for the public. Commissioner Bird noted the current maps do not include dates and suggested adding a revision date to indicate when updates occur. She added the revision date could reflect general updates rather than specifically referencing OTA’s date and suggested a separate note or page could provide additional clarification if needed.

Commissioner Bird expressed support for updating the maps even if additional revisions are needed in the future, noting that providing the most current information helps improve transparency for residents and developers considering property purchases or development.

Commissioner Kindel asked about the cost to taxpayers for updating the maps each time. Ms. Hoggatt said the updates are built into existing staff time.

Commissioner Jablonski asked about the proposed minimum criteria route across the northern leg of Lake Thunderbird and whether approval from the Bureau of Reclamation would be required, expressing concern about potential impacts to the lake.

Mr. Riesland stated the lines shown on the map are conceptual and do not guarantee construction but indicate possible future connections. He added the route has been in discussion in response to past flooding that limited access in the area.

Commissioner Kindel added the connection has been discussed to improve emergency access, noting challenges with access, firefighting response, and evacuation during last year’s wildfires.

Commissioner Bird stated discussion of the proposed route across Lake Thunderbird was outside the scope of the current agenda item, which is limited to OTA-related map updates. She suggested that topic be as a separate agenda item for future discussion and asked the commission to return to the item under consideration.

**Motion** made by Commissioner McDaniel, **Seconded** by Commissioner McClure.

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Kindel

Voting Nay: Secretary Parker

**Planning Commission Recommended approval of R-2526-113.**

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-112: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING THE AIM NORMAN COMPREHENSIVE LAND USE PLAN TO REMOVE THE 30-ACRE URBAN RESERVE LAND USE MINIMUM REQUIREMENT FOR DEVELOPMENT, AND TO IMPLEMENT

**ITEMS SUBMITTED FOR THE RECORD**

- 1. Staff Report**
- 2. Agricultural Residential Updates**
- 3. Urban Reserve Updates**

**Staff Presentation**

Lora Hoggatt, Planning Services Manager, presented the Staff Report for the AIM Urban Reserve and Agricultural Residential changes Resolution.

Commissioner Kindel asked whether the change to a 30-acre minimum resulted from Steering Committee and community input. Ms. Hoggatt confirmed it did. Commissioner Kindel asked if City Council is considering changing it to 10 acres after hearing from constituents seeking more flexibility to split their land, which Ms. Hoggatt confirmed.

Commissioner Bird added 10 acres is a common threshold in State regulations for lot splits, noting that 10 acres, sometimes five depending on the situation, is a typical measurement used in State language.

Commissioner Brewer asked how the 30-acre minimum was originally determined. Ms. Hudson explained it resulted from the AIM Norman Steering Committee and community input during listening sessions, with the intent of creating a transitional buffer area between future urban development moving east and the more rural areas near the lake.

Commissioner Kindel recalled the 30-acre minimum was intended to limit eastward sprawl, preserve rural land near the lake, and encourage infill development, but asked whether smaller land divisions could still occur through a PUD. Ms. Hoggatt responded a PUD could allow this but noted it may be costly due to application and platting requirements.

Commissioner Parker asked whether a 10-acre property in the Urban Reserve area would be allowed to include an accessory dwelling unit (ADU). Ms. Hoggatt clarified that ADUs are already permitted under existing zoning and the update simply reflects allowed building types and existing agricultural uses.

**Applicant Presentation**

City staff as applicant made the presentation.

**Public Comments**

No public comments

**Planning Commission Discussion**

Commissioner Jablonski expressed concern reducing the minimum lot size from 30 to 10 acres could effectively double density in the area and encourage outward growth rather than infill development. He noted spreading density farther from the urban core can make it more difficult to support services and amenities such as high-quality transit. While acknowledging the interests of individual property owners, he emphasized the need to consider broader impacts and indicated he would not support the proposed change.

Commissioner Bird asked how the change from a 30-acre to a 10-acre minimum would affect development potential. Ms. Hoggatt explained A-1 and A-2 zoning allows one principal dwelling unit and one accessory dwelling unit per lot. As a result, three 10-acre lots could allow up to six dwelling units if each included an ADU, whereas a single 30-acre lot would allow two units. She noted that while the permitted uses would not change, the number of potential lots, and therefore units, could increase.

Commissioner Bird asked how cluster development standards would affect the number of units if the base parcel size were 10 acres versus 30 acres. Ms. Hoggatt noted cluster development is percentage-based and evaluated case-by-case, making exact unit comparisons difficult. Ms. Hudson explained clustering, which allows smaller lots while preserving open space, existed prior to the AIM Norman Plan and is intended to protect natural features while allowing development flexibility.

Commissioner Bird stated they do not believe reducing the base parcel requirement from 30 acres to 10 acres would significantly increase development, noting the potential increase in dwelling units would likely be limited. They added that a 10-acre threshold is commonly used in other communities and could make rural residential property more attainable for residents while still allowing for larger lots and accessory dwelling units. The commissioner also acknowledged the importance of Norman's unique environmental features but stated the change could improve affordability for residents seeking rural living.

Commissioner Brewer asked how many 30-acre parcels remain in the area. Ms. Hoggatt responded the consultant previously counted them during the planning process, but she did not recall the exact number and noted the information could be reviewed and provided later.

Commissioner Bird stated she felt a 10-acre minimum was reasonable while still maintaining limitations. Commissioner Kindel expressed concern that the language could encourage cluster development through the PUD process. Commissioner McDaniel added cluster developments would still require a PUD and full review process, including returning to the Planning Commission for consideration. Ms. Hoggatt confirmed that was correct.

Commissioner Brewer asked if the 65% language was also in the 2025 Plan. Ms. Hoggatt confirmed. Ms. Hoggatt noted this was also included in the 2020 Plan.

Commissioner Bird noted that dividing land into smaller parcels for family members is common in rural areas, sharing an example of a property where a two-acre portion was divided from family land while the remainder remained largely open space. She stated smaller parcels can make it more feasible for families to share or transfer land.

Commissioner Parker asked whether the PUD requirements for acre lots apply regardless whether the base parcel is 10 acres or 30 acres. Ms. Hoggatt confirmed this and added the language was simply moved from a different section.

Commissioner Jablonski stated he supports the existing language because it creates some development “friction” in outlying areas, which can encourage infill development within the city. They noted that limiting outward expansion can help promote denser development in the urban core.

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

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Secretary Parker, Commissioner McDaniel

Voting Nay: Vice Chair Jablonski, Commissioner Kindel

**Planning Commission recommended approval of R-2526-112.**

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION O-2526-47: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 30 (“SUBDIVISIONS”) OF THE CODE, SECTION 30-606(a) IN ORDER TO REMOVE THE 30-ACRE MINIMUM LOT SIZE REQUIREMENT FOR RURAL CERTIFICATES OF SURVEY WITH AN URBAN RESERVE LAND USE DESIGNATION; AND PROVIDING FOR THE SEVERABILITY THEREOF.

## ITEMS SUBMITTED FOR THE RECORD

### 1. Staff Report

#### Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the Staff Report for the Subdivision Regulations Amendment.

Commissioner Jablonski asked what the potential impact of reducing the minimum from 30 acres to 10 acres, noting that it could effectively double density and questioning how that change could affect the goal of encouraging infill development.

Ms. Hoggatt stated during the two-year planning process the goal was to increase density in areas with existing services, parks, and infrastructure rather than expanding east toward the lake. She added larger lot sizes can also reduce potential runoff impacts associated with maintaining smaller residential lots. She acknowledged there are tradeoffs, particularly for property owners wanting to divide their land for family, and noting the issue presents competing considerations.

#### Applicant Presentation

City staff as applicant made the presentation.

**Public Comments**

No public comments

**Planning Commission Discussion**

No further Planning Commission Discussion

**Motion** made by Commissioner McDaniel, **Seconded** by Commissioner McClure.

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Secretary Parker, Commissioner McDaniel, Commissioner Kindel

Voting Nay: Vice Chair Jablonski

**Planning Commission recommended approval of O-2526-47.**

**Islamic Society of Norman**

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-30: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS 14 THROUGH 17 AND LOTS 28 THROUGH 36, ALL OF BLOCK 4 IN HARDIE-RUCKER ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND R-3, MULTIFAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (420 E. LINDSEY STREET, WARD 7)

***The applicant requests postponement to the April 9, 2026 Planning Commission meeting.***

**Motion to postpone** made by Commissioner Kindel, **Seconded** by Secretary Parker.

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Kindel

**The motion was approved.**

**1130 Rambling Oaks**

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

PROVIDING FOR THE SEVERABILITY THEREOF. (1130 RAMBLING OAKS DRIVE WARD 3) Item 1.

***The applicant requests postponement to the April 9, 2026 Planning Commission meeting.***

**Motion to postpone** made by Commissioner Kindel, **Seconded** by Secretary Parker.

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Kindel

**The motion was approved.**

### **Alameda Trails**

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

***The applicant requests postponement to the April 9, 2026 Planning Commission meeting.***

**Motion to postpone** made by Commissioner Kindel, **Seconded** by Secretary Parker.

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Kindel

**The motion was approved.**

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

Lora Hoggatt, Planning Services Manager, gave an update on the PRO Housing Grant.

### **ADJOURNMENT**

**File Attachments for Item:**

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



# CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 4/9/2026

**REQUESTER:** Upper Crust Management, LLC

**PRESENTER:** Kelly Abell, Planner I

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

<b>APPLICANT/REPRESENTATIVE</b>	Upper Crust Management, LLC/ Rieger Sadler Joyce, LLC
<b>LOCATION</b>	1130 Rambling Oaks Drive
<b>WARD</b>	3
<b>CORE AREA</b>	No
<b>EXISTING ZONING</b>	C-1, Local Commercial District
<b>EXISTING LAND USE</b>	Interchange Mixed Use
<b>CHARACTER AREA</b>	Suburban Neighborhood
<b>PROPOSED ZONING</b>	SPUD, Simple Planned Unit Development
<b>PROPOSED LAND USE</b>	No change

**REQUESTED ACTION**

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

**SUMMARY:**

The applicant, Upper Crust Management, LLC, is requesting to rezone approximately 0.68 acres from C-1, Local Commercial District, to a SPUD, Simple Planned Unit Development. The proposal is for a mixed-use development that will include 15 residential units and one commercial unit across two buildings.

**EXISTING CONDITIONS:**

**SIZE OF SITE:** 0.68 acres

**SURROUNDING PROPERTIES**

	Subject Property	North	East	South	West
Zoning	C-1	C-1 & C-2 with Special Use for a Bar	C-2	CO	RM-6
Land Use	Interchange Mixed Use	Interchange Mixed Use	Interchange Mixed Use	Interchange Mixed Use	Interchange Mixed Use
Current Use	Commercial	Commercial	Commercial	Office	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**

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 DESIGNATION**

### **Suburban Neighborhood Area**

Areas where suburban residential subdivision development have occurred or are likely to occur (due to availability of water and sewer service). This area is characterized by low pedestrian orientation, existing but largely inconvenient 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**

Springbrook Park is located approximately one-third mile southwest on Branchwood Drive within the Spring Brook Addition.

### **PROCEDURAL REQUIREMENTS:**

#### **PRE-DEVELOPMENT:**

**PD25-23**

**August 28, 2025**

No neighbors attended the meeting.

**BOARD OF PARKS COMMISSIONERS:** The property is platted as Spring Brook Addition Section #11. Board of Parks Commissioners review is not required for this rezoning.

### **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 review comments "inconsistent" with 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

### **FIRE DEPARTMENT**

*Items related to fire codes will be addressed during the building permit review.*

### **BUILDING REVIEW**

*Exterior walls will be required to have a 1-hour fire-resistance rating, potentially including a parapet. This may limit or prohibit windows in these walls. To avoid the fire-rating requirement, the building would need to be set back at least 10 feet from the property line. While compliant with the Building Code, this may affect the appearance of the walls. These requirements will be addressed during the building permit review.*

## **PUBLIC WORKS/ENGINEERING**

*The subject property is platted as Spring Brook Addition Section 11. No additional subdivision is requested. There are no additional comments from Public Works/Engineering.*

## **TRANSPORTATION ENGINEER**

*The subject property is platted. The Transportation Engineer requested a traffic memo for this proposal; the memo is included in the agenda packet.*

## **PLANNING**

### **ZONING CODE CONSIDERATIONS**

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

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

- The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD narrative and a development plan map and contains less than five acres.
- The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

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

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

densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

*The request is **consistent** with the purpose of a SPUD, Simple Planned Unit Development, which allows flexibility in permitted uses while supporting revitalization and mixed-use development. It enables uses to be integrated in a manner not typically allowed under conventional zoning.*

### Uses Permitted

- The property is intended to be developed as a mixed-use community incorporating multifamily residential and local commercial uses. Residential improvements may include multifamily units, along with associated amenities such as leasing offices, community spaces, and other tenant services. Commercial improvements may include retail, office, and service uses designed to complement the residential component and serve the surrounding community. A complete list of allowable uses is attached in Exhibit C.

*The proposed multifamily residential units and commercial uses, including retail services, banks, and restaurants, are **consistent** with local commercial zoning uses. The site is predominantly surrounded by commercial uses, with offices and a senior living facility to the southwest on Rambling Oaks Dr.*

### Area Regulations

- The property shall comply with the following development regulations: the minimum front yard setback shall be twenty-five (25) feet, the minimum side yard setback shall be five (5) feet, and the minimum rear yard setback shall be five (5) feet.

*The proposed project includes an existing structure and a new building, as shown on Exhibit B, Site Development Plan. The setbacks are **consistent** with the accompanying narrative and with area regulations of surrounding properties.*

### Height Regulations

- The Property shall be allowed to reach a maximum height of two (2) stories, not including any subgrade elements as well as any necessary roof top mechanical units, equipment, screening, or parapet walls

*The neighboring property zoned CO, Suburban Office Commercial District, allows for structures up to three and a half stories. The neighboring C-1 zoning allows two and a half stories. Neighboring C-2 zoning does not have a height limit. The existing structures in the area are single- and two-story. The existing and proposed two-story structures are **consistent** with the height regulations for the surrounding area.*

### Traffic Access, Circulation, Parking and Sidewalks

- Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Site Development Plan, labeled Exhibit B. Parking will be provided according to the City of Norman's Zoning Ordinance, as may be amended from time to time.

*The Site Development Plan includes two shared access drives from Rambling Oaks Drive, one at the north end and one at the south. Existing on-site parking will be maintained, with additional covered parking provided on the ground floor of the new multifamily building. City code recommends the multifamily component provide 1.2 spaces per unit, totaling 18 spaces for the 15 residential units. A total of 37 parking spaces will be provided, **consistent** with and exceeding the minimum parking recommendation.*

### **Landscaping and Open Space**

- Open space shall be provided in locations shown on the Preliminary Site Development Plan and will comprise approximately thirteen percent 13% of the property. The applicant is proposing to have no maximum impervious area for the property. The applicant will endeavor to incorporate low impact development techniques (LIDs) and best management practices (BMPs) to assist with on-site drainage, with specific methods and locations to be determined during site development. Landscaping shall be installed and maintained in locations generally depicted on the Preliminary Site Development Plan and will meet or exceed the City of Norman's applicable landscaping requirements, as may be amended from time to time.

*Proposed landscaping and open space are depicted on Exhibit D, Landscape Plan, and are **consistent** with applicable landscaping regulations and the surrounding area.*

### **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.

*Lighting installed on the property will be required to be full cut-off fixtures. This is **consistent** with the surrounding area.*

### **Signage**

- The Property may feature one (1) entrance ground and/or monument signs identifying the residential building and commercial tenants. The entrance ground and/or monument signs identifying the building may be a maximum of 60 square feet per side. In addition to the entrance signage, the Property may utilize up to three wall signs. The Property shall be allowed to contain various directional and wayfinding signage throughout the site, such as signage directing and identifying

the following: bicycle parking, scooter parking, leasing office, delivery/pick up locations, future tenant parking, amenity signage, and other similar signage as may be necessary. All signage discussed herein may be backlit or otherwise illuminated with LED or similar lighting. The ground entrance signage may be electronic. Banners, flag signs, or other similar decorative signage may be displayed on the Property from time to time, such as grand opening signage, pre-leasing, or holiday signage. All signage shall be placed in appropriate locations to not interfere with applicable traffic sight triangles. Signage may not encroach upon public easements, rights-of-way, or within one (1) foot of public utility easements. All other signs not specifically discussed shall comply with the medium density residential sign standards of the City of Norman Sign Regulations.

*All signage, other than the exceptions listed, will be subject to the applicable medium density residential sign requirements in Chapter 28. While the proposal for additional signage is **inconsistent** with Chapter 28, it is still closely aligned with the Code, and the request is compatible with the surrounding area.*

### **Exterior Materials**

- The exterior of the building may be constructed with a minimum of 80% brick and masonry, incorporating a combination of materials such as brick, glass, stone, synthetic stone, high-quality stucco or EIFS, masonry, and metal accents.

*The existing structure and proposed exterior building materials, including brick, and masonry are **consistent** with the City's design standards and with the surrounding area.*

## **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 proposal is **consistent** with the General Residential policies by providing a housing style and density which suit diverse housing needs. This proposal blends with the surrounding area.*

### **Suburban Neighborhood 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 accommodation 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 proposal is **consistent** with Suburban Neighborhood Policies that support mixed-use development and the retrofitting of an existing commercial building.*

## **Land Use Development Policies**

### **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.

*While the project includes one commercial space, most of the site is devoted to residential use. Interchange Mixed-Use desires predominately non-residential with minimal residential uses at compatible densities. The proposed project is **inconsistent** with the Interchange Mixed-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 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 two-story, 15-unit multifamily development with one commercial space is generally **consistent** with the Building Types Policies as all building sizes can be accommodated and the design is sensitive to the context of the site.*

### **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 proposal is generally **consistent** with the Site Design Policies. The proposal is utilizing an existing structure on a previously platted lot, creating an opportunity for infill. In addition, this development utilizes two existing cross-access points on the north and south boundaries. The new parking area will be covered and oriented away from the street.*

### **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 accommodation should be integrated, if not already established.

*The proposed parking design is **consistent** with Transportation Policies, as additional resident parking will be screened from view. There is an existing network of sidewalks in the area.*

### **Utility Access**

- The necessary utility services for this project, including water, sewer, gas, telecommunications, and electric are available on or near the property, or will be extended by the applicant as needed.

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

### **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 proposal is **inconsistent** as there is no plaza or café seating space shown on the Preliminary Site Development Plan.*

## Neighborhood and/or Special Area Plans

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

## UTILITIES

### AIM NORMAN PLAN CONFORMANCE

*The proposal is in accordance with AIM Water and Wastewater Utility Master Plans. Should larger connections be required during project design, adequate facilities are available for connection.*

### SOLID WASTE MANAGEMENT

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

### WATER/WASTEWATER AVAILABILITY

#### Water Availability

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

#### Wastewater Availability

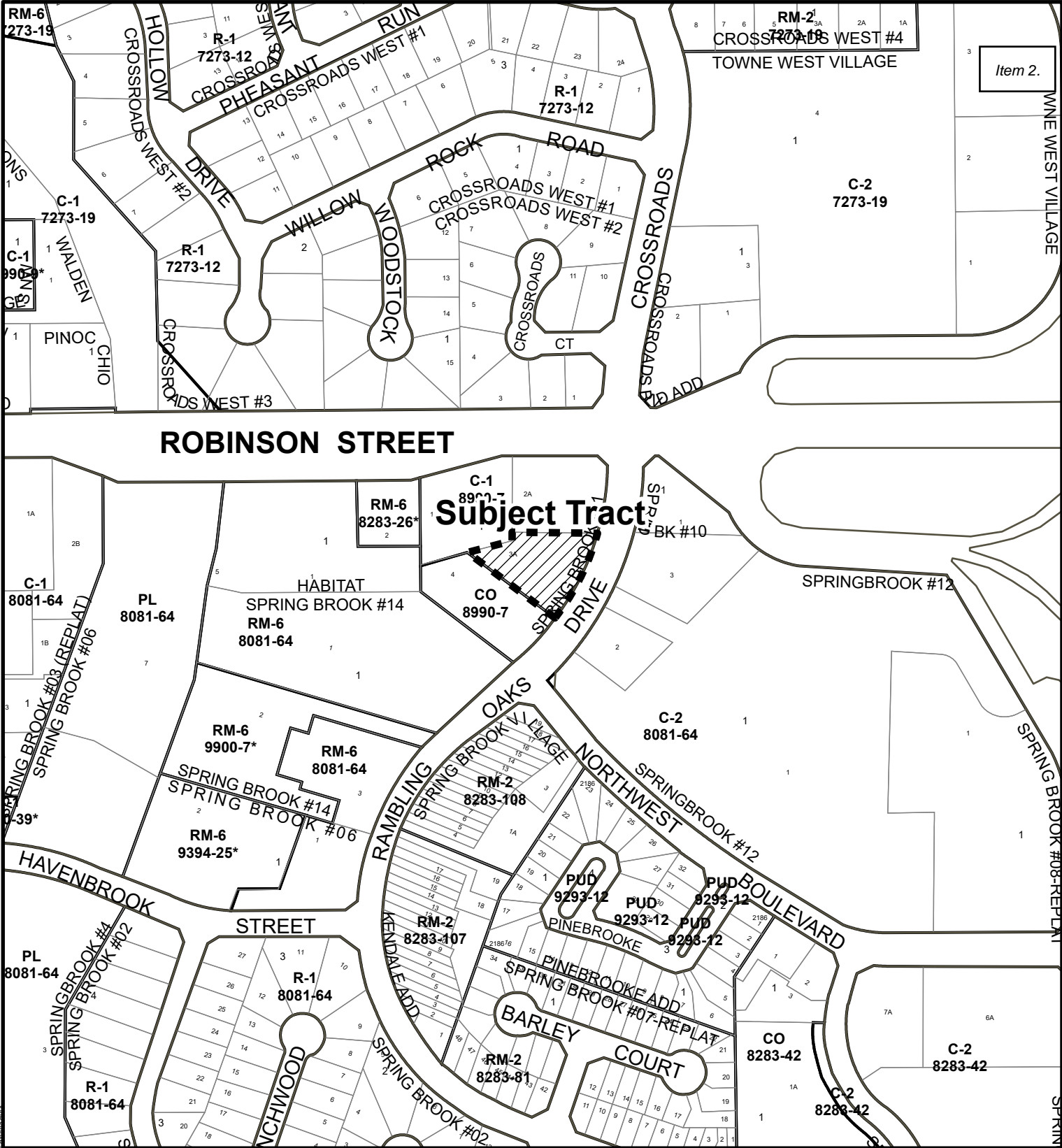
*Adequate capacity within the wastewater system exists to serve the proposed development.*

### Discussion:

Overall, the proposal aligns with the Suburban Neighborhood Character Area and AIM Interchange Mixed-Use policies by supporting mixed-use development and the retrofitting of an existing commercial building. The two-story, 15-unit multifamily development with one commercial space is generally consistent with Building Type Policies.

### CONCLUSION:

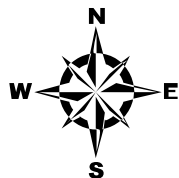
Staff forwards this request for rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, and Ordinance O-2526-39, to the Planning Commission for consideration and recommendation to City Council.



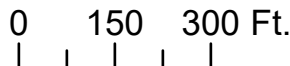
# Location Map



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



August 5, 2025



Subject Tract

# 1130 RAMBLING OAKS DR

**SIMPLE PLANNED UNIT DEVELOPMENT**

APPLICANT:

***UPPER CRUST MANAGEMENT, LLC***

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

Submitted: January 2, 2026

Revised: March 26, 2026

PREPARED BY:

**RIEGER SADLER JOYCE**  
136 Thompson Drive  
Norman, Oklahoma 73069

## TABLE OF CONTENTS

### I. INTRODUCTION

### II. PROPERTY DESCRIPTION/EXISTING PROPERTY CONDITIONS

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

### III. DEVELOPMENT PLAN AND DESIGN CONCEPT

- A. Permitted Uses
- B. Development Criteria

### EXHIBITS

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

## **I. INTRODUCTION**

Upper Crust Management, LLC (the “**Applicant**”) intends to rezone the property located at 1130 Rambling Oaks Dr., containing approximately 0.68 acres, as more particularly described on **Exhibit A** (the “**Property**”) to a Simple Planned Unit Development (“**SPUD**”) in order to facilitate the development of a mixed-use community, featuring primarily multi-family residential uses with compatible commercial uses. The project is anticipated to contain fifteen (15) multi-family residential units and one (1) commercial unit.

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

### **A. Location**

The Property is located at 1130 Rambling Oaks Dr., as is more particularly shown on the attached exhibits.

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

The Property’s existing zoning is C-1, Local Commercial. The Property’s AIM Norman Future Land Use Plan designation is Interchange Mixed Use and the Character Area is Suburban.

### **C. Elevation and Topography**

The Property is almost entirely paved through its current use as a commercial complex. The topography of the Property is relatively flat with little elevation change throughout the development.

### **D. Drainage**

The Applicant proposes stormwater and drainage management systems that will meet or exceed the City’s applicable ordinances and regulations.

### **E. Utility Services**

The necessary utility services for this project (including water, sewer, gas, telecommunications, and electric) are already located on or near the Property, or they will be extended by the Applicant, as necessary.

### **F. Fire Protection Services**

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

## G. Traffic Circulation and Access

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Preliminary Site Development Plan.

## III. DEVELOPMENT PLAN AND DESIGN CONCEPT

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

### A. Uses Permitted

The Property is intended to be developed as part of a mixed-use community incorporating multifamily residential and local commercial uses. Residential improvements may include multifamily buildings, along with associated amenities such as leasing, community spaces, and other tenant services. Commercial improvements may include retail, office, and service uses designed to complement the residential component and serve the surrounding community. A complete list of allowable uses is attached hereto in **Exhibit C**.

### B. Development Criteria:

#### 1. Building Height

The Property shall be allowed to reach a maximum height of two (2) stories, exclusive of any subgrade elements as well as any necessary roof top mechanical units, equipment, screening, or parapet walls.

#### 2. Area Regulations

The Property shall comply with the following development regulations:

**Front Yard:** The minimum depth of the front yard setback shall be twenty-five (25') feet.

**Side Yard:** The minimum depth of the side yard setback shall be five (5') feet.

**Rear Yard:** The minimum depth of the rear yard setback shall be five (5') feet.

#### 3. Exterior Materials

The exterior of the building may be constructed of a minimum of eighty (80%) brick, glass, stone, synthetic stone, high impact quality stucco or EIFS, masonry, metal accents, and any combination thereof, exclusive of all windows, doors, roofs, glass, or sidewalk and walkway covers.

#### **4. Sanitation**

Sanitation services for the Property will comply with the City of Norman's sanitation ordinances, rules, and regulations, as may be amended from time to time. Trash dumpster will be located as depicted on the Preliminary Site Development Plan or in locations as may be approved by City sanitation services.

#### **5. Signage**

The Property may feature one (1) entrance ground and/or monument signs identifying the residential building and commercial tenants. The entrance ground and/or monument signs identifying the building may be a maximum of 60 square feet per side. In addition to the entrance signage, the Property may utilize up to three wall signs. The Property shall be allowed to contain various directional and wayfinding signage throughout the site, such as signage directing and identifying the following: bicycle parking, scooter parking, leasing office, delivery/pick up locations, future tenant parking, amenity signage, and other similar signage as may be necessary. All signage discussed herein may be backlit or otherwise illuminated with LED or similar lighting. The ground entrance signage may be electronic. Banners, flag signs, or other similar decorative signage may be displayed on the Property from time to time, such as grand opening signage, pre-leasing, or holiday signage. All signage shall be placed in appropriate locations to not interfere with applicable traffic sight triangles. Signage may not encroach upon public easements, rights-of-way, or within one (1) foot of public utility easements. All other signs not specifically discussed herein shall comply with the medium density residential sign standards of the City of Norman Sign Regulations.

#### **6. Traffic access and circulation**

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

#### **7. Open Space**

Open space shall be utilized on the Property in the locations and manners depicted on the Preliminary Site Development Plan. There shall be approximately thirteen percent (13%) open space on the Property. There

shall be no maximum impervious area for the Property. The Applicant will endeavor to utilize low impact development techniques (“**LIDs**”) and best management practices (“**BMPs**”) in the development of the Property to further assist in drainage management on site. The locations and types of LIDs and BMPs will be determined during site development.

**8. Parking**

The Property shall provide parking in accordance with the minimum requirements of the City of Norman Zoning Ordinance, as may be amended from time to time.

**9. Landscaping**

Landscaping shall be provided and maintained on the Property in locations generally depicted on the Preliminary Site Development Plan. Landscaping shall be installed in order to meet or exceed the City of Norman’s applicable landscaping requirements, as may be amended from time to time.

**10. Fencing**

Fencing is permissible but is not required within the Property. Fencing on the Property may be constructed of, by way of example and not limitation, decorative metal, stockade wood, composite, and other fencing types. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review of fencing within the development. For any fencing that the developer may utilize within the Property, the placement and height of such fencing shall comply with applicable City ordinances, as amended from time to time.

**11. Lighting**

All exterior lighting on the Property shall be installed in conformance with the City of Norman’s Commercial Outdoor Lighting Standards, as may be amended from time to time.

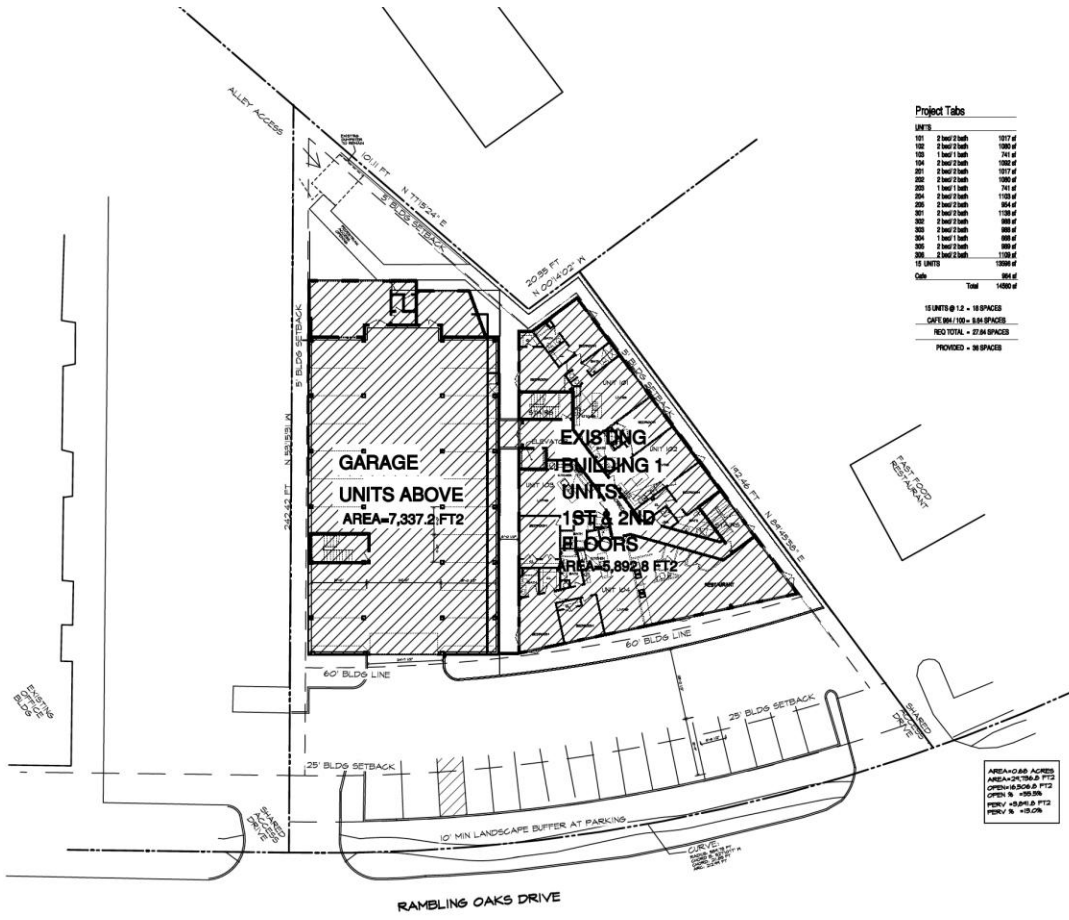
**EXHIBIT A**

## Legal Description of the Property

Lot Three (3), in Block One (1), of SPRING BROOK ADDITION SECTION 11, A Replat of Lot 6, Block 1, Spring Brook Addition Section 6, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof. LESS the North 18.00 feet thereof, said property being more particularly described by metes and bounds as follows:

Commencing at the recorded Northeast Corner of Lot 1, Block 1, Spring Brook Addition Section 11; Thence S. 00°14'02" E., along the recorded East line of said Lot 1, Block 1, a distance of 173.00 feet to the point or place of beginning; Thence N. 89°45'58" E. a distance of 192.46 feet to a point on a curve and the West line of Rambling Oaks Drive; Thence along said West line on a curve to the right having a radius of 589.73 feet, a chord bearing S. 27°10'17" W. 211.85 feet, a distance of 212.99 feet; Thence N. 53°15'31" W. a distance of 242.42 feet; Thence N. 77°15'24" E. a distance of 101.11 feet; Thence N. 00°14'02" W. a distance of 20.35 feet to the point or place of beginning. A/K/A Lot 3-A according to Lot Line Adjustment recorded in Book 2578, Page 334.

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



**Project Tabs**

UNIT#	1 BR	2 BR	3 BR	4 BR
101	2	2	1	1
102	2	2	1	1
103	2	2	1	1
104	2	2	1	1
201	2	2	1	1
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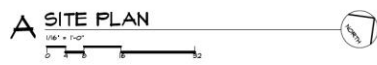
GRAND TOTAL = 14000 SF

15 UNITS @ 1.2 = 18 SPACES  
 CARTE 800 @ 100 = 800 SPACES  
 REQ TOTAL = 818 SPACES  
 PROVIDED = 818 SPACES

**Oaks Lofts**  
 1120 Rambling Oaks Drive  
 Norman, Oklahoma  
 Rudy Khouri



NO ELECTRONIC CAD FILES OR PDF'S WILL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.



PROJECT NUMBER: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SHEET TITLE: SITE PLAN - BUILDING 1  
 SHEET NUMBER: **PI.1**

**EXHIBIT C**  
Allowable Uses

**Allowable Uses:**

Residential

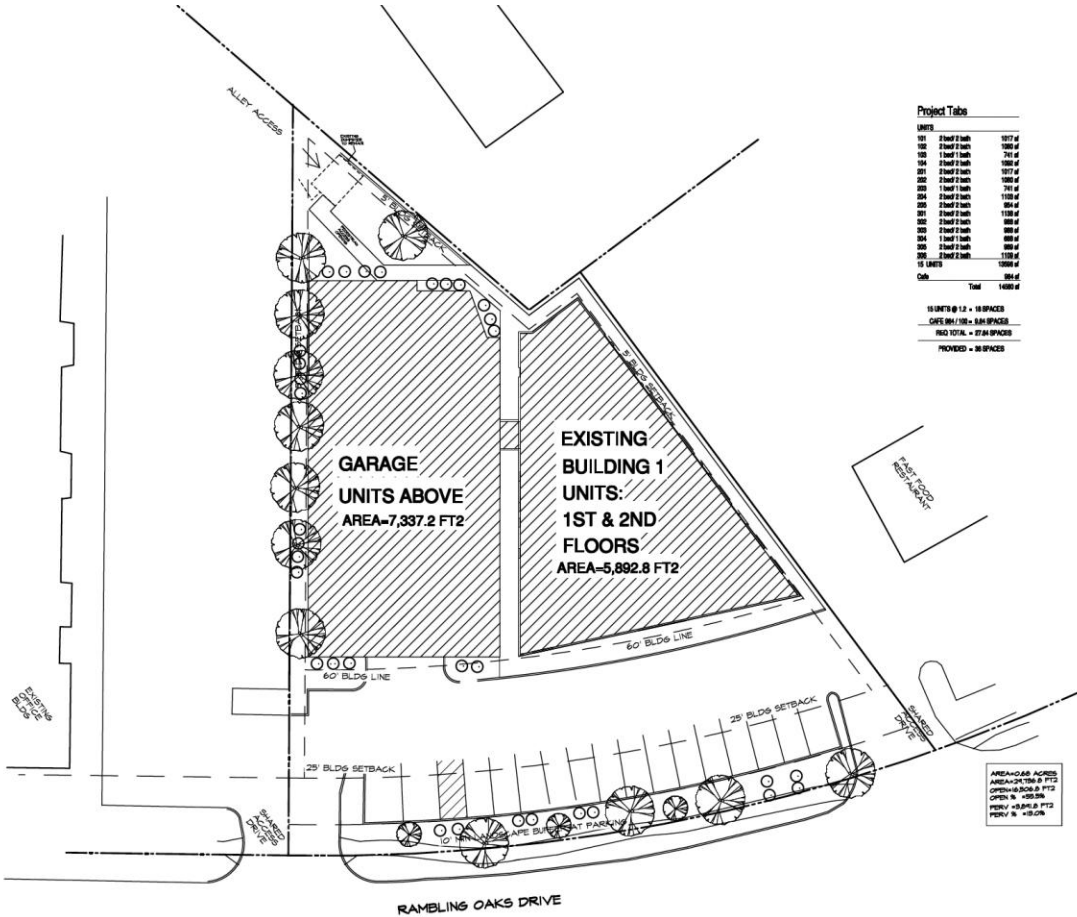
- Multi-Family Residential Dwelling Units
- Common Areas and Amenity Spaces
- Short-term rentals, and
- Any use customarily incidental to any of the above uses

Commercial

- Antique shop.
- Appliance store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Baby shop.
- Bakery goods store.
- Bank.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Childcare establishment.
- Clothing or apparel store.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry-cleaning and laundry plant with no more than three dry-cleaning machines and/or laundry pick-up station.
- Dry goods store.
- Fabric or notion store.
- Florist.
- Furniture store.
- Gift shop.
- Grocery or supermarket.
- Hardware store.
- Interior decorating store.

- Jewelry shop.
- Key shop.
- Leathergoods shop.
- Medical marijuana dispensary, as allowed by State law.
- Messenger or telegraph service.
- Office.
- Painting and decorating shop.
- Pet shop.
- Pharmacy.
- Photographer's studio.
- Radio and television sales and service.
- Restaurant/Bar/Lounge/Tavern/Café. A restaurant may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building), provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Sales & Services.
- Retail spirits store.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Tailor shop.
- Toy store.

**EXHIBIT D**  
 Preliminary Landscape Plan  
 Full Size Documents Submitted to City Staff

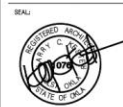


**Project Table**

UNITS	1st Bath	2nd Bath	3rd Bath
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103	2nd	1st	0
104	2nd	1st	0
105	2nd	1st	0
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369	2nd	1st	0
370	2nd	1st	0
371	2nd	1st	0
372	2nd	1st	0
373	2nd	1st	0
374	2nd	1st	0
375	2nd	1st	0
376	2nd	1st	0
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393	2nd	1st	0
394	2nd	1st	0
395	2nd	1st	0
396	2nd	1st	0
397	2nd	1st	0
398	2nd	1st	0
399	2nd	1st	0
400	2nd	1st	0

10 UNITS @ 14' x 18' SPACES  
 ONE 90' x 100' x 8' SPACES  
 TWO TOTAL = 27 x 18' SPACES  
 PROVIDED = 18 SPACES

**Oaks Lofts**  
 1130 Rambling Oaks Drive  
 Norman, Oklahoma  
 Rudy Khour

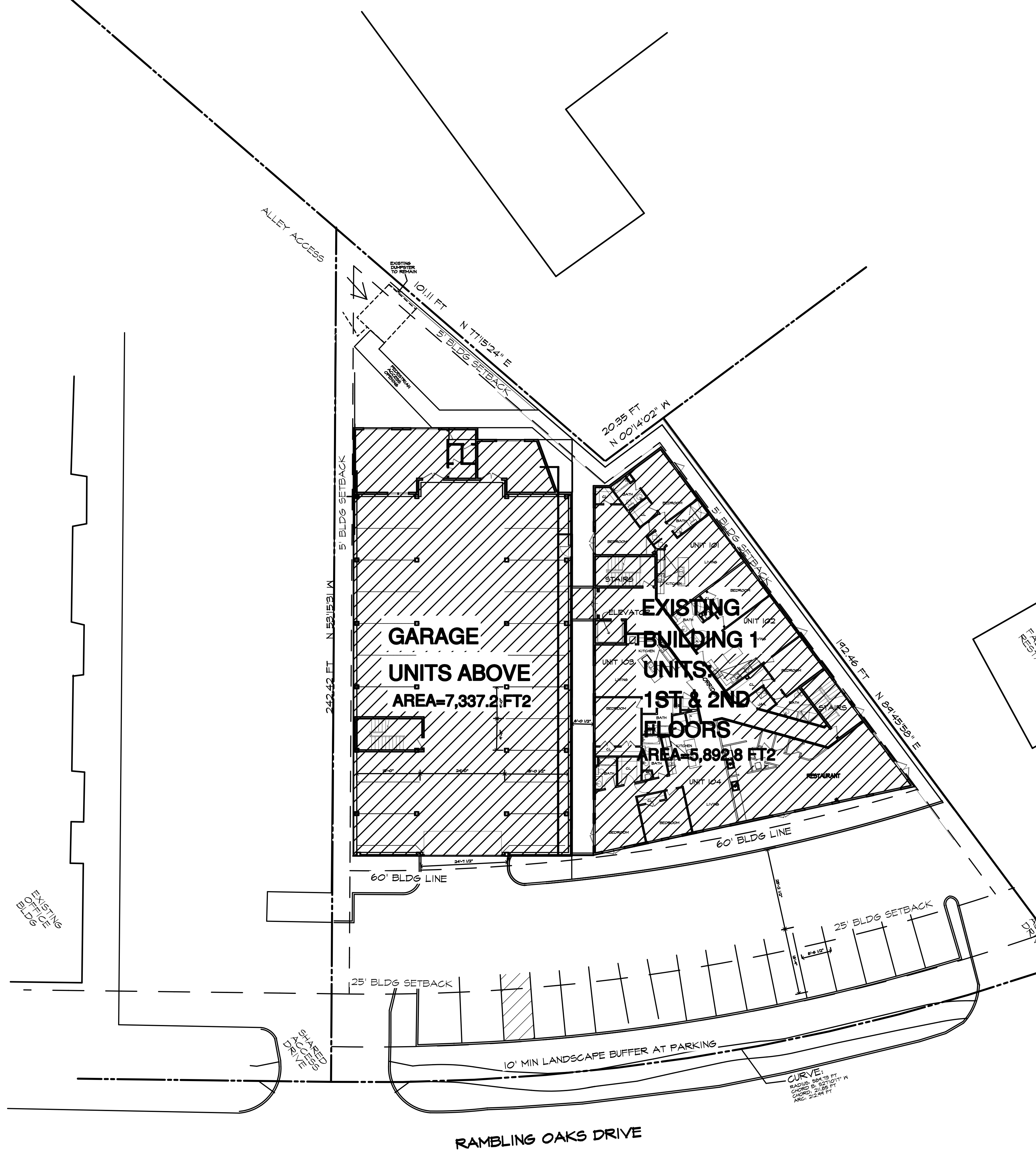


**NOTICE OF PREPARED**  
 THESE PLANS ARE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF OKLAHOMA. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES.



PROJECT NUMBER  
 DATE  
 SHEET TITLE  
 SITE PLAN - BUILDING 1  
 SHEET NUMBER  
**Pl.2**

**A LANDSCAPE PLAN**  
 1/8" = 1'-0"  
 0 5 10 15 20



**Project Tabs**

UNITS		
101	2 bed/ 2 bath	1017 sf
102	2 bed/ 2 bath	1090 sf
103	1 bed/ 1 bath	741 sf
104	2 bed/ 2 bath	1092 sf
201	2 bed/ 2 bath	1017 sf
202	2 bed/ 2 bath	1090 sf
203	1 bed/ 1 bath	741 sf
204	2 bed/ 2 bath	1109 sf
205	2 bed/ 2 bath	954 sf
301	2 bed/ 2 bath	1138 sf
302	2 bed/ 2 bath	989 sf
303	2 bed/ 2 bath	989 sf
304	1 bed/ 1 bath	698 sf
305	2 bed/ 2 bath	989 sf
306	2 bed/ 2 bath	1109 sf
15 UNITS		13596 sf
Cafe		984 sf
<b>Total</b>		<b>14580 sf</b>

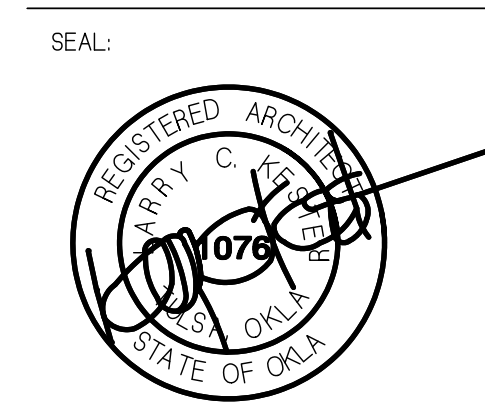
  

15 UNITS @ 1.2 = 18 SPACES
CAFE 984 / 100 = 9.84 SPACES
<b>REQ TOTAL = 27.84 SPACES</b>
<b>PROVIDED = 36 SPACES</b>

AREA=0.68 ACRES  
 AREA=241,756.8 FT2  
 OPEN=16,506.8 FT2  
 OPEN % =55.5%  
 PERV =3,841.8 FT2  
 PERV % =15.0%

**Oaks Lofts**  
 1130 Rambling Oaks Drive  
 Norman, Oklahoma  
 Rudy Khouri

PROJECT: Oaks Lofts  
 LOCATION: 1130 Rambling Oaks Drive  
 CLIENT: Rudy Khouri



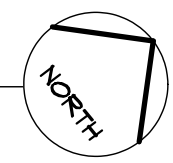
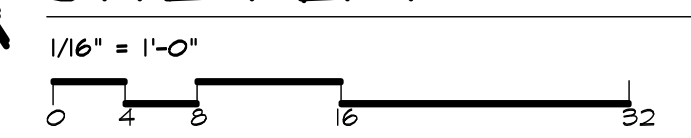
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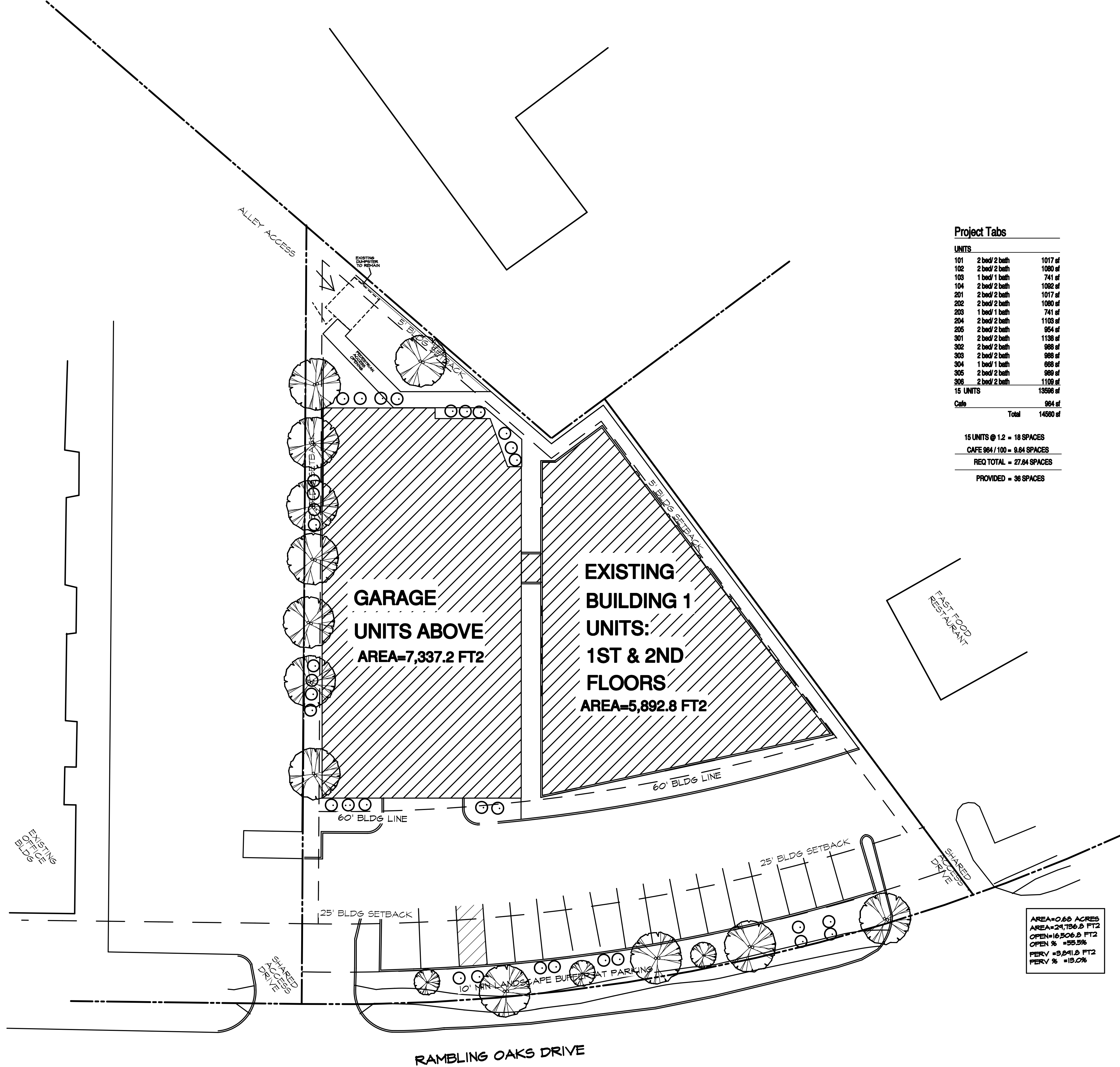
NO ELECTRONIC CAD FILES OR PDFs WILL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.



PROJECT NUMBER:  
 DATE:  
 SHEET TITLE:  
**SITE PLAN - BUILDING 1**  
 SHEET NUMBER:

**A SITE PLAN**





**Project Tabs**

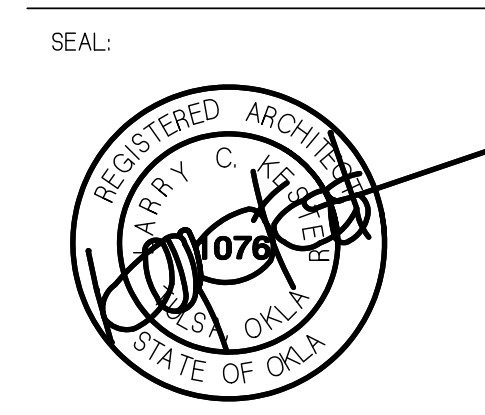
UNITS		
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15 UNITS		13596 sf
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<b>Total</b>		<b>14590 sf</b>

15 UNITS @ 1.2 = 18 SPACES  
 CAFE 994 / 100 = 9.94 SPACES  
 REQ TOTAL = 27.94 SPACES  
 PROVIDED = 36 SPACES

AREA=0.68 ACRES  
 AREA=241,756.8 FT2  
 OPEN=16,506.8 FT2  
 OPEN % =5.55%  
 PERV =3,841.8 FT2  
 PERV % =1.57%

**Oaks Lofts**  
 1130 Rambling Oaks Drive  
 Norman, Oklahoma  
 Rudy Khouri

PROJECT: OAKS LOFTS  
 LOCATION: 1130 RAMBLING OAKS DRIVE  
 CLIENT: RUDY KHOURI



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NO ELECTRONIC CAD FILES OR PDFs WILL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.

**Architects Collective**  
 4200 EAST SKELLY DRIVE SUITE 750  
 TULSA, OKLAHOMA 74135  
 918/492-2987

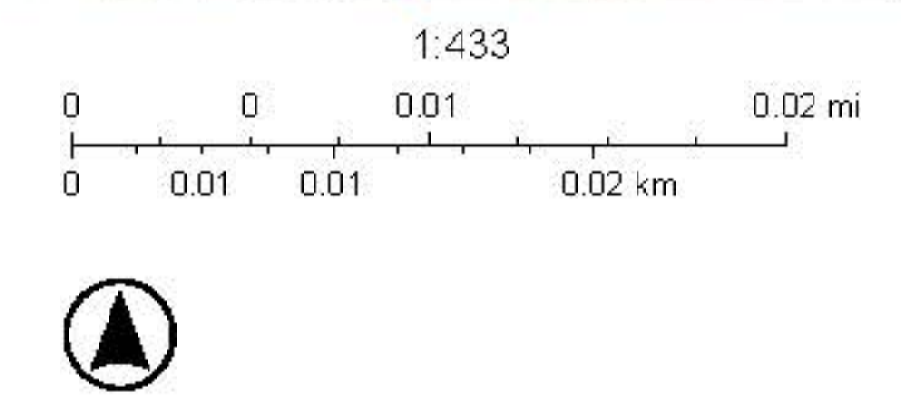
PROJECT NUMBER:  
 DATE:  
 SHEET TITLE:  
**SITE PLAN - BUILDING 1**  
 SHEET NUMBER:

### 1130 Rambling Oaks



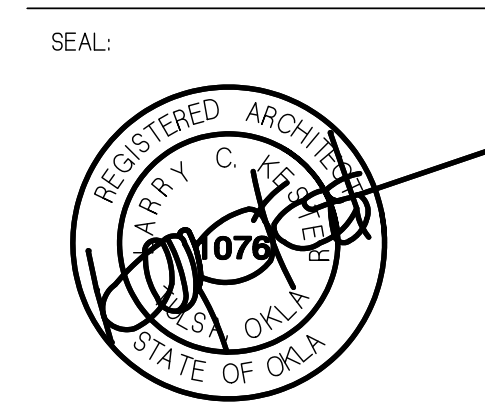
2/9/2026, 8:25:00 AM

- + Fire Hydrants
- Water Mains
- Sewer Manholes
- Sewer Gravity Mains
- Stormwater Points All
- Stormwater Lines All
- Lot Line
- Parcels
- Easements
- Streets
- AerialPhoto2025
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



Information from City of Norman GIS mapping system, size and exactly location may vary in field versus record plat an dedication documents provided to this City upon which this digitized document is based. We cannot quarentee at this time the exact location and status of utilites but they shall be confirmed as necessary during construction development.

**Oaks Lofts**  
 1130 Rambling Oaks Drive  
 Norman, Oklahoma  
 Rudy Khouri



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NO ELECTRONIC CAD FILES OR PDFs WILL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.



PROJECT NUMBER:  
 DATE:  
 SHEET TITLE:  
**SITE PLAN - BUILDING I**  
 SHEET NUMBER:

# P1.3

**A UTILITY PLAN**  
 1/16" = 1'-0"  
 0 4 8 16 32



# MEMORANDUM

February 25, 2026

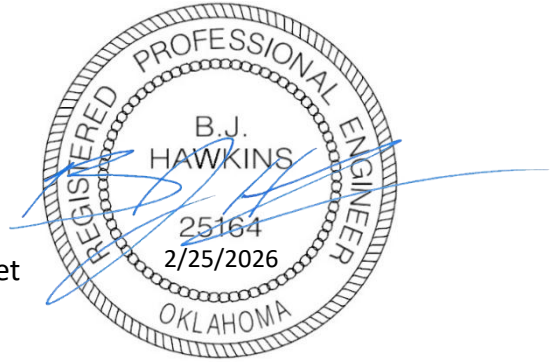
Item 2.

**TO:** Rudy Khouri

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

**SUBJECT:** Multifamily Development

**LOCATION:** Rambling Oaks Drive and Robinson Street  
Norman, Oklahoma



## INTRODUCTION

Traffic Engineering Consultants, Inc. (TEC) was retained to conduct a traffic impact review on a proposed multifamily development which is to be located west of Rambling Oaks Drive and south of Robinson Street in Norman, Oklahoma as shown in **Figure 1** in **Attachment A**. The project is redevelopment of the existing Lenox Plaza mixed-use building which contains ground floor commercial space and upper floor office space. The proposed development would convert the existing building into 15 multifamily dwelling units. Access to the development is proposed via the two existing full-access, shared driveways on Rambling Oaks Drive as shown in **Figure 2** in **Attachment A**.

Rambling Oaks Drive is a five-lane north/south collector – urban which narrows to two-lanes south of the site with a posted speed limit of 25 miles per hour (mph).

## SITE GENERATED TRIPS

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

Available information was utilized regarding the anticipated land uses to determine the site generated trips of the proposed multifamily residential development. The *Multifamily Housing (Low-Rise)* land use category was selected to determine the trip generation for proposed development. The resulting trips projected to be generated by the proposed site once fully constructed and occupied are indicated in **Table 1**.

**TABLE 1**  
Projected Site Generated Trips

Building Type (Land Use)	ITE Land Use Code	Approximate Gross Floor Area or Other	Average Weekday Vehicle Trips			Average AM Peak Hour Directional Distribution		Average AM Peak Hour Directional Trips (vph)		Average PM Peak Hour Directional Distribution		Average PM Peak Hour Directional Trips (vph)	
			Per Day	Per Peak Hour of Adjacent Street Traffic									
				(vpd)	One Hour Between 7am & 9am	One Hour Between 4pm & 6pm							
					IN	OUT	IN	OUT	IN	OUT	IN	OUT	
Trip Rate*		(Dwelling Units)	6.21	0.41	0.52								
Multifamily Housing (Low-Rise)	220	15	93	6	8	24%	76%	1	5	62%	38%	5	3

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

The proposed development would be expected to generate 93 vehicle trips per day with 6 trips occurring during the a.m. peak hour and 8 trips occurring during the p.m. peak hour and would be less impactful to the existing site driveways and adjacent roadway network than the current land uses on the site.

**SUMMARY**

The proposed multifamily residential development would be expected to generate a fraction of the 100 vehicles per hour, which is typically the threshold that initiates the requirement for a full traffic impact analysis (TIA). The traffic generated by the proposed development would have negligible effects on the surrounding intersections and roadways and no traffic related issues are anticipated. Based on the results of the trip generation and site plan evaluation, no traffic control or geometric roadway improvements are recommended as a result of the proposed development.

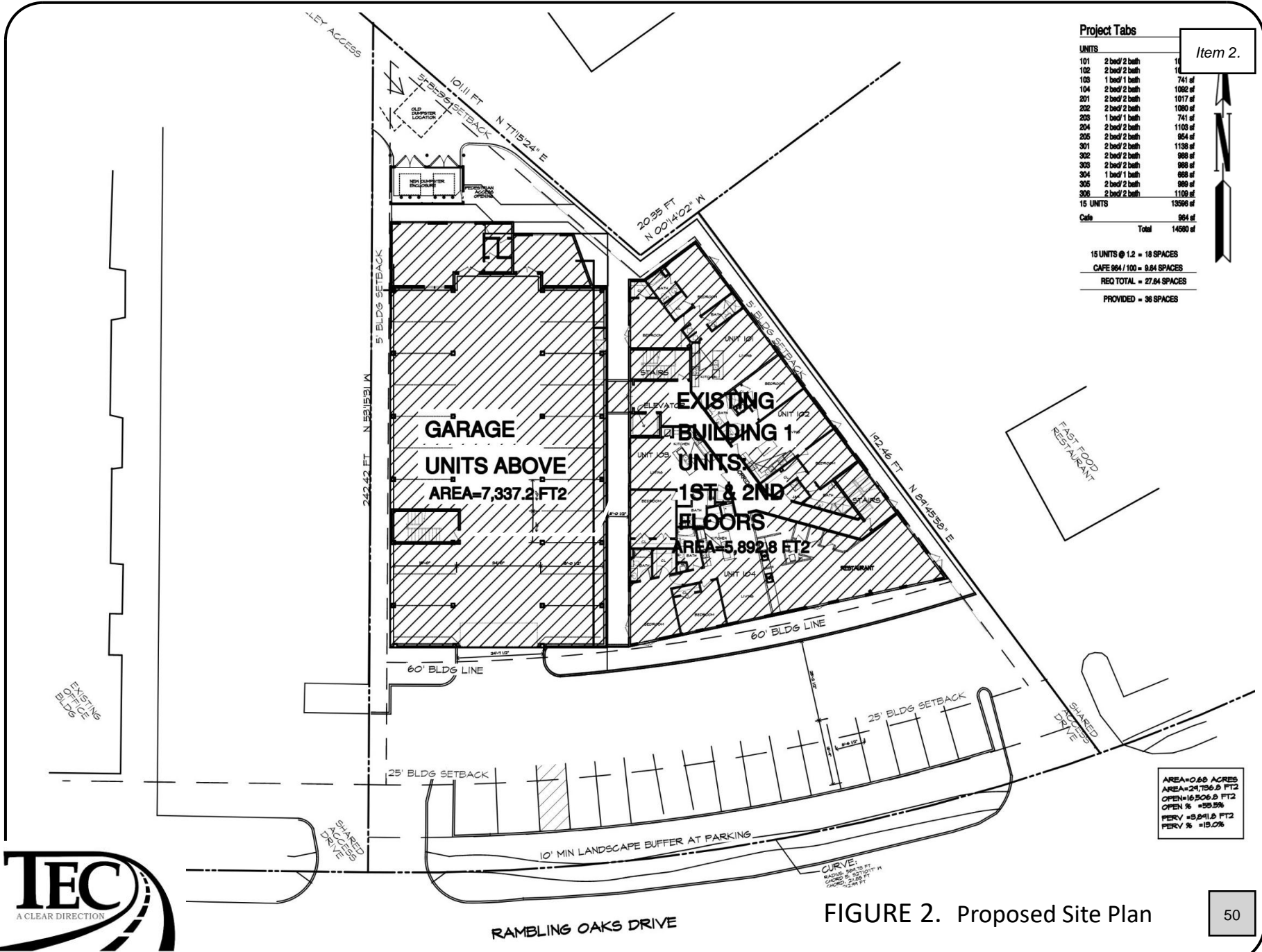
Should you have any questions or require additional information regarding these findings, please let me know.

# ATTACHMENT A

## FIGURES



FIGURE 1. Site Location Map  
Rambling Oaks Dr and Robinson  
Norman, Oklahoma



**Project Tabs**

UNITS		Item 2.
101	2 bed/ 2 bath	10
102	2 bed/ 2 bath	10
103	1 bed/ 1 bath	741 of
104	2 bed/ 2 bath	1092 of
201	2 bed/ 2 bath	1017 of
202	2 bed/ 2 bath	1090 of
303	1 bed/ 1 bath	741 of
304	2 bed/ 2 bath	1100 of
205	2 bed/ 2 bath	954 of
301	2 bed/ 2 bath	1138 of
302	2 bed/ 2 bath	988 of
303	2 bed/ 2 bath	988 of
304	1 bed/ 1 bath	988 of
306	2 bed/ 2 bath	989 of
308	2 bed/ 2 bath	1109 of
15 UNITS		13599 of
Cafe		994 of
Total		14900 of

15 UNITS @ 1.2 = 18 SPACES  
 CAFE 994 / 100 = 9.94 SPACES  
 REQ TOTAL = 27.94 SPACES  
 PROVIDED = 96 SPACES

AREA=0.68 ACRES  
 AREA=29,786.8 FT<sup>2</sup>  
 OPEN=16,506.8 FT<sup>2</sup>  
 OPEN % =55.5%  
 PERV =9,910.0 FT<sup>2</sup>  
 PERV % =19.0%

FIGURE 2. Proposed Site Plan

**Applicant:** Upper Crust Management, LLC

**Project Location:** 1130 Rambling Oaks Dr

**Case Number:** PD25-23

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

**Applicant Representative:**

Libby Smith  
Sean Reiger

**Attendees:**

Erica Bird

**City Staff:**

Justin Fish, Planner I  
Landon Gum, Public Works Engineering  
Beth Muckala, Assistant City Attorney

**Application Summary:**

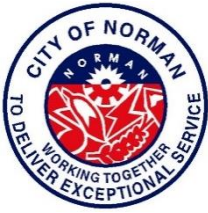
The applicant submitted a request for a rezoning from C-1, Local Commercial District, to SPUD Simple Planned Unit Development District.

**Neighbor's Comments/Concerns/Responses:**

No neighbors were present for the meeting.

**File Attachments for Item:**

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



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 4/9/2026

**REQUESTER:** Islamic Society of Norman

**PRESENTER:** Logan Gray, Planner II

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

<b>APPLICANT/REPRESENTATIVE</b>	Islamic Society of Norman/Rieger Sadler Joyce, LLC
<b>LOCATION</b>	South of E. Lindsey Street between McKinley Avenue and George Avenue
<b>WARD</b>	7
<b>CORE AREA</b>	Yes
<b>EXISTING ZONING</b>	R-1, Single-Family Dwelling District, and R-3, Multifamily Dwelling District
<b>EXISTING LAND USE DESIGNATIONS</b>	Urban High
<b>CHARACTER AREA</b>	Core Neighborhood
<b>PROPOSED ZONING</b>	SPUD, Simple Planned Unit Development
<b>PROPOSED LAND USE</b>	No Change

**REQUESTED ACTION**

Rezone to SPUD, Simple Planned Unit Development, for the construction of a youth center

**SUMMARY:**

The applicant, Islamic Society of Norman, is requesting a rezoning from R-1, Single-Family Dwelling District, and R-3, Multifamily Dwelling District, to SPUD, Simple Planned Unit Development. The proposed rezoning will allow for the construction of a youth center to the west of the existing mosque. The existing mosque has been in place since 2011. The proposed youth center will have a gym, classrooms, and associated amenities. The applicant also proposes additional parking facilities to the south of the project.

**EXISTING CONDITIONS:**

**SIZE OF SITE:** 1.872 acres

**SURROUNDING PROPERTIES**

	Subject Property	North	East	South	West
Zoning	R-1 & R-3	R-1 & OU Property	R-3 (OU Property)	R-1	R-1 & R-3
Land Use	Urban High	Civic	Urban High	Urban High	Urban High
Current Use	Place of Worship	OU Property	Vacant (OU Property)	Residential (Single-Family)	Residential (Single- and Multi-Family)

**ZONING DESIGNATIONS**

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

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

**R-3, Multifamily Dwelling District**

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

**LAND USE DESIGNATION**

**Urban High**

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

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

**CHARACTER AREA DESIGNATIONS**

**Core Neighborhood Areas**

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

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

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

**NEAREST PUBLIC PARK**

Reaves Park is approximately 0.5 miles from the subject property and is accessible via existing sidewalks along E. Lindsey Street and Jenkins Avenue.

**PROCEDURAL REQUIREMENTS:**

**PRE-DEVELOPMENT: PD25-30 November 20, 2025**

Several neighboring residents were in attendance and asked questions related to the project. Questions asked revolved around traffic, the rezoning process, existing conditions of the site, expected activity for the site, and the reason for the expansion. The applicant representative explained the rezoning process to those in attendance with the help of planning staff present at the meeting. The applicant responded to the questions related to the project stating that the site would see the most activity on Fridays, Saturdays, Sundays, and Wednesdays. The applicant further explained that the site currently does not have adequate space to hold youth activities. Currently all worship related activities are held within the same space. The proposed expansion would provide a designated space for youth activities to be held, alleviating any space-related issue.

**BOARD OF PARKS COMMISSIONERS:**

The property is platted as part of the Hardie Rucker Addition; therefore, Board of Parks Commissioners review is not required for this rezoning.

**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 the building permit review.*

## **BUILDING REVIEW**

*Items related to building codes will be addressed during the building permit review.*

## **PUBLIC WORKS/ENGINEERING**

*The subject properties are platted as part of the Hardie Rucker Addition; however, a Lot Line Adjustment will be required to combine the properties into one lot after the approval of this rezoning request.*

## **TRANSPORTATION ENGINEER**

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

## **PLANNING**

### **ZONING CODE CONSIDERATIONS**

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

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

- The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD narrative and a development plan map and contains less than five acres.
- The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

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

- Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.
- Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with

adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.

- Maintain consistency with the City's zoning ordinance, and other applicable plans, policies, standards and regulations on record.
- Approval of a zone change to a SPUD adopts the master plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

*The applicant requests rezoning from R-1, Single-Family Dwelling District, and R-3, Multifamily Dwelling District, to SPUD, Simple Planned Unit Development to allow for the construction of a youth center west of the existing mosque. The proposed youth center consists of a gymnasium, classrooms, and associated amenities. The proposal also includes additional parking facilities. The applicant has chosen to pursue a SPUD to allow for a higher impervious coverage allowance than is permitted under straight zoning districts and to narrowly tailor the allowable uses. This is **consistent** with the purpose of a SPUD.*

### Uses Permitted

- The uses allowed under this SPUD include place of worship (mosque) as well as other associated administrative and recreational uses such as a gymnasium, youth center, offices, and meeting rooms, as well as off-street parking and loading areas.

*The proposed SPUD allows for related administrative and recreational facilities in addition to the existing mosque. The submitted Preliminary Site Development Plan shows a proposed 12,600 SF gymnasium building to be attached to the existing mosque. Additional parking facilities are also shown to the south of the project. These proposed uses are **consistent** with the surrounding uses. Across East Lindsey Street, to the north, and across George Avenue, to the east, is University of Oklahoma property. Churches and other places of worship have historically coexisted with residential uses.*

### Area Regulations

- Setback from E. Lindsey St.: 15'
- Setback from McKinley Ave.: 15'
- Setback from George Ave.: 15'
- Setback from R-1 districts: 20'
- Maximum impervious lot coverage: 75%

*The area regulations of the proposal are largely **consistent** with the surrounding zoning districts. The proposed development plan demonstrates the buildings are situated to face or front Lindsey Street., The existing mosque building is set at 15' along Lindsey Street. The gymnasium is proposed at 12' along Lindsey Street, this setback is closely aligned with the existing mosque. The setbacks on the west and east, along Mckinnley Avenue and George Street, are 15'. The setback along the south, adjacent to the R-1 zoned properties, is set at 20'. As shown on the Preliminary Site Development Plan, the separation from the R-1 zoned property and the gymnasium is 28'.*

## Height Regulations

- The existing mosque building, including any existing minaret, will retain its current height. The proposed gymnasium building shall be allowed to be a maximum height of 35', exclusive of any rooftop mechanical units, equipment, screening, or parapet walls, consistent with the height regulations of the R-3, Multifamily Dwelling District.

*The height of the existing mosque building is approximately 28'. The proposed gymnasium will have a maximum height of 35' or approximately three stories, which is **consistent** with the height regulations of the R-3 district.*

## Landscaping

- Greenspace will be provided in the locations shown on the Preliminary Site Development Plan. Additional landscaping, including trees, shrubs, groundcover, and lawn areas will be utilized on site.

*The proposed landscaping as shown on the Preliminary Site Development Plan is **inconsistent** with the City's landscaping regulations, as it does not provide landscape islands as required for each row of parking that terminates within the interior of the lot.*

## Parking

- Parking and loading areas may be provided in accordance with the submitted Preliminary Site Development Plan, subject to final design development and the changes allowed under Section 36-510, SPUD, Simple Planned Unit Developments. Parking will comply with all applicable parking ordinances.

*The proposed development is **consistent** with the City's parking recommendations and the surrounding area.*

## Lighting

- The development will comply with all applicable City lighting regulations.

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

## Signage

- The proposal includes one ground monument sign as shown on the Preliminary Site Development Plan, not to exceed 60 SF per face. The proposal also allows for wayfinding signage throughout the development. All signage shall comply with applicable City commercial signage regulations, or as otherwise approved as part of the SPUD.

*The proposed signage regulations are generally **consistent** with the City's commercial signage regulations. Chapter 28 allows for commercial signage up to 60 SF per side (120 SF total), provided that the signage is placed at least 10' behind the setback line.*

## Screening

- Screening shall be provided where the property abuts residential uses. Screening may include sight-proof fencing that meets or exceeds the City's requirements.

*The proposed development will be **consistent** with the City's screening regulations by providing appropriate screening to ensure compatibility with adjacent properties. The fence height may be allowed to be a maximum of 10'.*

## 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 proposed development is **consistent** with the Character Area General Non-Residential Policies. The development will use high quality building materials, and parking and loading areas to the side and rear of buildings will be screened from adjacent residential uses per the regulations of the SPUD Narrative. There are no proposed parking garages, and the development is not within a corporate campus setting.*

#### Core Neighborhood Policies

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

- Increased impervious area coverage should be mitigated using LID stormwater BMPs regardless of parcel size or existing impervious area coverage.
- New architecture should be compatible with existing neighborhoods. Modern, contemporary architecture should be limited, but can be accommodated as long as scale transitions and architectural elements achieve continuity.

*The proposal is **consistent** with the policies of the Core Neighborhood Character Area, as it utilizes comparable development regulations such as height and setbacks as the surrounding residential zoning districts. The development is also screened from adjacent residential uses and open space and landscaping are incorporated into the site design. Finally, the development encourages multiple modes of transportation through connection to existing pedestrian infrastructure, and proximity to multiple Embark bus stops within a roughly 0.25 mile radius.*

### **Land Use Development Policies**

#### **Urban High Policies**

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

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

*The proposal is non-residential, but is situated between multiple single- and multi-family residential uses to the south and west, and civic uses to the north and east on the University of Oklahoma campus. The proposal is **consistent** because it offers services to the nearby residential areas while promoting alternative transportation modes through connectivity to existing pedestrian facilities and proximity to public transit.*

#### **Building Types**

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

*The proposed development includes an addition to the existing mosque with a gymnasium that may be up to three stories in height. The proposed development is single-use and does not provide new housing opportunities. However, you would not typically see a residential component to this type of facility. While the single use of this site is **inconsistent** with Urban High land Use, the expansion of this existing facility is appropriate in this area.*

## Site Design

- The scale and layout of the built environment are conducive to walking. Trails and pathways are integrated throughout developments to connect to parks, neighborhoods, and community destinations.
- Multi-unit developments without connections to neighboring properties and uses weakens the development pattern and should be limited or avoided altogether.
- Street trees should form a continuous urban canopy over public areas and rights-of-way.
- Stormwater should 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 proposed development includes sidewalks to encourage pedestrian circulation throughout the development and will connect to existing pedestrian infrastructure on E. Lindsey Street and George Avenue. The site also utilizes existing public infrastructure. For these reasons, the proposed development is **consistent** with this Urban High Land Use Site Design policy.*

## Transportation

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

*The proposed development is **consistent** with this Urban High Land Use Transportation policy because it promotes interconnectivity through its proximity and connection to multi-modal transit infrastructure, including sidewalks on E. Lindsey Street and George Avenue, with access to Embark bus stops on S. Jenkins Avenue (approximately 0.25 miles to the southwest) and W. Brooks Street (approximately 0.25 miles to the northwest). Sidewalks within the development will connect to existing public pedestrian infrastructure along George Avenue.*

## 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 Urban High Land Use policy.*

## Public Space

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

*The proposed development includes pedestrian amenities, tying into existing sidewalks along George Avenue, as well as placing new sidewalks along McKinley Ave., which in turn tie into a larger network of pedestrian infrastructure. For these reasons, the proposed development is **consistent** with this Urban High Land Use Policy.*

### **Neighborhood and/or Special Area Plans**

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

### **UTILITIES**

#### **AIM NORMAN PLAN CONFORMANCE**

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

#### **SOLID WASTE MANAGEMENT**

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

#### **WATER/WASTEWATER AVAILABILITY**

##### **Water Availability**

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

##### **Wastewater Availability**

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

### **DISCUSSION:**

Overall, the proposed development largely aligns with the AIM Norman Land Use and Character Area objectives. The proposed development offers services to the surrounding residential areas and promotes pedestrian access and connectivity, supported by its proximity to several Embark bus stops. As noted above, the site does not offer high density, mixed-use development or any residential component that is promoted within the AIM Norman Core Neighborhood Character Area and Urban High Land Use policies. However, residential use would not be common with this type of development. The existing use for the mosque has been in place since 2011; this proposal is to expand the use for this organization.

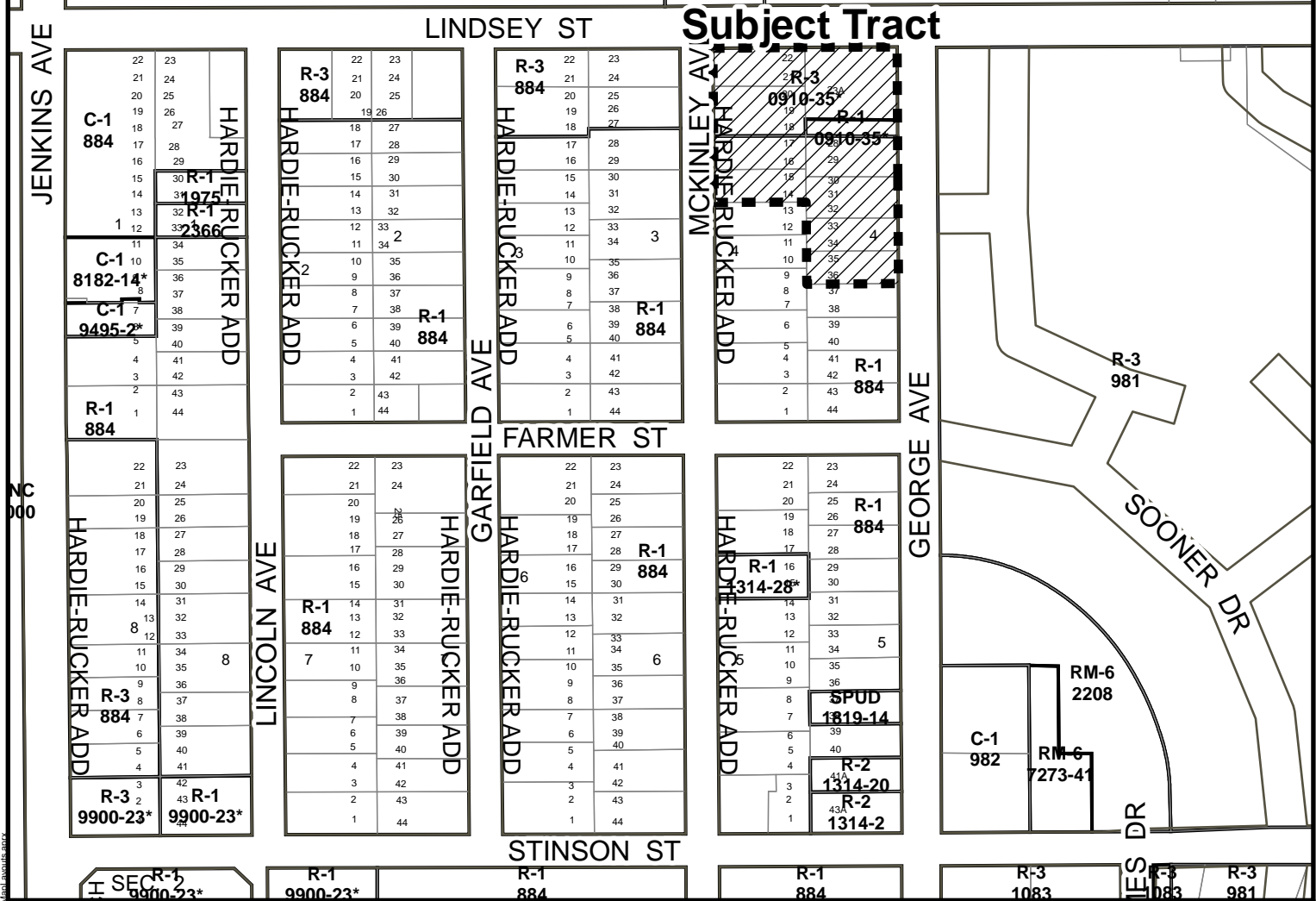
### **CONCLUSION:**

Staff forwards this request for rezoning from R-1, Single-Family Dwelling District, and R-3, Multifamily Dwelling District, to SPUD, Simple Planned Unit Development, and Ordinance O-2526-30 to the Planning Commission for consideration and recommendation to City Council.

UNC  
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R-1  
884

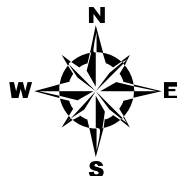
### Subject Tract



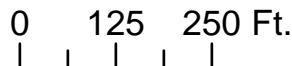
# Location Map



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



November 5, 2025



Subject Tract

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**ISLAMIC SOCIETY OF NORMAN**  
**420 E. LINDSEY STREET**  
**SIMPLE PLANNED UNIT DEVELOPMENT**

**APPLICANT:**

ISLAMIC SOCIETY OF NORMAN

**APPLICATION FOR:**

SIMPLE PLANNED UNIT DEVELOPMENT

Submitted: December 1, 2025

Revised: April 2, 2026

**PREPARED BY:**

RIEGER SADLER JOYCE LLC  
136 Thompson Drive  
Norman, Oklahoma 73069

TABLE OF CONTENTS

- I. INTRODUCTION
  
- II. PROPERTY DESCRIPTION/EXISTING PROPERTY CONDITIONS
  - A. Location
  - B. Existing Land Use and Zoning
  - C. Elevation and Topography
  - D. Drainage
  - E. Utility Services
  - F. Fire Protection Services
  - G. Traffic Circulation and Access
  
- III. DEVELOPMENT PLAN AND DESIGN CONCEPT
  - A. Uses Permitted
  - B. Development Criteria

EXHIBITS

- A. Legal Description of the Property
- B. Preliminary Site Development Plan
- C. Allowable Uses

## I. INTRODUCTION

The Islamic Society of Norman (the “**Applicant**”) proposes to rezone the property more particularly described in **Exhibit A** attached hereto (the “**Property**”) to a Simple Planned Unit Development (“**SPUD**”) in order to facilitate the expansion of the Applicant’s services through the construction of additional buildings as shown on the attached Preliminary Site Development Plan. The expansion will allow the Applicant to have a dedicated youth center, an indoor gymnasium, additional office space, additional parking, and other additional auxiliary uses.

## II. PROPERTY DESCRIPTION/EXISTING PROPERTY CONDITIONS

### A. Location

The Property is generally located on the south side of East Lindsey Street, between McKinley Avenue and George Avenue in Norman, Cleveland County, Oklahoma.

### B. Existing Land Use and Zoning

The Property currently consists of two zoning classifications. Lots 18-22 and 23A, which contain the existing mosque and parking, are zoned **R-3 (Multi-Family Dwelling District) with Special Use for Church, Temple, or other Place of Worship**. The remaining parcels—Lots 14-17 and 28-36—are zoned **R-1 (Single-Family Dwelling District)**. The AIM Norman Future Land Use designation is Urban High, and the Character Area is Core Neighborhood.

### C. Elevation and Topography

The Property is relatively flat with minimal elevation change, typical of the surrounding area. The existing development includes a mosque, single-family residences, and associated landscaping and paving.

### D. Drainage

The Applicant proposes stormwater and drainage management systems designed to meet or exceed all applicable requirements of the City of Norman’s ordinances and Engineering Design Criteria, as amended from time to time. The proposed systems will provide effective conveyance and control of stormwater runoff in accordance with City standards and sound engineering practice.

### E. Utility Services

All necessary utility services for this project (including water, sewer, gas, telecommunications, and electric) are already located on or near the Property. Connections and any necessary extensions or relocations will be made in compliance with City standards.

## **F. Fire Protection Services**

Fire Protection services will be provided by the City of Norman Fire Department. The development will comply with all applicable City codes, ordinances, and regulations, as amended from time to time.

## **G. Traffic Circulation and Access**

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Preliminary Site Development Plan. Sidewalks will be located along East Lindsey Street, George Avenue, and McKinley Avenue. All driveway approaches, sight triangles, and pedestrian circulation elements will be designed in compliance with City ordinances and regulations, as amended from time to time.

## **III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

The Property shall be developed in compliance with the Preliminary Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 36-520 of the City of Norman's SPUD Ordinance, as may be amended from time to time.

### **A. Uses Permitted**

The Property will be developed as a unified religious and community facility consisting of the existing mosque building and a new multi-use gymnasium building. A complete list of allowable uses on the Property is attached hereto as **Exhibit C**.

### **B. Development Criteria**

#### **1. Building Height**

The existing mosque building, including any existing minaret, shall retain its current height. The proposed gymnasium building shall be allowed to reach a maximum height of thirty-five (35) feet, exclusive of any necessary rooftop mechanical units, equipment, screening, or parapet walls, consistent with the height regulations of the R-3 Multi-Family Dwelling District as set forth in Section 36-520 of the Norman Zoning Code, as may be amended from time to time.

#### **2. Area Regulations**

- (a) **Setback off Lindsey Street:** All buildings shall maintain a minimum twelve (12) foot setback from the property line along Lindsey Street.
- (b) **Setback off McKinley Ave:** All buildings shall maintain a minimum fifteen (15) foot setback from the property line along McKinley Avenue.

- (c) **Setback off of George Avenue:** All buildings shall maintain a minimum fifteen (15) foot setback from the property line along George Avenue.
- (d) **Property Line Abutting R-1 Zoned Property:** All buildings shall maintain a minimum twenty (20) foot setback from any property line abutting property zoned R-1.
- (e) **Impervious Area:** The total impervious surface area, including all buildings, driveways, parking areas, and other permanently paved surfaces, shall not exceed seventy-five percent (75%) of the total Property area.

### 3. Exterior Materials

The exterior of the buildings constructed within the Property may be constructed of brick, stone, synthetic stone, wood, glass, high impact quality stucco or EIFS, masonry, metal accents, metal exteriors with aggregate, sandblasted or textured coating finish, and any combination thereof (collectively, “**Masonry**”). The exterior façade of the buildings on the Property shall contain no less than 80% Masonry, exclusive of all windows, doors, roofs, or glass.

### 4. Sanitation

Sanitation services for the Property will comply with the City of Norman's sanitation ordinances, rules, and regulations, as may be amended from time to time. The Property will be provided with appropriate trash and recycling collection facilities located and screened in accordance with City standards.

### 5. Signage

The Property may feature one (1) ground monument sign identifying the Islamic Society of Norman facility located generally in the area depicted on the Preliminary Site Development Plan. Such monument sign shall not exceed sixty (60) square feet per face and shall be placed as to not interfere with applicable traffic sight triangles. The Property may also utilize directional and wayfinding signage throughout the site as necessary for parking areas, entrances, and facility identification. All signage shall comply with the applicable provisions of the City of Norman Commercial Sign Regulations, as may be amended from time to time, or as otherwise approved as part of this SPUD.

### 6. Traffic Access and Circulation

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Preliminary Site Development Plan.

### 7. Open Space

Greenspace will be provided in the locations shown on the Preliminary Site Development Plan.

Additional landscaping, including trees, shrubs, groundcover, and lawn areas will be utilized on site.

## **8. Parking**

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

## **9. Landscaping and Screening**

Landscaping shall be provided and maintained on the Property in locations generally depicted on the Preliminary Site Development Plan. Landscaping shall include a combination of trees, shrubs, groundcover, and lawn areas to provide visual screening and enhance the aesthetics of the site. Where the Property abuts residential uses, appropriate screening shall be provided through fencing that meets or exceeds the City's requirements, to ensure compatibility with adjacent properties. Screening may include sight-proof fencing that meets or exceeds the City's height and material requirements. Notwithstanding anything herein to the contrary, no fencing on the Property shall exceed ten feet (10') in height.

## **10. Lighting**

The Property shall comply with the City of Norman's lighting standards, as may be amended from time to time.

## **11. Stormwater Management**

Stormwater management for the Property shall be designed in accordance with Section 5000 of the City of Norman Engineering Design Criteria. The Applicant will implement appropriate drainage systems, including detention/retention facilities if required, to manage stormwater runoff and prevent adverse impacts to adjacent properties and downstream drainage systems. Detailed drainage calculations, plans, and erosion control measures will be provided during site development review.

## **12. Utilities**

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

## **13. Sidewalks and Pedestrian Access**

Sidewalks will be located along East Lindsey Street, George Avenue, and McKinley Avenue. Internal pedestrian walkways will also be provided to link parking areas with building

entrances and to ensure safe circulation throughout the site, as depicted on the Preliminary Site Development Plan. All pedestrian facilities will be designed and constructed in compliance with City standards, as amended from time to time.

#### **14. Consolidation of Parcels**

As part of this SPUD, the existing lots comprising the Property shall be consolidated into a single unified lot through a Lot Line Adjustment.

**EXHIBIT A**

## LEGAL DESCRIPTION

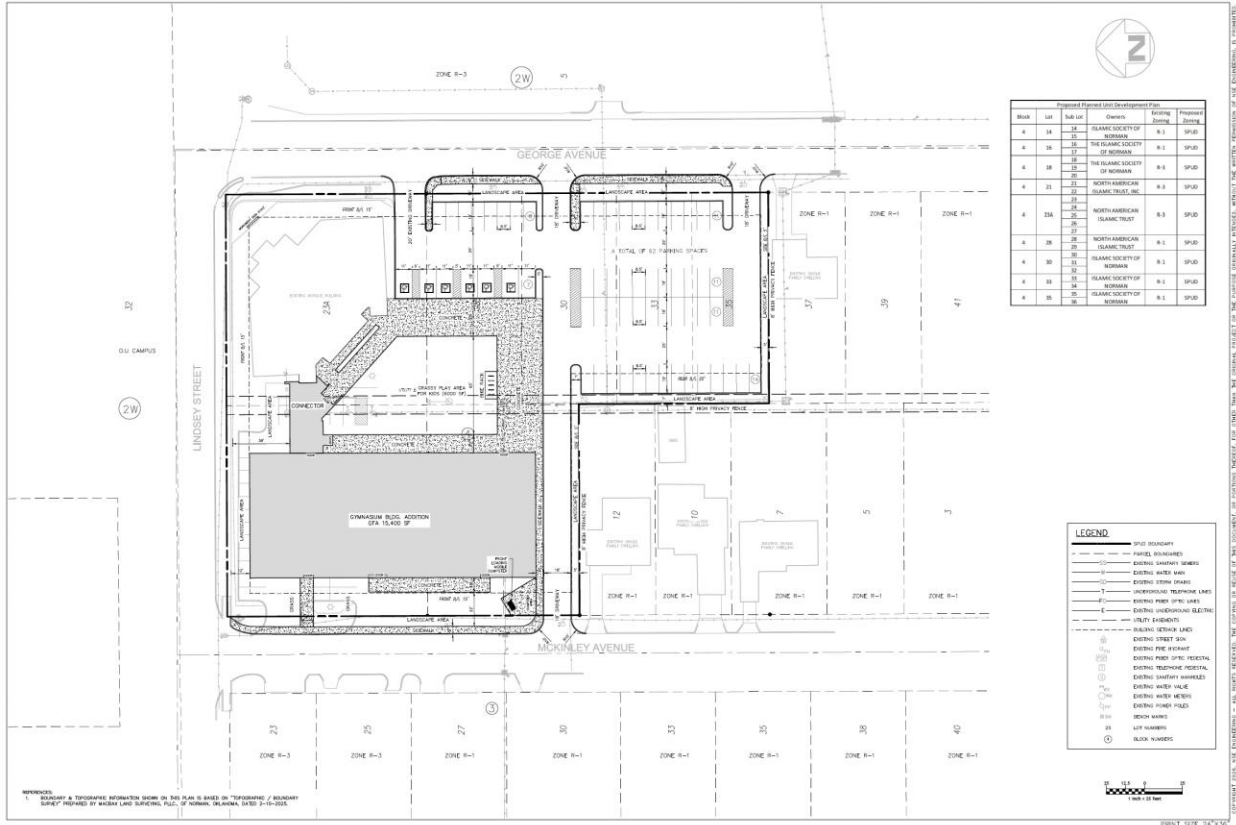
Lots 14 through 22 and Lots 28 through 36, all of Block 4 in HARDIE-RUCKER ADDITION to Norman, Oklahoma, recorded in PL Book 1, Page 10A at Cleveland County, Oklahoma and Lot 23A of Lot Line Adjustment recorded in Book 2925, Pages 397-400 at Cleveland County, Oklahoma, more particularly described as follows: COMMENCING at the Northwest Corner of Section 5, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, also being the Northwest Corner of said HARDIE-RUCKER ADDITION Plat; THENCE N 89°46'40" E, along the north line of the Northwest Quarter of said Section 5, a distance of 1320.00 feet to the Northeast Corner of said HARDIE-RUCKER ADDITION Plat; THENCE S 00°13'46" E, along the east line of said HARDIE-RUCKER ADDITION Plat, a distance of 33.00 feet; THENCE S 89°46'40" W a distance of 30.00 feet to the Northeast Corner of said Lot 23A, being the POINT OF BEGINNING; THENCE S 00°13'46" E, along the east line of said Lots 23A through 36, a distance of 356.67 feet (Plat=356.85 feet) to the Southeast Corner of said Lot 36; THENCE S 89°46'40" W, along the south line of Lot 36, a distance of 138.63 feet (Plat=138.75 feet) to the Southwest Corner of said Lot 36; THENCE N 00°13'55" W, along the west line of said Lots 36 through 32, a distance of 125.02 feet (Plat=125 feet) to the Northwest Corner of said Lot 32 and the Southeast Corner of said Lot 14; THENCE S 89°48'42" W, along the south line of said Lot 14, a distance of 138.63 feet (Plat=138.75 feet) to the Southwest Corner of said Lot 14; THENCE N 00°14'03" W, along the west line of said Lots 14 through 22, a distance of 231.57 feet (Plat=231.85 feet) to the Northwest Corner of said Lot 22; THENCE N 89°46'40" E, along the north line of said Lots 22 and 23A, a distance of 277.28 feet (Plat=277.5 feet) to the POINT OF BEGINNING. Tract contains 81,556.67 square feet or 1.872 acres, more or less.

Basis of Bearings is based on the north line of the Northwest Quarter of Section 5, Township 8 North, Range 2 West as being N 89°46'40" E.

# EXHIBIT B

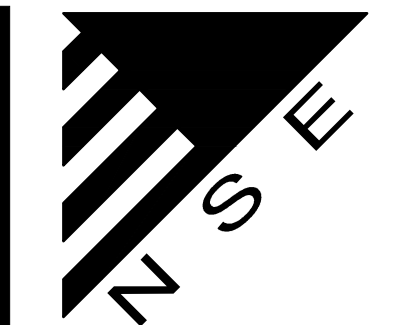
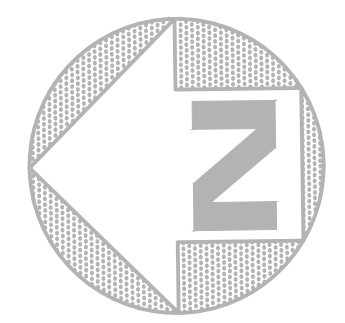
## PRELIMINARY SITE DEVELOPMENT PLAN

Full Size Documents Submitted to City Staff



**EXHIBIT C**  
Allowable Uses

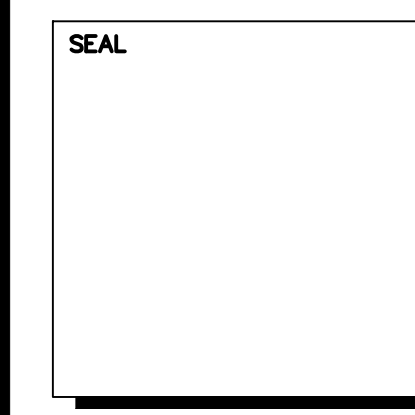
- Place of worship (mosque)
- Religious assembly and related activities
- Gymnasium and recreational facility accessory to the place of worship
- Youth Center
- Community meeting rooms and educational facilities
- Administrative offices related to the operation of the facility
- Outdoor recreational areas and amenities for use by facility members
- Off-street parking and loading areas



**NSE ENGINEERING CONSULTANTS**  
 2900 WEST LINDSEY STREET  
 SUITE 111  
 NORMAN, OK 73072  
 TEL 405-364-2900  
 FAX 270-817-6739  
 www.nseengineering.com

OKLAHOMA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 CERTIFICATE OF AUTHORIZATION #4475  
 EXPIRES JUNE 30, 2027

TAHIR M. NASIR, P.E.  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF OKLAHOMA LICENSE NO. 8516  
 EXPIRES OCTOBER 31, 2026



**MASJID AN-NUR SPUD**  
 420 EAST LINDSEY STREET  
 CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA  
**SHEET TITLE: EXHIBIT A - SIMPLE PLANNED UNIT DEVELOPMENT PLAN**

Revisions  
 Issue Date  
 04.02.2026

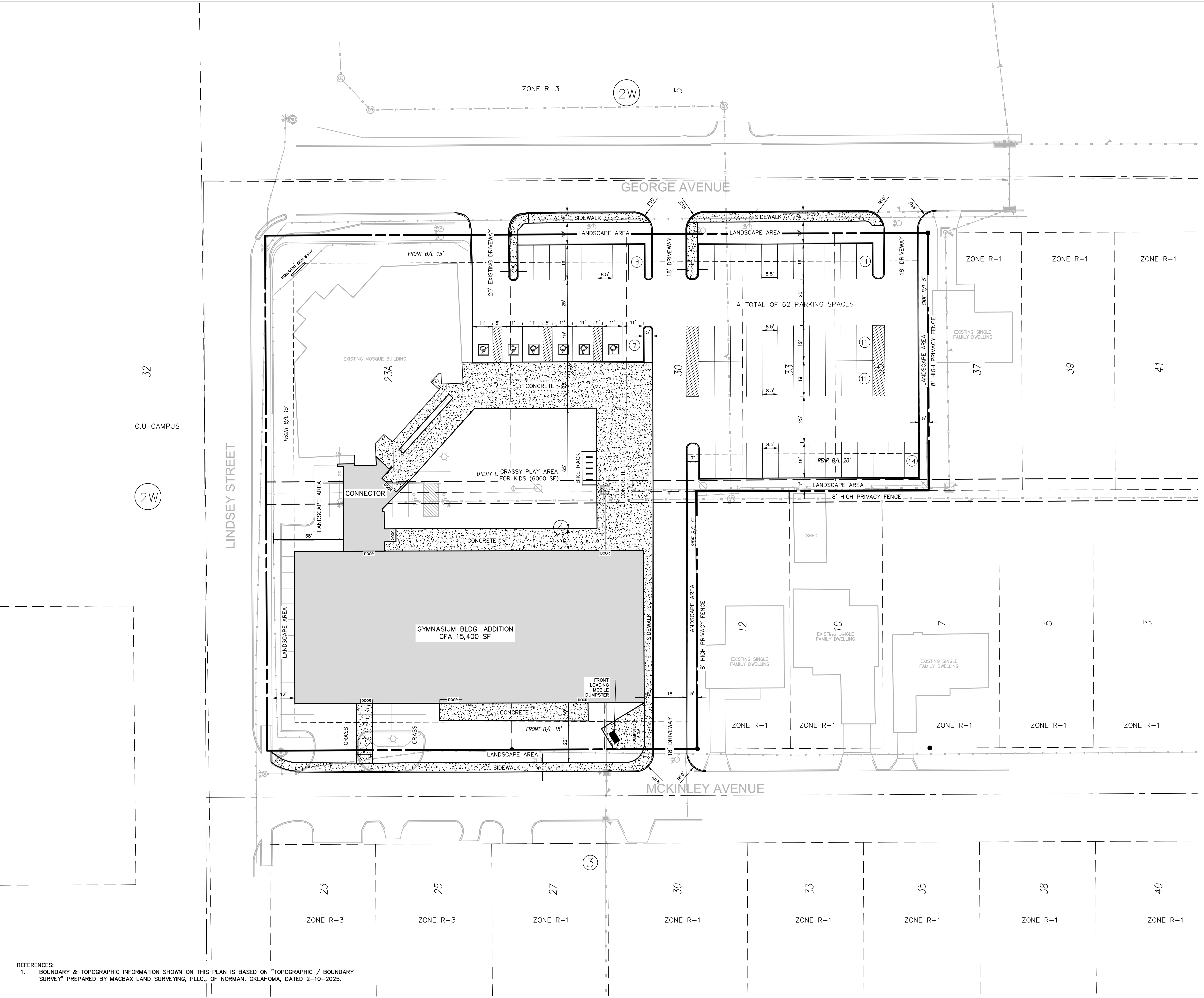
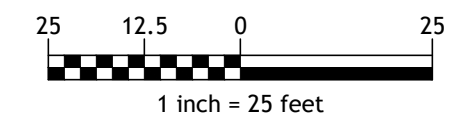
Project No.  
 9036

Sheet No.  
**EXHIBIT-A**

Proposed Planned Unit Development Plan					
Block	Lot	Sub Lot	Owners	Existing Zoning	Proposed Zoning
4	14	14	ISLAMIC SOCIETY OF NORMAN	R-1	SPUD
		15	ISLAMIC SOCIETY OF NORMAN	R-1	SPUD
4	16	16	THE ISLAMIC SOCIETY OF NORMAN	R-1	SPUD
		17	THE ISLAMIC SOCIETY OF NORMAN	R-1	SPUD
4	18	18	THE ISLAMIC SOCIETY OF NORMAN	R-3	SPUD
		19	THE ISLAMIC SOCIETY OF NORMAN	R-3	SPUD
4	21	21	NORTH AMERICAN ISLAMIC TRUST, INC	R-3	SPUD
		22	NORTH AMERICAN ISLAMIC TRUST, INC	R-3	SPUD
4	23A	23	NORTH AMERICAN ISLAMIC TRUST	R-3	SPUD
		24	NORTH AMERICAN ISLAMIC TRUST	R-3	SPUD
4	28	25	NORTH AMERICAN ISLAMIC TRUST	R-3	SPUD
		26	NORTH AMERICAN ISLAMIC TRUST	R-3	SPUD
4	30	27	NORTH AMERICAN ISLAMIC TRUST	R-3	SPUD
		28	NORTH AMERICAN ISLAMIC TRUST	R-3	SPUD
4	30	29	NORTH AMERICAN ISLAMIC TRUST	R-1	SPUD
		30	NORTH AMERICAN ISLAMIC TRUST	R-1	SPUD
4	33	31	ISLAMIC SOCIETY OF NORMAN	R-1	SPUD
		32	ISLAMIC SOCIETY OF NORMAN	R-1	SPUD
4	35	33	ISLAMIC SOCIETY OF NORMAN	R-1	SPUD
		34	ISLAMIC SOCIETY OF NORMAN	R-1	SPUD
4	35	35	ISLAMIC SOCIETY OF NORMAN	R-1	SPUD
		36	ISLAMIC SOCIETY OF NORMAN	R-1	SPUD

**LEGEND**

- SPUD BOUNDARY
- PARCEL BOUNDARIES
- SS EXISTING SANITARY SEWERS
- W EXISTING WATER MAIN
- SD EXISTING STORM DRAINS
- T UNDERGROUND TELEPHONE LINES
- FO EXISTING FIBER OPTIC LINES
- E EXISTING UNDERGROUND ELECTRIC
- UTILITY EASEMENTS
- BUILDING SETBACK LINES
- EXISTING STREET SIGN
- EXISTING FIRE HYDRANT
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING SANITARY MANHOLES
- EXISTING WATER VALVE
- EXISTING WATER METERS
- EXISTING POWER POLES
- BENCH MARKS
- 25 LOT NUMBERS
- 4 BLOCK NUMBERS



REFERENCES:  
 1. BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON "TOPOGRAPHIC / BOUNDARY SURVEY" PREPARED BY MACBAX LAND SURVEYING, PLLC., OF NORMAN, OKLAHOMA, DATED 2-10-2025.

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**Applicant:** Islamic Society of Norman

**Project Location:** 420 E Lindsey St

**Case Number:** PD25-30

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

**Applicant Representative:**

Gunner Joyce  
Suhayb Anwar

**Attendees:**

Elizabeth Parks-Garza  
Jasmin Parks  
Heidi Brown  
Anusha Fathepurr  
Thomas Pablo  
Peggy Dall  
Tairr Nasir  
Tariq Sandhu  
Shakil Shimil  
Haris Ali

**City Staff:**

Justin Fish, Planner I  
Jane Hudson, Planning Director  
Beth Muckala, Assist City Attorney  
Whitney Kline, Planning Admin Technician

**Application Summary:**

The applicant submitted a request for a rezoning of 420 E Lindsey St, 1306 George Ave, 1308 George Ave, 1310 George Ave, 1310 1/2 George Ave, 1305 McKinley Ave, and 1307 McKinley Ave to SPUD, Simple Planned Unit Development. The applicant will be required to submit a lot line adjustment application to the City of Norman upon successful rezoning of the above properties. The applicants are proposing the development of a youth center and additional parking. This youth center will connect to the existing structure and provide a space for worship related activities.

**Neighbor's Comments/Concerns/Responses:**

Several neighboring residents were in attendance and asked questions related to the project. Questions asked revolved around traffic, the rezoning process, existing conditions of the site, expected activity for the site, and the reason for the expansion. The applicant representative explained the rezoning process to those in attendance with the help of planning staff present at the meeting. The applicant responded to the questions related to the project stating that the site would see the most activity on Fridays,

Saturdays, Sundays, and Wednesdays. The applicant further explained that the site currently does not have adequate space to hold youth activities. Currently all worship related activities are held within the same space. The proposed expansion would provide a designated space for youth activities to be held, alleviating any space related issue.

UNC  
0000

R-1  
884

LINDSEY ST

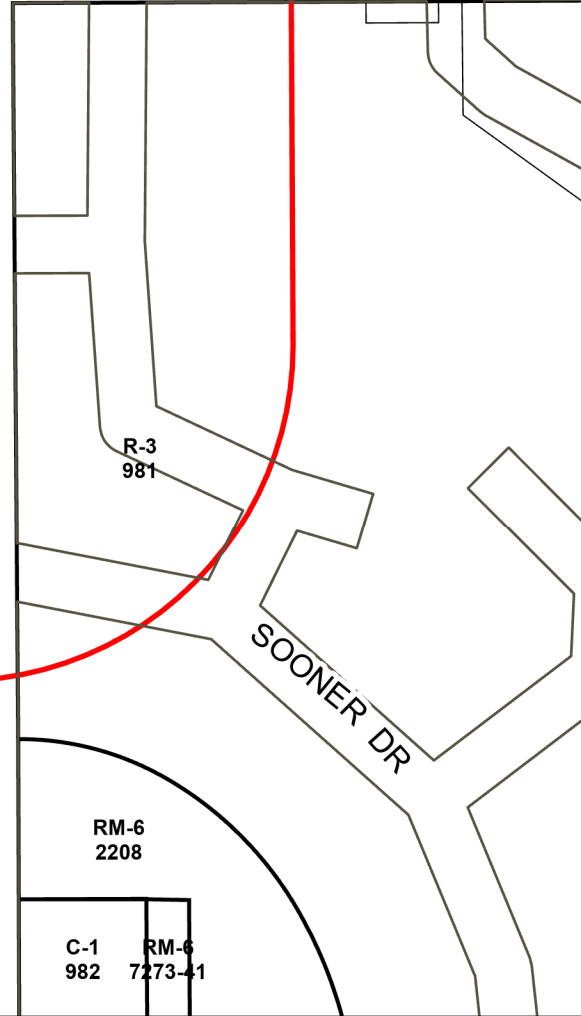
Subject Tract

GEORGE AVE

HARDIE-RUCKER ADD 2	22	23
	21	24
	20	25
	19	26
	18	27
	17	28
	16	29
	15	30
	14	31
	13	32
	12	33
11	34	
10	35	
9	36	
8	37	
7	38	
6	39	
5	40	
4	41	
3	42	
2	43	
1	44	

HARDIE-RUCKER ADD 3	22	23
	21	24
	20	25
	19	26
	18	27
	17	28
	16	29
	15	30
	14	31
	13	32
	12	33
11	34	
10	35	
9	36	
8	37	
7	38	
6	39	
5	40	
4	41	
3	42	
2	43	
1	44	

HARDIE-RUCKER ADD 4	22	23
	21	24
	20	25
	19	26
	18	27
	17	28
	16	29
	15	30
	14	31
	13	32
	12	33
11	34	
10	35	
9	36	
8	37	
7	38	
6	39	
5	40	
4	41	
3	42	
2	43	
1	44	



HARDIE-RUCKER ADD 5	22	23
	21	24
	20	25
	19	26
	18	27
	17	28
	16	29
	15	30
	14	31
	13	32
	12	33
11	34	
10	35	
9	36	
8	37	
7	38	
6	39	

HARDIE-RUCKER ADD 6	22	23
	21	24
	20	25
	19	26
	18	27
	17	28
	16	29
	15	30
	14	31
	13	32
	12	33
11	34	
10	35	
9	36	
8	37	
7	38	
6	39	
5	40	

HARDIE-RUCKER ADD 7	22	23
	21	24
	20	25
	19	26
	18	27
	17	28
	16	29
	15	30
	14	31
	13	32
	12	33
11	34	
10	35	
9	36	
8	37	
7	38	
6	39	

# Protest Map

1.6% Protest Within Notification Area



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



0 100 200 Feet

February 10, 2026

- Subject Tract
- Notification Area
- Protest

Planning & Development Dept  
225 N Webster Ave  
Norman, OK 73069

FILED IN THE OFFICE  
OF THE CITY CLERK

ON 02/10/26 *kw*

Dear Planning & Development Dept,

With everything happening everywhere - let's stand firm OKLAHOMA. We can't afford to let these Islamic Society Groups take over our City or our Country. See the write ups below. This is now trying to happen in Norman. Stand tall for OUR America! The people of Broken Arrow had their committee meeting on the 12th of Jan and won. Let's follow suit. I am writing this protest letter to prevent the Islamic Society from having the rezoning done. Planning commissions and city council are the two chances to get the Norman Islamic society rezoning denied - they want to build a huge "youth center?????" After buying 3 homes and demolishing them. This is hitting too close to home. I am not there much - my son lived in the house at 1306 McKinley - until last year and now it's rented out. I want them to feel safe. I've had a couple run ins with people from the mosque there and they are not nice.

I've attached several disturbing papers on letting the Islamic Society Groups into our country. Congressman Keith Self has officially launched the Sharia Free America Caucus and declared Texas ground zero in this fight. I believe Oklahoma is following suit, so why is this something even being discussed to let the rezoning be approved. Let's keep this from happening and the Islamic Society getting stronger and stronger. They will never get into my household so please let's also keep it out of our city and country. I live over an hour away but I'm going to try and make the meeting. I wanted to send this just in case. #GodBeTheGlory

The Islamification of Oklahoma...

I want to make you aware of an important issue\_ affecting our community and encourage your participation.

Tonight, the Broken Arrow City Council will hear matters related to a proposed Islamic mosque development. This meeting matters because of what is being proposed to be built, how it impacts our area, and whether leaders are asking the right questions before approving major cultural changes.

Across Oklahoma and the nation, we are seeing a steady expansion of Islam.

While America guarantees freedom of religion, it also requires local governments to carefully evaluate land use, traffic impact, transparency, and long-term community effects.

These conversations must happen and it must be noted that Islam is much more than a mere religion. Islam is an oppressive and regressive political system that is incompatible with Western Civilization.

This is not about hatred or fear. It is about wisdom, accountability, and protecting the character of our community.

Citizens have every right to ask:

How will this development affect surrounding neighborhoods?

Who is funding it, and with what oversight?

Will it comply fully with local laws and community standards?

*Kevin Kevin Nelson*

Healthy communities are built when citizens show up, speak calmly, and insist on transparency. I encourage you—if you are able—to attend the Broken Arrow City Council meeting tonight or to stay informed and engaged in the process.

We can be firm without being hateful. Courageous without being cruel, and faithful while remaining respectful.

Let's pray for our city leaders, for wisdom in decision-making, and for peace rooted in truth.

I believe as a Christian we all have a right to believe and worship as we believe. As an American that we should be able to build a church or a synagogue or a mosque where ever zoning would normally permit it.

I also believe that if a culture or religion has a teaching that violates our Constitution or State and local laws that those practices should not be allowed and in some cases be prosecuted. Such as the marriage statutes in Sharia law which allow child marriage and race, spousal abuse and other codified Islamic abominable practices.

THE OKLAHOMA AG INVESTIGATION INTO FUNDING FOR THE ISLAMIC CENTER OF BROKEN ARROW IS LEGIT! I am on board with this 100%.

The American people have good hearts. We are a people of peace. We desire freedom for all. I love my Muslim friends.

I encourage you to read this sourced summary of the Muslim Brotherhood and why the Attorney General of Oklahoma is concerned that 'funding' for the project comes from them.

There are serious questions about the governance, funding, and potential ideological ties of the proposed Islamic Center in Broken Arrow as it relates to the Muslim Brotherhood.

The AG investigation is legit.

#### READ CAREFULLY

☞ The Broken Arrow issue is NOT about peaceful Muslim families practicing their faith freely.

☞ The Broken Arrow issue IS about preventing POLITICAL Islam and foreign ideological influence in Oklahoma.

Here are 10 FACT-BASED reasons communities across the world push back against Muslim Brotherhood-linked institutions:

1 ☐ The Muslim Brotherhood is a POLITICAL movement, not merely a religious identity.

The stated goal of the Muslim Brotherhood is to reorder society under Islamic law. SOURCE: ☐ FBI background on Holy Land Foundation trial exhibits:

<https://www.investigativeproject.org/documents/misc/20.pdf>

2 ☐ The Brotherhood uses mosques, charities, and schools as political infrastructure.

3 ☐ Hamas originated as the Palestinian branch of the Muslim Brotherhood.

This is a historical fact, not my opinion. SOURCE: ☐ U.S. State Department, Hamas designation:

<https://www.state.gov/foreign-terrorist-organizations/>

4  Hamas is a U.S.-designated terrorist organization.

Any ideological or financial overlap is a legitimate national-security concern. SOURCE: [📄 Treasury Department sanctions overview](#)):

<https://home.treasury.gov/policy-issues/terrorism-and-illicit-finance>

5  The Brotherhood's own motto includes "Jihad is our way."

This comes directly from Brotherhood literature. SOURCE:

[📄 Middle East Forum documentation](#):

6  Multiple countries have banned or designated the Muslim Brotherhood as extremist.

These 'bans' of the Muslim Brotherhood come from Muslim governments of Egypt, Saudi Arabia, the UAE, and others. SOURCE:

[📄 UK Government background briefing](#):

<https://www.gov.uk/government/publications/muslim-brotherhood-review-main-findings>

7  U.S. prosecutors identified Brotherhood-linked groups operating "in plain sight."

SOURCE: A recent Federal trial exhibits the Hamas support network:

[📄 https://www.investigativeproject.org/3913/hamas-muslim-brotherhood-and-islamic](https://www.investigativeproject.org/3913/hamas-muslim-brotherhood-and-islamic)

8  Lack of transparency in funding is a legitimate red flag — anywhere.

That is why the Oklahoma Attorney General is reviewing this project. SOURCE: [📄 Oklahoma AG announcement \(media coverage\)](#):

9  Communities have the right to say NO to foreign political ideologies.

Religious freedom should not allow the importing of political movements hostile to Constitutional law.

SOURCE: [📄 Supreme Court clarity on religious freedom vs. governance](#):

[https://www.law.cornell.edu/wex/first\\_amendment](https://www.law.cornell.edu/wex/first_amendment)

Oklahoma citizens, you can defend religious liberty AND protect your community at the same time.

Transparency, lawful funding, and zero ties to extremist ideologies should be the minimum standard.

Keep vigilance. Love everybody. Don't be shamed into no action.

Congressman Keith Self has officially launched the Sharia Free America Caucus and declared Texas ground zero in this fight. **This may be from Texas but it could lead to this in Oklahoma. Governor Stitt is against their Sharia Law also.**

Texas spoke — and our leaders listened.

For years, Texans alongside myself and RAIR Foundation USA have been sounding the alarm, exposing what many tried to ignore. Now it's out in the open, and it's being addressed at the federal level.

Let's be absolutely clear:

This movement did not come from think tanks.

It did not come from paid policy papers or academic theories.

It did not come from grant-funded discussions behind closed doors.

This came from the people — from grassroots Texans who refused to stay silent.

It came from sustained investigative work exposing real-time networks, tactics, developments, and institutional capture happening right here in Texas.

Congressman Self didn't mince words. He called Sharia what it is — a system incompatible with the U.S. Constitution, American liberty, and our way of life — and he backed it up with what Texans are witnessing right now:

- ▲ Muslim-only housing developments advancing, including The Meadows and EPIC City
- ▲ EPIC City now under investigation by the State of Texas
- ▲ Escalating incidents of Islamic intimidation and enforcement behavior
- ▲ Unauthorized Quran distribution inside a taxpayer-funded public high school

That last point should stop every parent in their tracks.

📍 Congressman Self also urged Texans to vote in favor of the March 3 proposition to ban Sharia, issuing a stark warning:

“As Texas goes, so goes the nation — and as the nation goes, so goes the world.”

The momentum is undeniable:

- ✓ 33 members of Congress
- ✓ 18 states involved

This is what happens when citizens refuse to surrender their country.

We did this. YOU did this. TEXAS did this. **OKLAHOMA can do this!**

Washington is finally being forced to respond — not because it wanted to, but because the people demanded it.

**It is We the People who will save America. Hard work always pays off.**

*Kimberley S. Kunze-Nelson*  
**Kimberley S. Kunze-Nelson**  
 164501 N 2960 Rd  
 Marlow, OK 73055

**My property in Norman:  
 1306 McKinley Ave  
 Norman, OK 73072**

*Kimberley Nelson 4*



**KUNZE, KIMBERLEY SUE**  
**164501 N 2960 RD**  
**Marlow OK 73055-2077**

## NOTICE OF REQUEST FOR REZONING

January 23, 2026

DEAR CITIZEN:

The purpose of this letter is to formally provide you with *Legal Notice* that Islamic Society of Norman has requested rezoning from R-3, Multifamily Dwelling District and R-1, Single-Family Dwelling District, to a SPUD, Simple Planned Unit Development, for properties generally located south of E. Lindsey Street between McKinley Avenue and George Avenue. You, as the owner of property within 350 feet of the applicant's property are being notified by mail so that you may have the opportunity, if you so desire, to express yourself as to whether or not this request should be approved. The Planning Commission will conduct a Public Hearing on the requested rezoning on **Thursday, February 12, 2026**, at 5:30 p.m. in the Council Chambers of the Norman Municipal Building located at 201 West Gray Street, Norman, Oklahoma. At that meeting, the public is invited to appear and protest or support the request for the rezoning. Any protest must be in **writing and include a signature** and be filed with the City Clerk **prior to 5:00 p.m. on Monday, February 9, 2026**, in order to be reported to the Planning Commission. *If the property owner of record with Cleveland County is a corporation, trust or other non-individual entity, you MUST provide your affiliation with the entity and your authorization to sign on its behalf or your protest can not be reflected on the protest map.* Any protests received after that deadline will be reported to the City Council. **Please be advised that e-mail transmissions cannot be considered as legal protest or support.** The subject property is more particularly described as follows:

Lots 14 through 22 and Lots 28 through 36, all of Block 4 in HARDIE-RUCKER ADDITION to Norman, Oklahoma, recorded in PL Book 1, Page 10A at Cleveland County, Oklahoma and Lot 23A of Lot Line Adjustment recorded in Book 2925, Pages 397-400 at Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest Corner of Section 5, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, also being the Northwest Corner of said HARDIE-RUCKER ADDITION Plat;

THENCE N 89°46'40 E, along the north line of the Northwest Quarter of said Section 5, a distance of 1320.00 feet to the Northeast Corner of said HARDIE-RUCKER ADDITION Plat;

THENCE S 00°13'46" E, along the east line of said HARDIE-RUCKER ADDITION Plat, a distance of 33.00 feet;  
 THENCE S 89°46'40" W a distance of 30.00 feet to the Northeast Corner of said Lot 23A, being the POINT OF BEGINNING;  
 THENCE S 00°13'46" E, along the east line of said Lots 23A through 36, a distance of 356.67 feet (Plat=356.85 feet) to the Southeast Corner of said Lot 36;  
 THENCE S 89°46'40" W, along the south line of Lot 36, a distance of 138.63 feet (Plat=138.75 feet) to the Southwest Corner of said Lot 36;  
 THENCE N 00°13'55" W, along the west line of said Lots 36 through 32, a distance of 125.02 feet (Plat=125 feet) to the Northwest Corner of said Lot 32 and the Southeast Corner of said Lot 14;  
 THENCE S 89°48'42" W, along the south line of said Lot 14, a distance of 138.63 feet (Plat=138.75 feet) to the Southwest Corner of said Lot 14;  
 THENCE N 00°14'03" W, along the west line of said Lots 14 through 22, a distance of 231.57 feet (Plat=231.85 feet) to the Northwest Corner of said Lot 22; THENCE N 89°46'40" E, along the north line of said Lots 22 and 23A, a distance of 277.28 feet (Plat=277.5 feet) to the POINT OF BEGINNING.

Tract contains 81,556.67 square feet or 1.872 acres, more or less.

Basis of Bearings is based on the north line of the Northwest Quarter of Section 5, Township 8 North, Range 2 West as being N 89°46'40" E.

Said Ordinance will be brought up for hearing and final passage at a City Council meeting subsequent to the Planning Commission meeting, and may be continued from time to time. Should you have a question regarding this letter of notice or the enclosed map, please call the Norman Planning Department at 405-307-7112.

Secretary,  
 Norman Planning Commission  
 225 N. Webster Ave. (P.O. Box 370)  
 Norman, OK 73069 (73070)

Protest letter

Planning & development dept  
 225 N Webster Ave  
 Norman, OK 73069

old library

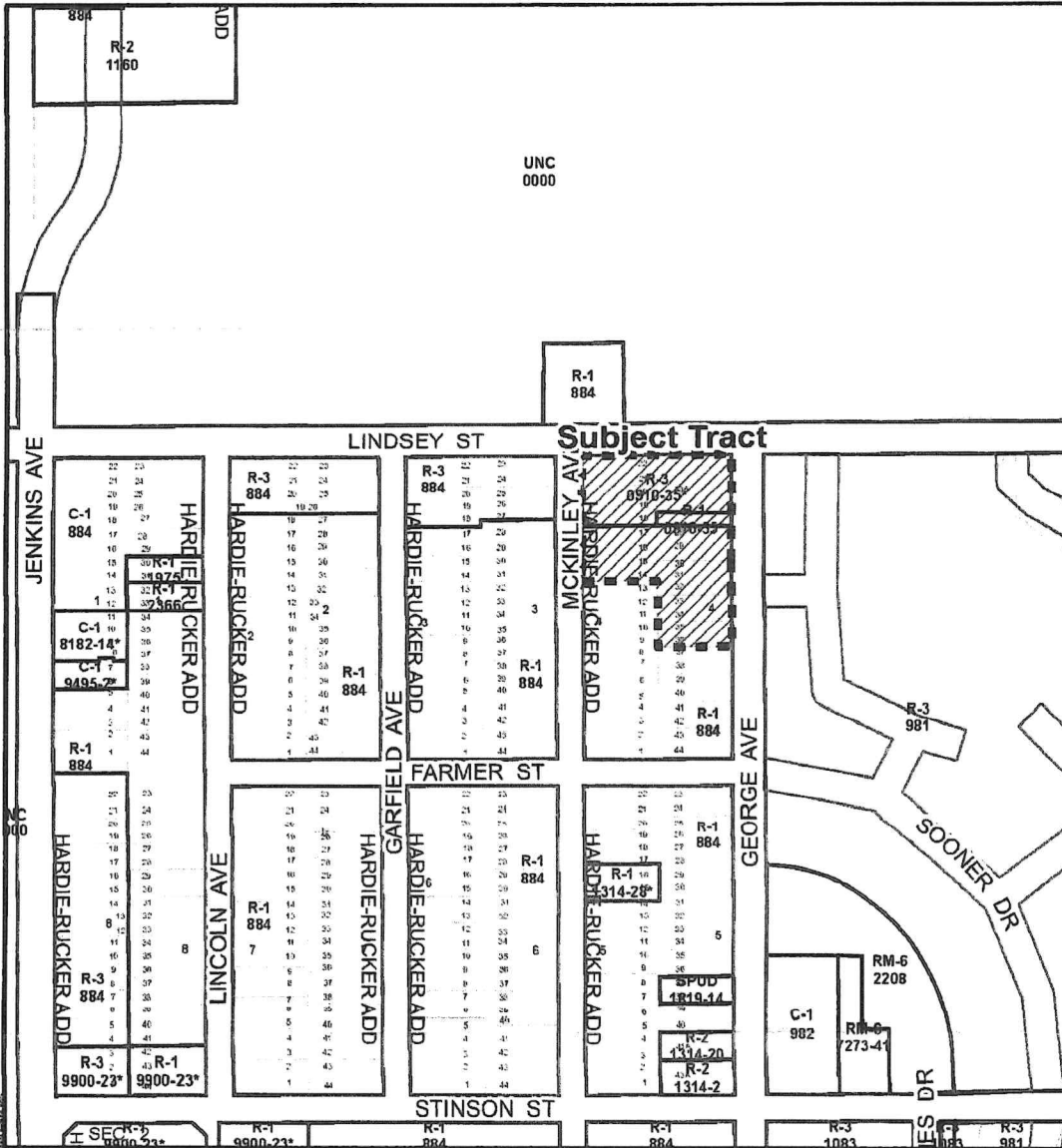
City Clerk

Rm

Development Center  
 hallway to lobby  
 Planning Dept



225 N. Webster Ave.  
Norman, Oklahoma 73069



## Location Map



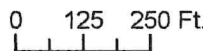
Map Produced by the City of Norman  
Geographic Information System.  
The City of Norman assumes no  
responsibility for errors or omissions  
in the information presented.



November 5, 2025



Subject Tract



بِسْمِ اللّٰهِ الرَّحْمٰنِ الرَّحِیْمِ  
 الْحَمْدُ لِلّٰهِ رَبِّ الْعَالَمِیْنَ وَ الصَّلَاةُ وَ السَّلَامُ عَلٰی سَیِّدِ الْمُرْسَلِیْنَ

## مذكرة تفسيرية

للهدف الإستراتيجي العام للجماعة في أمريكا الشمالية

١٩٩١/٥/٢٢

### المحتويات :

- ١- مقدمة في التفسير .
- ٢- مفهوم التوطين .
- ٢- عملية التوطين .
- ٤- مؤسسات التوطين الشاملة .

GOVERNMENT  
 EXHIBIT  
 003-0085  
 3:04-CR-240-G  
 U.S. v. HLF, et al.

ISE-SW 1B10/ 0000413

بسم الله الرحمن الرحيم  
الحمد لله رب العالمين و العاقبة للمتقين

التاريخ : ٢٢ / ٥ / ١٩٩١

الأخ الحبيب / فضيلة المسؤول العام حفظه الله .  
الأخ الحبيب / أمين مجلس الشورى حفظه الله .  
الأخوة الاحبة / أعضاء مجلس الشورى حفظهم الله .  
السلام عليكم و رحمة الله و بركاته ... و بعد

أتمنى على الله تعالى أن تكونوا و أهليكم و من تحبون ممن حولكم على أحسن حال ترضيه مز و جل .  
أتوجه اليكم بخطابي هذا راجيا أن يحظى اهتمامكم و ينال حسن رعايتكم لأنتم أهل المسؤولية و أصحاب  
الأمانة . بين أيديكم « مذكرة تفسيرية » اجتهدت في تدوينها حتى لا تبقى حبيسة الصدر و العقل . و لكي  
أشارككم جزءاً من المسؤولية الملقاة على عواتقنا في قيادة الجماعة في هذه البلاد .  
و لعلّ الذي شجعني على أن أقدم بالمذكرة في هذا الوقت بالذات هو احساسني « ببارقة أمل » و اشراقة خير  
تبشر بأننا بدأنا ندخل مرحلة جديدة من مراحل العمل الاسلامي في هذه القارة .  
و الأوراق التي بين أيديكم ليست ترفاً زائداً أو خيالات و هواجس مرّت في مخيلة أحد إخوانكم . و إنما هي  
آمال و طموحات و تحديات أرجو أن تشاركوني فيها أو معظمها . و لا أتمنى لها العصمة و الصواب المطلق .  
و إنما هي اجتهاد يحتاج منكم الى دراسة و نظر و تفصيل و تأصيل .  
و طلبني من إخواني... أن يقرأوا المذكرة و يكتبوا ما شاءوا من تعليقات و تصويبات . مع العلم أن الذي بين  
أيديكم ليس غريباً أو طرْحاً جديداً منبتاً لا أصل له . و إنما هو محاولة لتفسير و شرح بعض ما جاء في  
الخطبة بعيدة المدى . و التي اعتمدها و أقررتها في مجلسنا و مؤتمرننا عام ( ١٩٨٧ ) .  
فلا تجعل أخي الكريم بإلقاء هذه الاوراق بعيداً لكثرة انشغالك و همومك .. كل الذي أطلبه منك أن تقرأها و  
تعلق عليها . علّنا نستكمل مع بعضنا مشروع خطتنا و عملنا الاسلامي في هذه البقعة من العالم . و لكن  
فعلت لأكوننّ لك من الشاكرين الممتنين .  
كما و أرجو من أخي الكريم أمين المجلس حفظه الله أن يدرج موضوع المذكرة على جدول أعمال المجلس في  
اجتماعه القادم .

و جزاكم الله خيراً و حفظكم ذخراً لدعوته

أخوكم / محمد أكرم

(١)

بسم الله الرحمن الرحيم  
الحمد لله رب العالمين و العاقبة للمتقين

الموضوع : مشروع لمذكرة تفسيرية للهدف الاستراتيجي العام للجماعة في أمريكا الشمالية  
الوارد في الخطة بعيدة المدى .

أولا : تستند هذه المذكرة الى :

- ١- الهدف الاستراتيجي العام للجماعة في أمريكا و المعتمد من قبل مجلس الشورى و المؤتمر التنظيمي لعام [١٩٨٧] و هو « تمكين الاسلام في أمريكا الشمالية أي : ايجاد حركة اسلامية فعالة و مستقرة بقيادة الاخوان المسلمين ، تنهني قضايا المسلمين محليا و عالميا . و تعمل على توسيع القاعدة الاسلامية الملتزمة ، و تهدف الى توحيد و توجيه جهود المسلمين ، و تطرح الاسلام كبديل حضاري ، و تدعم دولة الاسلام العالمية أينما كانت » .
- ٢- الاولوية المعتمدة من قبل مجلس الشورى لعمل الجماعة في دورته الحالية و السابقة و هي: «التوطين» .
- ٣- تطور العلاقة ايجابيا مع الاخوة في الحلقة الاسلامية في محاولة الوصول الى الوحدة الاندماجية .
- ٤- الحاجة الدائمة للتفكير و التخطيط المستقبلي و محاولة استشرافه و العمل على « تطويع » الحاضر ليستجيب و يتلائم مع احتياجات و تحديات المستقبل .
- ٥- ورقة الاخ فضيلة المسؤول العام حفظه الله التي أرسلها مؤخرأ الى أعضاء المجلس .

ثانياً : مقدمة في مذكرة التفسير :

- لكي نبدأ بالتفسير لابد من « استحضار » السؤال الاتي و - وضعه نصب أعيننا لأن علاقته مهمة و لازمة بالهدف الاستراتيجي و بمشروع التفسير الذي نحن بسنده- . و السؤال هو : « كيف تصب أن ترى حركة الاسلام في أمريكا الشمالية بعد عشرة أعوام ؟ » أو « استصحاب » الجملة التالية -عند التخطيط و العمل- و هي : « العمل الاسلامي في أمريكا الشمالية عام ( ٢٠٠٠ ) : رؤية استراتيجية » .
- و لابد -أيضا- من إستحضار و إستصحاب « عناصر » الهدف الاستراتيجي العام للجماعة في أمريكا الشمالية و سأكررها « مرقمة » متعمداً و هي :
- [ ١- ايجاد حركة اسلامية فعالة و مستقرة بقيادة الاخوان المسلمين .
- ٢- تنهني قضايا المسلمين محليا و عالميا .
- ٣- توسيع القاعدة الاسلامية الملتزمة .
- ٤- توحيد و توجيه جهود المسلمين .

(٧)

٥- طرح الاسلام كبديل حضاري .

٦- دعم إقامة دولة الاسلام العالمية أينما كانت .

- و لابد من التأكيد على أنه أصبح من الواضح و من « المعلوم من الواقع بالضرورة » أنّ الجميع متفقون على أننا نريد أن « نوطن » أو « نمكّن » الاسلام و حركته في هذه البقعة من الارض .
- فلا بد - إذن - من تبني فهماً مشتركاً لمذلول التوطنين أو التمكين . نفسّر في سياقته و على أساسه الهدف الاستراتيجي المأم - بعناصره الستة - للجماعة في أمريكا الشمالية .

### ثالثاً : مفهوم التوطنين :

وردت هذه الكلمة في « معجم » و وثائق الجماعة بمصطلحات متعددة . بالرغم من أن الجميع قصد بها أمراً واحداً . و نعتقد أن الفهم في المضمون مشترك . و سنحاول هنا تفسير الكلمة و « مرادفاتها » تفسيراً عملياً ذو دلالة حركية واقعية و ليس تفسيراً لغوياً فلسفياً . مع التأكيد أن تفسيرنا لا يكتمل الا بعد استيعاب تفسيرنا « لعملية » التوطنين ذاتها و التي ترد في الفقرة اللاحقة . فنقول بإختصار ما يلي :

- التوطنين - « ان يكون الاسلام و حركته جزءاً من الوطن الذي يحيا فيه » .
- التأسيس - « ان يتحول الاسلام الى مؤسسات ثابتة الأركان تقوم عليها قواعد الحضارة و البناء و الشهود » .
- الاستقرار- « ان يكون الاسلام مستقراً في الارض التي يتحرك عليها اهله » .
- التمكين - « ان يكون الاسلام متمكناً من نفوس و عقول و حياة اهل البلد الذي يتحرك فيه » .
- التأصيل - « ان يكون الاسلام أصيلاً و ليس طارناً أي متأصلاً «متجذراً» في تربة البقعة التي يتحرك عليها و ليس نباتاً غريباً عنها » .

### رابعاً : عملية التوطنين :

- و لكي يكون الاسلام و حركته « جزءاً من الوطن » الذي يحيا فيه و « مستقراً » في ارضه و « متأصلاً » في نفوس و عقول أهله و « متمكناً » من حياة مجتمعه و له « مؤسسات » ثابتة الأركان يقوم عليها البناء الاسلامي و يتحقق بها الشهود الحضاري . فلا بد أن تخطط الحركة و تجاهد من أجل امتلاك « طاقات » و أدوات هذه العملية لإنجاز المهمة المظيمة كمسؤولية « جهادية حضارية » تقع على عاتق المسلمين و على رأسهم الاخوان المسلمين في هذه البلاد . و من هذه الطاقات و الأدوات ما يلي :

### ١- تبني مفهوم التوطنين و ادراك دلالاته العملية :

ركّزت المذكرة التفسيرية على البعد الحركي و الواقعي لمفهوم التوطنين و على دلالاتها العملية دون الالتفات الى الاختلاف في الفهم بين من هو المقيم و غير المقيم ؟ أو من هو المستوطن أو غير المستوطن؟

(٢)

و نعتقد أن الذي جاء في الخطة بعيدة المدى بهذا الصدد فيه الكفاية .

٢- إحداهن نقلة نوعية في منهجية تفكيرنا و عقليتنا لتناسب مع تحديات مهمة التوطين :  
المقصود بأحداث النقلة - و هو تعبير إيجابي - هو الاستجابة للتحديات الكبيرة لمهمة التوطين ، و نعتقد أن أية استجابة تفييرية تبدأ بمنهج التفكير و مركزه العقل أولاً . و لكي يتضح ما نقصد بالنقلة التي ننادي بها كمنفتح يؤهلنا لخوض ميدان التوطين ، نقول باختصار شديد ...أن يتحقق :

- الانتقال من عقلية التفكير الجزئي الى عقلية التفكير الشمولي ،
- الانتقال من عقلية التخطيط الجزئي «المبتور» الى عقلية التخطيط الشمولي «المتواصل» .
- الانتقال من عقلية الحذر و التحفظ الى عقلية المجازفة و التحرر المنضبط .
- الانتقال من عقلية تنظيم النخبة الى عقلية التنظيم الشعبي ،
- الانتقال من عقلية الوعظ و الارشاد الى عقلية البناء و الإشهاد ،
- الانتقال من عقلية احادية الرأي الى عقلية تعددية الرأي ،
- الانتقال من عقلية التصادم الى عقلية الاستيعاب .
- الانتقال من عقلية الفرد الى عقلية الفريق .
- الانتقال من عقلية الترقب الى عقلية المبادرة ،
- الانتقال من عقلية التردد الى عقلية الحسم ،
- الانتقال من عقلية المبادئ الى عقلية البرامج ،
- الانتقال من عقلية الانكار المجردة الى عقلية المؤسسات الحقيقية [ و هنا بيت القصيد و لب المذكرة ] .

٣- فهم المراحل التاريخية التي مرّ بها العمل الاسلامي الاخواني في هذه البلاد :  
يمتد كاتب المذكرة أن فهم و استيعاب المراحل التاريخية للعمل الاسلامي الذي قاده و يقوده الاخوان المسلمين في هذه القارة مفتاح مهم جداً في العمل من أجل التوطين ، تلحظ من خلاله الجماعة سيرها و اتجاه حركتها و منحنيات و منعطفات دربها . و سنكتفي هنا بذكر عنوان [ العنوان هنا يعبر عن السمة الغالبة للمرحلة ] كل مرحلة من هذه المراحل [ و لعل التفصيل يكون في دراسة مستقبلية أخرى ] ، و أغلب الظن أن المراحل هي :

- أ- مرحلة البحث عن الذات و تحديد الهوية ،
- ب- مرحلة البناء الداخلي و إحكام التنظيم .
- ج- مرحلة المساجد و المراكز الاسلامية ،
- د- مرحلة انشاء المؤسسات الاسلامية -الطور الاول - ،
- هـ- مرحلة انشاء المدارس الاسلامية -الطور الاول- .

(٤)

و- مرحلة التفكير في الحركة الاسلامية المنبثقة -الطور الاول- .  
 ز- مرحلة الانفتاح على الحركات الاسلامية الاخرى و محاولة الوصول الى صيغة للتعامل معها -الطور الاول-  
 ح- مرحلة احياء و استكمال انشاء المؤسسات الاسلامية -الطور الثاني- :  
 نعتقد أن الجماعة على أبواب هذه المرحلة في طورها الثاني فليها أن تدلف الباب و تدخلك كما دخلته أول مرة .

٤- فهم طبيعة دور الاخ المسلم في أمريكا الشمالية :  
 إن عملية التوطين « عملية جهادية حضارية » بما تحمل الكلمة . و لابد أن يستوعب الاخوان أن عملهم في أمريكا هو نوع من أنواع الجهاد العظيم في إزالة و هدم المدنية او الحضارة الغربية من داخلها و «تخريب» بيوتها الشقية بأيديهم و أيدي المؤمنين لكي يتم جلاؤهم و يظهر دين الله على الدين كله . و دون هذا المستوى من الاستيعاب . فاننا دون التحدي و لنا نمذ أنفسنا للجهاد بمد . فقدر المسلم ان يجاهد و يعمل حيثما كان و حيثما حلّ حتى قيام الساعة و لا مفرّ من هذا القدر الا لمن اختار القعود .. و لكن هل يستوي القاعدون و المجاهدون .

٥- ادراك أننا لانستطيع أن نقوم بمهمة التوطين بمفردنا أو بمعزل عن الناس :  
 إن مهمة بهذه المسامة و الضخامة كحمة التوطين . تحتاج الى جهود عظيمة و مضنية . و لن يستطيع الاخوان - بإمكاناتهم و مواردهم البشرية و المالية و العملية - أن يقوموا بهذه المهمة بمفردهم أو بمعزل عن الناس . و الذي يعتقد هذا فهو مخطئ و الله أعلم . أما دور الاخوان فهو المبادرة و الريادة و القيادة و رفع الراية و دفع الناس بهذا الاتجاه . لم يعملون على توظيف و توجيه و توحيد جهود و قوى المسلمين لهذه العملية . و من أجل ذلك لابد أن يتعمق عندنا فقه « التحالفات » و فن « الاستيعاب » و أدب « التعاون » .

٦- ضرورة تحقيق المزاوجة و الاندماجية المتوازنة بين العمل الخاص و العمل العام :

نظن أن ما كُتب حول هذا الموضوع كثير و فيه الكفاية و لكن يحتاج منا الى تأطير زمني و عملي بحيث يتحقق المطلوب بشكل متدرج و متوازن و متواكب مع متطلبات عملية التوطين .

٧- القناعة بأن نجاح توطين الاسلام و حركته في هذه البلاد هو نجاح للحركة الاسلامية العالمية و اسناد حقيقي للدولة المنشودة بإذن الله تعالى :

هناك فهم - تخالفه هذه المذكرة - و هو أن تركيز عملنا في محاولة توطين الاسلام في هذه البلاد سيؤدي الى تقصيرنا و إخلالنا بدورنا في أداء واجبنا تجاه الحركة الاسلامية العالمية في دعم مشروعها في قيام الدولة . نعتقد أن الاجابة من شقين : الاول- ان نجاح الحركة في أمريكا باقامة قاعدة اسلامية ملتزمة ذات قوة و فعالية و تأثير سيكون خير عون و دعم و اسناد لمشروع الحركة العالمية .

(٥)

و الثاني - هو أن الحركة العالمية لم تنجح بعد في « توزيع الأدوار » على فروعها فتحدد لهم المطلوب منهم كأحد المشاركين أو المساهمين في مشروع قيام الدولة الإسلامية العالمية . و يوم أن يتم هذا فسيكون لابناء الفرع الاخواني الأمريكي أياد و مواقف بيضاء يفخر بها الآباء .

٨- استيعاب المسلمين و كسبهم بكل فئاتهم و ألوانهم في أمريكا و كندا لصالح مشروع التوطين و جعله تخطيطهم و مستقبلهم و أساس حياتهم الإسلامية في هذه البقعة من العالم:

هذه المسألة تحتاج منا الى « فقه للتعامل مع الاخرين » . فالناس معادن و الناس كإهل مائة . نحن نحتاج الى اعتماد المبدأ الذي يقول « خذ من كل الناس ..أفضل ما عندهم » ، أفضل ما عندهم من تخصصات و خبرات و فنون و طاقات و كفاءات . و المقصود بالناس هنا من داخل الصف أو خارجه من الافراد و المؤسسات . و سياسة « الأخذ » تكون بما يحقق خدمة الهدف الاستراتيجي و عملية التوطين . و لكن التحدي الكبير الذي أمامنا هو : كيف نربطهم جميعا في « فلك » خطتنا و «دائرة» حركتنا لتحقيق «مناط » مصلحتنا ؟ و ليس لنا خيار - في ظني - الا التحالف و التفاهم مع من يرغب في ملتنا ، و يرضى بمذهبنا في العمل . و الساحة الإسلامية الأمريكية مليئة بهؤلاء ينتظرون ....الرواد .

المهم أن توصل الناس الى مستوى ادراك التحدي الذي أمامنا كمسلمين في هذا البلد و الاقتناع بمشروعنا في التوطين . و ادراك مصلحة اللقاء و التعاون و التحالف . حينها لو طلبنا المال سيأتي طائلاً ، و لو طلبنا الرجال لجاؤوا صفوا . المهم أن تكون خطتنا هي « المعيار و الميزان » في علاقاتنا مع الاخرين . و هنا ينبغي تسهيل نقطتين . الاولى : نحن بحاجة الى ادراك و فهم موازين القوى الإسلامية على الساحة الأمريكية [ و لعل هذا يكون مشروع دراسة مستقبلية ] ، و النقطة الثانية : ان الذي توصلنا اليه مع الاخوة في « اكنا » يعتبر خطوة في الاتجاه الصحيح و بداية الخير و أول الفيث ، يحتاج منا إنماءً و ترشيداً .

٩- اعادة النظر في هياكلنا التنظيمية و الادارية و نوعية القيادات و أساليب اختيارها بما يتلائم مع تحديات مهمة التوطين :

ستسكت المذكرة عن التفصيل في هذا البند لحين آخر مع انه أمر بدهي و فيه قول كثير .

١٠- تنمية و تطوير مصادرها و مواردنا و امكانياتنا المالية و البشرية بما يتناسب مع ضخامة المهمة الكبيرة :

لو استعرضنا الموارد البشرية و المالية التي يملكها الاخوان لوجدتهم في هذا البلد لشمرنا و شمر خبرنا بالفخر و الاعتزاز ، و لو ضممنا اليها موارد أصدقائنا و حلفائنا و من هم في فلكنا يسبحون و لرايتنا ينتظرون . لأدركنا أننا يمكن أن نخوض بحر التوطين و نستعرضه لإعلاء كلمة الله سبحانه .

(٦)

١١- اعتماد المنهج العلمي في التخطيط و التفكير و اعداد الدراسات التي تحتاجها عملية التوطيين :

نعم نحتاج الى هذا المنهج . و نحتاج الى العديد من الدراسات التي تعين في هذه العملية الجهادية الحضارية . و لعله نكتفي هنا بذكر بعضها بإيجاز :

- تاريخ الوجود الاسلامي في أمريكا .
- تاريخ العمل الاسلامي الاخواني في أمريكا .
- الحركات و المنظمات و المؤسسات الاسلامية : تحليل و نقد
- ظاهرة المراكز و المدارس الاسلامية : تحديات و احتياجات و امضاءات .
- الاقليات الاسلامية .
- الجاليات الاسلامية و العربية .
- المجتمع الامريكى ، تركيبة و سياسة .
- نظرة المجتمع الامريكى الى الاسلام و المسلمين ... و غيرها كثير من الدراسات التي يمكن ان نوجه اليها اخواننا و حلفائنا لاعدادها اما من خلال دراستهم الاكاديمية أو من خلال مراكزهم العلمية أو من خلال تكليفاتهم الحركية . المهم أن نبدأ .

١٢- الاتفاق على « آلية » مرنة و متوازنة و واضحة لتنفيذ عملية التوطيين ضمن « اطار زمني » محدد و متدرج و متوازن و متواكب مع متطلبات و تحديات عملية التوطيين .

١٣- فهم المجتمع الامريكى من جوانبه المختلفة فهماً « يؤهلنا » من القيام بهمة توطيين دعوتنا في وطنه و « إستراتيجياتها » على أرضه .

١٤- تبني « فقه » مدوّن يتضمن قواعد و مبادئ و سياسات و تفسيرات شرعية و حركية تتلائم مع حاجات و تحديات عملية التوطيين .

١٥- الاتفاق على « معايير » و موازين تكون بمثابة « حاسة الاستشعار » أو « برج المراقبة » للتأكد من أن أولوياتنا و خططنا و برامجنا و هيكلنا و قياداتنا و اموالنا و مناشطنا كلها تسير باتجاه عملية التوطيين.

١٦- تبني صيغة عملية مرنة يتكامل فيها عملنا المركزي مع عملنا المحلي .  
[ الهنود من ١٢ الى ١٦ سيرد فيها التفصيل لاحقاً ] .

١٧- ادراك دور و طبيعة عمل « المركز الاسلامي » في كل مدينة بما يحقق عملية التوطيين :

إن المركز الذي نسمى له هو الذي : يُمكّن « محور » حركتنا و « محيط » دائرة عملنا و « نقطة » ارتكازنا و « قاعدة » انطلاقنا و « دار أرقمنا » لتربيتنا و اعدادنا و إنفاذ سراياتنا بالاضافة الى انه « محراب » عبادتنا .

(٧)

حتى يتحول المركز الاسلامي - بالفعل - لا بالقول الى نواة « لمجتمع اسلامي » صغير يكون انعكاساً و مرآة لمؤسساتنا المركزية . ينبغي أن يتحول المركز الى « غلية نحل » يُخرج شهداء حلو المذاق . فيتحول بذلك المركز الاسلامي الى مكان الدرس و الاسرة و الكتيبة و الدورة و الندوة و الزيارة و الرياضة و المدرسة و النادي الاجتماعي و ملتقى المرأة و محضن الناشئة و الناشئات و مكتب صنع القرار السياسي المحلي و مركز توزيع صحفنا و مجلاتنا و كتبنا و أشرطتنا السمية و المرئية .

باختصار نقول : أننا نريد أن يصبح المركز الاسلامي « دار الدعوة » و « المركز العام » بالمضمون أولاً قبل الاسم ، و على قدر امتلاكنا و توجيهنا لهذه المراكز على مستوى القارة .. على قدر ما يمكننا القول أننا نسير بنجاح نحو توطين الدعوة في هذه البلاد .

أي أن يكون دور « المركز » كدور « المسجد » على عهد رسول الله صلى الله عليه و سلم عندما انطلق يباشر « توطين » الدعوة في عهدنا الاول في المدينة المنورة، و من المسجد إستأنف الحياة الاسلامية و قدم للعالم أروع و أبهى حضارة عرفتها الإنسانية .

و هذا يحتم أن تتحول - بحد حين - المنطقة و الشعبة و الأسرة الى « غرف عمليات » للتخطيط و التوجيه و المراقبة و القيادة للمركز الاسلامي ليكون مثلاً و نموذجاً يُحتذى .

١٨- اعتماد نظام يؤكد على ان « فرز » العاملين و « توزيع الادوار و « تقليد » المناصب و المسؤوليات يكون على أساس التخصص و الرغبة و الحاجة و بما يحقق عملية التوطين و يسهم في إنجاحها .

١٩- تمويل مبدأ التفريغ لمسئولي المواقع الرئيسية في الجماعة الى قاعدة و أساس و سياسة في العمل ، و بدونها قد تتمطل عملية التوطين [ و الكلام حول هذا الموضوع يحتاج الى تفصيل و تأصيل ] .

٢٠- ادراك أهمية النقلة « المؤسساتية » في عملنا المركزي ، و الجهاد من أجل تحقيقها على أرض الواقع بما يخدم عملية التوطين و يجعل نتائجه بأذن الله عزّ و جلّ :

إنّ سبب تأخير هذا البند على أهميته القصوى هو لأنه يمثل سر و لب هذه المذكرة . و يمثل أيضاً المظهر العملي و المقياس الحقيقي لنجاحنا أو إخفاقنا في سيرنا نحو هدف التوطين . و الحديث عن المؤسسات العقلية أو الظاهرة « المؤسساتية » لا يحتاج منا الى تفصيل كثير . و يكفينا أن نقول أن أول رائد لهذه الظاهرة كان نبينا محمد صلى الله عليه و سلم اذ انه وضع الاساس لأول مؤسسة حضارية و هي المسجد فكانت بحق « المؤسسة الشاملة » . ثم هكذا كان فعل رائد الدعوة الاسلامية المعاصرة الامام الشهيد حسن البنا رحمه الله عندما أحسّ هو و إخوانه بضرورة اعادة « تأسيس » الاسلام و حركته من جديد . فأقام المؤسسات بكل أنواعها : الاقتصادية و الاجتماعية و الاعلامية و الكشفية و المهنية و حتى العسكرية . و يجدر القول أننا في بلد لا يفهم الالفة المؤسسات و لا يحترم و يحسب وزناً لأي مجموعة بدون مؤسسات فاعلة و مؤثرة و قوية .

(٨)

و من حسن الطالع أن بيننا من إخواننا من سبقونا بالقول والعمل من عنده هذه «اللزعة» أو العقليّة أو الميل لإنشاء المؤسسات . مما يدفعنا الى القول بشجاعة و صراحة - كما قالها ذات مرة السادات في مصر «نحن نريد أن نقيم دولة المؤسسات» - كلمة حق أراد بها الباطل . و أنا أقول لآخواني دعونا نرفع شعار الحق لإقامة الحق « نحن نريد أن نقيم جماعة المؤسسات » . إذ ان بدونها لن نضع أقدامنا على الطريق الصحيح .

- و من أجل أن تتم عملية التوطين لابد أن نخطط و نعمل من الآن على تهيئة و اعداد أنفسنا و إخواننا و تجهزتنا و أقسامنا و لجاننا لكي تتحول الى مؤسسات شاملة بشكل متدرج و متوازن و متواكب مع الحاجة و الواقع . و الذي يشجعنا على ذلك - بالإضافة الى الذي ذكر سابقاً - هو أننا نملك « أنوية » لكل مؤسسة من المؤسسات التي ننادي بوجودها . [ انظر الى الملحق رقم (١) ] .

-كل الذي نحتاجه هو أن نُحْكِم ربطهم و نُتَسَّق عملهم و نَجْمَع عناصرهم و نوحّد جهودهم مع غيرهم ثم نصلهم بالخطّة الشاملة التي نسمي لها .

فعلى سبيل المثال :

عندنا نواة لمؤسسة « اعلامية و فنية شاملة » : نملك مطبعة + جهاز صف حروف متطور + مركز سمعيات و بصريات + مكتب اخراج فني + مجلات و صحف بالعربية و الانكليزية [ الافاق و الامل و السياسي و الى فلسطين و المقتطفات الصحفية و الزيتونة و الراصد الفلسطيني و مجلة العلوم الاجتماعية ... ] + فرقة فنية + مصورين + مخرجين + مقدمي برامج + محررين + بالإضافة الى خبرات اعلامية و فنية اخرى .

مثال آخر :

عندنا نواة لمؤسسة « دعوية تربية شاملة » : عندنا قسم الدعوة الاسلامية في الاسنا + مؤسسة الدكتور جمال بدوي + المركز الذي يديره الاخ حامد الفزالي + مركز الدعوة الذي تسمى له لجنة الدعوة الآن و الاخ شاكِر السيد + بالإضافة الى جهود دعوية هنا و هناك ... » .

و هكذا يمكن أن نقيس على جميع المؤسسات التي ننادي بايجادها .

-التحدي الكبير الذي أمامنا هو أننا كيف نجعل من هذه الأنوية أو العناصر « البعثرة » مؤسسات شاملة مستقرة « متوطنة » مرتبطة بحركتنا و تدور في فلك خطتنا و تأتمر بتوجيهنا . و لا يمنع - بل ينبغي - أن يكون لكل مؤسسة مركزية لزوعها المحلية و لكن ارتباطها بالمركز الاسلامي في المدينة شرط .

-المطلوب : أن نسمي لتهيئة الأجواء و السبل لتحقيق « الاندماج » بحيث تكون الاتسام و اللجان و المناطق و الشعب و الاسر هي لب و جوهر المؤسسات - بعد حين - .

أي أن تحصل النقلة و التحول كما يلي :

(٩)

- ١- قسم التنظيم + قسم الامانة = المؤسسة التنظيمية و الادارية = المركز العام  
 ٢- قسم التربية + لجنة الدعوة = المؤسسة الدعوية و التربوية  
 ٢- قسم الاخوات = المؤسسة النسوية  
 ٤- قسم المال + لجنة الاستثمار + الوفد = المؤسسة الاقتصادية  
 ٥- قسم الناشئة + قسم المنظمات الشبابية = المؤسسة الشبابية  
 ٦- اللجنة الاجتماعية + لجنة الزواج + م. الرحمة = المؤسسة الاجتماعية  
 ٧- اللجنة الامنية = المؤسسة الامنية  
 ٨- القسم السياسي + لجنة فلسطين = المؤسسة السياسية  
 ٩- محكمة الجماعة + اللجنة القانونية = المؤسسة القضائية  
 ١٠- قسم العمل المحلي = تتوزع أعماله على بقية المؤسسات  
 ١١- مجلاتنا + المطبعة + فرقنا الفنية = المؤسسة الاعلامية و الفنية  
 ١٢- مؤسسة الدراسات + دار النشر + دار الكتاب = المؤسسة الفكرية و الثقافية  
 ١٢- الجمعيات العلمية و الطبية = المؤسسة العلمية و التعليمية و المهنية  
 ١٤- المؤتمر التنظيمي = المؤتمر التأسيسي الاسلامي الامريكي  
 ١٥- مجلس الشورى + لجنة التخطيط = مجلس شورى الحركة الاسلامية الامريكية .  
 ١٦- المكتب التنفيذي = المكتب التنفيذي للحركة الاسلامية الامريكية  
 ١٧- المستشار العام = رئيس الحركة الاسلامية و الناطق الرسمي لها .  
 ١٨- المناطق + الشعب + الاسر = القيادات الميدانية للمؤسسات و المراكز الاسلامية.

#### خامساً : مؤسسات التوطين الشاملة :

- ثم نسعى و نجاهد من أجل أن تصبح كل مؤسسة من هذه المؤسسات المذكورة أعلاه « مؤسسة شاملة » على مدى الايام و السنين و ما نُدر لنا أن نكون في هذه الديار ..المهم يكفيننا اعتزازاً أننا وضعنا اللبنة و يأتي من بعدنا أقوام و أجيال تكمل المسيرة و الطريق و لكن بهدي سابق واضح المعالم .  
 و لكي يتضح القول بمفصدنا من المؤسسة الشاملة المتخصصة . نذكر هنا ملامح و مظاهر كل مؤسسة من المؤسسات « الواعدة » :

#### ١- دعوية و تربوية [ المؤسسة الدعوية و التربوية ] : بحيث تشمل على :

- مؤسسة نشر الدعوة ( مركزية و فروع محلية ) .
- معهد لتخريج الدعاة و المربين .
- علماء و دعاة و مربين و مبشرين و مقدمي برامج .
- فنون و تقنية الاتصال و التبليغ و الدعوة .

(١٠)

- محطة تلفزيونية .

- مجلة دعوية متخصصة .

- محطة اذاعية .

- المجلس الاسلامي الاعلى للدعاة و المربين .

- المجلس الاعلى للمساجد و المراكز الاسلامية .

- جمعيات الصداقة مع الاديان الاخرى ... و ماشابه ذلك .

٢- سياسيا [ المؤسسة السياسية ] : بحيث تشمل على :

- حزب سياسي مركزي .

- مكاتب سياسية محلية .

- رموز سياسية .

- علاقات و تحالفات .

- المنظمة الامريكية للعمل السياسي الاسلامي .

- مراكز معلومات متطورة ... و ماشابه ذلك .

٢- اعلاميا [ المؤسسة الاعلامية و الفنية ] : بحيث تشمل على :

- جريدة يومية .

- مجلات اسبوعية شهرية و فصلية .

- اذاعات .

- برامج تلفزيونية .

- مركز سمعيات و بصريات .

- مجلة للطفل المسلم

- مجلة للمرأة المسلمة

- مطبعة و أجهزة صف حروف .

- مكتب اخراج .

- استديو تصوير و تسجيل .

- فرق فنية للتمثيل و الانشاد و المسرح .

- مكتب تسويق و انتاج فني ... و ماشابه ذلك .

(١١)

٤- اقتصاديا [ المؤسسة الاقتصادية ] : بحيث تشمل على :

- بنك اسلامي مركزي .
- اورقاف اسلامية .
- مشاريع استثمارية .
- مؤسسة للقروض الحسنه ... و ماشابه ذلك .

٥- علميا و مهنيا [ المؤسسة العلمية و التعليمية و المهنية ] : بحيث تشمل على :

- مراكز بحث علمي .
- معاهد تقنية و تدريب مهني .
- جامعة اسلامية .
- مدارس اسلامية .
- مجلس للتعليم و البحث العلمي .
- مراكز لتدريب المعلمين .
- جمعيات علمية في المدارس .
- مكتب للتوجيه الاكاديمي .
- جهاز للتأليف و المناهج الاسلامية ... و ماشابه ذلك .

٦- ثقافيا و فكريا [ المؤسسة الثقافية و الفكرية ] : بحيث تشمل على :

- مراكز للدراسات و البحوث .
- منظمات ثقافية و فكرية مثال : [ جمعية العلماء الاجتماعيين - جمعية العلماء و المهندسين ... ] .
- معهد للفكر و الثقافة الاسلامية .
- دار نشر و ترجمة و توزيع للكتاب الاسلامي .
- مكتب للتدوين و التأريخ و الوثائق .
- مشروع ترجمة القرآن الكريم و الحديث الشريف ... و ماشابه ذلك .

٧- اجتماعيا [ المؤسسة الاجتماعية الخيرية ] : بحيث تشمل على :

- نوادى اجتماعية للشباب و ابناء و بنات الجاليات .
- جمعيات محلية للرعاية الاجتماعية و الخدمات مرتبطة بالمراكز الاسلامية .
- المنظمة الاسلامية لمكافحة الامراض الاجتماعية للمجتمع الامريكي .
- مشاريع المساكن الاسلامية .
- مكاتب الزواج و القضايا العائلية ... و ماشابه ذلك .

(١٢)

٨- شبابيا [ المؤسسة الشبابية ] : بحيث تشمل على :

- منظمات شبابية مركزية و محلية .
- فرق و نوادي رياضية .
- فرق كشفية ... و ماشابه ذلك .

٩- نسويا [ المؤسسة النسوية ] : بحيث تشمل على :

- جمعيات نسوية مركزية و محلية .
- معاهد التدريب و التشغيل الفني و التدبير المنزلي .
- معهد لتدريب الداعيات .
- دور الحضارة الاسلامية ... و ماشابه ذلك .

١٠- تنظيميا و اداريا [ المؤسسة الادارية و التنظيمية ] : بحيث تشمل على :

- معهد للتدريب و التنمية و التطوير و التخطيط .
- خبراء بارزين في هذا المجال .
- أنظمة عمل و لوائح و دساتير تصلح لادارة اجهزة و المؤسسات .
- مجلة دورية في التنمية و الادارة الاسلامية .
- امتلاك مخيمات و قاعات للانشطة المختلفة .
- بنك للمعلومات و الحصر و الاحصاء البشري .
- شبكة اتصالات متطورة .
- آرشفيف متطور لقرائنا و انتاجنا ... و ما شابه ذلك .

١١- أمنيا : [ المؤسسة الامنية ] : بحيث تشمل على :

- نوادي للتدريب و تعلم وسائل الدفاع عن النفس .
- مركز يعنى بالشؤون الامنية [ فنيا و فكريا و تقنيا و بشريا ] ... و ماشابه ذلك .

١٢- قانونيا : [ المؤسسة القانونية ] : بحيث تشمل على :

- مجلس فقهي مركزي .
- محكمة اسلامية مركزية .
- جمعية المحامين المسلمين .
- المنظمة الاسلامية للدفاع عن حقوق المسلمين ... و ما شابه ذلك .

و الله ولي التوفيق

الملحق رقم (١) :

قائمة بمؤسساتنا و مؤسسات أصدقائنا  
[ تخيل لو أنها كلها تسير وفق خطة واحدة !!! ]

- 1- ISNA = ISLAMIC SOCIETY OF NORTH AMERICA  
 2- MSA = MUSLIM STUDENTS' ASSOCIATION  
 3- MCA = THE MUSLIM COMMUNITIES ASSOCIATION  
 4- AMSS = THE ASSOCIATION OF MUSLIM SOCIAL SCIENTISTS  
 5- AMSE = THE ASSOCIATION OF MUSLIM SCIENTISTS AND ENGINEERS  
 6- IMA = ISLAMIC MEDICAL ASSOCIATION
- 7- ITC = ISLAMIC TEACHING CENTER  
 8- NAIT = NORTH AMERICAN ISLAMIC TRUST  
 9- FID = FOUNDATION FOR INTERNATIONAL DEVELOPMENT  
 10-IHC = ISLAMIC HOUSING COOPERATIVE  
 11-ICD = ISLAMIC CENTERS DIVISION  
 12-ATP = AMERICAN TRUST PUBLICATIONS  
 13-AVC = AUDIO-VISUAL CENTER  
 14-IBS = ISLAMIC BOOK SERVICE  
 15-MBA = MUSLIM BUSINESSMEN ASSOCIATION  
 16-MYNA = MUSLIM YOUTH OF NORTH AMERICA  
 17-IFC = ISNA FIQH COMMITTEE  
 18-IPAC = ISNA POLITICAL AWARENESS COMMITTEE  
 19-IED = ISLAMIC EDUCATION DEPARTMENT
- 20-MAYA = MUSLIM ARAB YOUTH ASSOCIATION  
 21-MISG = MALASIAN ISLAMIC STUDY GROUP  
 22-IAP = ISLAMIC ASSOCIATION FOR PALESTINE  
 23-UASR = UNITED ASSOCIATION FOR STUDIES AND RESEARCH  
 24-OLF = OCCUPIED LAND FUND  
 25-MIA = MERCEY INTERNATIONAL ASSOCIATION
- 26-ICNA = ISLAMIC CIRCLE OF NORTH AMERICA  
 27-BMI = BAITUL MAL INC  
 28-IIIT = INTERNATIONAL INSTITUTE FOR ISLAMIC THOUGHT  
 29-IIC = ISLAMIC INFORMATION CENTER

ISE-SW 1B10/ 0000427

Bate #ISE-SW/ 1B10/ 0000413

In the name of God, the Beneficent, the Merciful  
Thanks be to God, Lord of the Two Worlds,  
Prayers and peace be upon the master of the Messengers

**An Explanatory Memorandum**  
On the General Strategic Goal for the Group  
In North America  
5/22/1991

Contents:

- 1- An introduction in explanation
- 2- The Concept of Settlement
- 3- The Process of Settlement
- 4- Comprehensive Settlement Organizations

Bate #ISE-SW/ 1B10/ 0000414

In the name of God, the Beneficent, the Merciful  
 Thanks be to God, Lord of the Two Worlds  
 And Blessed are the Pious

5/22/1991

The beloved brother/The General Masul, may God keep him  
 The beloved brother/Secretary of the Shura Council, may God keep him  
 The beloved brothers/Members of the Shura Council, may God keep them  
 God's peace, mercy and blessings be upon you.... To proceed,

I ask Almighty God that you, your families and those whom you love around you are in the best of conditions, pleasing to God, glorified His name be.

I send this letter of mine to you hoping that it would seize your attention and receive your good care as you are the people of responsibility and those to whom trust is given. Between your hands is an "Explanatory Memorandum" which I put effort in writing down so that it is not locked in the chest and the mind, and so that I can share with you a portion of the responsibility in leading the Group in this country.

What might have encouraged me to submit the memorandum in this time in particular is my feeling of a "glimpse of hope" and the beginning of good tidings which bring the good news that we have embarked on a new stage of Islamic activism stages in this continent.

The papers which are between your hands are not abundant extravagance, imaginations or hallucinations which passed in the mind of one of your brothers, but they are rather hopes, ambitions and challenges that I hope that you share some or most of which with me. I do not claim their infallibility or absolute correctness, but they are an attempt which requires study, outlook, detailing and rooting from you.

My request to my brothers is to read the memorandum and to write what they wanted of comments and corrections, keeping in mind that what is between your hands is not strange or a new submission without a root, but rather an attempt to interpret and explain some of what came in the long-term plan which we approved and adopted in our council and our conference in the year (1987).

So, my honorable brother, do not rush to throw these papers away due to your many occupations and worries. All what I'm asking of you is to read them and to comment on them hoping that we might continue together the project of our plan and our Islamic work in this part of the world. Should you do that, I would be thankful and grateful to you.

I also ask my honorable brother, the Secretary of the Council, to add the subject of the memorandum on the Council agenda in its coming meeting.

May God reward you good and keep you for His Daw'a  
 Your brother/Mohamed Akram

Bate #ISE-SW/ 1B10/ 0000415

(1)

In the name of God, the Beneficent, the Merciful  
Thanks be to God, Lord of the Two Worlds  
And Blessed are the Pious

Subject: A project for an explanatory memorandum for the General Strategic goal for the Group in North America mentioned in the long-term plan

One: The Memorandum is derived from:

- 1- The general strategic goal of the Group in America which was approved by the Shura Council and the Organizational Conference for the year [1987] is "Enablement of Islam in North America, meaning: establishing an effective and a stable Islamic Movement led by the Muslim Brotherhood which adopts Muslims' causes domestically and globally, and which works to expand the observant Muslim base, aims at unifying and directing Muslims' efforts, presents Islam as a civilization alternative, and supports the global Islamic State wherever it is".
- 2- The priority that is approved by the Shura Council for the work of the Group in its current and former session which is "Settlement".
- 3- The positive development with the brothers in the Islamic Circle in an attempt to reach a unity of merger.
- 4- The constant need for thinking and future planning, an attempt to read it and working to "shape" the present to comply and suit the needs and challenges of the future.
- 5- The paper of his eminence, the General Masul, may God keep him, which he recently sent to the members of the Council.

Two: An Introduction to the Explanatory Memorandum:

- In order to begin with the explanation, we must "summon" the following question and place it in front of our eyes as its relationship is important and necessary with the strategic goal and the explanation project we are embarking on. The question we are facing is: "How do you like to see the Islam Movement in North America in ten years?", or "taking along" the following sentence when planning and working, "Islamic Work in North America in the year (2000): A Strategic Vision".

Also, we must summon and take along "elements" of the general strategic goal of the Group in North America and I will intentionally repeat them in numbers. They are:

- [1- Establishing an effective and stable Islamic Movement led by the Muslim Brotherhood.
- 2- Adopting Muslims' causes domestically and globally.
- 3- Expanding the observant Muslim base.
- 4- Unifying and directing Muslims' efforts.

Bate #ISE-SW 1B10/ 0000416

(2)

- 5- Presenting Islam as a civilization alternative
- 6- Supporting the establishment of the global Islamic State wherever it is].

- It must be stressed that it has become clear and emphatically known that all is in agreement that we must "settle" or "enable" Islam and its Movement in this part of the world.

- Therefore, a joint understanding of the meaning of settlement or enablement must be adopted, through which and on whose basis we explain the general strategic goal with its six elements for the Group in North America.

Three: The Concept of Settlement:

This term was mentioned in the Group's "dictionary" and documents with various meanings in spite of the fact that everyone meant one thing with it. We believe that the understanding of the essence is the same and we will attempt here to give the word and its "meanings" a practical explanation with a practical Movement tone, and not a philosophical linguistic explanation, while stressing that this explanation of ours is not complete until our explanation of "the process" of settlement itself is understood which is mentioned in the following paragraph. We briefly say the following:

Settlement: "That Islam and its Movement become a part of the homeland it lives in".

Establishment: "That Islam turns into firmly-rooted organizations on whose bases civilization, structure and testimony are built".

Stability: "That Islam is stable in the land on which its people move".

Enablement: "That Islam is enabled within the souls, minds and the lives of the people of the country in which it moves".

Rooting: "That Islam is resident and not a passing thing, or rooted "entrenched" in the soil of the spot where it moves and not a strange plant to it".

Four: The Process of Settlement:

- In order for Islam and its Movement to become "a part of the homeland" in which it lives, "stable" in its land, "rooted" in the spirits and minds of its people, "enabled" in the live of its society and has firmly-established "organizations" on which the Islamic structure is built and with which the testimony of civilization is achieved, the Movement must plan and struggle to obtain "the keys" and the tools of this process in carry out this grand mission as a "Civilization Jihadist" responsibility which lies on the shoulders of Muslims and - on top of them - the Muslim Brotherhood in this country. Among these keys and tools are the following:

**1- Adopting the concept of settlement and understanding its practical meanings:**

The Explanatory Memorandum focused on the Movement and the realistic dimension of the process of settlement and its practical meanings without paying attention to the difference in understanding between the resident and the non-resident, or who is the settled and the non-settled

Bate #ISE-SW 1B10/ 0000417

(3)

and we believe that what was mentioned in the long-term plan in that regards suffices.

**2- Making a fundamental shift in our thinking and mentality in order to suit the challenges of the settlement mission.**

What is meant with the shift - which is a positive expression - is responding to the grand challenges of the settlement issues. We believe that any transforming response begins with the method of thinking and its center, the brain, first. In order to clarify what is meant with the shift as a key to qualify us to enter the field of settlement, we say very briefly that the following must be accomplished:

- A shift from the partial thinking mentality to the comprehensive thinking mentality.
- A shift from the "amputated" partial thinking mentality to the "continuous" comprehensive mentality.
- A shift from the mentality of caution and reservation to the mentality of risk and controlled liberation.
- A shift from the mentality of the elite Movement to the mentality of the popular Movement.
- A shift from the mentality of preaching and guidance to the mentality of building and testimony
- A shift from the single opinion mentality to the multiple opinion mentality.
- A shift from the collision mentality to the absorption mentality.
- A shift from the individual mentality to the team mentality.
- A shift from the anticipation mentality to the initiative mentality.
- A shift from the hesitation mentality to the decisiveness mentality.
- A shift from the principles mentality to the programs mentality.
- A shift from the abstract ideas mentality the true organizations mentality [This is the core point and the essence of the memorandum].

**3- Understanding the historical stages in which the Islamic Ikhwani activism went through in this country:**

The writer of the memorandum believes that understanding and comprehending the historical stages of the Islamic activism which was led and being led by the Muslim Brotherhood in this continent is a very important key in working towards settlement, through which the Group observes its march, the direction of its movement and the curves and turns of its road. We will suffice here with mentioning the title for each of these stages [The title expresses the prevalent characteristic of the stage] [Details maybe mentioned in another future study]. Most likely, the stages are:

- A- The stage of searching for self and determining the identity.
- B- The stage of inner build-up and tightening the organization.
- C- The stage of mosques and the Islamic centers.
- D- The stage of building the Islamic organizations - the first phase.
- E- The stage of building the Islamic schools - the first phase.

Bate #ISE-SW 1B10/ 0000418

(4)

F- The stage of thinking about the overt Islamic Movement - the first phase.

G- The stage of openness to the other Islamic movements and attempting to reach a formula for dealing with them - the first phase.

H- The stage of reviving and establishing the Islamic organizations - the second phase.

We believe that the Group is embarking on this stage in its second phase as it has to open the door and enter as it did the first time.

**4- Understanding the role of the Muslim Brother in North America:**

The process of settlement is a "Civilization-Jihadist Process" with all the word means. The Ikhwan must understand that their work in America is a kind of grand Jihad in eliminating and destroying the Western civilization from within and "sabotaging" its miserable house by their hands and the hands of the believers so that it is eliminated and God's religion is made victorious over all other religions. Without this level of understanding, we are not up to this challenge and have not prepared ourselves for Jihad yet. It is a Muslim's destiny to perform Jihad and work wherever he is and wherever he lands until the final hour comes, and there is no escape from that destiny except for those who chose to slack. But, would the slackers and the Mujahedeen be equal.

**5- Understanding that we cannot perform the settlement mission by ourselves or away from people:**

A mission as significant and as huge as the settlement mission needs magnificent and exhausting efforts. With their capabilities, human, financial and scientific resources, the Ikhwan will not be able to carry out this mission alone or away from people and he who believes that is wrong, and God knows best. As for the role of the Ikhwan, it is the initiative, pioneering, leadership, raising the banner and pushing people in that direction. They are then to work to employ, direct and unify Muslims' efforts and powers for this process. In order to do that, we must possess a mastery of the art of "coalitions", the art of "absorption" and the principles of "cooperation".

**6- The necessity of achieving a union and balanced gradual merger between private work and public work:**

We believe that what was written about this subject is many and is enough. But, it needs a time and a practical frame so that what is needed is achieved in a gradual and a balanced way that is compatible with the process of settlement.

Bate #ISE-SW 1B10/ 0000418 (Cont'd)

**7- The conviction that the success of the settlement of Islam and its Movement in this country is a success to the global Islamic Movement and a true support for the sought-after state, God willing:**

There is a conviction - with which this memorandum disagrees - that our focus in attempting to settle Islam in this country will lead to negligence in our duty towards the global Islamic Movement in supporting its project to establish the state. We believe that the reply is in two segments: One - The success of the Movement in America in establishing an observant Islamic base with power and effectiveness will be the best support and aid to the global Movement project.

Bate #ISE-SW 1B10/ 0000419

(5)

And the second - is the global Movement has not succeeded yet in "distributing roles" to its branches, stating what is needed from them as one of the participants or contributors to the project to establish the global Islamic state. The day this happens, the children of the American Ikhwani branch will have far-reaching impact and positions that make the ancestors proud.

**8- Absorbing Muslims and winning them with all of their factions and colors in America and Canada for the settlement project, and making it their cause, future and the basis of their Islamic life in this part of the world:**

This issues requires from us to learn "the art of dealing with the others", as people are different and people in many colors. We need to adopt the principle which says, "Take from people... the best they have", their best specializations, experiences, arts, energies and abilities. By people here we mean those within or without the ranks of individuals and organizations. The policy of "taking" should be with what achieves the strategic goal and the settlement process. But the big challenge in front of us is: how to connect them all in "the orbit" of our plan and "the circle" of our Movement in order to achieve "the core" of our interest. To me, there is no choice for us other than alliance and mutual understanding of those who desire from our religion and those who agree from our belief in work. And the U.S. Islamic arena is full of those waiting..., the pioneers.

What matters is bringing people to the level of comprehension of the challenge that is facing us as Muslims in this country, conviction of our settlement project, and understanding the benefit of agreement, cooperation and alliance. At that time, if we ask for money, a lot of it would come, and if we ask for men, they would come in lines. What matters is that our plan is "the criterion and the balance" in our relationship with others.

Here, two points must be noted; the first one: we need to comprehend and understand the balance of the Islamic powers in the U.S. arena [and this might be the subject of a future study]. The second point: what we reached with the brothers in "ICNA" is considered a step in the right direction, the beginning of good and the first drop that requires growing and guidance.

Bate #ISE-SW 1B10/ 0000419 (Cont'd)

**9- Re-examining our organizational and administrative bodies, the type of leadership and the method of selecting it with what suits the challenges of the settlement mission:**

The memorandum will be silent about details regarding this item even though it is logical and there is a lot to be said about it.

**10- Growing and developing our resources and capabilities, our financial and human resources with what suits the magnitude of the grand mission:**

If we examined the human and the financial resources the Ikhwan alone own in this country, we and others would feel proud and glorious. And if we add to them the resources of our friends and allies, those who circle in our orbit and those waiting on our banner, we would realize that we are able to open the door to settlement and walk through it seeking to make Almighty God's word the highest.

Bate #ISE-SW 1B10/ 0000420

(6)

**11- Utilizing the scientific method in planning, thinking and preparation of studies needed for the process of settlement:**

Yes, we need this method, and we need many studies which aid in this civilization Jihadist operation. We will mention some of them briefly:

- The history of the Islamic presence in America.
- The history of the Islamic Ikhwani presence in America.
- Islamic movements, organizations and organizations: analysis and criticism.
- The phenomenon of the Islamic centers and schools: challenges, needs and statistics.
- Islamic minorities.
- Muslim and Arab communities.
- The U.S. society: make-up and politics.
- The U.S. society's view of Islam and Muslims... And many other studies which we can direct our brothers and allies to prepare, either through their academic studies or through their educational centers or organizational tasking. What is important is that we start.

12- Agreeing on a flexible, balanced and a clear "mechanism" to implement the process of settlement within a specific, gradual and balanced "time frame" that is in-line with the demands and challenges of the process of settlement.

13- Understanding the U.S. society from its different aspects an understanding that "qualifies" us to perform the mission of settling our Dawa' in its country "and growing it" on its land.

14- Adopting a written "jurisprudence" that includes legal and movement bases, principles, policies and interpretations which are suitable for the needs and challenges of the process of settlement.

15- Agreeing on "criteria" and balances to be a sort of "antennas" or "the watch tower" in order to make sure that all of our priorities, plans, programs, bodies, leadership, monies and activities march towards the process of the settlement.

16- Adopting a practical, flexible formula through which our central work complements our domestic work.

[Items 12 through 16 will be detailed later].

**17- Understanding the role and the nature of work of "The Islamic Center" in every city with what achieves the goal of the process of settlement:**

The center we seek is the one which constitutes the "axis" of our Movement, the "perimeter" of the circle of our work, our "balance center", the "base" for our rise and our "Dar al-Arqam" to educate us, prepare us and supply our battalions in addition to being the "niche" of our prayers.

Bate #ISE-SW 1B10/ 0000421

(7)

This is in order for the Islamic center to turn - in action not in words - into a seed "for a small Islamic society" which is a reflection and a mirror to our central organizations. The center ought to turn into a "beehive" which produces sweet honey. Thus, the Islamic center would turn into a place for study, family, battalion, course, seminar, visit, sport, school, social club, women gathering, kindergarten for male and female youngsters, the office of the domestic political resolution, and the center for distributing our newspapers, magazines, books and our audio and visual tapes.

In brief we say: we would like for the Islamic center to become "The House of Dawa'" and "the general center" in deeds first before name. As much as we own and direct these centers at the continent level, we can say we are marching successfully towards the settlement of Dawa' in this country.

Meaning that the "center's" role should be the same as the "mosque's" role during the time of God's prophet, God's prayers and peace be upon him, when he marched to "settle" the Dawa' in its first generation in Madina. from the mosque, he drew the Islamic life and provided to the world the most magnificent and fabulous civilization humanity knew.

This mandates that, eventually, the region, the branch and the Usra turn into "operations rooms" for planning, direction, monitoring and leadership for the Islamic center in order to be a role model to be followed.

18- Adopting a system that is based on "selecting" workers, "role distribution" and "assigning" positions and responsibilities is based on specialization, desire and need with what achieves the process of settlement and contributes to its success.

19- Turning the principle of dedication for the Masuls of main positions within the Group into a rule, a basis and a policy in work. Without it, the process of settlement might be stalled [Talking about this point requires more details and discussion].

**20- Understanding the importance of the "Organizational" shift in our Movement work, and doing Jihad in order to achieve it in the real world with what serves the process of settlement and expedites its results, God Almighty's willing:**

The reason this paragraph was delayed is to stress its utmost importance as it constitutes the heart and the core of this memorandum. It also constitutes the practical aspect and the true measure of our success or failure in our march towards settlement. The talk about the organizations and the "organizational" mentality or phenomenon does not require much details. It suffices to say that the first pioneer of this phenomenon was our prophet Mohamed, God's peace, mercy and blessings be upon him, as he placed the foundation for the first civilized organization which is the mosque, which truly became "the comprehensive organization". And this was done by the pioneer of the contemporary Islamic Dawa', Imam martyr Hasan al-Banna, may God have mercy on him, when he and his brothers felt the need to "re-establish" Islam and its movement anew, leading him to establish organizations with all their kinds: economic, social, media, scouting,

Bate #ISE-SW 1B10/ 0000421 (Cont`d)

professional and even the military ones. We must say that we are in a country which understands no language other than the language of the organizations, and one which does not respect or give weight to any group without effective, functional and strong organizations.

Bate #ISE-SW 1B10/ 0000422

(8)

It is good fortune that there are brothers among us who have this "trend", mentality or inclination to build the organizations who have beat us by action and words which leads us to dare say honestly what Sadat in Egypt once said, "We want to build a country of organizations" - a word of right he meant wrong with. I say to my brothers, let us raise the banner of truth to establish right "We want to establish the Group of organizations", as without it we will not able to put our feet on the true path.

- And in order for the process of settlement to be completed, we must plan and work from now to equip and prepare ourselves, our brothers, our apparatuses, our sections and our committees in order to turn into comprehensive organizations in a gradual and balanced way that is suitable with the need and the reality. What encourages us to do that - in addition to the aforementioned - is that we possess "seeds" for each organization from the organization we call for [See attachment number (1)].

- All we need is to tweak them, coordinate their work, collect their elements and merge their efforts with others and then connect them with the comprehensive plan we seek.

For instance,

We have a seed for a "comprehensive media and art" organization: we own a print + advanced typesetting machine + audio and visual center + art production office + magazines in Arabic and English [The Horizons, The Hope, The Politicians, Ila Falastine, Press Clips, al-Zaytouna, Palestine Monitor, Social Sciences Magazines...] + art band + photographers + producers + programs anchors + journalists + in addition to other media and art experiences".

Another example:

We have a seed for a "comprehensive Daw'a educational" organization: We have the Daw'a section in ISNA + Dr. Jamal Badawi Foundation + the center run by brother Hamed al-Ghazali + the Daw'a center the Daw'a Committee and brother Shaker al-Sayyed are seeking to establish now + in addition to other Daw'a efforts here and there..."

And this applies to all the organizations we call on establishing.

- The big challenge that is ahead of us is how to turn these seeds or "scattered" elements into comprehensive, stable, "settled" organizations that are connected with our Movement and which fly in our orbit and take orders from our guidance. This does not prevent - but calls for - each central organization to have its local branches but its connection with the Islamic center in the city is a must.

Bate #ISE-SW 1B10/ 0000422 (Cont'd)

- What is needed is to seek to prepare the atmosphere and the means to achieve "the merger" so that the sections, the committees, the regions, the branches and the Usras are eventually the heart and the core of these organizations.

Or, for the shift and the change to occur as follows:

Bate #ISE-SW 1B10/ 0000423

(9)

- |   |  |
|---|--|
| 1- The Movement Department +<br>The Secretariat Department            | - The Organizational & Administrative Organization -<br>The General Center |
| 2- Education Department + Dawa'a Com.                                 | - Dawa' and Educational Organization                                       |
| 3- Sisters Department   | - The Women's Organization   |
| 4- The Financial Department + Investment<br>Committee + The Endowment | - The Economic Organization  |
| 5- Youth Department + Youths<br>Organizations Department              | - Youth Organizations  |
| 6- The Social Committee + Matrimony<br>Committee + Mercy Foundation   | - The Social Organization  |
| 7- The Security Committee   | - The Security Organization  |
| 8- The Political Depart. + Palestine Com.                             | - The Political Organization   |
| 9- The Group's Court + The Legal Com.                                 | - The Judicial Organization  |
| 10- Domestic Work Department  | - Its work is to be distributed to the rest of the<br>organizations        |
| 11- Our magazines + the print +<br>our art band                       | - The Media and Art Organization   |
| 12- The Studies Association + The<br>Publication House + Dar al-Kitab | - The Intellectual & Cultural Organization                                 |
| 13- Scientific and Medial societies                                   | - Scientific, Educational & Professional<br>Organization                   |
| 14- The Organizational Conference                                     | - The Islamic-American Founding Conference                                 |
| 15- The Shura Council + Planning Com.                                 | - The Shura Council for the Islamic-American<br>Movement                   |
| 16- The Executive Office  | - The Executive Office of the Islamic-American<br>Movement                 |
| 17- The General Masul   | - Chairman of the Islamic Movement and its official<br>Spokesman           |
| 18- The regions, branches & Usras                                     | - Field leaders of organizations & Islamic centers                         |

**Five: Comprehensive Settlement Organization:**

- We would then seek and struggle in order to make each one of these above-mentioned organizations a "comprehensive organization" throughout the days and the years, and as long as we are destined to be in this country. What is important is that we put the foundation and we will be followed by peoples and generations that would finish the march and the road but with a clearly-defined guidance.

Bate #ISE-SW 1B10/ 0000423 (Cont'd)

And, in order for us to clarify what we mean with the comprehensive, specialized organization, we mention here the characteristics and traits of each organization of the "promising" organizations.

**1- From the Dawa' and educational aspect [The Dawa' and Educational Organization]:** to include:

- The Organization to spread the Dawa' (Central and local branches).
- An institute to graduate Callers and Educators.
- Scholars, Callers, Educators, Preachers and Program Anchors.
- Art and communication technology, Conveyance and Dawa'.

Bate #ISE-SW 1B10/ 0000424

(10)

- A television station.
- A specialized Dawa' magazine.
- A radio station.
- The Higher Islamic Council for Callers and Educators.
- The Higher Council for Mosques and Islamic Centers.
- Friendship Societies with the other religions... and things like that.

**2- Politically [The Political Organization]:** to include:

- A central political party.
- Local political offices.
- Political symbols.
- Relationships and alliances.
- The American Organization for Islamic Political Action
- Advanced Information Centers....and things like that.

**3- Media [The Media and Art Organization]:** to include:

- A daily newspaper.
- Weekly, monthly and seasonal magazines.
- Radio stations.
- Television programs.
- Audio and visual centers.
- A magazine for the Muslim child.
- A magazine for the Muslim woman.
- A print and typesetting machines.
- A production office.
- A photography and recording studio
- Art bands for acting, chanting and theater.
- A marketing and art production office... and things like that.

Bate #ISE-SW 1B10/ 0000425

(11)

**4- Economically [The Economic Organization]:** to include:

- An Islamic Central bank.
- Islamic endowments.
- Investment projects.
- An organization for interest-free loans.... and things like that.

**5- Scientifically and Professionally [The Scientific, Educational and Professional Organization]:** to include:

- Scientific research centers.
- Technical organizations and vocational training.
- An Islamic university.
- Islamic schools.
- A council for education and scientific research.
- Centers to train teachers.
- Scientific societies in schools.
- An office for academic guidance.
- A body for authorship and Islamic curricula.... and things like that.

**6- Culturally and Intellectually [The Cultural and Intellectual Organization]:** to include:

- A center for studies and research.
- Cultural and intellectual foundations such as [The Social Scientists Society - Scientists and Engineers Society....].
- An organization for Islamic thought and culture.
- A publication, translation and distribution house for Islamic books.
- An office for archiving, history and authentication
- The project to translate the Noble Quran, the Noble Sayings....and things like that.

**7- Socially [ The Social-Charitable Organization]:** to include:

- Social clubs for the youths and the community's sons and daughters
- Local societies for social welfare and the services are tied to the Islamic centers
- The Islamic Organization to Combat the Social Ills of the U.S. Society
- Islamic houses project
- Matrimony and family cases office....and things like that.

Bate #ISE-SW 1B10/ 0000426

(12)

**8- Youths [The Youth Organization]:** to include:

- Central and local youths foundations.
- Sports teams and clubs
- Scouting teams....and things like that.

**9- Women [The Women Organization]:** to include:

- Central and local women societies.
- Organizations of training, vocational and housekeeping.
- An organization to train female preachers.
- Islamic kindergartens...and things like that.

**10- Organizationally and Administratively [The Administrative and Organizational Organization]:** to include:

- An institute for training, growth, development and planning
- Prominent experts in this field
- Work systems, bylaws and charters fit for running the most complicated bodies and organizations
- A periodic magazine in Islamic development and administration.
- Owning camps and halls for the various activities.
- A data, polling and census bank.
- An advanced communication network.
- An advanced archive for our heritage and production....and things like that.

**11- Security [The Security Organization]:** to include:

- Clubs for training and learning self-defense techniques.
- A center which is concerned with the security issues [Technical, intellectual, technological and human]....and things like that.

**12- Legally [The Legal Organization]:** to include:

- A Central Jurisprudence Council.
- A Central Islamic Court.
- Muslim Attorneys Society.
- The Islamic Foundation for Defense of Muslims' Rights...and things like that.

And success is by God.

Date #ISE-SW 1B10/ 0000427

Attachment number (1)

A list of our organizations and the organizations of our friends  
[Imagine if t they all march according to one plan!!!]

- 1- ISNA = ISLAMIC SOCIETY OF NORTH AMERICA
- 2- MSA = MUSLIM STUDENTS' ASSOCIATION
- 3- MCA = THE MUSLIM COMMUNITIES ASSOCIATION
- 4- AMSS = THE ASSOCIATION OF MUSLIM SOCIAL SCIENTISTS
- 5- AMSE = THE ASSOCIATION OF MUSLIM SCIENTISTS AND ENGINEERS
- 6- IMA = ISLAMIC MEDICAL ASSOCIATION
  
- 7- ITC = ISLAMIC TEACHING CENTER
- 8- NAIT = NORTH AMERICAN ISLAMIC TRUST
- 9- FID = FOUNDATION FOR INTERNATIONAL DEVELOPMENT
- 10- IHC = ISLAMIC HOUSING COOPERATIVE
- 11- ICD = ISLAMIC CENTERS DIVISION
- 12- ATP = AMERICAN TRUST PUBLICATIONS
- 13- AVC = AUDIO-VISUAL CENTER
- 14- IBS = ISLAMIC BOOK SERVICE
- 15- MBA = MUSLIM BUSINESSMEN ASSOCIATION
- 16- MYNA = MUSLIM YOUTH OF NORTH AMERICA
- 17- IFC = ISNA FIQH COMMITTEE
- 18- IPAC = ISNA POLITICAL AWARENESS COMMITTEE
- 19- IED = ISLAMIC EDUCATION DEPARTMENT
  
- 20- MAYA = MUSLIM ARAB YOUTH ASSOCIATION
- 21- MISG = MALASIAN [sic] ISLAMIC STUDY GROUP
- 22- IAP = ISLAMIC ASSOCIATION FOR PALESTINE
- 23- UASR = UNITED ASSOCIATION FOR STUDIES AND RESEARCH
- 24- OLF = OCCUPIED LAND FUND
- 25- MIA = MERCY INTERNATIONAL ASSOCIATION
  
- 26- ISNA = ISLAMIC CIRCLE OF NORTH AMERICA
- 27- BMI = BAITUL MAL INC
- 28- IIIT = INTERNATIONAL INSTITUTE FOR ISLAMIC THOUGHT
- 29- IIC = ISLAMIC INFORMATION CENTER



Home > ... > Foreign Terrorist Organizations

# Foreign Terrorist Organizations

BUREAU OF COUNTERTERRORISM

Foreign Terrorist Organizations (FTOs) are foreign organizations that are designated by the Secretary of State in accordance with section 219 of the Immigration and Nationality Act (INA), as amended. FTO designations play a critical role in our fight against terrorism and are an effective means of curtailing support for terrorist activities and pressuring groups to get out of the terrorism business.

## Designated Foreign Terrorist Organizations

Date Designated	Name
January 14, 2026	Lebanese Muslim Brotherhood
December 17, 2025	Clan del Golfo
November 24, 2025	Cartel de los Soles
November 20, 2025	Antifa Ost, aka Hammerbande
November 20, 2025	Informal Anarchist Federation/International Revolutionary Front (FAI/FRI)
November 20, 2025	Armed Proletarian Justice

Date Designated	Name
November 20, 2025	Revolutionary Class Self-Defense
September 24, 2025	Barrio 18
September 18, 2025	Harakat al-Nujaba (HAN)
September 18, 2025	Kata'ib Sayyid al-Shuhada (KSS)
September 18, 2025	Harakat Ansar Allah al-Awfiya (HAAA)
September 18, 2025	Kata'ib al-Imam Ali (KIA)
September 5, 2025	Los Choneros
September 5, 2025	Los Lobos
August 12, 2025	Balochistan Liberation Army (BLA)
May 5, 2025	Viv Ansanm
May 5, 2025	Gran Grif
March 5, 2025	Ansarallah
February 20, 2025	Cartel de Sinaloa
February 20, 2025	Cartel de Jalisco Nueva Generacion (CJNG)
February 20, 2025	Cartel del Noreste
February 20, 2025	La Nueva Familia Michoacana
February 20, 2025	Cartel del Golfo (Gulf Cartel)
February 20, 2025	Carteles Unidos
February 20, 2025	Tren de Aragua

Date Designated	Name
February 20, 2025	Mara Salvatrucha (MS-13)
December 1, 2021	Segunda Marquetalia
December 1, 2021	Revolutionary Armed Forces of Colombia – People’s Army (FARC-EP)
March 11, 2021	ISIS-DRC
March 11, 2021	ISIS-Mozambique
January 14, 2021	Harakat Sawa’d Misr (HASM)
January 10, 2020	Asa’ib Ahl al-Haq (AAH)
April 15, 2019	Islamic Revolutionary Guard Corps (IRGC)
September 6, 2018	Jama’at Nusrat al-Islam wal-Muslimin (JNIM)
July 11, 2018	al-Ashtar Brigades
May 23, 2018	ISIS in the Greater Sahara (ISIS-GS)
February 28, 2018	ISIS-West Africa
February 28, 2018	ISIS-Philippines
February 28, 2018	ISIS-Bangladesh
August 17, 2017	Hizbul Mujahideen (HM)
July 1, 2016	al-Qa’ida in the Indian Subcontinent (AQIS)
May 20, 2016	ISIS-Libya
January 14, 2016	Islamic State’s Khorasan Province (ISIS-K)
September 30, 2015	Jaysh Rijal al-Tariq al Naqshabandi (JRTN)
April 10, 2014	ISIS-Sinai Province (formerly Ansar Bayt al-Maqdis) — ISIL Sinai Province Amendment (September 30, 2015)

Date Designated	Name
January 13, 2014	Ansar al-Shari'a in Benghazi
January 13, 2014	Ansar al-Shari'a in Darnah
January 13, 2014	Ansar al-Shari'a in Tunisia
December 19, 2013	al-Mulathamun Battalion, aka al-Murabitoun
November 14, 2013	Ansaru
November 14, 2013	Boko Haram
March 22, 2013	Ansar al-Dine (AAD)
September 19, 2012	Haqqani Network (HQN)
May 30, 2012	Abdallah Azzam Brigades — Marwan Hadid Brigades Amendment (November 2, 2017)
March 13, 2012	Jemaah Anshorut Tauhid (JAT)
September 19, 2011	Indian Mujahedeen (IM)
May 23, 2011	Army of Islam (AOI)
November 4, 2010	Jaysh al-Adl (formerly Jundallah) — Jaysh al-Adl Amendment (July 2, 2019)
September 1, 2010	Tehrik-e Taliban Pakistan (TTP)
August 6, 2010	Harakat ul-Jihad-i-Islami (HUJI)
January 19, 2010	al-Qa'ida in the Arabian Peninsula (AQAP) — Ansar al-Shari'a Amendment (October 5, 2012)
July 2, 2009	Kata'ib Hizballah (KH)
May 18, 2009	Revolutionary Struggle (RS)
March 18, 2008	al-Shabaab — al-Hijra Amendment (August 1, 2018)
March 5, 2008	Harakat ul-Jihad-i-Islami/Bangladesh (HUJI-B)

Date Designated	Name
June 17, 2005	Islamic Jihad Union (IJU)
December 17, 2004	ISIS (formerly al-Qa'ida in Iraq) — Islamic State of Iraq Amendment (January 26, 2012) — al-Hayat Media Center and Amaq News Agency Amendments (March 22, 2019)
July 13, 2004	Continuity Irish Republican Army (CIRA)
March 22, 2004	Ansar al-Islam (AAI)
January 30, 2003	Lashkar i Jhangvi (LJ)
October 23, 2002	Jemaah Islamiya (JI)
August 9, 2002	Communist Party of the Philippines/New People's Army (CPP/NPA)
March 27, 2002	al-Qa'ida in the Islamic Maghreb (formerly Salafist Group for Call and Combat) — AQIM Amendment (February 20, 2008)
March 27, 2002	Asbat al-Ansar (AAA)
March 27, 2002	Al-Aqsa Martyrs Brigade (AAMB)
December 26, 2001	Lashkar-e-Tayyiba (LeT) — Tehrik-e-Tahafuz Qibla Awwal, Tehrik-e-Hurmat-e-Rasool, and Al-Anfal Trust Amendments (June 26, 2014) — Al Muhammadiyah Students Amendment (December 30, 2016) — Tehreek-e-Azadi-e-Kashmir and Milli Muslim League Amendments (April 4, 2018) — The Resistance Front Amendment (July 18, 2025)
December 26, 2001	Jaish-e-Mohammed (JEM)
May 16, 2001	New Irish Republican Army (formerly Real IRA) — New IRA Amendment (June 30, 2023)
September 25, 2000	Islamic Movement of Uzbekistan (IMU)
October 8, 1999	al-Qa'ida (AQ)
October 8, 1997	Abu Sayyaf Group (ASG)
October 8, 1997	HAMAS
October 8, 1997	Harakat ul-Mujahidin (HUM) — Ansar ul-Ummah Amendment (August 8, 2014)

Date Designated	Name
October 8, 1997	Hizballah
October 8, 1997	Kurdistan Workers Party (PKK)
October 8, 1997	Liberation Tigers of Tamil Eelam (LTTE)
October 8, 1997	National Liberation Army (ELN)
October 8, 1997	Palestine Liberation Front (PLF)
October 8, 1997	Palestine Islamic Jihad (PIJ)
October 8, 1997	Popular Front for the Liberation of Palestine (PFLP)
October 8, 1997	PFLP-General Command (PFLP-GC)
October 8, 1997	Revolutionary People's Liberation Party/Front (DHKP/C)
October 8, 1997	Shining Path (Sendero Luminoso, SL)

## Delisted Foreign Terrorist Organizations

Date Removed	Name	Date Originally Designated
July 8, 2025	al-Nusrah Front, aka Hay'at Tahrir al-Sham (ANF/HTS)	May 15, 2014
May 20, 2022	Aum Shinrikyo (AUM)	October 8, 1997
May 20, 2022	Basque Fatherland and Liberty (ETA)	October 8, 1997
May 20, 2022	Gama'a al-Islamiyya (Islamic Group - IG)	October 8, 1997
May 20, 2022	Kahane Chai (Kach)	October 8, 1997
May 20, 2022	Mujahidin Shura Council in the Environs of Jerusalem (MSC)	August 20, 2014
December 1, 2021	Revolutionary Armed Forces of Colombia (FARC)	October 8, 1997
February 16, 2021	Ansarallah	January 19, 2021
June 1, 2017	Abu Nidal Organization (ANO)	October 8, 1997
December 9, 2015	Libyan Islamic Fighting Group (LIFG)	December 17, 2004

Date Removed	Name	Date Originally Designated
September 3, 2015	Revolutionary Organization 17 November (17N)	October 8, 1997
July 15, 2014	United Self Defense Forces of Colombia	September 10, 2001
May 28, 2013	Moroccan Islamic Combatant Group (GICM)	October 11, 2005
September 28, 2012	Mujahedin-e Khalq Organization (MEK)	October 8, 1997
October 15, 2010	Armed Islamic Group (GIA)	October 8, 1997
May 18, 2009	Revolutionary Nuclei	October 8, 1997
October 8, 2001	Tupac Amaru Revolution Movement	October 8, 1997
October 8, 2001	Japanese Red Army	October 8, 1997
October 8, 1999	Manuel Rodriguez Patriotic Front Dissidents	October 8, 1997
October 8, 1999	Khmer Rouge	October 8, 1997
October 8, 1999	Democratic Front for the Liberation of Palestine -Hawatmeh Faction	October 8, 1997

## Identification

The Bureau of Counterterrorism in the State Department (CT) continually monitors the activities of terrorist groups active around the world to identify potential targets for designation. When reviewing potential targets, CT looks not only at the actual terrorist attacks that a group has carried out, but also at whether the group has engaged in planning and preparations for possible future acts of terrorism or retains the capability and intent to carry out such acts.

## Designation

Once a target is identified, CT prepares a detailed “administrative record,” which is a compilation of information, typically including both classified and open sources information, demonstrating that the statutory criteria for designation have been satisfied. If the Secretary of State, in consultation with the Attorney General and the Secretary of

the Treasury, decides to make the designation, Congress is notified of the Secretary's intent to designate the organization and given seven days to review the designation, as the INA requires. Upon the expiration of the seven-day waiting period and in the absence of Congressional action to block the designation, notice of the designation is published in the Federal Register, at which point the designation takes effect. By law an organization designated as an FTO may seek judicial review of the designation in the United States Court of Appeals for the District of Columbia Circuit not later than 30 days after the designation is published in the Federal Register.

Until recently the INA provided that FTOs must be redesignated every 2 years or the designation would lapse. Under the Intelligence Reform and Terrorism Prevention Act of 2004 (IRTPA), however, the redesignation requirement was replaced by certain review and revocation procedures. IRTPA provides that an FTO may file a petition for revocation 2 years after its designation date (or in the case of redesignated FTOs, its most recent redesignation date) or 2 years after the determination date on its most recent petition for revocation. In order to provide a basis for revocation, the petitioning FTO must provide evidence that the circumstances forming the basis for the designation are sufficiently different as to warrant revocation. If no such review has been conducted during a 5 year period with respect to a designation, then the Secretary of State is required to review the designation to determine whether revocation would be appropriate. In addition, the Secretary of State may at any time revoke a designation upon a finding that the circumstances forming the basis for the designation have changed in such a manner as to warrant revocation, or that the national security of the United States warrants a revocation. The same procedural requirements apply to revocations made by the Secretary of State as apply to designations. A designation may be revoked by an Act of Congress, or set aside by a Court order.

## Legal Criteria for Designation under Section 219 of the INA as amended

1. It must be a foreign organization.
2. The organization must engage in terrorist activity, as defined in **section 212(a)(3)(B) of the INA (8 U.S.C. § 1182(a)(3)(B))**, or terrorism, as defined in **section 140(d)(2) of the**

(2)), or retain the capability and intent to engage in terrorist activity or terrorism.

3. The organization's terrorist activity or terrorism must threaten the security of U.S. nationals or the national security (national defense, foreign relations, or the economic interests) of the United States.

## Legal Ramifications of Designation

1. It is unlawful for a person in the United States or subject to the jurisdiction of the United States to knowingly provide "material support or resources" to a designated FTO. (The term "material support or resources" is defined in 18 U.S.C. § 2339A(b)(1) as "any property, tangible or intangible, or service, including currency or monetary instruments or financial securities, financial services, lodging, training, expert advice or assistance, safehouses, false documentation or identification, communications equipment, facilities, weapons, lethal substances, explosives, personnel (1 or more individuals who maybe or include oneself), and transportation, except medicine or religious materials." 18 U.S.C. § 2339A(b)(2) provides that for these purposes "the term 'training' means instruction or teaching designed to impart a specific skill, as opposed to general knowledge." 18 U.S.C. § 2339A(b)(3) further provides that for these purposes the term 'expert advice or assistance' means advice or assistance derived from scientific, technical or other specialized knowledge."

2. Representatives and members of a designated FTO, if they are aliens, are inadmissible to and, in certain circumstances, removable from the United States (see 8 U.S.C. §§ 1182 (a)(3)(B)(i)(IV)-(V), 1227 (a)(1)(A)).

3. Any U.S. financial institution that becomes aware that it has possession of or control over funds in which a designated FTO or its agent has an interest must retain possession of or control over the funds and report the funds to the Office of Foreign Assets Control of the U.S. Department of the Treasury.

## Other Effects of Designation

1. Supports our efforts to curb terrorism financing and to encourage other nations to do the same.

2. Stigmatizes and isolates designated terrorist organizations internationally.
3. Deters donations or contributions to and economic transactions with named organizations.
4. Heightens public awareness and knowledge of terrorist organizations.
5. Signals to other governments our concern about named organizations.

## Revocations of Foreign Terrorist Organizations

The Immigration and Nationality Act sets out three possible basis for revoking a Foreign Terrorist Organization designation:

1. The Secretary of State must revoke a designation if the Secretary finds that the circumstances that were the basis of the designation have changed in such a manner as to warrant a revocation;
2. The Secretary of State must revoke a designation if the Secretary finds that the national security of the United States warrants a revocation;
3. The Secretary of State may revoke a designation at any time.

Any revocation shall take effect on the date specified in the revocation or upon publication in the Federal Register if no effective date is specified. The revocation of a designation shall not affect any action or proceeding based on conduct committed prior to the effective date of such revocation.

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### TAGS

[Bureau of Counterterrorism](#)

[Combating Violent Extremism](#)

[Counterterrorism](#)

[Sanctions and Designations](#)

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# U.S. DEPARTMENT OF THE TREASURY

## POLICY ISSUES

COVID19 Economic Relief

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Tax Policy

---

Economic Policy

---

### **Terrorism and Illicit Finance**

311 Actions

Asset Forfeiture

Financial Action Task Force

Money Laundering

Protecting Charitable Organizations

Sanctions

Terrorist Finance Tracking Program (TFTP)

---

Financing the Government

---

Financial Markets, Financial Institutions, and Fiscal Service

---

Consumer Policy

---

International

---

Small Business Programs

## Terrorism and Illicit Finance

The Treasury Department performs a critical and far-reaching role in enhancing national security by implementing economic sanctions against foreign threats to the U.S., identifying and targeting the financial support networks of national security threats, and improving the safeguards of our financial systems.

The Office of Terrorism and Financial Intelligence marshals the department's intelligence and enforcement functions with the twin aims of safeguarding the financial system against illicit use and combating rogue nations, terrorist facilitators, weapons of mass destruction (WMD) proliferators, money launderers, drug kingpins, and other national security threats.

### **311 ACTIONS**

Actions taken under Section 311 of the USA PATRIOT Act.

### **ASSET FORFEITURE**

Effective law enforcement actions against criminal enterprises, from drug cartels to terrorist organizations, require depriving them of their enabling assets and profits that support or stem from their existence. The Treasury Forfeiture Fund (TFF) is derived from the forfeited assets of criminal enterprises.

### **FINANCIAL ACTION TASK FORCE**

The Financial Action Task Force is an international policy-making and standard-setting body dedicated to combating money laundering and terrorist financing.

## **FINANCIAL SANCTIONS**

Specially Designated Nationals (SDN) list, counter terrorism and counter narcotics sanctions, other sanction programs, country information, and recent actions of the Office of Foreign Assets Control (OFAC).

## **MONEY LAUNDERING**

How Treasury combats money laundering at home and abroad.

## **TERRORIST FINANCE TRACKING PROGRAM**

The Treasury Department initiated the Terrorist Finance Tracking Program to identify, track, and pursue terrorists and their networks. Since that time, the TFTP has provided valuable leads that have aided in the prevention or investigation of many of the most visible and violent terrorist attacks and attempted attacks of the past decade.



Policy paper

## Muslim Brotherhood review: main findings

This review, requested by the Prime Minister, sets out the government's understanding of the Muslim Brotherhood and its links to extremism.

From: Prime Minister's Office, 10 Downing Street  
([/government/organisations/prime-ministers-office-10-downing-street](#)), Cabinet Office  
([/government/organisations/cabinet-office](#)), Foreign & Commonwealth Office  
([/government/organisations/foreign-commonwealth-office](#)), Home Office  
([/government/organisations/home-office](#)) and The Rt Hon Lord Cameron  
([/government/people/david-cameron](#))

Published 17 December 2015

**This was published under the 2015 to 2016 Cameron Conservative government**

### Documents

Muslim Brotherhood review: main findings (web version)  
([https://assets.publishing.service.gov.uk/media/5a817cdaed915d74e6232892/Muslim\\_Brotherhood\\_Review\\_Main\\_Findings.pdf](https://assets.publishing.service.gov.uk/media/5a817cdaed915d74e6232892/Muslim_Brotherhood_Review_Main_Findings.pdf))

Ref: ISBN 9781474127127, HC 679  
PDF, 365 KB, 11 pages

Order a copy (<https://www.gov.uk/guidance/how-to-buy-printed-copies-of-official-documents>)

Item 3.

**Muslim Brotherhood review: main findings (print version)**  
([https://assets.publishing.service.gov.uk/media/5a8076bfe5274a2e8ab504ab/53163\\_Muslim\\_Brotherhood\\_Review\\_-\\_PRINT.pdf](https://assets.publishing.service.gov.uk/media/5a8076bfe5274a2e8ab504ab/53163_Muslim_Brotherhood_Review_-_PRINT.pdf))

Ref: ISBN 9781474127110, HC 679  
PDF, 388 KB, 12 pages

Order a copy (<https://www.gov.uk/guidance/how-to-buy-printed-copies-of-official-documents>)

This file may not be suitable for users of assistive technology.

► [Request an accessible format.](#)

## Details

In April 2014, the Prime Minister commissioned an internal review of the Muslim Brotherhood. The review covers its origins, ideology, record in and out of government; and its organisation and activities in the UK and abroad.

Published 17 December 2015



OGI

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## Exclusive--The Hagel Speech that 'Wasn't': More Evidence Emerges of Failure to Disclose

by Joel B. Pollak

[Breitbart.com](http://Breitbart.com)

February 14, 2013

<https://www.investigativeproject.org/3913/exclusive-the-hagel-speech-that-wasnt-more>

**New evidence has emerged that a 2008 address to the Arab-American Anti-Discrimination Committee (ADC) by former Sen. Chuck Hagel (R-NE), President Barack Obama's nominee for Secretary of Defense, was in fact a formal speech, contrary to the claims of the Obama administration. Steven Emerson of the Investigative Project on Terrorism (IPT) provided Breitbart News with a still image of what the IPT says is Hagel addressing the ADC conference behind a podium with the group's logo. Hagel was described as the event's keynote speaker.**

Video or text of the speech is thought to exist but has yet to be found or provided. A reporter from the Washington Free Beacon was told by the ADC that the speech is in an archive, but that it was unavailable. The ADC reportedly responded to further requests for information about the speech by accusing the Free Beacon of racism and indicating that it had reported the Free Beacon to "authorities." The ADC also failed to turn over IRS 990 forms, according to the Free Beacon, which are meant to be publicly available upon request.

For his part, Hagel has attempted to excuse his failure to provide evidence of such speeches to the Senate, as requested, by testifying that many of his recent speeches were not written down, but extemporaneous: "I believe every paid speech I gave I didn't have a prepared text. I gave it extemporaneously, which is something I've been doing for long before I left the Senate." However, a speech without notes or teleprompters may still be a formal speech.

The ADC is known for taking staunch anti-Israel positions. According to the IPT, it has argued, for example, that Israeli leaders should be tried for war crimes. It also defended journalist Helen Thomas in 2010 when she said that Jews should go back to Europe and "[g]et the hell out of Palestine." It has expressed admiration for Hagel in the past for standing up against Israel when few others in Congress would, declaring during the Second Lebanon War that everyone else "a lot of blood on their hands for remaining silent and for re-arming Israel."

Hagel was the keynote speaker at the June 13, 2008 fundraiser for the ADC's political action committee, the NAAA-ADC PAC (which appears to be defunct). The event was restricted to ADC members. In the 2008 election cycle, the PAC gave donations to Barack Obama, former New Mexico governor Bill Richardson, and outspoken anti-war congressman Dennis Kucinich. In 2010, the last year in which it made contributions, it gave to Rep. Keith Ellison (D-MN) and to Rep. Nick Rahall (D-WV), both of whom are known for anti-Israel positions.

On Tuesday, the Senate Armed Services Committee voted, on straight party lines, to report Hagel's nomination for consideration by the full Senate. Several Republican Senators said that they were concerned about the emergence of new speeches that Hagel had not previously disclosed. Senate Majority Leader Harry Reid rejected requests for a hold on Hagel's confirmation, and on Friday, the Senate is expected to face a cloture vote on Hagel's confirmation. Republicans say they have the 41 votes necessary to block a vote from coming to the floor.

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**Related Topics:** [Joel B. Pollak](#)

[Click here to see the top 25 recent comments.](#)

The first part of the question asks for the definition of a function. A function is a set of ordered pairs where each first element is associated with exactly one second element. In other words, for every input, there is only one output.

The second part of the question asks for the domain and range of a function. The domain is the set of all possible input values, and the range is the set of all possible output values.

The third part of the question asks for the graph of a function. A graph of a function is a set of points in a coordinate plane where each point represents an ordered pair from the function. The graph must pass the vertical line test, meaning that no vertical line can intersect the graph at more than one point.

The fourth part of the question asks for the equation of a function. The equation of a function is a mathematical expression that defines the relationship between the input and output variables.

The fifth part of the question asks for the inverse of a function. The inverse of a function is a function that reverses the mapping of the original function. In other words, if the original function maps  $x$  to  $y$ , the inverse function maps  $y$  to  $x$ .

The sixth part of the question asks for the composition of two functions. The composition of two functions is a new function that is formed by applying one function to the output of another function.

The seventh part of the question asks for the domain and range of a composite function. The domain of a composite function is the set of all input values that can be used in the first function, and the range of a composite function is the set of all output values that can be produced by the second function.

The eighth part of the question asks for the graph of a composite function. The graph of a composite function is a set of points in a coordinate plane where each point represents an ordered pair from the composite function.

The ninth part of the question asks for the equation of a composite function. The equation of a composite function is a mathematical expression that defines the relationship between the input and output variables of the composite function.

The tenth part of the question asks for the inverse of a composite function. The inverse of a composite function is a function that reverses the mapping of the composite function.



LII > Wex > **First Amendment**

# First Amendment

## Overview

The First Amendment of the United States Constitution protects the right to freedom of religion and freedom of expression from government interference. It prohibits any laws that establish a national religion, impede the free exercise of religion, abridge the freedom of speech, infringe upon the freedom of the press, interfere with the right to peaceably assemble, or prohibit people from petitioning for a governmental redress of grievances. It was adopted into the Bill of Rights in 1791. The Supreme Court interprets the extent of the protection afforded to these rights. The First Amendment has been interpreted by the Court as applying to the entire federal government even though it is only expressly applicable to Congress. Furthermore, the Court has interpreted the Due Process Clause of the Fourteenth Amendment as protecting the rights in the First Amendment from interference by state governments.

## Freedom of Religion

Two clauses in the First Amendment guarantee freedom of religion. The Establishment Clause prohibits the government from passing legislation to establish an official religion or preferring one religion over another. It enforces the "separation of church and state." However, some governmental activity related to religion has been declared constitutional by the Supreme Court. For example, providing bus transportation for parochial school students and the enforcement of "blue laws" is not prohibited. The Free Exercise Clause prohibits the government, in most instances, from interfering with a person's practice of their religion.

## Freedom of Speech / Freedom of the Press

The most basic component of freedom of expression is the right to freedom of speech. Freedom of speech may be exercised in a direct (words) or a symbolic (actions) way. Freedom of speech is recognized as a human right under article 19 of the Universal Declaration of Human Rights. The right to freedom of speech allows individuals to express themselves without government interference or regulation. The Supreme Court requires the government to provide substantial justification for interference with the right of free speech when it attempts to regulate the content of the speech. Generally, a person cannot be held liable, either criminally or civilly for anything written or spoken about a person or topic, so long as it is truthful or based on an honest opinion and such statements.

A less stringent test is applied for content-neutral legislation. The Supreme Court has also recognized that the government may prohibit some speech that may cause a breach of the peace or cause violence. For more unprotected and less protected categories of speech see advocacy of illegal action, fighting words, commercial speech, and obscenity. The right to free speech includes other mediums of expression that communicate a message. The level of protection speech receives also depends on the forum in which it takes place.

Despite the popular misunderstanding, the right to freedom of the press guaranteed by the First Amendment is not very different from the right to freedom of speech. It allows an individual to express themselves through publication and dissemination. It is part of the constitutional protection of freedom of expression. It does not afford members of the media any special rights or privileges not afforded to individuals in general.

### Right to Assemble / Right to Petition

The right to assemble allows people to gather for peaceful and lawful purposes. Implicit within this right is the right to association and belief. The Supreme Court has expressly recognized that a right to freedom of association and belief is implicit in the First, Fifth, and Fourteenth Amendments. Freedom of assembly is recognized as a human right under article 20 of the Universal Declaration of Human Rights. This implicit right is limited to the right to associate for First Amendment purposes. It does not include a right of social association. The government may prohibit people from knowingly associating with groups that engage in and promote illegal activities. The right to associate also prohibits the government from requiring a group to register or disclose its members or from denying government benefits on the basis of an individual's current or past membership in a particular group. There are exceptions to this rule where the Court finds that governmental interests in disclosure/registration outweigh interference with First Amendment rights. The government may also, generally, not compel individuals to express themselves, hold certain beliefs, or belong to particular associations or groups.

The right to petition the government for a redress of grievances guarantees people the right to ask the government to provide relief for a wrong through litigation or other governmental action. It works with the right of assembly by allowing people to join together and seek change

from the government.

## Federal Material

### U.S. Constitution

- First Amendment
- Fifth Amendment
- Fourteenth Amendment
- Freedom of Expression: Is There a Difference Between Speech and Press?
- Religion and Expression
- Obscenity
- Right of Association

## International Material

### Conventions and Treaties

- Human Rights Treaties

[Last reviewed in December of 2022 by the Wex Definitions Team]

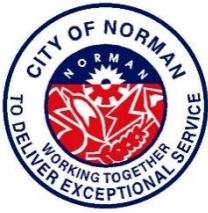
## Wex

- CIVICS
- human rights
- the Constitution
- wex articles
- wex definitions
- constitutional law
- government
- individual rights



**File Attachments for Item:**

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



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 04/9/2026

**REQUESTER:** Islamic Society of Norman

**PRESENTER:** Ken Danner, Subdivision Development Manager

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

---

**APPLICANT** Islamic Center of Norman  
Attorneys: Rieger, Sadler & Joyce.

**REQUESTED ACTION** Partial closure of a platted six-foot (6') utility easement within a portion of Lot 15, all of Lots 16 through 29 and a portion of Lot 30, Block 4, Hardie-Rucker Addition. 420 East Lindsey Street.

**BACKGROUND:** The attorney for the applicant has requested partial closing and future vacating a platted six-foot (6') utility easement located within a portion of Lot 15, all of Lots 16 through 29 and a portion of Lot 30, Block 4, Hardie-Rucker Addition. Hardie-Rucker Addition was filed of record with the Cleveland County Clerk on December 7, 1922. Staff is not aware if there are additional separate utility easements filed of record.

**DISCUSSION:** With the partial closure and potential vacation of the utility easement, the applicant would be able to construct a structure over the easement.

Staff received a concern from OG+E and an objection from Cox Communication.

**RECOMMENDATION:** Based on the fact the City has received an objection, staff cannot support the request to close a portion of a platted six-foot (6') utility easement located within a portion of Lot 15, all of Lots 16 through 29 and a portion of Lot 30, Block 4, Hardie-Rucker Addition.

**ACTION NEEDED:** Recommend approval or disapproval of the request to close a portion of a platted six-foot (6') utility easement within a portion of Lot 15, all of Lots 16 through 29 and a portion of Lot 30, Block 4, Hardie-Rucker Addition.

**ACTION TAKEN:** \_\_\_\_\_



# EASEMENT VACATION EXHIBIT A

HARDIE RUCKER ADDITION,  
CITY OF NORMAN,  
CLEVELAND COUNTY, OKLAHOMA

## DESCRIPTION

### Description

Part of Lots 15 through 22 and 28 through 30, of Block 4 in HARDIE-RUCKER ADDITION to Norman, Oklahoma, recorded in PL Book 1, Page 10A at Cleveland County, Oklahoma and part of Lot 23A of Lot Line Adjustment recorded in Book 2925, Pages 397-400 at Cleveland County, Oklahoma, more particularly described as follows: COMMENCING at the Northwest Corner of Section 5, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, also being the Northwest Corner of said HARDIE-RUCKER ADDITION Plat; THENCE N 89°46'40" E, along the north line of the Northwest Quarter of said Section 5, a distance of 1320.00 feet to the Northeast Corner of said HARDIE-RUCKER ADDITION Plat; THENCE S 00°13'46" E, along the east line of said HARDIE-RUCKER ADDITION Plat, a distance of 33.00 feet; THENCE S 89°46'40" W, along the north line of said Block 4, a distance of 162.64 feet to the POINT OF BEGINNING; THENCE S 00°13'55" E, a distance of 194.21 feet; THENCE S 89°46'40" W a distance of 12.00 feet; THENCE N 00°13'55" W a distance of 194.21 feet to the north line of said Block; THENCE N 89°46'40" E, along the north line of said Block 4, a distance of 12.00 feet to the POINT OF BEGINNING. Tract contains 2330.49 square feet, more or less.

Basis of Bearings is based on the north line of the Northwest Quarter of Section 5, Township 8 North, Range 2 West as being N 89°46'40" E.

Basis of Bearing is Grid North-Oklahoma State Plane Coordinate System, South Zone. Property description prepared by Kent Mace, Oklahoma PLS No. 1873, MacBax Land Surveying, PLLC, dated March 6, 2026.



3/6/2026

SURVEY FOR

EASEMENT VACATION

LOCATION

Hardie Rucker Addition  
Section 5, T8N, R2W, I.M.  
Norman, Cleveland County, OK

DATE 3/6/2026

SCALE N/A

PROJECT NO.

MB-25063

REVISED

Page 2 of 2

Civil Engineers & Surveyors:



MacBax Land Surveying, PLLC  
civil engineering & land surveying

5744 Huettner Court, Suite 130  
Norman, OK 73069  
Telephone: (405) 872-7594  
Email: Kent@mbls.us

Certificate of  
Authorization



March 9, 2026

City Clerk  
City of Norman  
201 West Gray  
Norman, OK 73069

**RE: Request to Close and Vacate a Portion of Utility Easement**

On behalf of the Islamic Center of Norman (the “**Applicant**”), we submit this request to close and vacate a certain portion of an existing public utility easement as more particularly described herein. The legal description and depictions of the area sought to be closed and vacated are attached as **Exhibit A**. If the closing of the easement described and shown in the Exhibit is approved by the City Council, an application to vacate said easement 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 portion of the easement described herein. 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**

**GUNNER JOYCE**  
*Attorney at Law*

**From:** [Tinkham, Aaron \(CCI-Central Region\)](#)  
**To:** [Landon Gum](#)  
**Subject:** RE: [EXTERNAL] Request to Close & Vacate a Portion of Utility Easement - 420 E. Lindsey St.  
**Date:** Monday, March 23, 2026 2:03:35 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

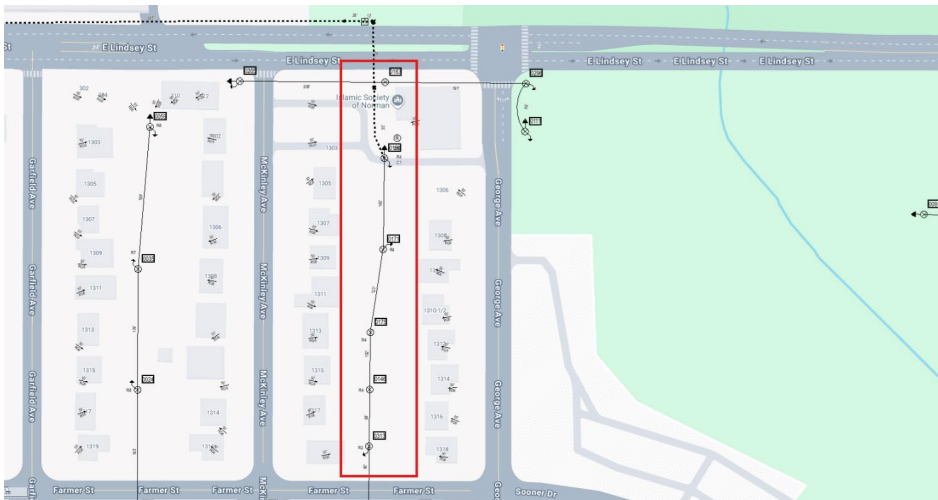
**This Message Is From an External Sender**

This message came from outside your organization.

[Report Suspicious](#)

Hi Landon,

Cox has underground and aerial structure within this easement and would like to object to the closure. Attached is the map identifying Cox structure.



Aaron Tinkham

Land Use Agent II | Cox Communications

Office: (405) 417-1991 | Email: [Aaron.Tinkham@cox.com](mailto:Aaron.Tinkham@cox.com)

Land Use & Compliance: [OKCROW@cox.com](mailto:OKCROW@cox.com)

Supervisor Contact

Ann Cypert

Supervisor, Land Use | Outside Plant Construction

Office: 405-605-1440 | Cell: 405-406-9894 | Email: [Ann.Cypert@cox.com](mailto:Ann.Cypert@cox.com)

Thank you for the opportunity to support your land use and compliance needs



---

**From:** Bohuslavicky, Shella (CCI-Central Region) <Shella.Bohuslavicky@cox.com>  
**Sent:** Wednesday, March 18, 2026 2:17 PM  
**To:** CCI CEN - OKC ROW <okcrow@cox.com>  
**Subject:** FW: [EXTERNAL] Request to Close & Vacate a Portion of Utility Easement - 420 E. Lindsey St.  
**Importance:** High

---

**From:** Landon Gum  
**Sent:** Wednesday, March 18, 2026 2:03 PM  
**To:** 'Wes White' ; Bohuslavicky, Shella (CCI-Central Region) ; 'LATHROP, SIMON P' ; 'drew.nixon@onegas.com' ; 'baileyjtj@oge.com' ; 'konica@oge.com'  
**Subject:** [EXTERNAL] Request to Close & Vacate a Portion of Utility Easement - 420 E. Lindsey St.  
**Importance:** High

Afternoon All,

See the attached request to close and vacate portion of a rear 12.5' U/E for your review and comment. Please forward if you are not the appropriate contact AND be sure to let me know.

Thanks!

**Landon Gum**  
Subdivision Development Coordinator  
Public Works/Engineering Department  
City of Norman  
225 North Webster Avenue  
Norman, OK 73069  
405-366-5457 (Office)  
405-366-5418 (Fax)  
[landon.gum@normanok.gov](mailto:landon.gum@normanok.gov)

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**From:** Bailey, Tim <BAILEYTJ@oge.com>  
**Sent:** Friday, March 20, 2026 3:18 PM  
**To:** Landon Gum  
**Subject:** RE: Request to Close & Vacate a Portion of Utility Easement - 420 E. Lindsey St.

**This Message Is From an External Sender**

This message came from outside your organization.

Report Suspicious

Landon;

OG&E records show we have an overhead line running through a portion of the area that the applicant is requesting to vacate.

Based on the County Assessor records, it appears our overhead line covers portions of Lots 15 thru 17 and Lots 28 thru 30, Block 4, Hardie Rucker Addition.

This line provides service to the Islamic Building that is located in Lots 23 thru 27, now known as Lot 23A, Block 4.

It is unknown at this time whether OG&E will want to retain its rights in Lots 19 thru 22 and Lot 23A, Block 4.

The Engineering Department will look at the entire area when we receive notice of the vacation from our attorney.

Timothy J. Bailey  
 OG&E Right-Of-Way Agent

---

**From:** Landon Gum <[Landon.Gum@NormanOK.gov](mailto:Landon.Gum@NormanOK.gov)>  
**Sent:** Wednesday, March 18, 2026 2:03 PM  
**To:** 'Wes White' <[wwhite@okcoop.org](mailto:wwhite@okcoop.org)>; 'Bohuslavicky, Shella (CCI-Central Region)' <[Shella.Bohuslavicky@cox.com](mailto:Shella.Bohuslavicky@cox.com)>; 'LATHROP, SIMON P' <[sl4915@att.com](mailto:sl4915@att.com)>; 'drew.nixon@onegas.com' <[drew.nixon@onegas.com](mailto:drew.nixon@onegas.com)>; Bailey, Tim <[BAILEYTJ@oge.com](mailto:BAILEYTJ@oge.com)>; Konica <[konica@oge.com](mailto:konica@oge.com)>  
**Subject:** Request to Close & Vacate a Portion of Utility Easement - 420 E. Lindsey St.  
**Importance:** High

**EXTERNAL EMAIL - Use caution with links and attachments - REPORT ANYTHING SUSPICIOUS with the REPORT BUTTON in the toolbar or to [SuspiciousEmail@oge.com](mailto:SuspiciousEmail@oge.com)**

Afternoon All,

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Thanks!

Landon Gum

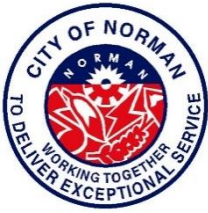
Subdivision Development Coordinator  
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**File Attachments for Item:**

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



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 04/09/2026

**REQUESTER:** Cradle Investments, LLC

**PRESENTER:** Logan Gray, Planner II

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

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

**REQUESTED ACTION**

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

**SUMMARY:**

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

**EXISTING CONDITIONS:**

**SIZE OF SITE:** 4.32 acres

**SURROUNDING PROPERTIES**

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

**ZONING DESIGNATION**

**C-2, General Commercial District**

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

**LAND USE DESIGNATION**

**Job Center**

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

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

## **CHARACTER AREA DESIGNATION**

### **Corridor Areas**

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

#### *Gateway Corridors*

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

## **NEAREST PUBLIC PARK**

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

## **PROCEDURAL REQUIREMENTS:**

### **PRE-DEVELOPMENT:**

**PD26-6**

**March 26, 2026**

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

### **REVIEW COMMENTS:**

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

## **CITY DEPARTMENTS**

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

## **FIRE DEPARTMENT**

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

## **BUILDING REVIEW**

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

## **PUBLIC WORKS/ENGINEERING**

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

## **TRANSPORTATION ENGINEER**

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

## **PLANNING**

### **ZONING CODE CONSIDERATIONS**

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

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

- The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD narrative and a development plan map and contains less than five acres.
- The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

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

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

open space and screening.

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

### Uses Permitted

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

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

### Area Regulations

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

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

### Height Regulations

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

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

### Landscaping

- Landscaping will comply with Norman's applicable ordinances.

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

### Parking

- The development will provide 113 total parking spaces. All parking areas will comply with applicable ordinances.

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

## Lighting

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

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

## Signage

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

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

## Screening

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

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

## Exterior Materials

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

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

## Character Area Policies

### General Policies

#### Non-Residential Policies

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

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

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

### **Corridor Areas (Gateway) Policies**

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

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

### **Land Use Development Policies**

#### **Job Center Policies**

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

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

### Building Types

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

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

### Site Design

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

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

### Transportation

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

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

## Utility Access

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

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

## Public Space

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

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

## Neighborhood and/or Special Area Plans

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

## UTILITIES

### AIM NORMAN PLAN CONFORMANCE

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

### SOLID WASTE MANAGEMENT

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

### WATER/WASTEWATER AVAILABILITY

#### Water Availability

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

#### Wastewater Availability

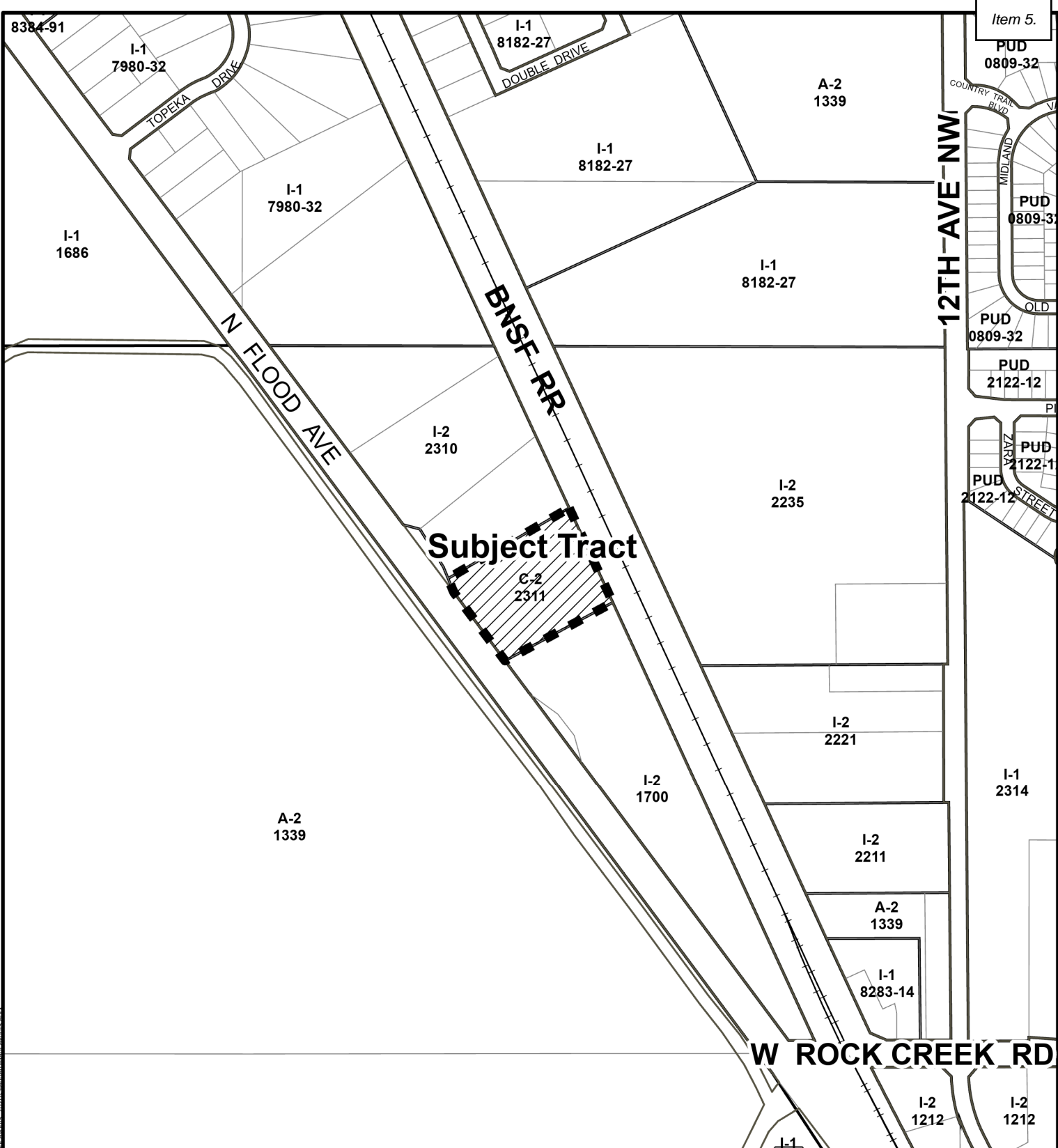
*Adequate capacity within the wastewater system exists to serve the proposed development.*

### DISCUSSION:

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

### CONCLUSION:

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



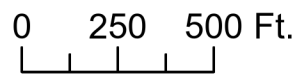
# Location Map




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



March 5, 2026



 Subject Tract

\\COMLISL1\City\Departments\GIS\PROJ\_Layout\Templates\Standard\Map\events\_2026\Standard\Map\events\_2026

**DOLESE NORTH**  
**NORMAN, OK**  
**SIMPLE PLANNED UNIT DEVELOPMENT**

APPLICANT:

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

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

PREPARED BY:

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

## TABLE OF CONTENTS

## I. INTRODUCTION

Background and Intent

## II. PROPERTY DESCRIPTION/EXISTING PROPERTY CONDITIONS

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

## III. DEVELOPMENT PLAN AND DESIGN CONCEPT

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

## IV. EXHIBITS

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

I. **INTRODUCTION**

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

## II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

### A. Location

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

### B. Existing Land Use and Zoning

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

### C. Elevation and Topography; Drainage

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

### D. Utility Services

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

### E. Fire Protection Services

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

### F. Traffic Circulation and Access

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

development plan EXHIBIT A.

**G. Fencing**

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

**III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

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

**A. Uses Permitted**

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

**B. Area Regulations**

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

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

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

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

**C. Open Space**

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

**D. Traffic Access, Circulation, Sidewalks**

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

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

**E. Landscaping**

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

**F. Signage**

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

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

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

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

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

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

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

*Distance to residential zoning district: 100 feet.*

*Configuration: Single sign, back to back faces.*

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

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

*Sign Horizontal Distance: 36 feet maximum.*

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

**G. Lighting**

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

**H. Fencing**

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

**I. Height**

Height shall be as follows:

Buildings – 25'

Billboards – 35'

Monument Signs – 25'

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

**J. Parking**

The development will provide approximately one hundred and thirteen (113) total parking spaces.

**K. Sanitation**

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

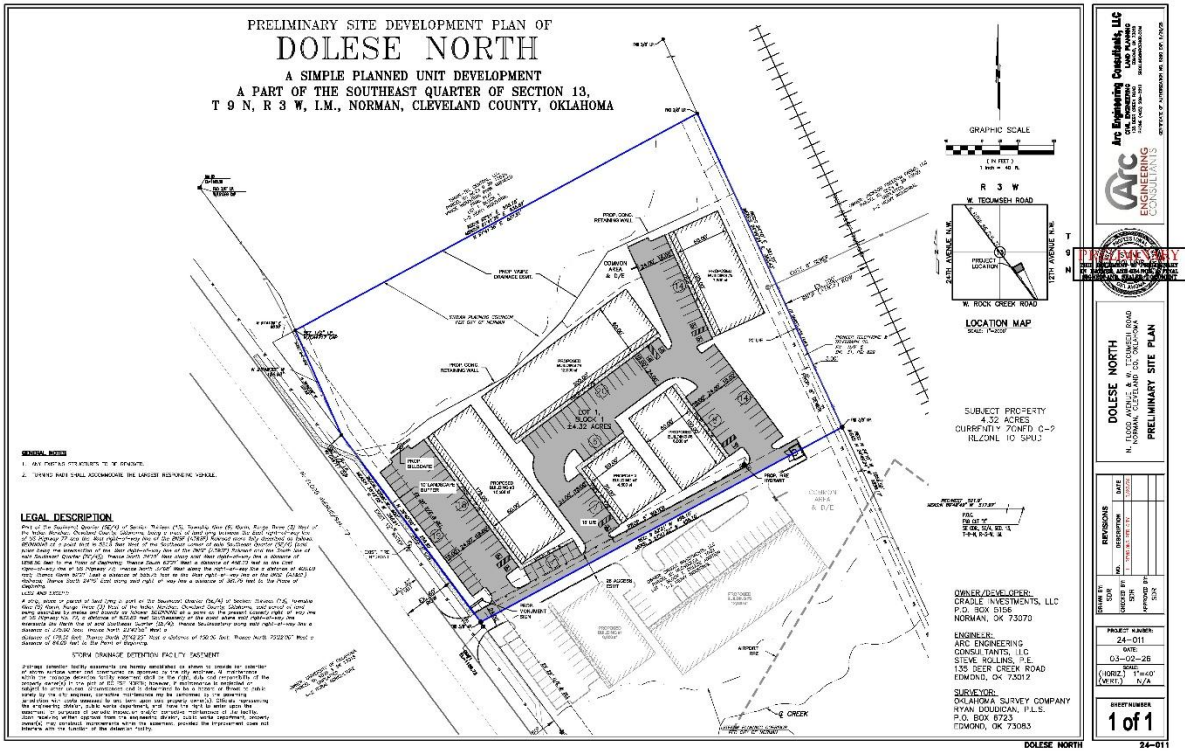
**L. Exterior Materials**

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

# EXHIBIT A

## Site Development Plan

Full Size PDF Provided to City Staff



**EXHIBIT B**  
Allowable Uses

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

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

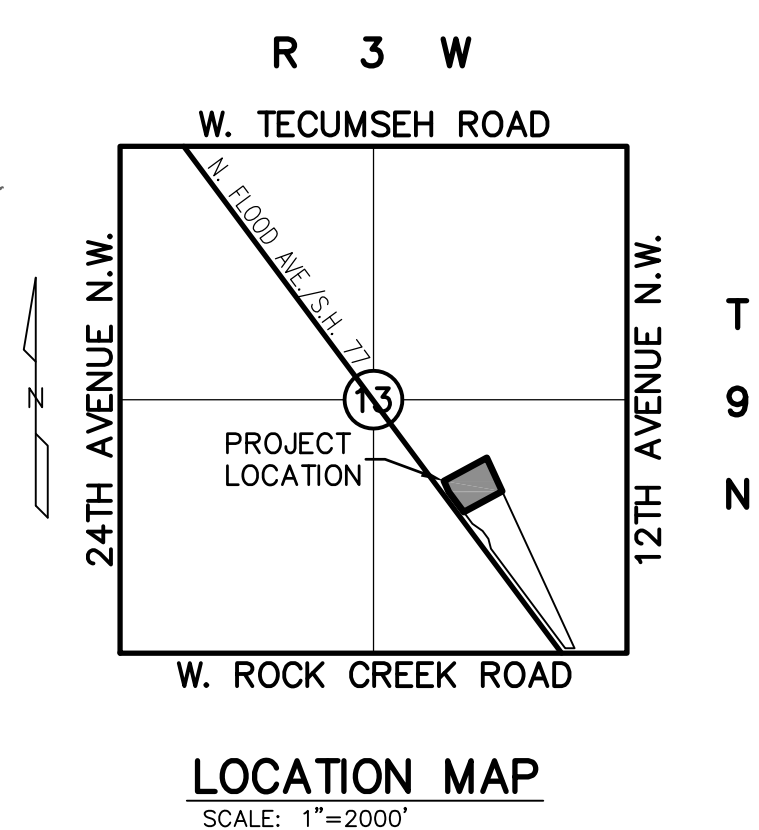
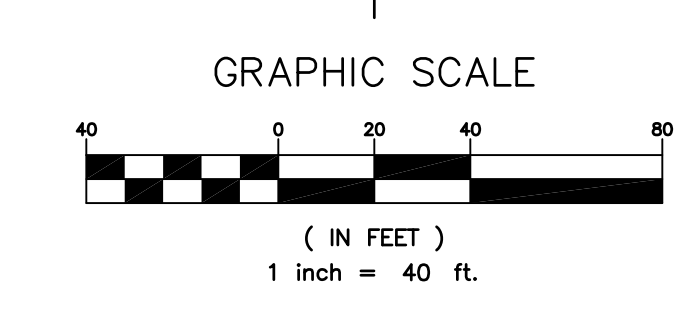
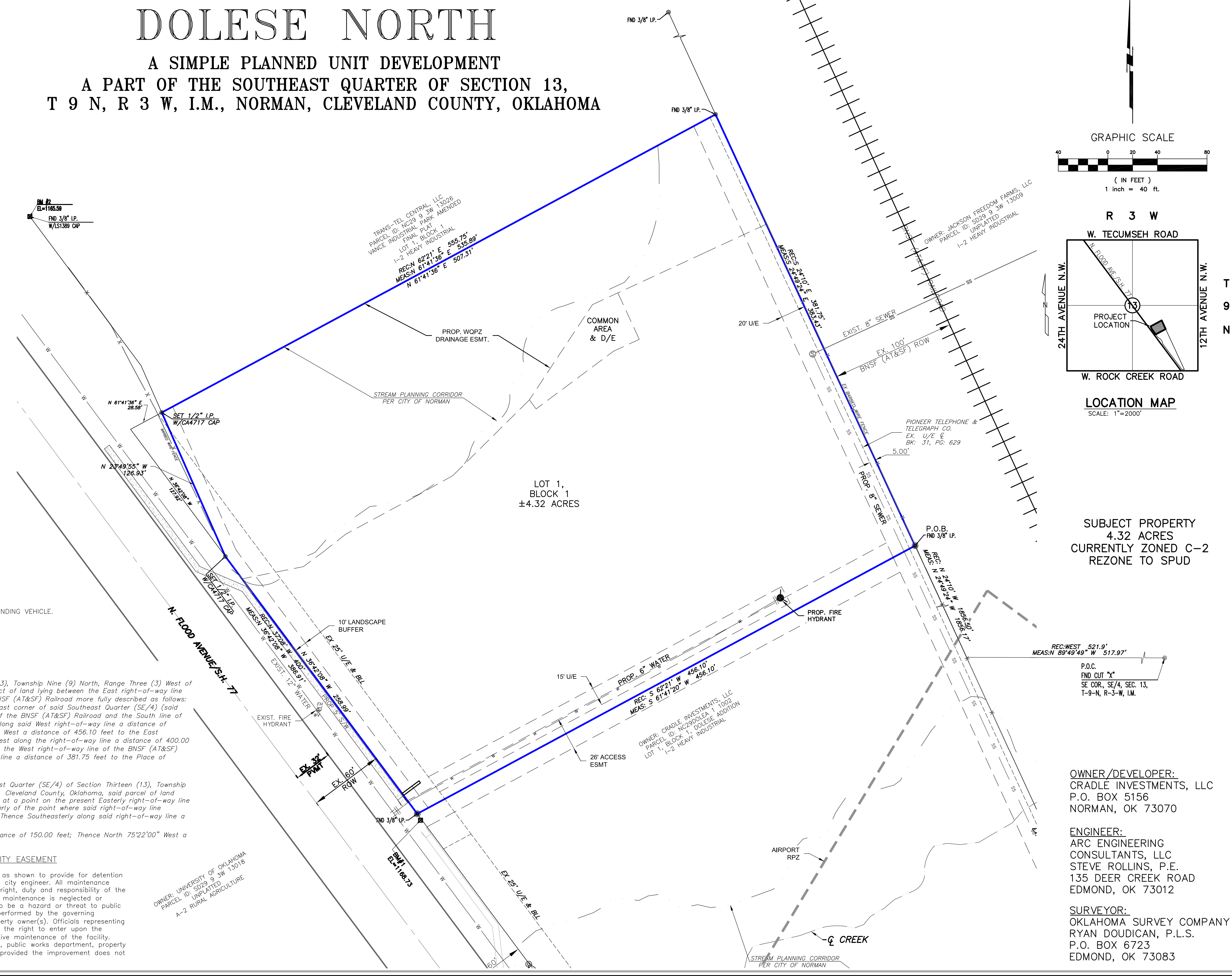
establishments or junk yards.

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

**EXHIBIT C**  
Legal Description

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

PRELIMINARY PLAT OF  
**DOLESE NORTH**  
 A SIMPLE PLANNED UNIT DEVELOPMENT  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 13,  
 T 9 N, R 3 W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA



SUBJECT PROPERTY  
 4.32 ACRES  
 CURRENTLY ZONED C-2  
 REZONE TO SPUD

- GENERAL NOTES**
1. ANY EXISTING STRUCTURES TO BE REMOVED.
  2. TURNING RADII SHALL ACCOMMODATE THE LARGEST RESPONDING VEHICLE.

**LEGAL DESCRIPTION**

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**STORM DRAINAGE DETENTION FACILITY EASEMENT**

Drainage detention facility easements are hereby established as shown to provide for detention of storm surface water and constructed as approved by the city engineer. All maintenance within the drainage detention facility easement shall be the right, duty and responsibility of the property owner(s) in the plat of DOLESE NORTH; however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the city engineer, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and born upon said property owner(s). Officials representing the engineering division, public works department, shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the engineering division, public works department, property owner(s) may construct improvements within the easement, provided the improvement does not interfere with the function of the detention facility.

**Arc Engineering Consultants, LLC**  
 CIVIL ENGINEERING LAND PLANNING  
 EDMOND, OK 73012  
 135 DEER CREEK ROAD  
 PHONE (405) 509-0212  
 SROLLINS@ARCENG.COM

CERTIFICATE OF AUTHORIZATION NO. 6290 EXP. 6/30/26

**DOLESE NORTH**  
 N. FLOOD AVENUE & W. TECUMSEH ROAD  
 NORMAN, CLEVELAND CO., OKLAHOMA  
**PRELIMINARY PLAT**

NO.	DESCRIPTION	DATE
1	REVISIONS PER CITY	3/23/26

DRAWN BY:	SDR
CHECKED BY:	SDR
APPROVED BY:	SDR

PROJECT NUMBER:  
**24-011**

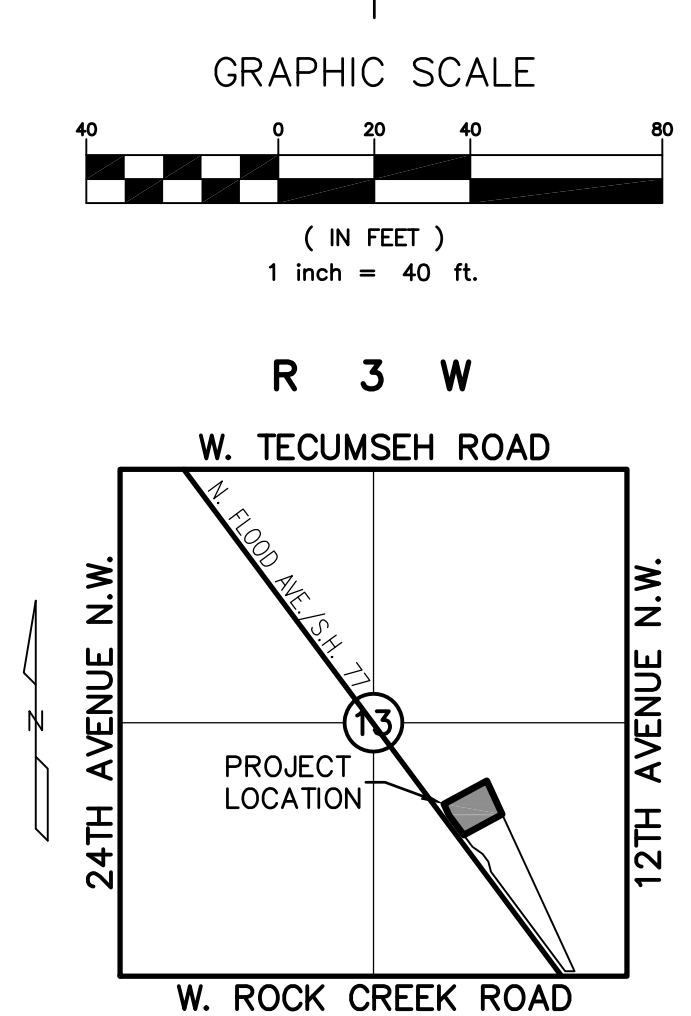
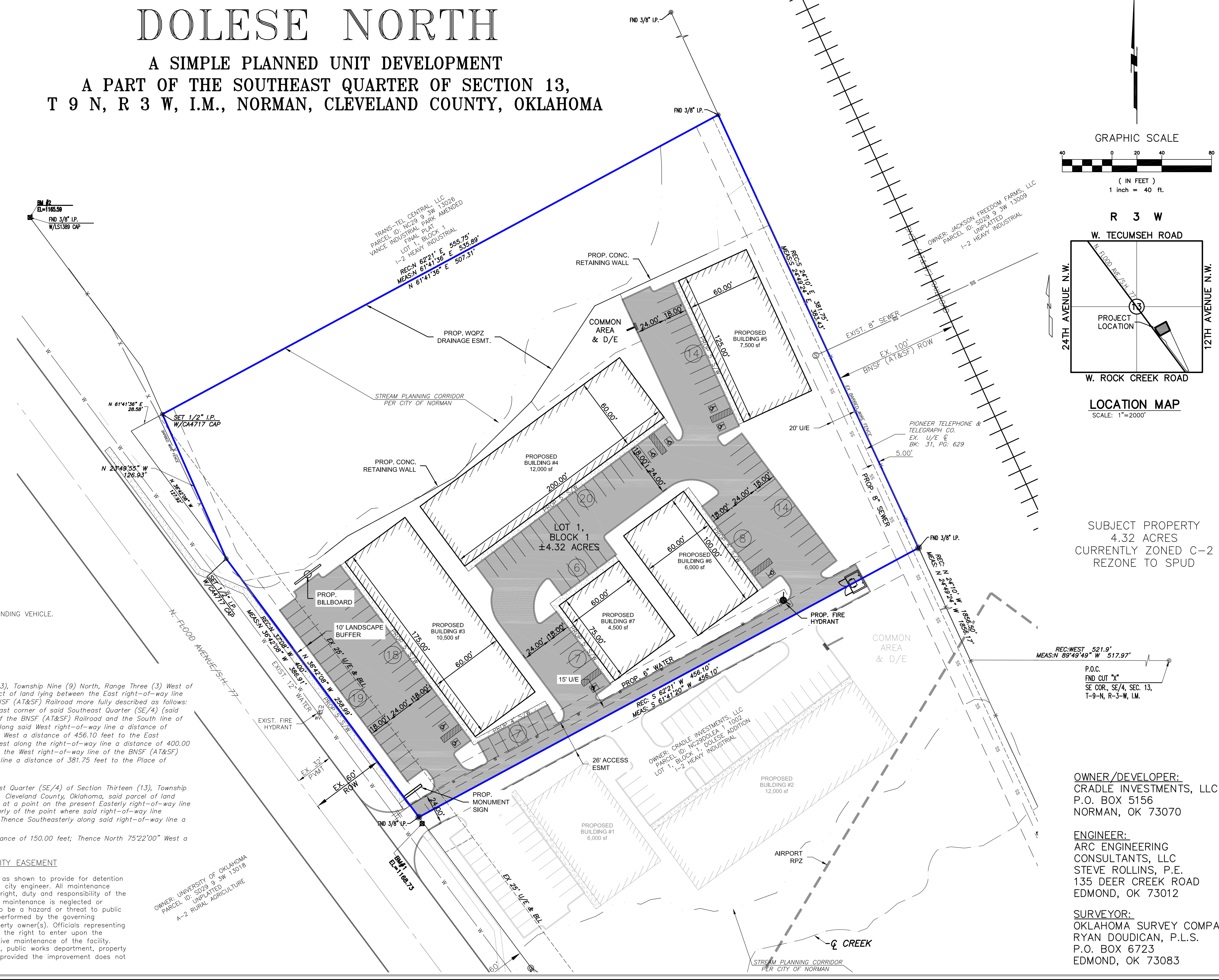
DATE:  
**03-02-26**

SCALE:  
 (HORIZ.) 1"=40'  
 (VERT.) N/A

SHEET NUMBER  
**1 of 1**

# PRELIMINARY SITE DEVELOPMENT PLAN OF DOLESE NORTH

## A SIMPLE PLANNED UNIT DEVELOPMENT A PART OF THE SOUTHEAST QUARTER OF SECTION 13, T 9 N, R 3 W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA



SUBJECT PROPERTY  
4.32 ACRES  
CURRENTLY ZONED C-2  
REZONE TO SPUD

- GENERAL NOTES**
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135 DEER CREEK ROAD EDMOND, OK 73012  
PHONE (405) 509-0272  
SROLLINS@ARCENG.COM

CERTIFICATE OF AUTHORIZATION NO. 6290 EXP. 6/30/26



**DOLESE NORTH**  
N. FLOOD AVENUE & W. TECUMSEH ROAD  
NORMAN, CLEVELAND CO, OKLAHOMA

**PRELIMINARY SITE PLAN**

NO.	DESCRIPTION	DATE
1	REVISIONS PER CITY	3/23/26

DRAWN BY: SDR  
CHECKED BY: SDR  
APPROVED BY: SDR

PROJECT NUMBER:  
24-011  
DATE:  
03-02-26  
SCALE:  
(HORIZ.) 1"=40'  
(VERT.) N/A

SHEET NUMBER  
**1 of 1**

**Applicant:** Cradle Investments, LLC

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

**Case Number:** PD26-6

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

**Applicant Representative:**  
Matthew Peacock

**Attendees:**

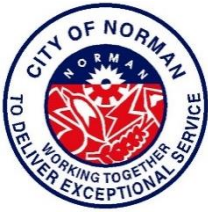
**City Staff:**  
Logan Gray, Planner II  
Landon Gum, Subdivision Development Coordinator

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

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

**File Attachments for Item:**

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-17: A PRELIMINARY PLAT FOR DOLESE NORTH ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT. (WARD 8)



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 4/9/2026

**REQUESTER:** Cradle Investments, LLC

**PRESENTER:** Ken Danner,

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-17: A PRELIMINARY PLAT FOR DOLESE NORTH ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT. (WARD 8)

---

**APPLICANT/REPRESENTATIVE** Cradle Investments, LLC

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

### INFORMATION:

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

### HISTORY

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

4. April 9, 2026. The applicant has made a request to place this property in the SPUD, Simple Planned Unit Development District, and remove it from C-2, General Commercial District.

#### **IMPROVEMENT PROGRAM:**

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

#### **PUBLIC DEDICATIONS:**

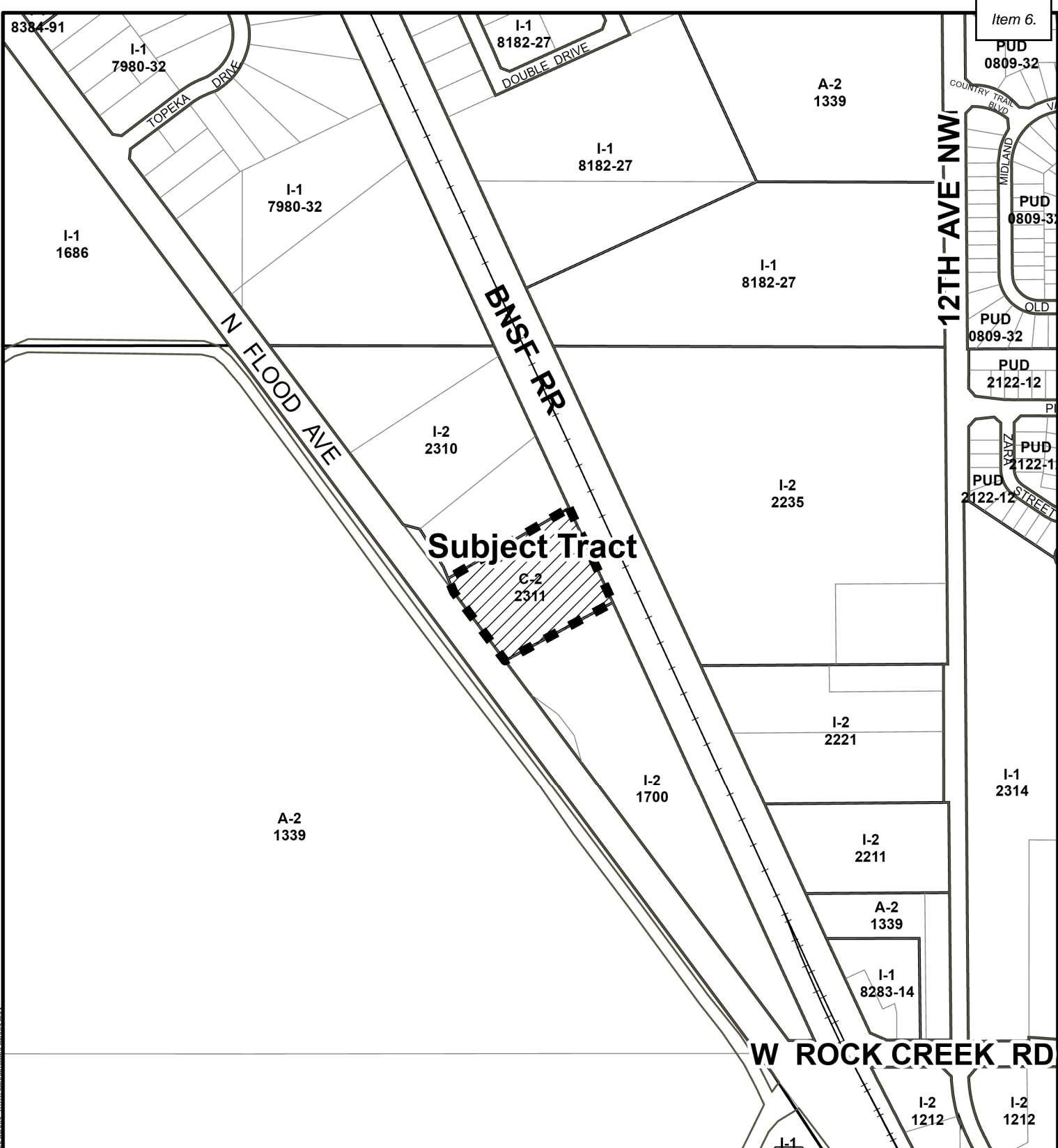
1. Easements. All required easements will be dedicated to the City on the final plat. Off-plat separate instrument (easement) will be required for a proposed sanitary sewer system serving this property and possibly future properties.
2. Rights-of-Way. Flood Avenue Street right-of-way is existing.

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

**STAFF COMMENTS AND RECOMMENDATION:** This property consists of 4.32 acres and 1 lot. Staff recommends approval of the preliminary plat for Dolese North, a Simple Planned Unit Development.

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

**ACTION TAKEN:** \_\_\_\_\_

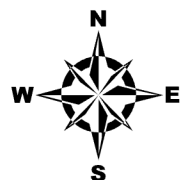


Item 6.  
 PUD 0809-32  
 PUD 0809-32  
 PUD 2122-12  
 PUD 2122-12  
 PUD 2122-12  
 PUD 2122-12

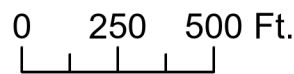
# Location Map




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



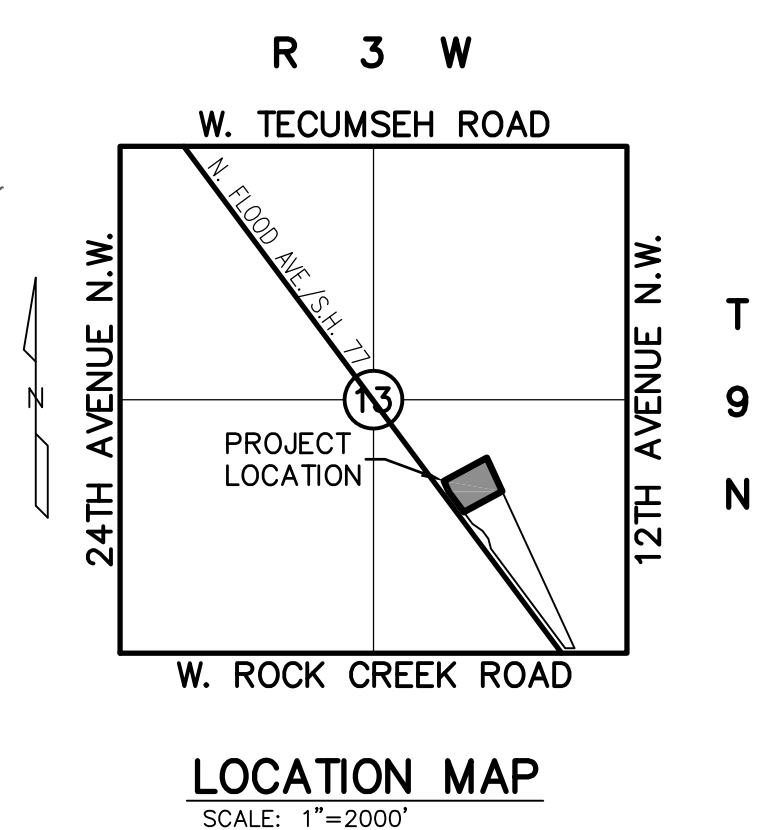
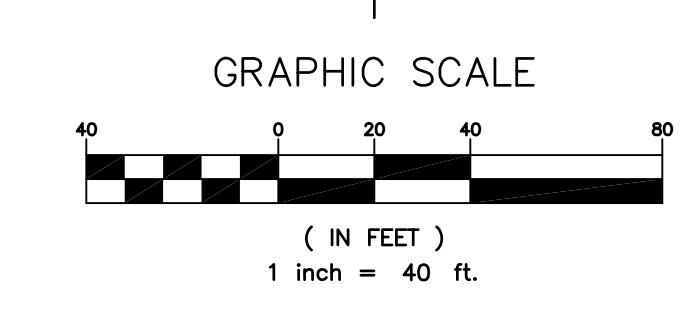
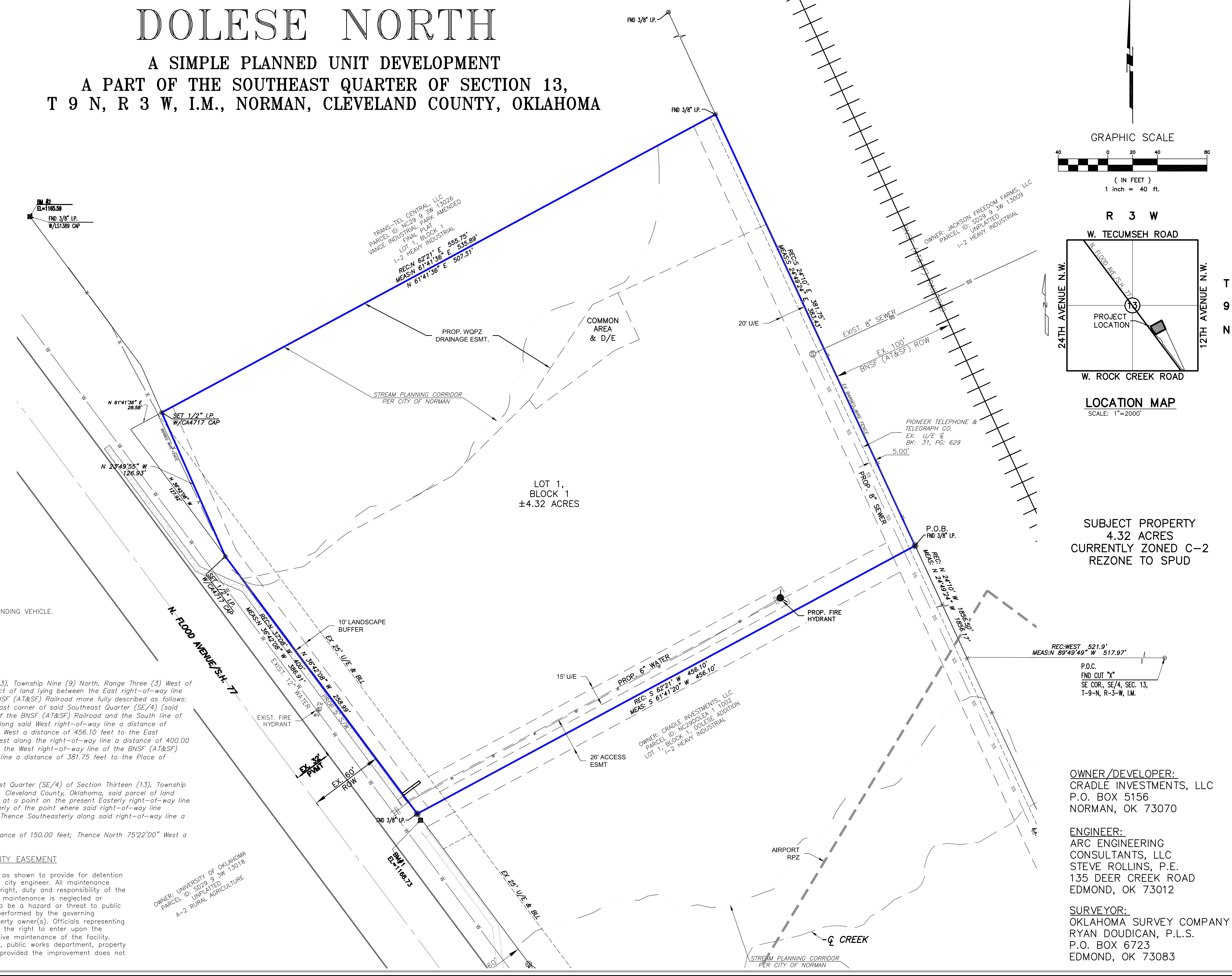
March 5, 2026



 Subject Tract

\\COMLISL1\City\Departments\GIS\PROJ\_Layou\Templates\Standard\Map\events\_2026\Standard\Map\events\_2026

PRELIMINARY PLAT OF  
**DOLESE NORTH**  
 A SIMPLE PLANNED UNIT DEVELOPMENT  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 13,  
 T 9 N, R 3 W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA



SUBJECT PROPERTY  
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A strip, piece or parcel of land lying in part of the Southeast Quarter (SE/4) of Section Thirteen (13), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, said parcel of land being described by metes and bounds as follows: BEGINNING at a point on the present, Easterly right-of-way line of US Highway No. 77, a distance of 832.80 feet Southeastly of the point where said right-of-way line intersects the North line of said Southeast Quarter (SE/4); Thence Southeastly along said right-of-way line a distance of 375.00 feet; Thence North 23°49'55" West a distance of 179.51 feet; Thence North 36°42'25" West a distance of 150.00 feet; Thence North 75°22'00" West a distance of 64.00 feet to the Point of Beginning.

**STORM DRAINAGE DETENTION FACILITY EASEMENT**

Drainage detention facility easements are hereby established as shown to provide for detention of storm surface water and constructed as approved by the city engineer. All maintenance within the drainage detention facility easement shall be the right, duty and responsibility of the property owner(s) in the plat of DOLESE NORTH; however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the city engineer, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and born upon said property owner(s). Officials representing the engineering division, public works department, shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the engineering division, public works department, property owner(s) may construct improvements within the easement, provided the improvement does not interfere with the function of the detention facility.

**Arc Engineering Consultants, LLC**  
 CIVIL ENGINEERING LAND PLANNING  
 EDMOND, OK 73012  
 135 DEER CREEK ROAD  
 PHONE (405) 509-0212  
 SROLLINS@ARCENG.COM

CERTIFICATE OF AUTHORIZATION NO. 6290 EXP. 6/30/26

**DOLESE NORTH**  
 N. FLOOD AVENUE & W. TECUMSEH ROAD  
 NORMAN, CLEVELAND CO., OKLAHOMA

**PRELIMINARY PLAT**

NO.	DESCRIPTION	DATE
1	REVISIONS PER CITY	3/23/26

DRAWN BY:	SDR
CHECKED BY:	SDR
APPROVED BY:	SDR

PROJECT NUMBER:  
**24-011**

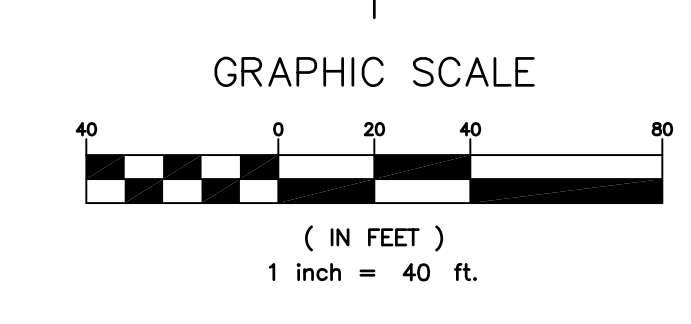
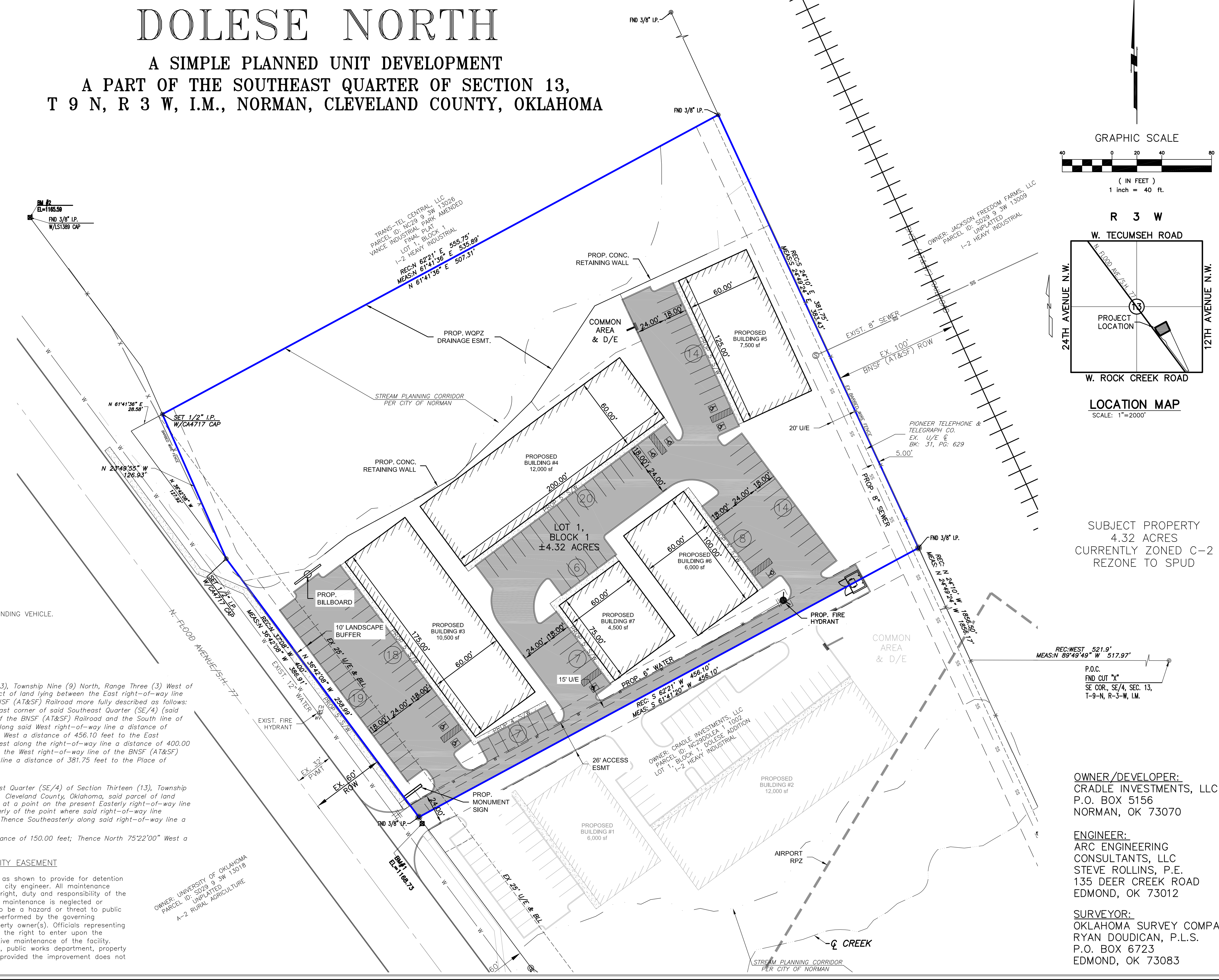
DATE:  
**03-02-26**

SCALE:  
 (HORIZ.) 1"=40'  
 (VERT.) N/A

SHEET NUMBER  
**1 of 1**

# PRELIMINARY SITE DEVELOPMENT PLAN OF DOLESE NORTH

## A SIMPLE PLANNED UNIT DEVELOPMENT A PART OF THE SOUTHEAST QUARTER OF SECTION 13, T 9 N, R 3 W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA



SUBJECT PROPERTY  
4.32 ACRES  
CURRENTLY ZONED C-2  
REZONE TO SPUD

- GENERAL NOTES**
1. ANY EXISTING STRUCTURES TO BE REMOVED.
  2. TURNING RADIUS SHALL ACCOMMODATE THE LARGEST RESPONDING VEHICLE.

**LEGAL DESCRIPTION**

Part of the Southeast Quarter (SE/4) of Section Thirteen (13), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being a tract of land lying between the East right-of-way line of US Highway 77 and the West right-of-way line of the BNSF (AT&SF) Railroad more fully described as follows: BEGINNING at a point that is 521.9 feet West of the Southeast corner of said Southeast Quarter (SE/4) (said point being the intersection of the West right-of-way line of the BNSF (AT&SF) Railroad and the South line of said Southeast Quarter (SE/4)); Thence North 24'10" West along said West right-of-way line a distance of 1856.50 feet to the Point of Beginning; Thence South 62'21" West a distance of 456.10 feet to the East right-of-way line of US Highway 77; Thence North 37'08" West along the right-of-way line a distance of 400.00 feet; Thence North 62'21" East a distance of 555.75 feet to the West right-of-way line of the BNSF (AT&SF) Railroad; Thence South 24'10" East along said right-of-way line a distance of 381.75 feet to the Place of Beginning.

LESS AND EXCEPT:

A strip, piece or parcel of land lying in part of the Southeast Quarter (SE/4) of Section Thirteen (13), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, said parcel of land being described by metes and bounds as follows: BEGINNING at a point on the present, Easterly right-of-way line of US Highway No. 77, a distance of 832.80 feet Southeasterly of the point where said right-of-way line intersects the North line of said Southeast Quarter (SE/4); Thence Southeasterly along said right-of-way line a distance of 375.00 feet; Thence North 36'42'25" West a distance of 150.00 feet; Thence North 75'22'00" West a distance of 64.00 feet to the Point of Beginning.

**STORM DRAINAGE DETENTION FACILITY EASEMENT**

Drainage detention facility easements are hereby established as shown to provide for detention of storm surface water and constructed as approved by the city engineer. All maintenance within the drainage detention facility easement shall be the right, duty and responsibility of the property owner(s) in the plat of DOLESE NORTH; however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the city engineer, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and born upon said property owner(s). Officials representing the engineering division, public works department, shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the engineering division, public works department, property owner(s) may construct improvements within the easement, provided the improvement does not interfere with the function of the detention facility.

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CIVIL ENGINEERING LAND PLANNING  
135 DEER CREEK ROAD EDMOND, OK 73012  
PHONE (405) 509-0272  
SROLLINGS@ARCENGINEERING.COM

**ENGINEERING CONSULTANTS**



**DOLESE NORTH**  
N. FLOOD AVENUE & W. TECUMSEH ROAD  
NORMAN, CLEVELAND CO, OKLAHOMA

**PRELIMINARY SITE PLAN**

REVISIONS	NO.	DESCRIPTION	DATE
	1	REVISIONS PER CITY	3/23/26

DRAWN BY: SDR  
CHECKED BY: SDR  
APPROVED BY: SDR

PROJECT NUMBER:  
24-011

DATE:  
03-02-26

SCALE:  
(HORIZ.) 1"=40'  
(VERT.) N/A

SHEET NUMBER  
**1 of 1**

**Applicant:** Cradle Investments, LLC

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

**Case Number:** PD26-6

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

**Applicant Representative:**  
Matthew Peacock

**Attendees:**

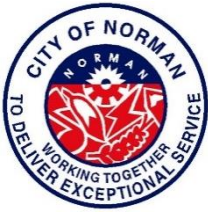
**City Staff:**  
Logan Gray, Planner II  
Landon Gum, Subdivision Development Coordinator

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

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

**File Attachments for Item:**

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



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 04/09/2026

**REQUESTER:** City of Norman

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

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

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### BACKGROUND:

#### Subdivision Regulations - Amending Application Deadline and Removal of Greenbelt References

Per Chapter 30, Section 302, the required application deadline for submittal is currently defined as “before 1:30 p.m. Monday, not less than 31 days prior to the next Planning Commission meeting.” This requirement differs from the current submittal deadline established for the CityView application utilized by the Planning Department and the Public Works and Engineering Department. To ensure consistency and eliminate ambiguity associated with the existing Monday 1:30 p.m. deadline, staff proposes revising the required submittal deadline to align with the Planning Department’s standard. Therefore, all required submittals will be due on the first business day of each month. This revision is intended to streamline the review process and establish a clear, consistent monthly schedule.

Staff proposes to remove the reference to the “Greenbelt Enhancement Statement” within the Subdivision Regulations, as this review process is no longer completed. Retaining this reference creates unnecessary confusion and implies an additional level of review that is not applicable under the current regulatory framework. Removing such references will ensure the regulations accurately reflect existing procedures, clarify the development review process, and prevent misinterpretation regarding required approvals.

Staff presented the proposed changes to City Council Business and Community Affairs Committee on March 5, 2026, and received direction to proceed to Planning Commission.

**Proposed Language:**  
**30-302 Preliminary Plat--Procedure For Filing Application For Consideration Of The Planning Commission**

- a) When a preliminary plat is submitted to the Public Works Department for consideration by the Planning and Community Development Department, a pre-development informational meeting must be held. The purpose of the pre-development meeting is to allow surrounding neighbors to meet with the applicant in an informal setting and share information about the proposed application. In order for the meeting to occur, the following items must be submitted to the Public Works Department:
- 1) The written legal description of the property.
  - 2) A written description of the proposed development which provides details of the proposal that can be mailed to neighbors. The narrative should be as detailed as practicable, without being lengthy or technical. It should describe the proposed uses contained in the development, any proposed open space or parks, and connections to nearby major roads and subdivisions.
  - 3) Because this is a preliminary meeting, a fully finished preliminary plat is not required, however, three full-sized drawings are required, as well as an 8 1/2-inch by 11-inch reduction, generally showing lots, roads, topography, floodplains, existing easements and structures, physical features (such as ponds, creeks, and large stands of trees), and proposed parks and open spaces.
  - 4) A site plan must accompany any request for commercial, industrial, multifamily, or special use, generally showing in a preliminary manner proposed buildings, parking, driveways, landscaping areas and screening.
  - 5) A certified ownership list for all property within a 350-foot radius of the exterior boundary of the subject request.
  - 6) ~~A completed Greenbelt Enhancement Statement if required by and in accordance with NCC 2-331.~~
- 6) A filing fee, as provided in the City fee schedule, which will be credited against any filing fee charged for a future preliminary plat application for the same property. This fee is nonrefundable and must be paid each time a separate meeting is requested.
- a. A complete pre-development application packet must be filed in the Planning and Community Development Department by 4:00 p.m. 17 days before the regularly scheduled pre-development meeting. The Planning and Community Development Department will make available the pre-development packet to the City's website as soon as possible but no later than ten days before the regularly scheduled pre-development meeting. Pre-development meetings will be held on an as-needed basis, and are anticipated to occur once a month. Staff will notify all persons identified on the certified ownership list and will include a copy of the written description of the proposed project as well as any reduced drawings. If an applicant does not submit an application for Planning Commission within six months from the date of the pre-development meeting, a new pre-development meeting must be held prior to the hearing.
  - b. At the same time, an application packet may also be submitted for a preliminary plat. By submitting both application packets at the same time,

- the application will be scheduled for a pre-development meeting, and then a Planning Commission hearing in the month immediately subsequent to the pre-development meeting.
- c. However, if the application for a Planning Commission hearing is not filed in the Public Works Department at the same time the pre-development application is filed in the Planning and Community Development Department according to the above deadline, the application will be scheduled for a Planning Commission hearing at the time that application is received in the Public Works Department.
- b) In order to be included on the agenda of the Planning Commission, an application shall be in compliance with all of the following:
- 1) Five copies of the preliminary plat shall be submitted directly to the Public Works Department on the first business day of each month to be placed on the following month's Planning Commission agenda.
  - 2) It shall be unnecessary unless as may be otherwise required to submit with said preliminary plat the restrictive or protective covenants pertaining to said development or subdivision and which are to be filed of record in the office of the County Clerk.
  - 3) At the same time, where the preliminary plat is submitted for multifamily residential, commercial or industrial development, there shall be submitted five copies of a site plan which shall be drawn to scale, with all necessary dimensions showing the outer lines within which each individual structure within the development is to be constructed, in addition to designated open space; the areas reserved for parking; all points of ingress and egress to existing, required, or proposed streets; all streets, alleys, drives, and fire lanes, whether public or private; all public easements; the location of fire hydrants; service and dumpster areas; and required screening, landscape areas and fencing.
  - 4) When submitted, material must be in complete and final form as required in this chapter. Plats failing to meet these requirements by the filing deadline shall not be placed on the Planning Commission agenda.

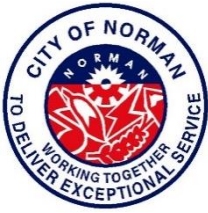
### **CONCLUSION:**

The amendments to the Subdivision Regulations will help streamline our processes and clear confusion for applicants.

Staff forwards Ordinance O-2526-52 to the Planning Commission for consideration and recommendation to City Council.

**File Attachments for Item:**

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



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 04/09/2026

**REQUESTER:** City of Norman

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

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

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### BACKGROUND:

In reviewing recent applications and citizen inquiries, Staff has identified concerns with the existing standards for ADUs:

1. Clarity and Administration

The setback requirement of "rear 25 percent" measurement has proven difficult for applicants and staff to interpret consistently, leading to delays in permitting and frequent requests for clarification.

2. Functional Limitations on Eligible Lots

Strict adherence to the rear placement requirement creates undue hardship on certain lot configurations and may unintentionally prohibit ADUs in districts where they are otherwise permitted.

Allowing flexibility for existing detached structures that comply with all adopted Code requirements may support additional housing opportunities without increasing the building footprint or altering established neighborhood character.

Maintaining the subordinate nature of ADUs remains important, however, the placement requirement may be more restrictive than necessary to meet that goal.

Staff presented the proposed change to City Council Business and Community Affairs Committee on March 5, 2026, and received direction to proceed to Planning Commission.

### Possible Amendments to Accessory Dwelling Unit (ADU) Placement Standards:

The current adopted Ordinance No. O-2324-40 requires that Accessory Dwelling Units (ADUs) be located within the rear twenty-five percent (25%) of the principal structure. This requirement is located within the following districts: A-1, Rural Agricultural District, A-2, General Agricultural District, RE, Residential Estate Dwelling District, R-1, Single-Family Dwelling District, and R-1-A, Single-Family Attached Dwelling District. This standard was adopted to ensure that ADUs remain subordinate to the primary dwelling and to preserve established neighborhood character.

Since adoption, Planning Staff have received consistent questions and applications reflecting confusion regarding how the “rear 25 percent of the principal structure” is measured and applied. Applicants frequently inquire whether the measurement is based on the building footprint, total building depth, roofline, or lot configuration. Additional uncertainty arises on corner lots and irregularly shaped parcels.

Furthermore, in the applicable zoning districts, particularly those with smaller or limited rear yard depth, strict application of this requirement effectively prevents placement of an ADU, even when all other zoning standards such as setbacks, height limits, and coverage can be met.

### **Proposed Language:**

*Accessory dwelling unit or ADU means a dwelling unit that is:*

- (a) attached to the principal dwelling by a common wall or roof; or
- (b) detached from a principal dwelling unit on the same parcel (notwithstanding other language within this chapter, where an ADU is detached, it must be located no further forward than the principal structure ~~that the rear 25% of the principal structure's depth~~).

AND

- (c) is clearly subordinate to the principal dwelling unit in size, including height; and
- (d) is not manufactured or mobile home; and
- (e) is located on a legal conforming or legal nonconforming parcel (the burden to establish legal non-conforming status is on the parcel owner or applicant);
- (f) complies the development standards of the applicable zoning district in which it is located (unless legal non-conforming status is otherwise established); and
- (g) may be utilized only within the A-1, A-2, RE, R-1, and R-1-A Zoning Districts.

### **CONCLUSION:**

This amendment to the ADU language would improve clarity, reduce unintended hardship, and allow for increased housing opportunities while maintaining compatibility with established neighborhoods and preserving the subordinate nature of ADUs to principal dwellings.

Staff forwards Ordinance O-2526-51 to the Planning Commission for consideration and recommendation to City Council.



**File Attachments for Item:**

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



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 04/09/2026

**REQUESTER:** City of Norman

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

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

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### BACKGROUND:

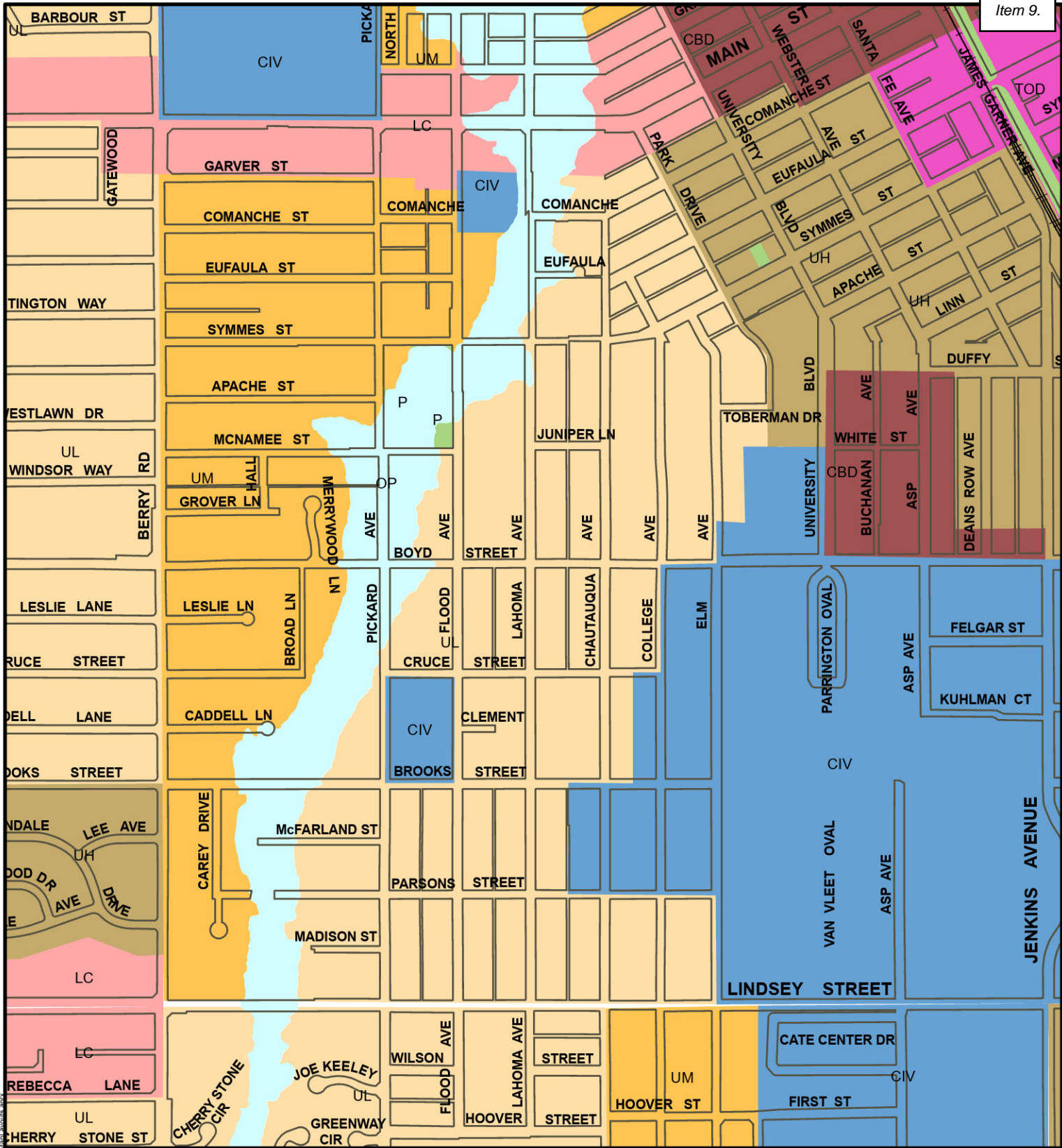
Two map errors have come to Staff's attention since the adoption of AIM Norman in June 2025. First, the Character Area Map was adopted without a designation for an area of properties south of E. Lindsey St., west of Maple Ave., north of W. Timberdell Rd., and east of Chautauqua Ave. The consultant mistakenly believed this area was part of the University of Oklahoma and did not assign the area a Character Area. The surrounding area is designated as Core Neighborhood Area and Staff proposes extending this designation to this area.

Second, a Steering Committee-directed change from March 12, 2025, was not implemented prior to approval by City Council. Namely, the Steering Committee voted for all Historic Districts within the City to be assigned Urban Low designation; however, the area around the Chautauqua Historic District was not changed to Urban Low on the adopted map. Staff proposes changing this area from Urban Medium to Urban Low in accordance with the Steering Committee's direction.

### CONCLUSION:

These two map changes would bring the Land Use Map and Character Area Map into alignment with how the Steering Committee intended them to be adopted.

Staff forwards Ordinance O-2526-51 to the Planning Commission for consideration and recommendation to City Council.



# AIM Norman Future Land Use



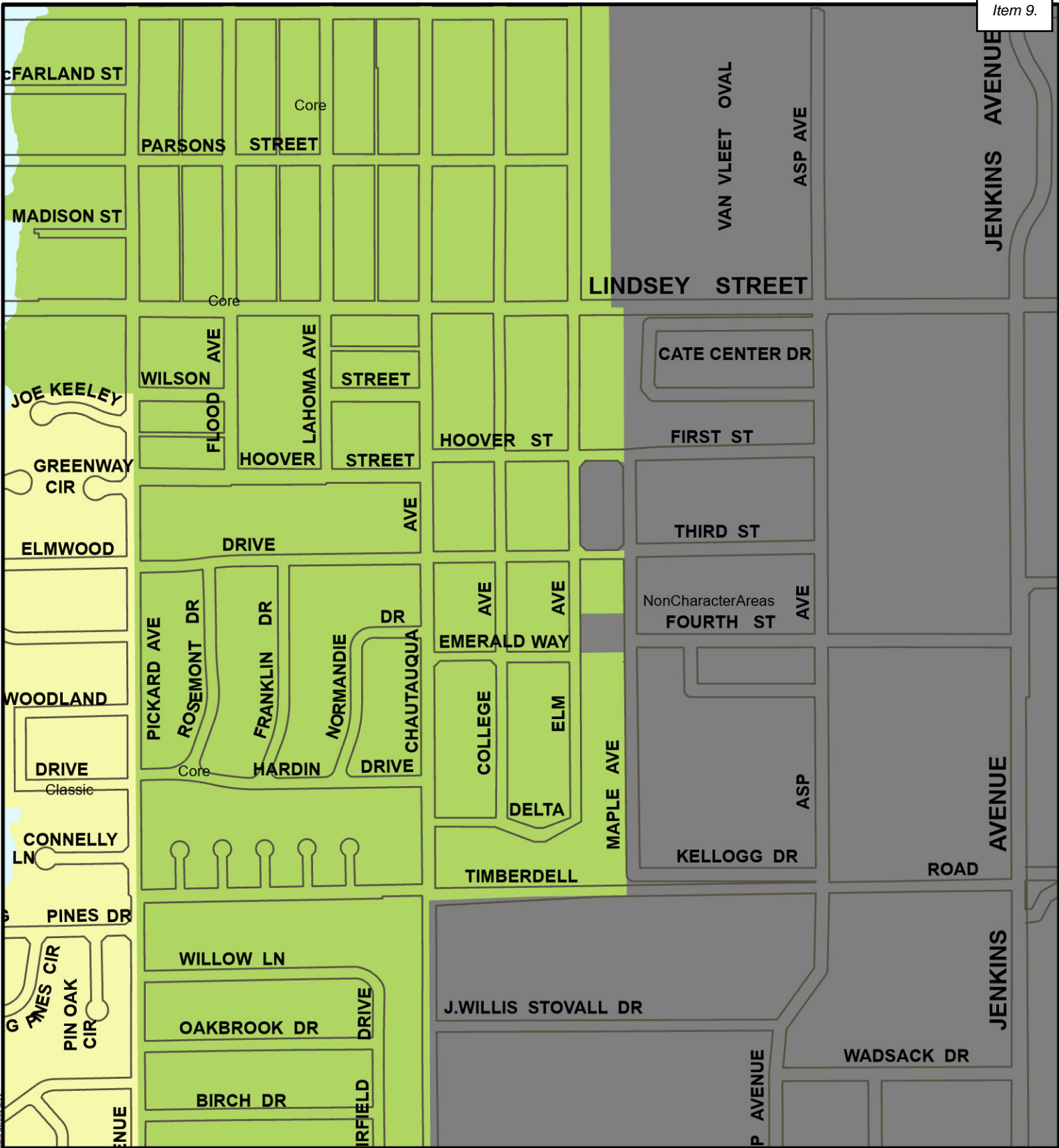
Map Produced by the City of Norman  
 Geographic Information System.  
 The City of Norman assumes no  
 responsibility for errors or omissions  
 in the information presented.



April 3, 2026



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# AIM Norman Character Areas



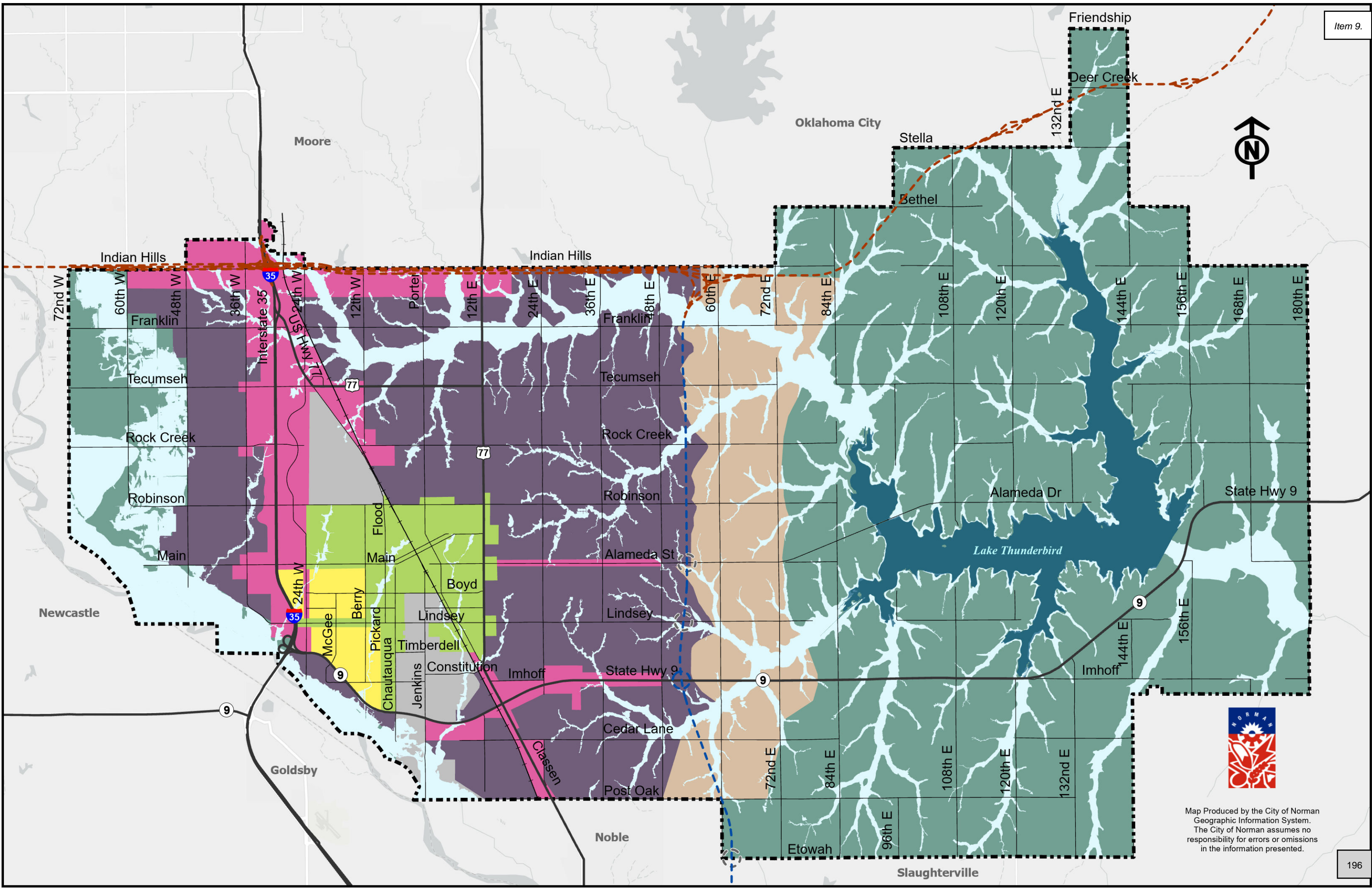
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April 3, 2026



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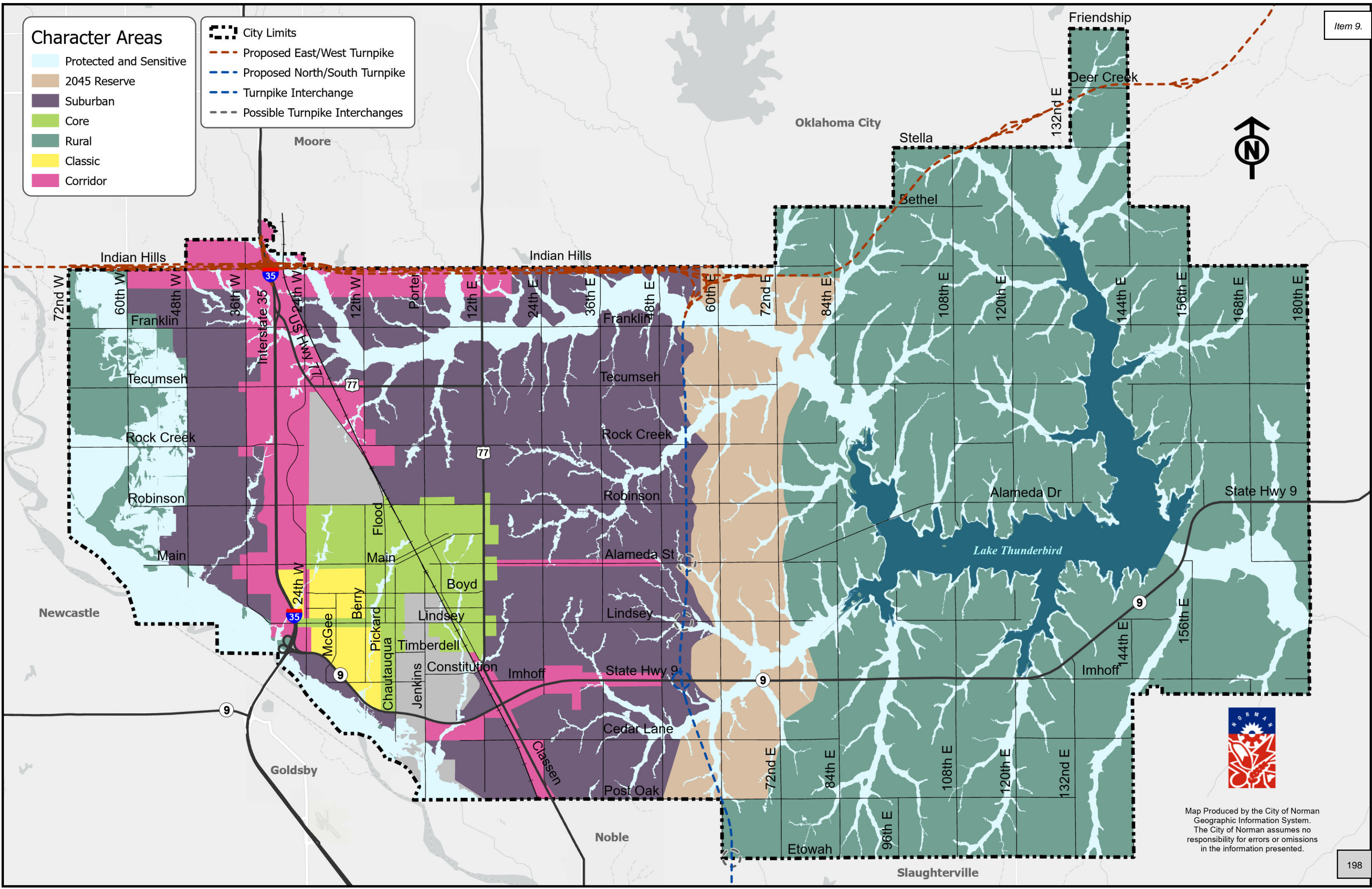
Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



### Character Areas

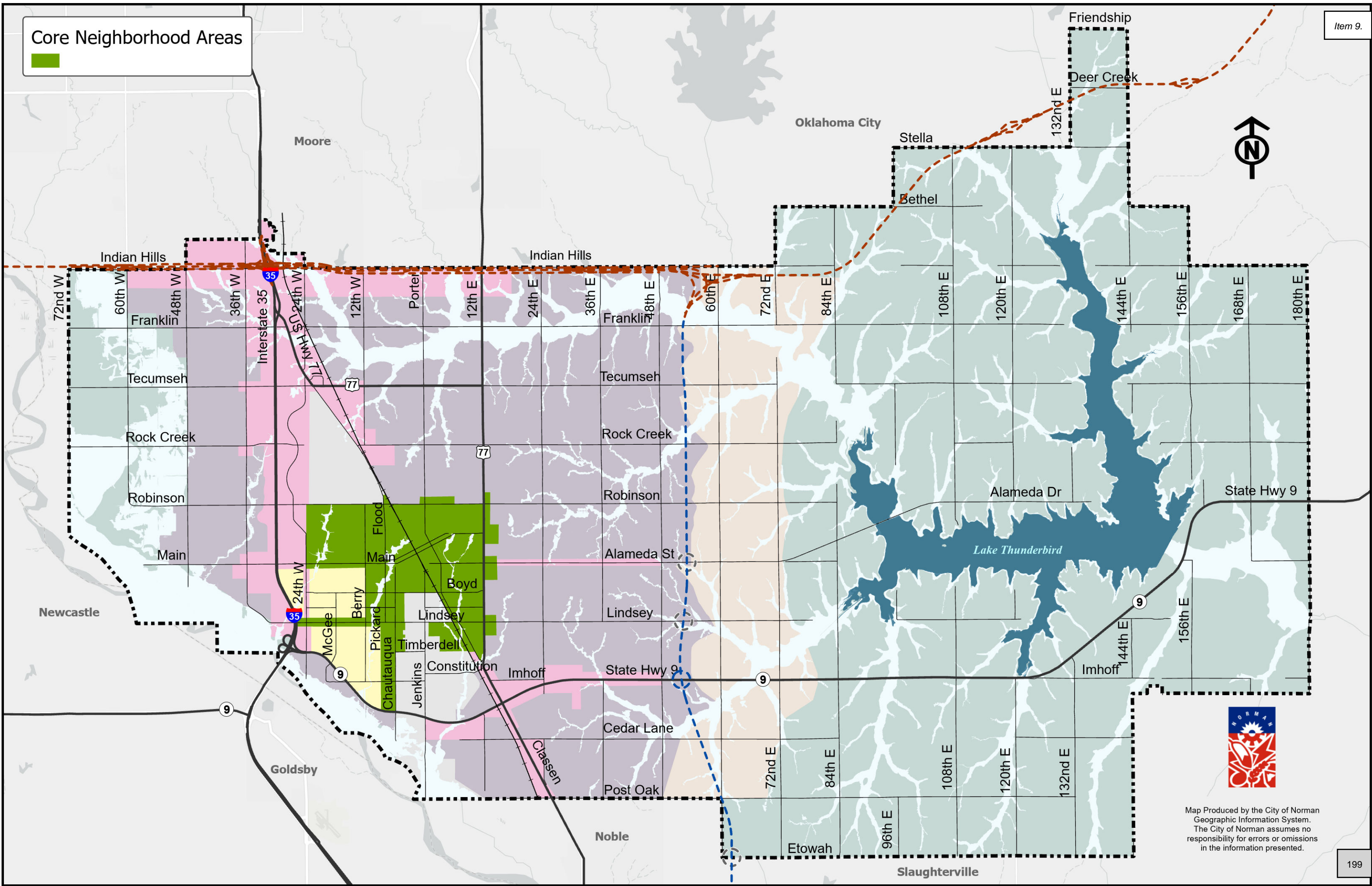
- Protected and Sensitive
- 2045 Reserve
- Suburban
- Core
- Rural
- Classic
- Corridor

- City Limits
- Proposed East/West Turnpike
- Proposed North/South Turnpike
- Turnpike Interchange
- Possible Turnpike Interchanges



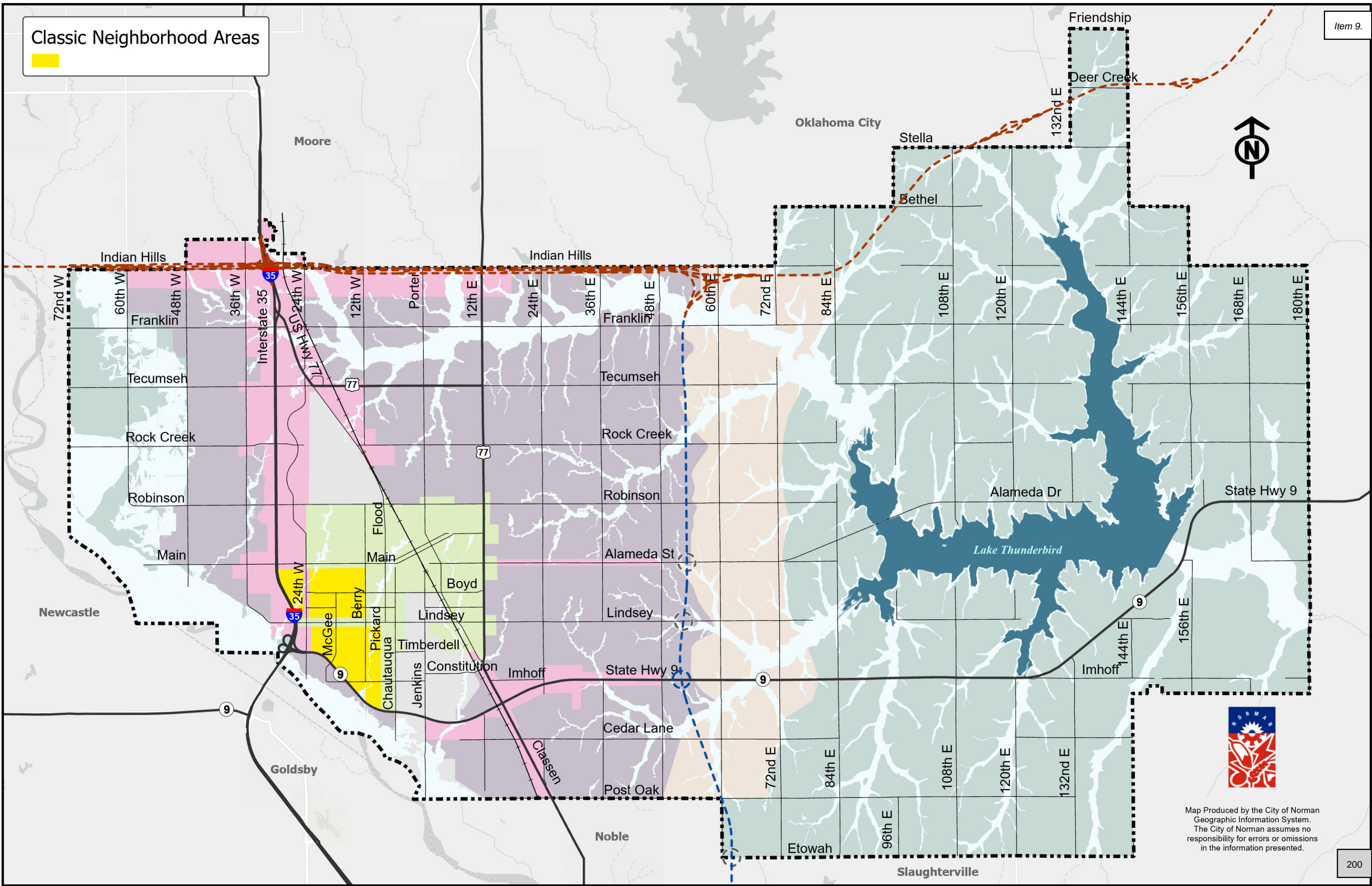
Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

Core Neighborhood Areas



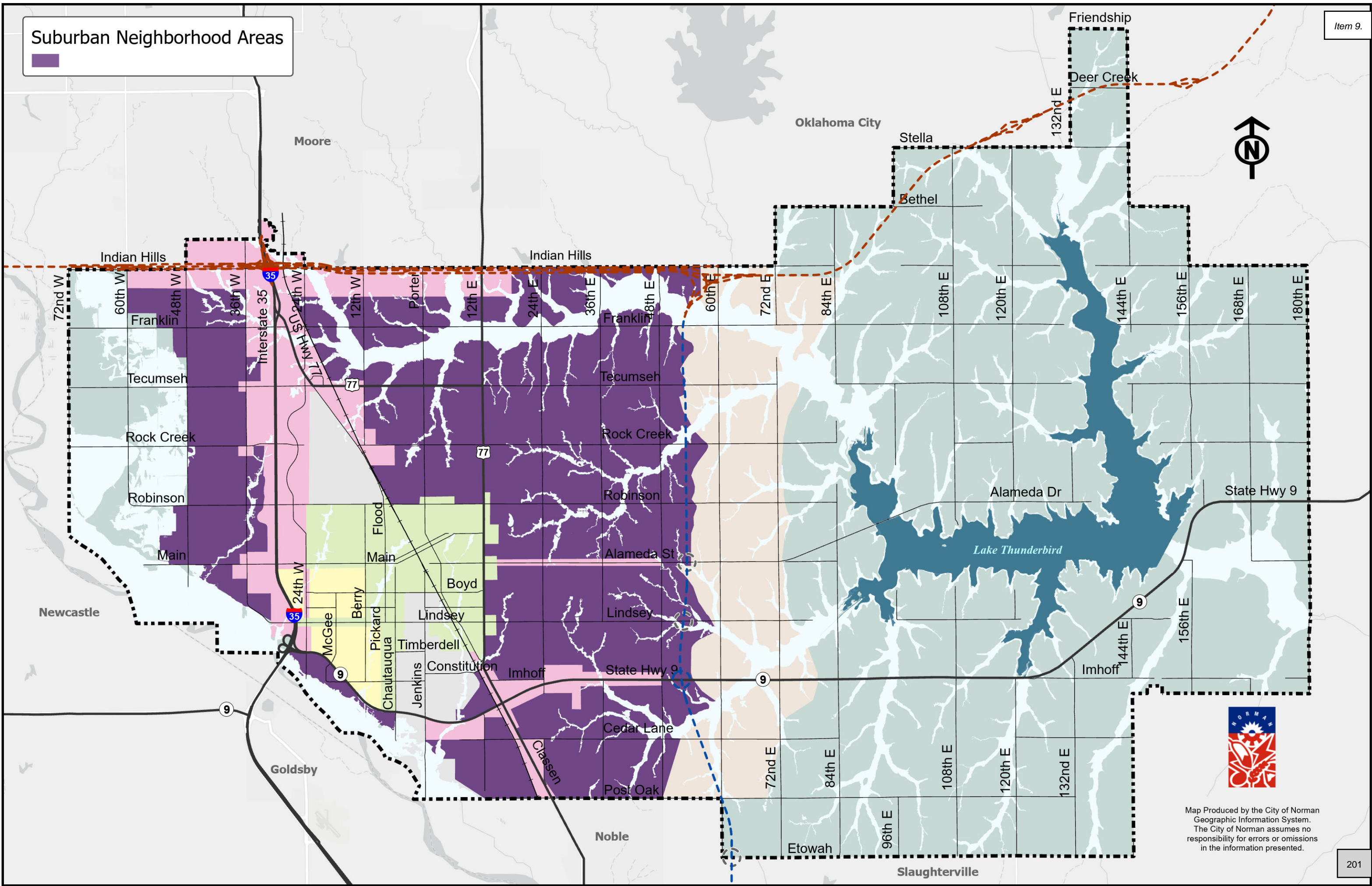
Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

Classic Neighborhood Areas



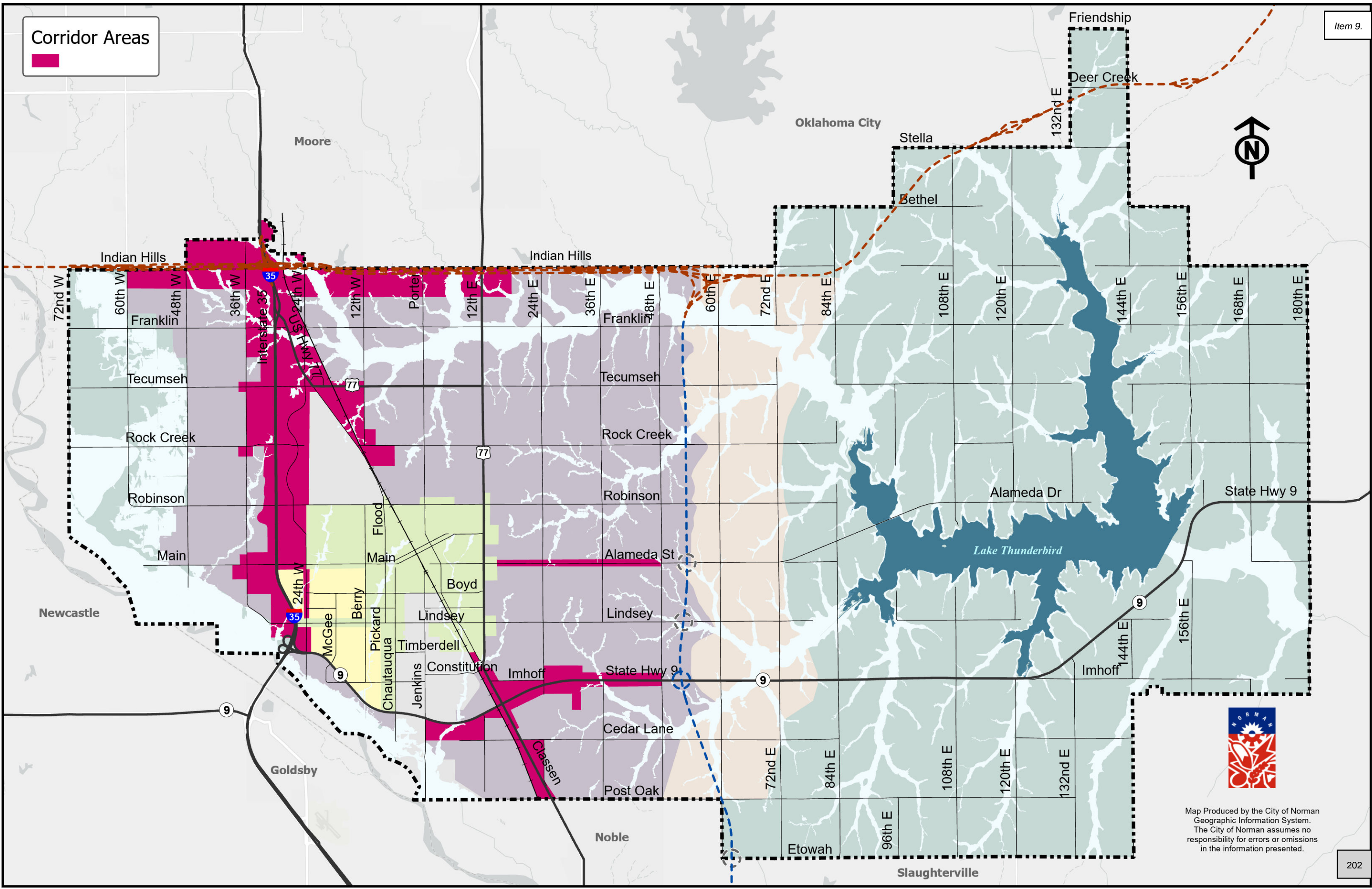
Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

Suburban Neighborhood Areas



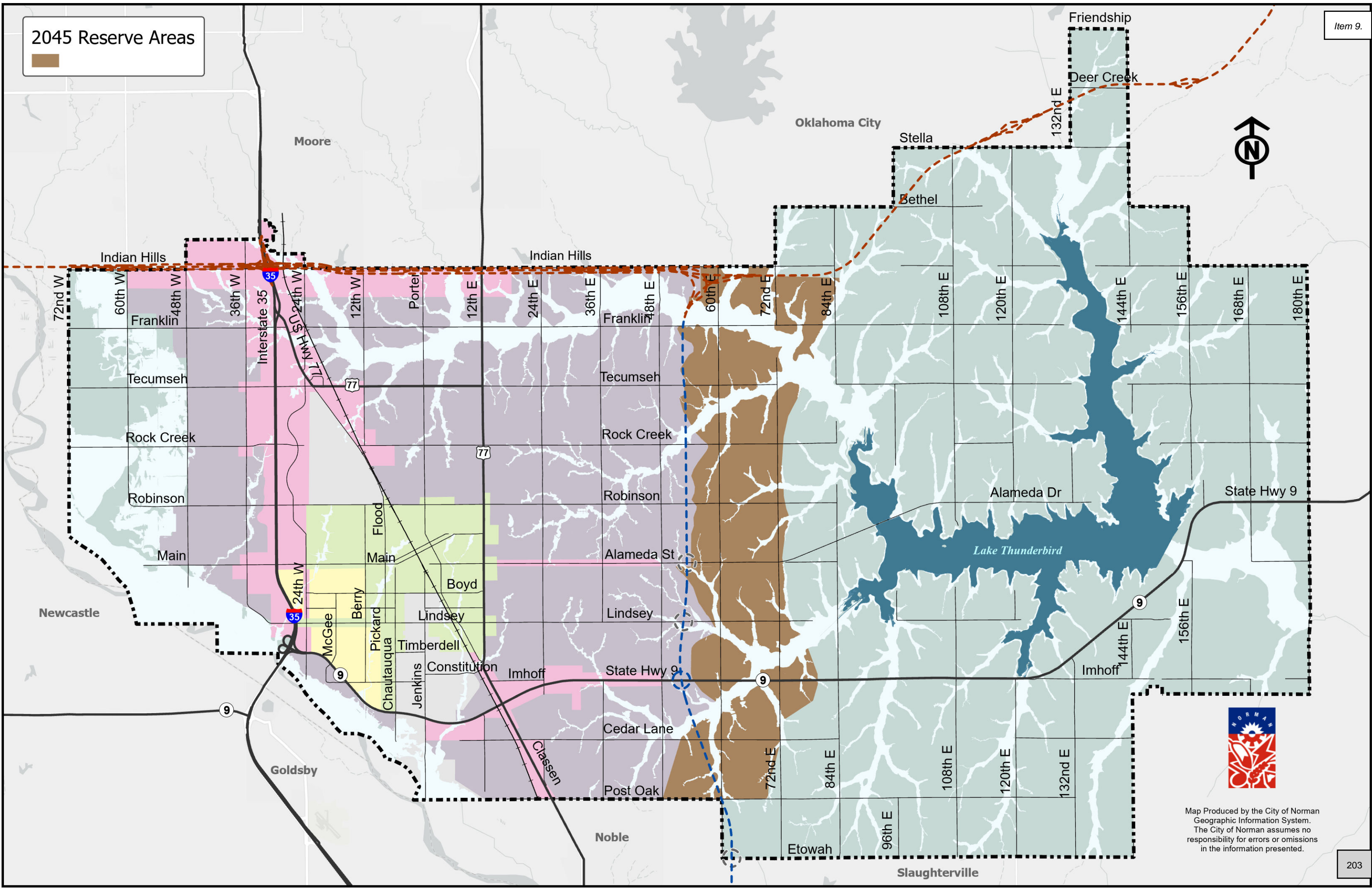
Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

Corridor Areas



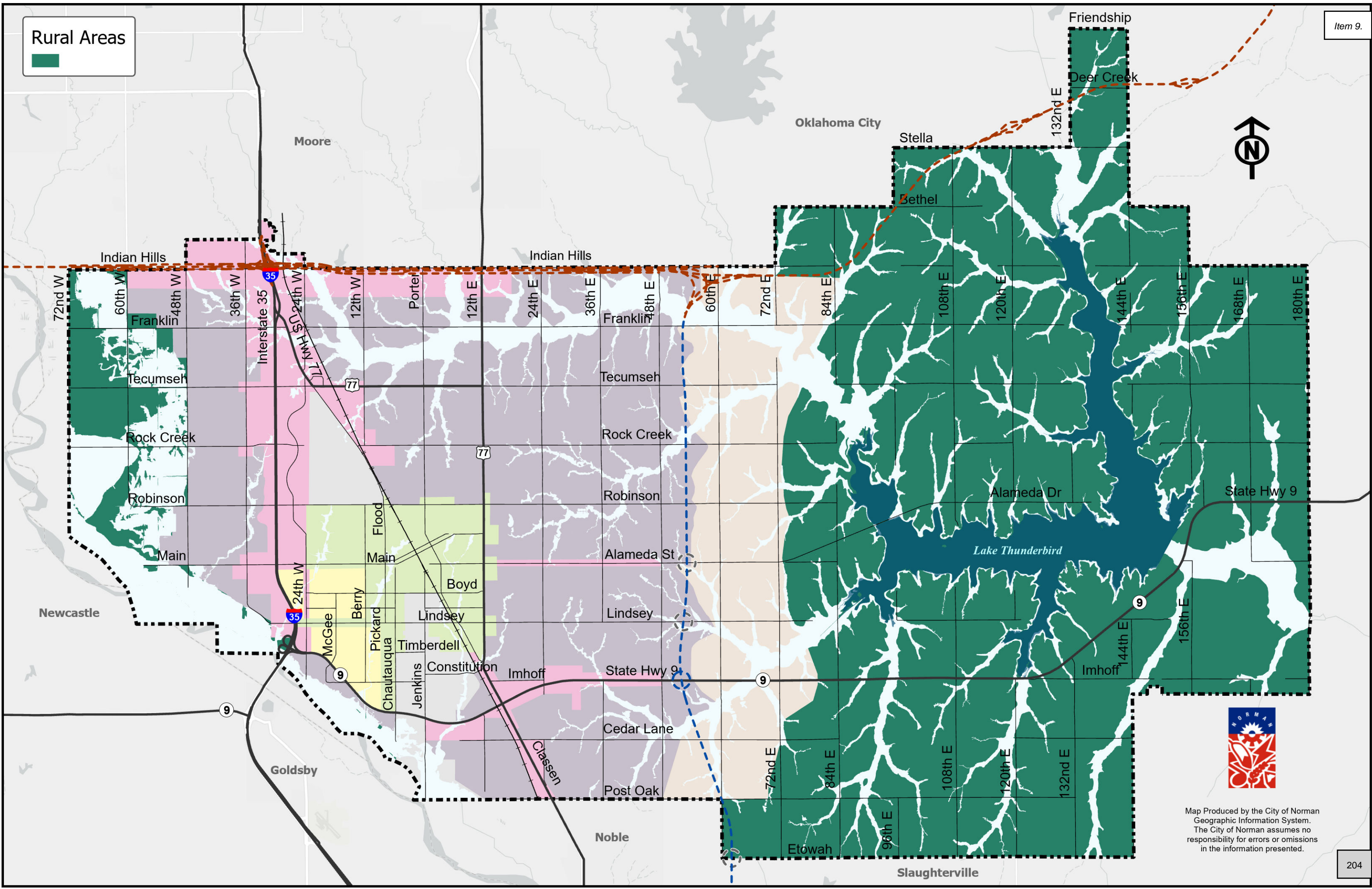
Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

2045 Reserve Areas



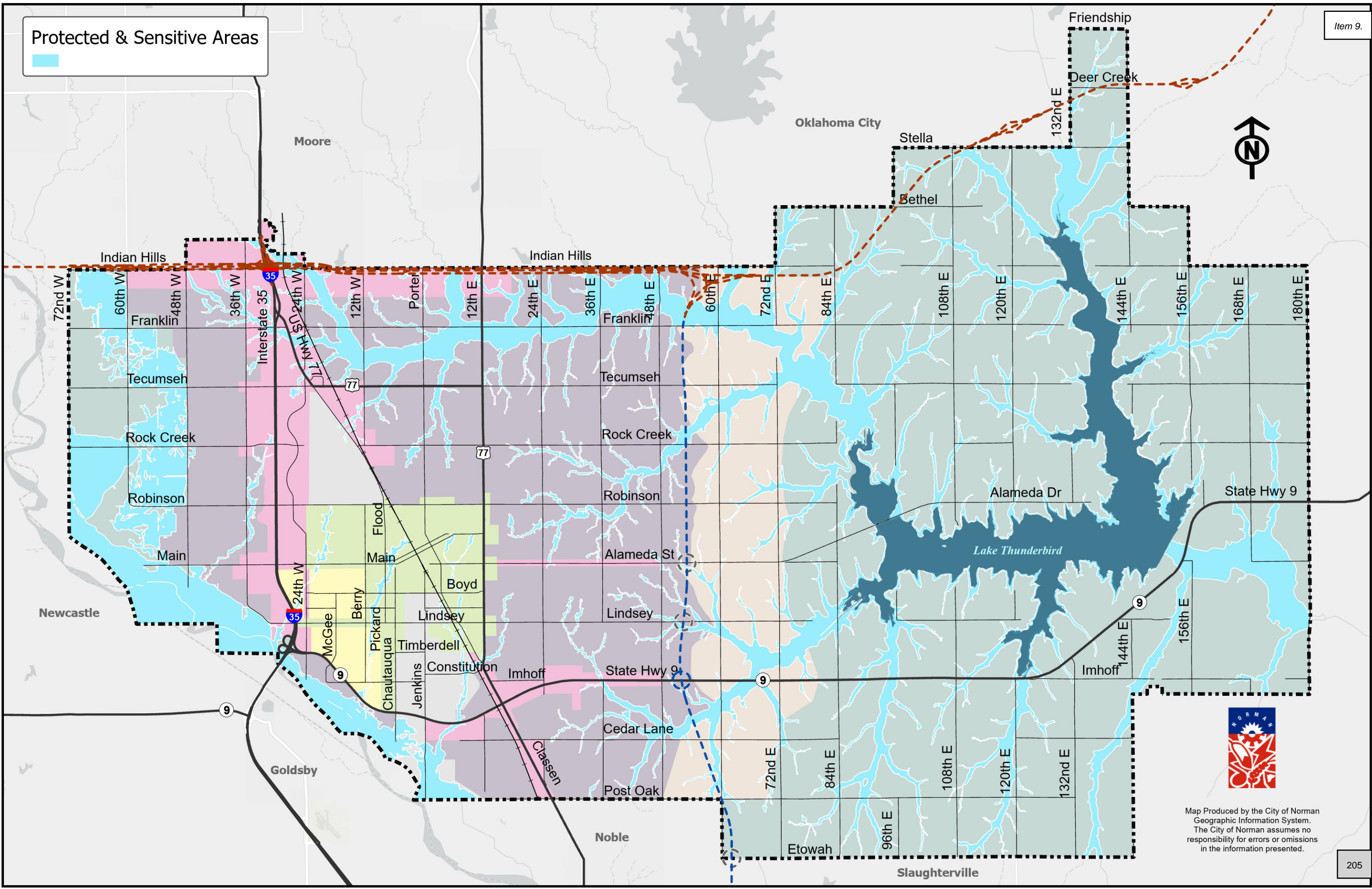
Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

Rural Areas



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.

Protected & Sensitive Areas

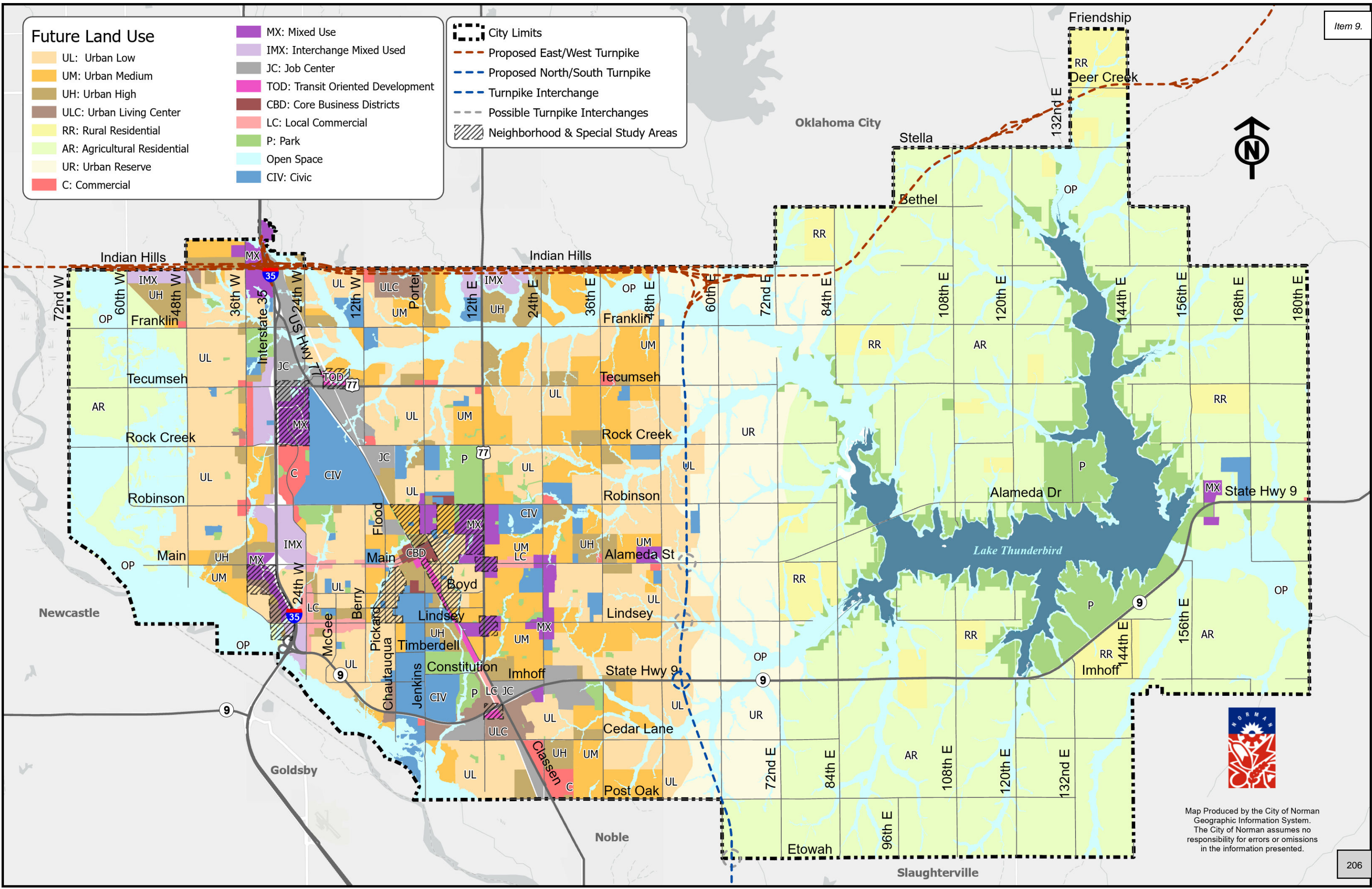


Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

### Future Land Use

- UL: Urban Low
- UM: Urban Medium
- UH: Urban High
- ULC: Urban Living Center
- RR: Rural Residential
- AR: Agricultural Residential
- UR: Urban Reserve
- C: Commercial
- MX: Mixed Use
- IMX: Interchange Mixed Used
- JC: Job Center
- TOD: Transit Oriented Development
- CBD: Core Business Districts
- LC: Local Commercial
- P: Park
- Open Space
- CIV: Civic

- City Limits
- Proposed East/West Turnpike
- Proposed North/South Turnpike
- Turnpike Interchange
- Possible Turnpike Interchanges
- Neighborhood & Special Study Areas



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.

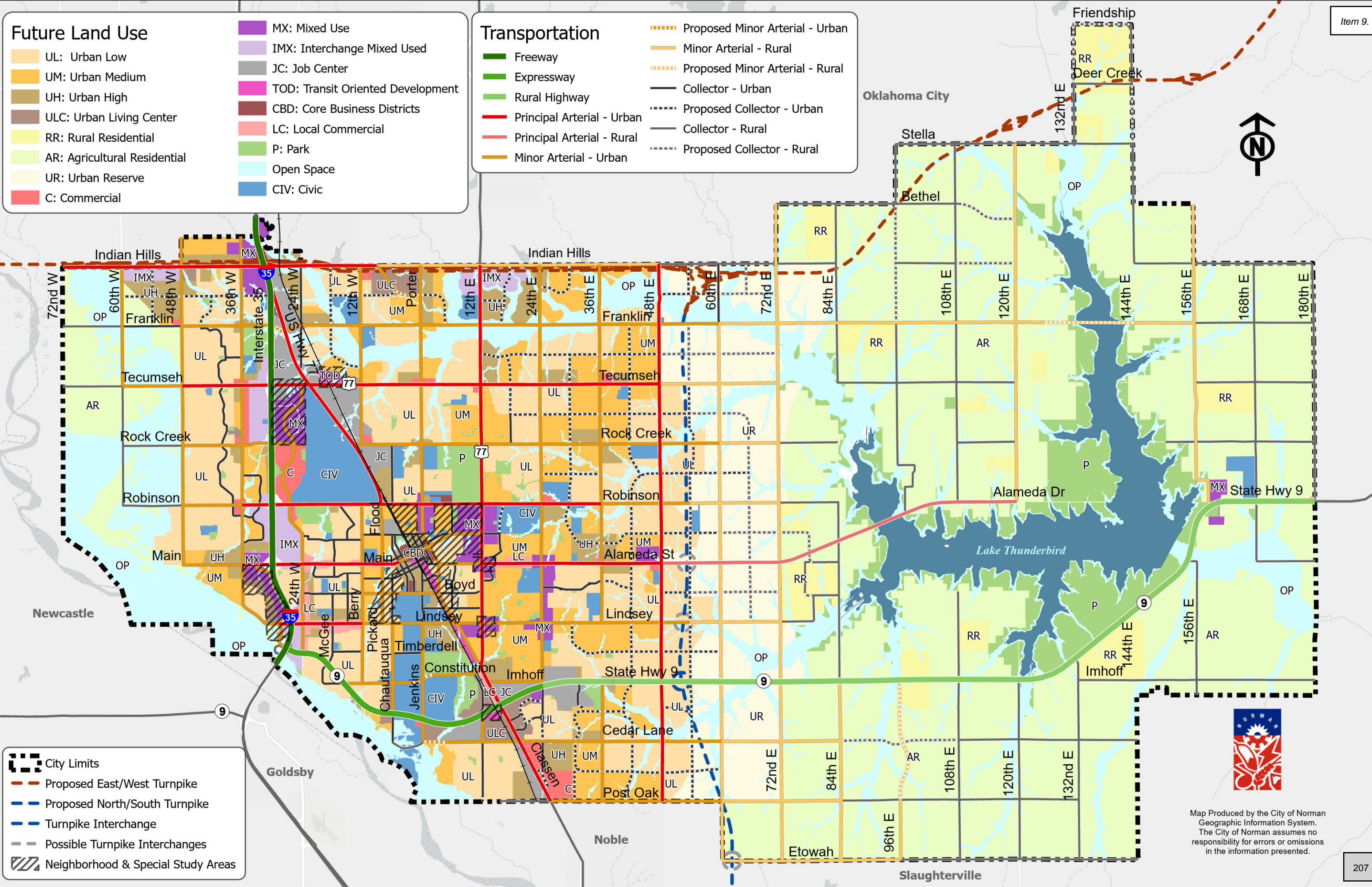
### Future Land Use

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- JC: Job Center
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- CBD: Core Business Districts
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- P: Park
- Open Space
- CIV: Civic

### Transportation

- Freeway
- Expressway
- Rural Highway
- Principal Arterial - Urban
- Principal Arterial - Rural
- Minor Arterial - Urban
- Proposed Minor Arterial - Urban
- Minor Arterial - Rural
- Proposed Minor Arterial - Rural
- Collector - Urban
- Proposed Collector - Urban
- Collector - Rural
- Proposed Collector - Rural

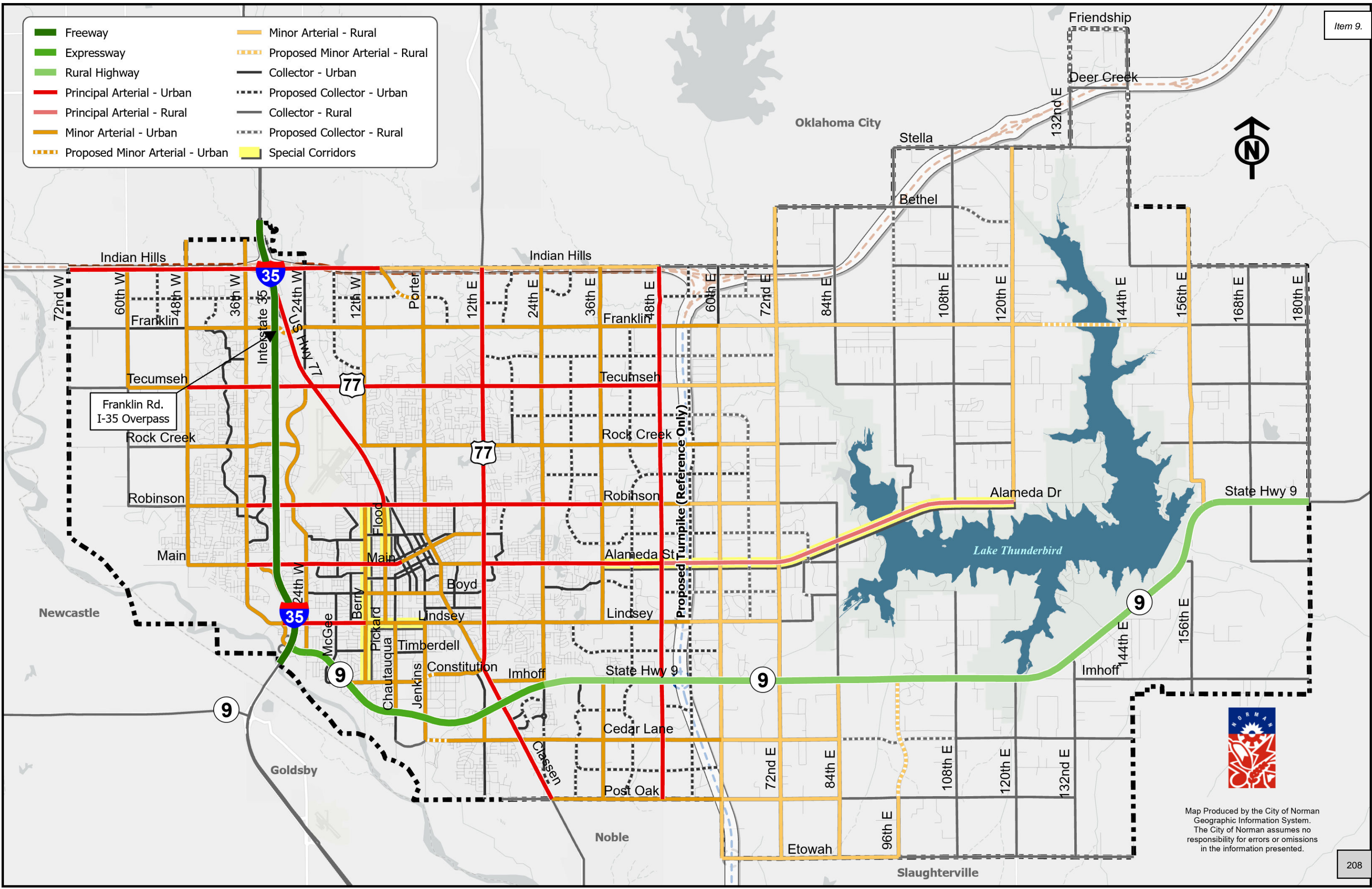


- City Limits
- Proposed East/West Turnpike
- Proposed North/South Turnpike
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- Possible Turnpike Interchanges
- Neighborhood & Special Study Areas

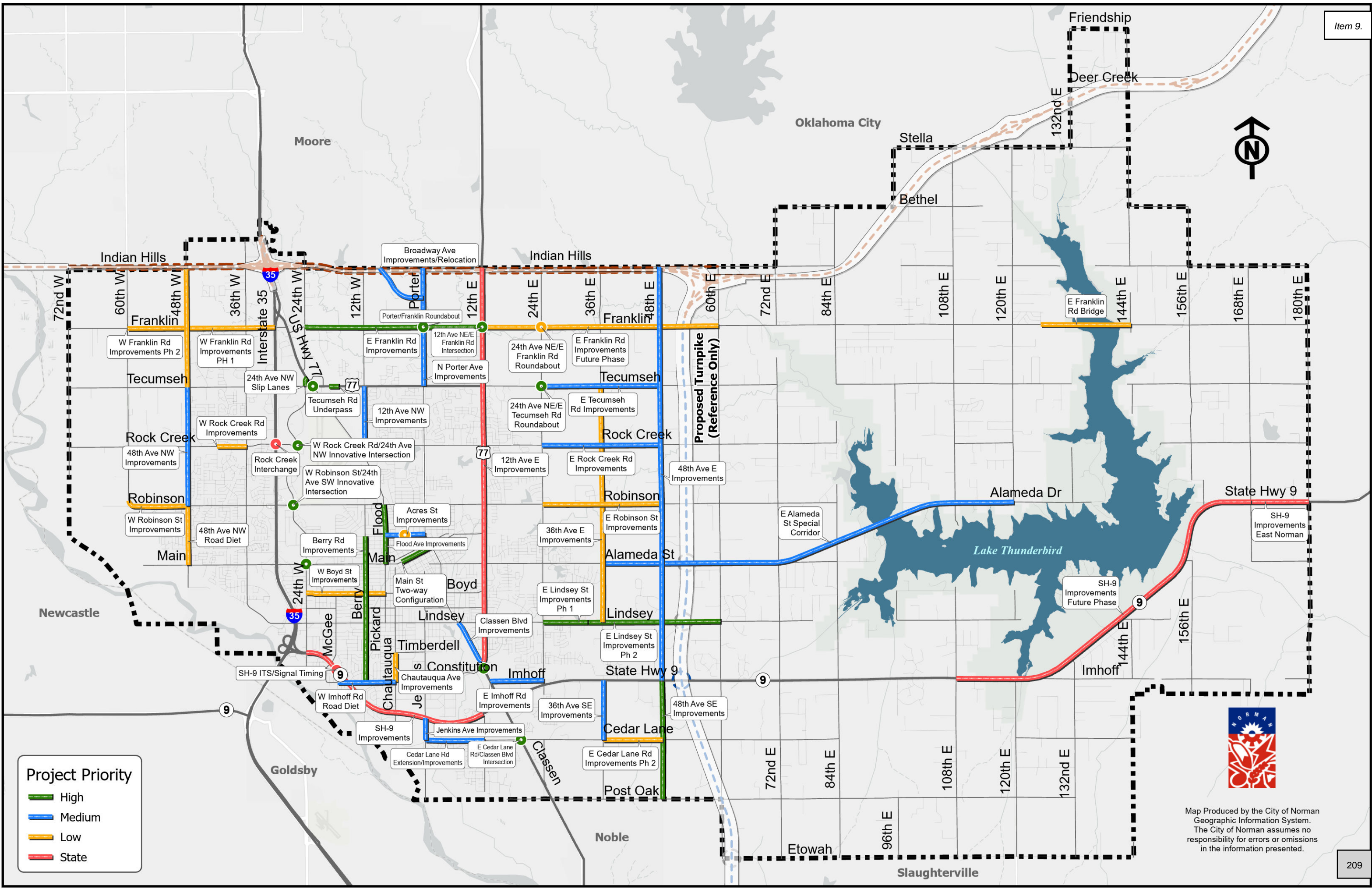


Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

	Freeway		Minor Arterial - Rural
	Expressway		Proposed Minor Arterial - Rural
	Rural Highway		Collector - Urban
	Principal Arterial - Urban		Proposed Collector - Urban
	Principal Arterial - Rural		Collector - Rural
	Minor Arterial - Urban		Proposed Collector - Rural
	Proposed Minor Arterial - Urban		Special Corridors



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.



**Project Priority**

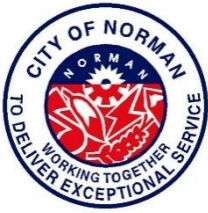
- █ High
- █ Medium
- █ Low
- █ State



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.

**File Attachments for Item:**

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



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 4/9/2026

**REQUESTER:** City of Norman

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

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

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### BACKGROUND:

The AIM Norman Comprehensive Land Use Plan (the Plan), adopted in June 2025, serves as the City's primary policy guide for future growth, development patterns, and land use decisions moving forward. Following its adoption, staff continue to conduct detailed internal reviews of the document and receive feedback from stakeholders identifying inconsistencies within the document.

These issues primarily include:

- The omission of certain zoning districts from the AIM Norman Land Use Category Land Use Table and associated tables.

These discrepancies do not materially alter the overall vision or policy direction of the Plan. However, they could create potential confusion for staff, decision-makers, and the public when interpreting land use guidance. Omissions may lead to uncertainty regarding how these districts align with adopted land use categories.

Staff proposes the following corrections:

- Review all adopted zoning districts included in the Plan and verify alignment with Plan designations
- Revise land use tables to reflect complete and accurate district classifications
- Standardize terminology for consistency across all sections

The corrections will be compiled into a redlined version of the Plan for transparency, along with a clean final version for adoption. Please see attached Exhibit A for existing and proposed districts and their classifications.

**CONCLUSION:**

Staff forwards Resolution R-2526-123 to the Planning Commission for consideration and recommendation to City Council.

# Exhibit A

## Open Space

(Current)

PL														
PUD	SPUD	A-1	A-2	RE	R1	R-1-A	R-2	RM-2	RM-4	RM-6	R-3	RO	O-1	CO
C-1	C-2	TC	CR	C-3	I-1	I-2	M-1	MUD	FH	CCFBC				

(Proposed)

PUD	SPUD	A-1	A-2	RE	R1	R-1-A	R-2	RM-2	RM-4	RM-6	R-3	RO	O-1	CO
C-1	C-2	TC	CR	C-3	I-1	I-2	M-1	MUD						

## Agricultural Residential

(Current)

A-1	A-2													
PUD	SPUD	R-1	RE	CR	TC									
R-1-A	R-2	RM-2	RM-4	RM-6	R-3	RO	O-1	CO	C-1	C-2	C-3	I-1	I-2	M-1

(Proposed)

A-1	A-2														
PUD	SPUD	R-1	RE	CR	TC										
R-1-A	R-2	RM-2	RM-4	RM-6	R-3	RO	O-1	CO	C-1	C-2	C-3	I-1	I-2	M-1	MUD

## Rural Residential

(Current)

RE	R-1	PUD																
SPUD	A-1	A-2	R-1-A	R-2	RM-2	RM-4	RM-6	R-3	RO	O-1	CO	C-1	C-2	TC	CR	C-2	I-1	I-2
M-1																		

(Proposed)

RE	R-1	PUD																
SPUD	A-1	A-2	R-1-A	R-2	RM-2	RM-4	RM-6	R-3	RO	O-1	CO	C-1	C-2	TC	CR	C-2	I-1	I-2
M-1	MUD																	

## Urban Reserve

(Current)

A-1	A-2																
PUD	SPUD	R-1	RE	CR													
R-1-A	R-2	RM-2	RM-4	RM-6	R-3	RO	O-1	CO	C-1	C-2	TC	C-3	I-1	I-2	M-1		

(Proposed)

A-1	A-2																
PUD	SPUD	R-1	RE	CR													
R-1-A	R-2	RM-2	RM-4	RM-6	R-3	RO	O-1	CO	C-1	C-2	TC	C-3	I-1	I-2	M-1	MUD	

### Urban Low

(Current)

R-1	R-1-A	R-2	RO	O-1	CO	C-1					
MUD	PUD	SPUD	RM-4	C-2							
A-1	A-2	RE	RM-6	R-3	TC	CR	C-3	I-1	I-2	M-1	

(Proposed)

R-1	R-1-A	R-2	RM-2	RO	O-1	CO	C-1				
MUD	PUD	SPUD	RM-4	C-2							
A-1	A-2	RE	RM-6	R-3	TC	CR	C-3	I-1	I-2	M-1	

### Urban Medium

(Current)

RM-2	RM-6	R-2	R-3	RO	O-1	C-1					
PUD	SPUD	MUD	RM-4								
A-1	A-2	RE	R-1	R-1-A	RM-4	TC	CR	C-3	I-1	I-2	M-1

(Proposed)

RM-2	RM-6	R-2	R-3	RO	O-1	CO	C-1				
PUD	SPUD	MUD	RM-4	C-2							
A-1	A-2	RE	R-1	R-1-A	RM-4	TC	CR	C-3	I-1	I-2	M-1

### Urban High

(Current)

RM-2	RM-6	R-3	O-1	CO	C-1	C-2	C-3	MUD				
PUD	SPUD											
A-1	A-2	RE	R-1-A	R-2	RM-4	TC	CR	I-1	I-2	M-1		

(Proposed)

RM-2	RM-6	R-3	RO	O-1	CO	C-1	C-2	C-3	MUD			
PUD	SPUD											
A-1	A-2	RE	R-1	R-1-A	R-2	RM-4	TC	CR	I-1	I-2	M-1	

### Urban Living Center

(Current)

RM-2	RM-6	R-3	O-1	CO	C-1	C-2	C-3	MUD				
PUD	SPUD											
A-1	A-2	RE	R-1	R-1-A	R-2	RM-4	TC	CR	I-1	I-2	M-1	

(Proposed)

RM-2	RM-6	R-3	RO	O-1	CO	C-1	C-2	C-3	MUD			
PUD	SPUD											
A-1	A-2	RE	R-1	R-1-A	R-2	RM-4	TC	CR	I-1	I-2	M-1	

## Commercial

(Current)

RM-2	RM-6	R-3	RO	O-1	CO	C-1	C-2			
PUD	SPUD	MUD	C-3							
A-1	A-2	RE	R-1	R-1-A	R-2	TC	CR	I-1	I-2	M-1

(Proposed)

RM-2	RM-6	R-3	RO	O-1	CO	C-1	C-2				
PUD	SPUD	MUD	C-3								
A-1	A-2	RE	R-1	R-1-A	R-2	RM-4	TC	CR	I-1	I-2	M-1

## Job Center

(Current)

I-1	I-2	M-1								
PUD	SPUD									
A-1	A-2	RE	R-1	R-1-A	R-2	TC	CR	I-1	I-2	M-1

(Proposed)

O-1	CO	C-1	C-2	C-3	I-1	I-2	M-1	MUD		
RM-6	R-3	RO	PUD	SPUD						
A-1	A-2	RE	R-1	R-1-A	R-2	RM-2	RM-4	TC	CR	

**File Attachments for Item:**

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

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



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 04/09/2026

**REQUESTER:** Shaz Investment Group, LLC

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

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

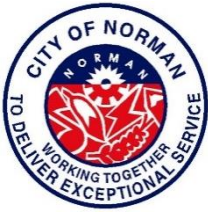
*The applicant requests postponement to the May 14, 2026 Planning Commission meeting.*

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**File Attachments for Item:**

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

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



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 04/09/2026

**REQUESTER:** Shaz Investment Group, LLC

**PRESENTER:** Ken Danner, Subdivision Development Manager

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

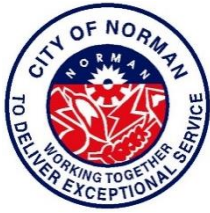
*The applicant requests postponement to the May 14, 2026 Planning Commission meeting.*

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**File Attachments for Item:**

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

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



# CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 04/09/2026

**REQUESTER:** City of Norman

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

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

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

**File Attachments for Item:**

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

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



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 04/09/2026

**REQUESTER:** The Calara Group, LLC

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

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

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

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