



CITY OF NORMAN, OK
PLANNING COMMISSION MEETING - AMENDED
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, September 11, 2025 at 5:30 PM

AGENDA

AMENDED

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

NOTICE: The requested rezoning items appearing on this Planning Commission Agenda were filed by the applicant at least 30 days ago. Legal notice for each rezoning item was published in The Norman Transcript and mailed to each property owner of record within a minimum of 350 feet of each rezoning request.

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

ROLL CALL

CONSENT ITEMS

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

Minutes

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

PLANNING COMMISSION MEETING MINUTES OF AUGUST 14, 2025.

Certificates of Survey

- 2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-8:** CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY HERITAGE-INFINITY LIVING TRUST (POLLARD & WHITED SURVEYING, INC.) FOR RIDGELINE ESTATES FOR 338.27 ACRES OF PROPERTY GENERALLY LOCATED A QUARTER MILE WEST OF 144TH AVENUE S.E. AND SOUTH OF CEDAR LANE ROAD.
- 3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2526-1:** CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY MEEGAN MARONEY PELAFIGUE SUCCESSION TRUST (POLLARD & WHITED SURVEYING, INC.) FOR JOSHUA OAKS ESTATES FOR 79.77 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BETHEL ROAD AND 108TH AVENUE N.E.

NON-CONSENT ITEMS

Ironwood Hills PUD Rezoning & Preliminary Plat

- 4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-38:** AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE)

The applicant requests postponement to the October 9, 2025 Planning Commission meeting.

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

The applicant requests postponement to the October 9, 2025 Planning Commission meeting.

Coleraine Multifamily PUD Rezoning & Preliminary Plat

- 6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-6:** 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 SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP EIGHT NORTH (T8N), RANGE TWO WEST (R2W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1751 E. IMHOFF ROAD)

The applicant requests postponement to the October 9, 2025 Planning Commission meeting.

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-7: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY COLERAINE CAPITAL GROUP, INC. FOR COLERAINE MULTIFAMILY, A PLANNED UNIT DEVELOPMENT, FOR 32.50 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF E. IMHOFF RD. BETWEEN CLASSEN BLVD. AND 24TH AVENUE SE.

The applicant requests postponement to the October 9, 2025 Planning Commission meeting.

Tull Trails PUD Rezoning & Preliminary Plat

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-9: 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 NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, AND A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE W. ROCK CREEK ROAD AND N. PORTER AVENUE INTERSECTION)
9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-9: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY TULL COMMERCIAL PROPERTIES, LLC (CEDAR CREEK ENGINEERING) FOR 2200 N. PORTER AVENUE, A PLANNED UNIT DEVELOPMENT, FOR 69.68 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PORTER AVENUE AND ROCK CREEK ROAD.

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 AUGUST 14, 2025.



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, August 14, 2025 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Thursday, August 14, 2025, at 5:30 PM. Notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Commissioner Bird called the meeting to order at 5:30 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKwon
Michael Jablonksi
Erica Bird
Jim Griffith
Maria Kindel
Kevan Parker

ABSENT

Doug McClure

STAFF PRESENT

Jane Hudson, Planning and Community Development Director
Lora Hoggatt, Planning Services Manager
Kelly Abell, Planner I
Justin Fish, Planner I
Beth Muckala, Assistant City Attorney III
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Whitney Kline, Admin Tech IV

GUEST PRESENT

David Armstrong, 1400 E. Imhoff Road, Norman, OK
Lisa Summars, 3417 Lyric Street, Norman, OK
Tim Johnson, 612 N. Everest Avenue, OKC, OK
Jackie & Tony Palesano, 1508 Shadybrook Drive, Norman, OK
Justin Roberts, 2000 Fountain Street, Norman, OK
Helen Todd, 1600 E. Imhoff Road, 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 JULY 10, 2025.

ITEMS SUBMITTED FOR THE RECORD

1. July 10, 2025, Planning Commission Regular Session Minutes

Preliminary Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-4: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HERITAGE FINE HOMES INVESTMENTS, LLC (CRAFTON TULL & ASSOCIATES, INC.) FOR ST. JAMES CENTRE SECTION 2, FOR 5.77 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF E. CEDAR LANE ROAD AND 24TH AVENUE S.E.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Preliminary Development Plan

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-5: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY JAMES AND JACKIE PALESANO (JOHNSON & ASSOCIATES) FOR 1508 SHADYBROOK DRIVE, FOR 9.76 ACRES OF PROPERTY LOCATED AT 1508 SHADYBROOK DRIVE.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat

Motion by Commissioner McDaniel to approve the consent docket; **Second** by Commissioner Parker.

The motion passed unanimously with a vote of 8-0.

North Flood Business Park Rezoning & Preliminary Plat

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-4: 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 SOUTHWEST QUARTER (SW/4) OF SECTION 12, TOWNSHIP 9 NORTH (T9N), RANGE 3 WEST (R3W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND I-2, HEAVY INDUSTRIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED NORTH OF W. TECUMSEH ROAD ON N. FLOOD AVENUE)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. SPUD Narrative
4. Preliminary Site Development Plan
5. Preliminary Plat
6. Greenspace Exhibit

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-3: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY POWER HOMES, LLC. (SMC CONSULTING ENGINEERS, PC.) FOR NORTH FLOOD BUSINESS PARK, A SIMPLE PLANNED UNIT DEVELOPMENT, FOR 3.65 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF W. TECUMSEH ROAD ON N. FLOOD AVENUE.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Pre-Development Summary
4. Preliminary Plat
5. Preliminary Site Development Plan
6. Greenspace Exhibit
7. Preliminary Grading Plan
8. Tree Preservation Exhibit

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Commissioner Jablonski inquired about height requirements for the proposed buildings.

Gunner Joyce, representative of the applicant, explained the property is located near the airport, and building heights are regulated by the Federal Aviation Administration (FAA).

Applicant Presentation

Gunner Joyce, representative of the applicant, provided an overview of the proposed project. He noted that he had spoken with an adjacent property owner who expressed concerns about the exterior materials of the buildings.

Public Comment

There were no public comments.

Planning Commission Discussion

The Commissioners discussed incorporating language into the project narrative to require that at least 80% of the exterior materials consist of masonry.

Commissioner Jablonski proposed a friendly amendment to include this condition as part of approval.

Motion by Commissioner Parker to recommend approval of Ordinance O-2526-4, and seconded by Commissioner Griffith. Commissioner Jablonski proposed a friendly amendment to include a condition to recommend narrative language requiring 80% masonry exterior materials, as well as PP-2526-3. The friendly amendment was accepted by Commissioner Parker and seconded by Commissioner Griffith.

The motion passed unanimously with a vote of 8-0.

Cruise In Auto Spa West Special Use

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-8: 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 SPRING BROOK ADDITION 11 LT 1 BLK 1, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, AND TO GRANT SPECIAL USE FOR A BAR, LOUNGE, OR TAVERN; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3250 W. ROBINSON STREET)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Permit Set
4. Pre-Development Summary
5. Protest Map/Letter

Staff Presentation

Kelly Abell, Planner I, presented the staff report.

Applicant Presentation

Luke Greenfield, applicant, explained the proposed project.

Commissioner Brewer asked if the Cruise in Auto Spa at this location, 3250 W. Robinson St., would serve beer and wine like the Main Street location. Mr. Greenfield responded yes, it would be the same with only beer and wine served.

Public Comment

There were no public comments.

Planning Commission Discussion

Commissioner Brewer explained the Commission had previously approved the Main Street location for beer and wine.

Motion by Commissioner Brewer to recommend approval of Ordinance O-2526-8; **Second** by Commissioner McKown.

The motion passed with a vote of 7-1. Commissioner Parker voting against.

St. James Park Rezoning & Preliminary Plat

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-5: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE EAST HALF (E/2) OF SECTION NINE (9) AND THE WEST HALF OF SECTION TEN (10), TOWNSHIP EIGHT NORTH (T8N), RANGE TWO WEST (R2W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF CLASSEN BOULEVARD AND CEDAR LANE ROAD)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. PUD Narrative
4. Preliminary Plat
5. Green Space Exhibit

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-6: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY ST. JAMES PARK, LLC (CRAFTON TULL & ASSOCIATES, INC.) FOR ST. JAMES PARK ADDITION, A PLANNED UNIT DEVELOPMENT, FOR 95.08 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF CLASSEN BOULEVARD AND CEDAR LANE ROAD.

ITEMS SUBMITTED FOR THE RECORD

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

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Commissioner McKown asked for additional clarification on the proposal for open space for this development. Mr. Fish explained that the developer planned to use the existing open space in connecting neighborhoods.

Applicant Presentation

Sean Rieger, representative of the applicant, explained the proposed project.

Commissioner Kindel addressed her concerns regarding the smaller lot sizes abutting the existing larger lot sizes. Ms. Kindel stated she preferred more blending between the two lot sizes.

Mr. Rieger explained the proposed site plan reflected both sides of the street which matched. Additionally, Mr. Rieger stated there was not a huge difference in the two lot sizes.

Public Comment

Lisa Summars, 3417 Lyric Street, Norman, OK (Protest)

Planning Commission Discussion

Commissioner Jablonski expressed he would like to get the open space figured out since Planned Unit Developments (PUDs) lock in site plans for that development.

Jane Hudson, Planning & Community Development Director, explained the open space in the adjacent neighborhood is already platted and had been to the Board of Parks Commissioners.

Commissioners further discussed the status of the adjacent neighborhood's open space, which had previously been considered and voted on by the Board of Parks Commissioners meeting.

Commissioner Bird explained the traffic in the Southlake neighborhood had been a concern; however, the proposed connection to the St. James Park addition, would help with the traffic.

Motion by Commissioner Brewer to recommend approval of Ordinance O-2526-5 and PP-2526-6; **Second** by Commissioner McDaniel.

The motion passed unanimously with a vote of 8-0.

Coleraine Multifamily Rezoning & Preliminary Plat

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-6: 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 SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP EIGHT NORTH (T8N), RANGE TWO WEST (R2W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1751 E. IMHOFF ROAD)

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

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-7: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY COLERAINE CAPITAL GROUP, INC. (CRAFTON TULL & ASSOCIATES, INC.) FOR 32.50 ACRES OF PROPERTY LOCATED AT 1751 E. IMHOFF ROAD.

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

Motion by Commissioner McKown to postpone Ordinance O-2526-6; and PP-2526-7 to the September 11, 2025 Planning Commission meeting; **Second** by Commissioner Jablonski.

The motion passed unanimously with a vote of 8-0.

Huettner Industrial Park Rezoning & Preliminary Plat

11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-7: 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 NORTHEAST QUARTER (NE/4) OF SECTION TWO (2), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE THE SAME IN THE I-1, LIGHT INDUSTRIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (5451 HUETTNER DRIVE)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Conceptual Site Plan

12. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-8: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HIGH FLYER HOLDINGS, INC. (JOHNSON & ASSOCIATES, PC.) FOR HUETTNER INDUSTRIAL PARK, (A REPLAT OF LOT 2, BLOCK 1, VALUE PLACE ADDITION) FOR 6.18 ACRES OF PROPERTY LOCATED AT 5451 HUETTNER DRIVE.

ITEMS SUBMITTED FOR THE RECORD

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

Staff Presentation

Kelly Abell, Planner I, presented the staff report.

Commissioner Griffith asked if any of the buildings would be multi-story.

Ms. Abell explained that in Zoning District I-1, Light Industrial District, buildings cannot exceed three stories in height.

Applicant Presentation

Mitchell Moore, representative of the applicant, explained the proposed project.

Public Comment

There were no public comments.

Planning Commission Discussion

Motion by Commissioner McDaniel to recommend approval of Ordinance O-2526-7 and PP-2526-8; **Second** by Commissioner Griffith.

The motion passed unanimously with a vote of 8-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Jane Hudson requested the Commissioners review their emails and respond with any suggestions regarding the new staff report format.

Commissioner McDaniel thanked Jane Hudson, Planning & Community Development Director, and Lora Hoggatt, Planning Services Manager, for their hard work and presentations earlier in the week regarding the new AIM Norman Comprehensive Land Use Plan.

ADJOURNMENT

The meeting was adjourned at 7:03 p.m.

Passed and approved this _____ day of _____ 2025.

Planning Commission Officer

File Attachments for Item:

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-8: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY HERITAGE-INFINITY LIVING TRUST (POLLARD & WHITED SURVEYING, INC.) FOR RIDGELINE ESTATES FOR 338.27 ACRES OF PROPERTY GENERALLY LOCATED A QUARTER MILE WEST OF 144TH AVENUE S.E. AND SOUTH OF CEDAR LANE ROAD.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/11/2025

REQUESTER: Heritage-Infinity Living Trust (Pollard & Whited Surveying, Inc.)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-8: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY HERITAGE-INFINITY LIVING TRUST (POLLARD & WHITED SURVEYING, INC.) FOR RIDGELINE ESTATES FOR 338.27 ACRES OF PROPERTY GENERALLY LOCATED A QUARTER MILE WEST OF 144TH AVENUE S.E. AND SOUTH OF CEDAR LANE ROAD.

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS 2425-8 FOR RIDGELINE ESTATES**

LOCATION: Generally located quarter mile west of 144th Avenue S.E. and south of Cedar Lane Road.

INFORMATION:

1. Owners. Heritage-Infinity Living Trust
2. Developer. Brandon Stephens.
3. Surveyor. Pollard & Whited Surveying, Inc.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1315 annexing a portion of this property into the Norman Corporate City limits without zoning.
2. October 21, 1961. City Council adopted Ordinance No. 1318 annexing the remainder of this property into the Norman Corporate City limits without zoning.
3. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.

4. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

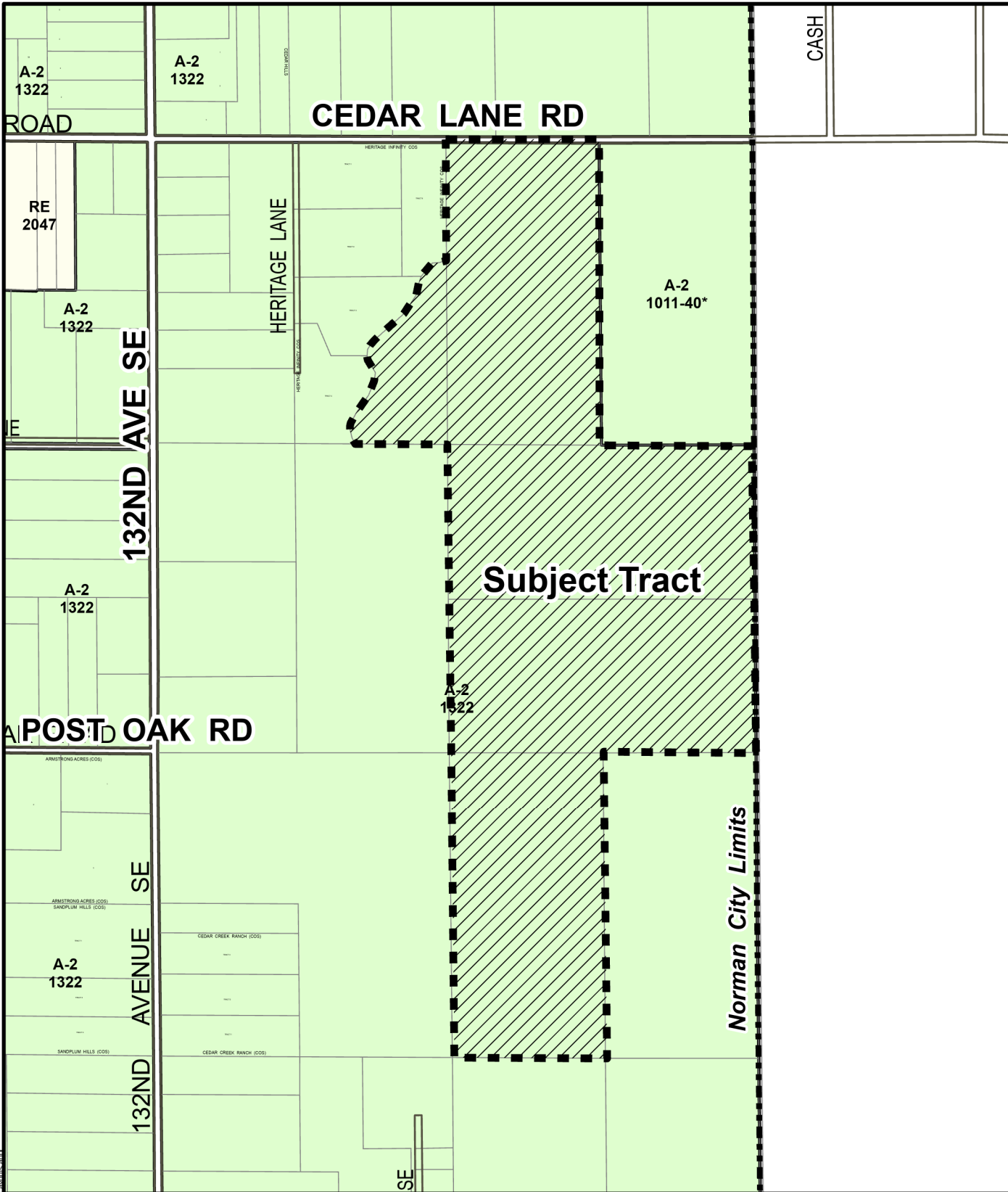
1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Acreage. This property consists of 339.09 acres. Tract 1 consists of 12.99 acres, Tract 2 consists of 20.63 acres, Tract 3 consists of 14.85 acres, Tract 4 consists of 14.36 acres, Tract 5 consists of 15.81 acres, Tract 6 consists of 15.74 acres, Tract 7 consists of 11.49 acres, Tract 8 consists of 10.09 acres, Tract 9 consists of 10.11 acres, Tract 10 consists of 10.55 acres, Tract 11 consists of 10.51 acres, Tract 12 consists of 12.62 acres, Tract 13 consists of 10.65 acres, Tract 14 consists of 16.10 acres, Tract 15 consists of 10.90 acres, Tract 16 consists of 10.57 acres, Tract 17 consists of 10.21 acres, Tract 18 consists of 10.45 acres, Tract 19 consists of 10.27 acres, Tract 20 consist of 10.44 acres, Tract 21 consists of 10.19 acres, Tract 22 consists of 1.39 acres, Tract 23 consists of 13.59 acres, Tract 24 consists of 13.78 acres, Tract 25 consists of 10.34 acres, Tract 26 consists of 10.06 acres, Tract 27 consists of 10.34 acres and Tract 28 consists of 10.06 acres.
5. Private Road. A private road will connect to Cedar Lane Road and at Post Oak Road will connect to a County road to the east and provide access outside the City limits..
6. Easements. With the Comprehensive Transportation Plan, Etowah Road is classified as a collector street. A 17' roadway, drainage and utility easement will be required.
7. Flood Plain. This property will be served by a private road that a portion of it will be located in the flood plain. The Flood Plain Permit Committee approved Flood Plain Permit No. 729 on August 11, 2025.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2425-8 for Ridgeline Estates are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION. Staff recommends approval of Norman Rural Certificate of Survey No. COS-2425-8 for Ridgeline Estates.

ACTION NEEDED: Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2425-8 for Ridgeline Estates to City Council.

ACTION TAKEN:_____



Location Map



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



September 4, 2025

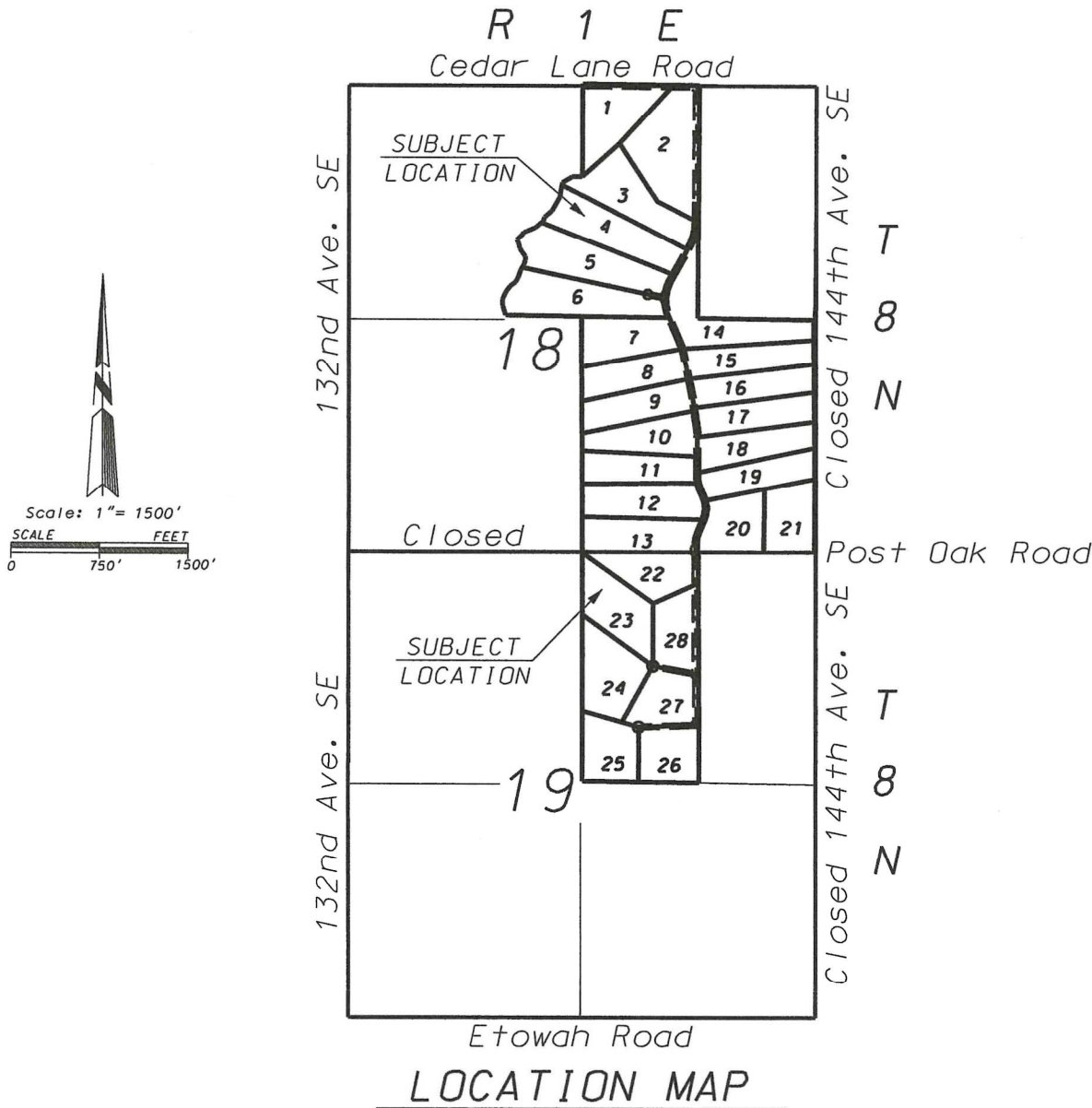
0 600 1,200 Ft.



Subject Tract

RIDGELINE ESTATES
A NORMAN RURAL CERTIFICATE OF SURVEY SUBDIVISION
PART OF SECTION 18, & PART OF SECTION 19,
T8N, R1E, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA

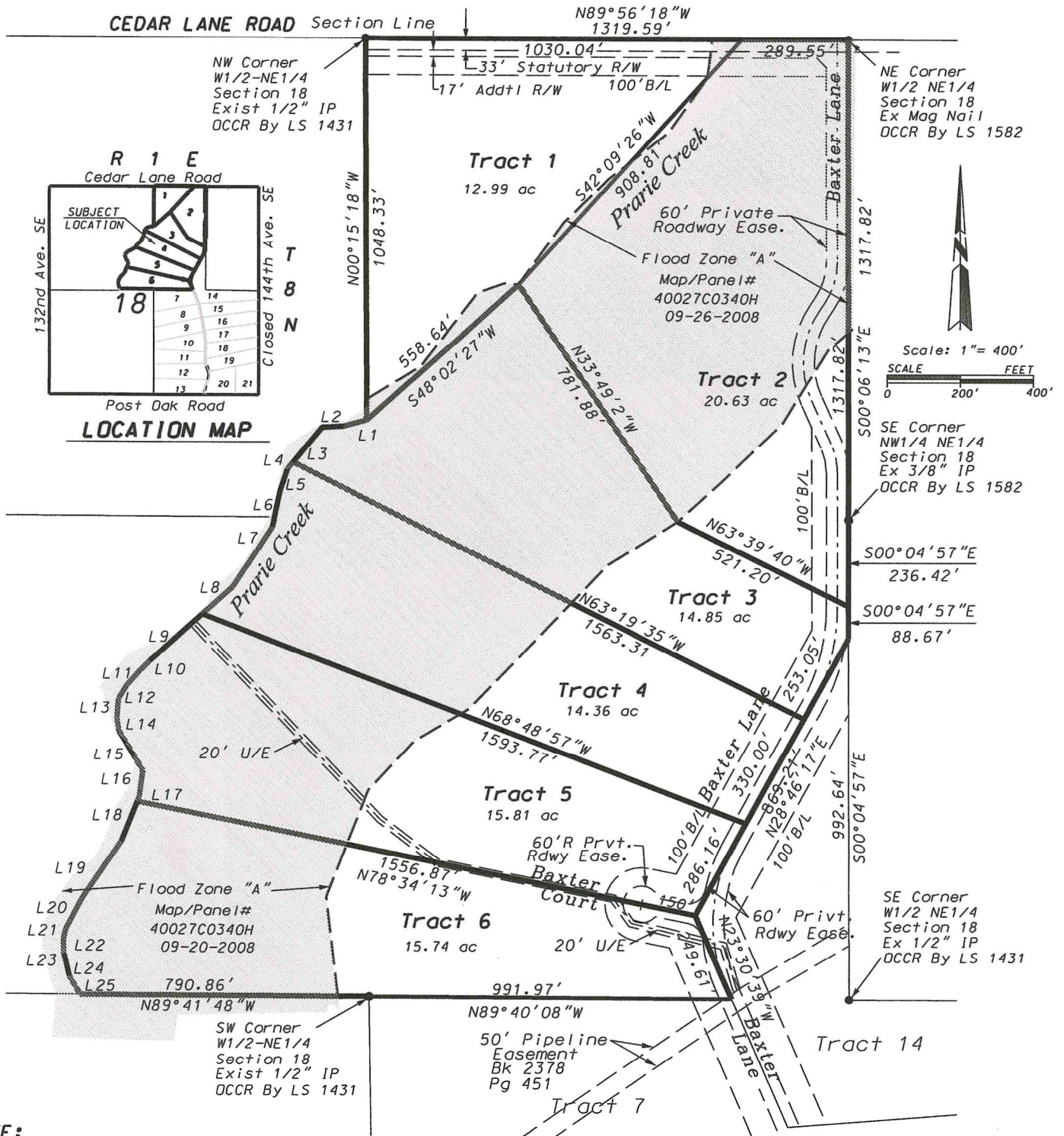
COS -----



NOTE:
Bearings Shown are Based on an Deed Bearing of N89°56'18"W Between Existing Monuments on the North line of the W/2-NE/4 of of Section 18, T8N, R1E, I.M., Cleveland County, Oklahoma.
(●) - Indicates Existing 3/8" Iron Pin Or Monument As Noted.
(○) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked "Pollard PLS 1474" or Set Mag Nail with washer marked "PW Survey CA2380".
(DCCR) - Indicates Oklahoma Certified Corner Record on File With the Oklahoma Department of Libraries, Archives Division.
According the Federal Emergency Management (FEMA) Federal Insurance Rate Map (FIRM) Map/Panel Number 40027C0340H with an effective date of September 26, 2008, the subject property lies in a Zone "A" and a Zone "X" as shown on the attached survey drawing. Zone "A" is defined as "Areas of Special Flood Hazards With No Base Flood Elevations. Zone "X" is defined as "Areas of Minimal Flood Hazards".

POLLARD & WHITED SURVEYING, INC.		Ridgeline Estates	
2514 Tee Drive		Norman Rural COS Subdivision	
Norman, OK 73069		Part of Section 18, T8N, R1E, IM	
405-366-0001		Norman, Cleveland County, Oklahoma	
CA 2380 exp.6-30-27		Nov. 12, 2024	Drawn By: T. Pollard
tpollard@pwsurveying.com		18-8n1e.dgn	Sheet 1 of 24

RIDGELINE ESTATES
A NORMAN RURAL CERTIFICATE OF SURVEY SUBDIVISION
PART OF THE N1/2 OF SECTION 18, T8N, R1E, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOTE:

Bearings Shown are Based on an Arbitrary Bearing of N89°56'18"W Between Existing Monuments on the North line of the W1/2-NE1/4 of Section 18, T8N, R1E, I.M., Cleveland County, Oklahoma.

(●) - Indicates Existing 3/8" Iron Pin Or Monument As Noted.

(○) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked "Pollard PLS 1474" or Set Mag Nail with washer marked "PW Survey CA2380".

(OCCR) - Indicates Oklahoma Certified Corner Record on File With the Oklahoma Department of Libraries, Archives Division.

L I N E T A B L E				L 19 N34°49'56"E 188.93'
L 1 N74°32'06"E 66.13'	L 7 N33°24'57"E 196.46'	L 13 N04°32'50"E 55.28'	L 19 N34°49'56"E 188.93'	L 20 N28°15'12"E 96.41'
L 2 N86°32'50"E 57.85'	L 8 N48°16'26"E 110.87'	L 14 N10°05'58"W 35.46'	L 21 N12°18'29"E 27.72'	L 22 N01°17'38"W 39.00'
L 3 N39°56'23"E 123.79'	L 9 N48°16'26"E 191.15'	L 15 N30°42'29"W 128.60'	L 23 N15°21'17"W 23.45'	L 24 N13°24'34"W 41.44'
L 4 N39°56'23"E 25.49'	L 10 N45°29'39"E 40.81'	L 16 N07°49'36"E 72.20'	L 25 N29°52'46"W 57.60'	
L 5 N18°40'23"E 62.33'	L 11 N40°43'54"E 55.20'	L 17 N21°47'12"E 14.01'		
L 6 N11°50'29"E 100.88'	L 12 N31°57'35"E 41.86'	L 18 N21°47'12"E 116.85'		

POLLARD & WHITED SURVEYING, INC.

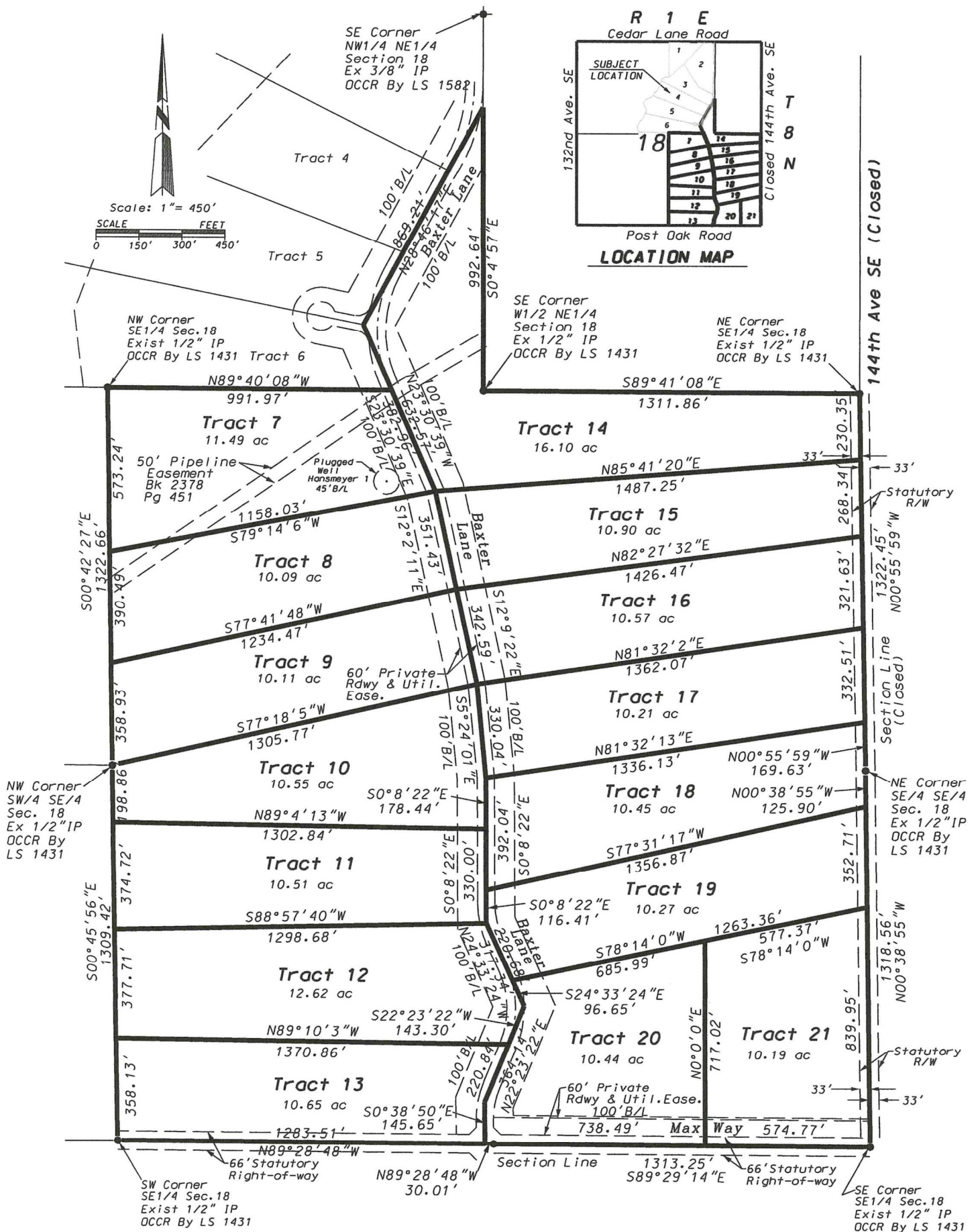
2514 Tee Drive Norman, OK 73069
405-366-0001

CA 2380 exp.6-30-27

tpollard@pwsurveying.com

Ridgeline Estates	
Norman Rural COS Subdivision	
Part of Section 18, T8N, R1E, IM	
Norman, Cleveland County, Oklahoma	
Nov. 12, 2024	Drawn By: T. Pollard
18-8n1e.dgn	Sheet 2 of 2

A NORMAN RURAL CERTIFICATE OF SURVEY SUBDIVISION
PART OF THE E1/2 OF SECTION 18, T8N, R1E, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



POLLARD & WHITED SURVEYING, INC.

2514 Tee Drive Norman, OK 73069
405-366-0001

CA 2380 exp.6-30-27

tpollard@pwsurveying.com

Ridgeline Estates

Norman Rural COS Subdivision

Part of Section 18, T8N, R1E, 1M

Norman, Cleveland County, Oklahoma

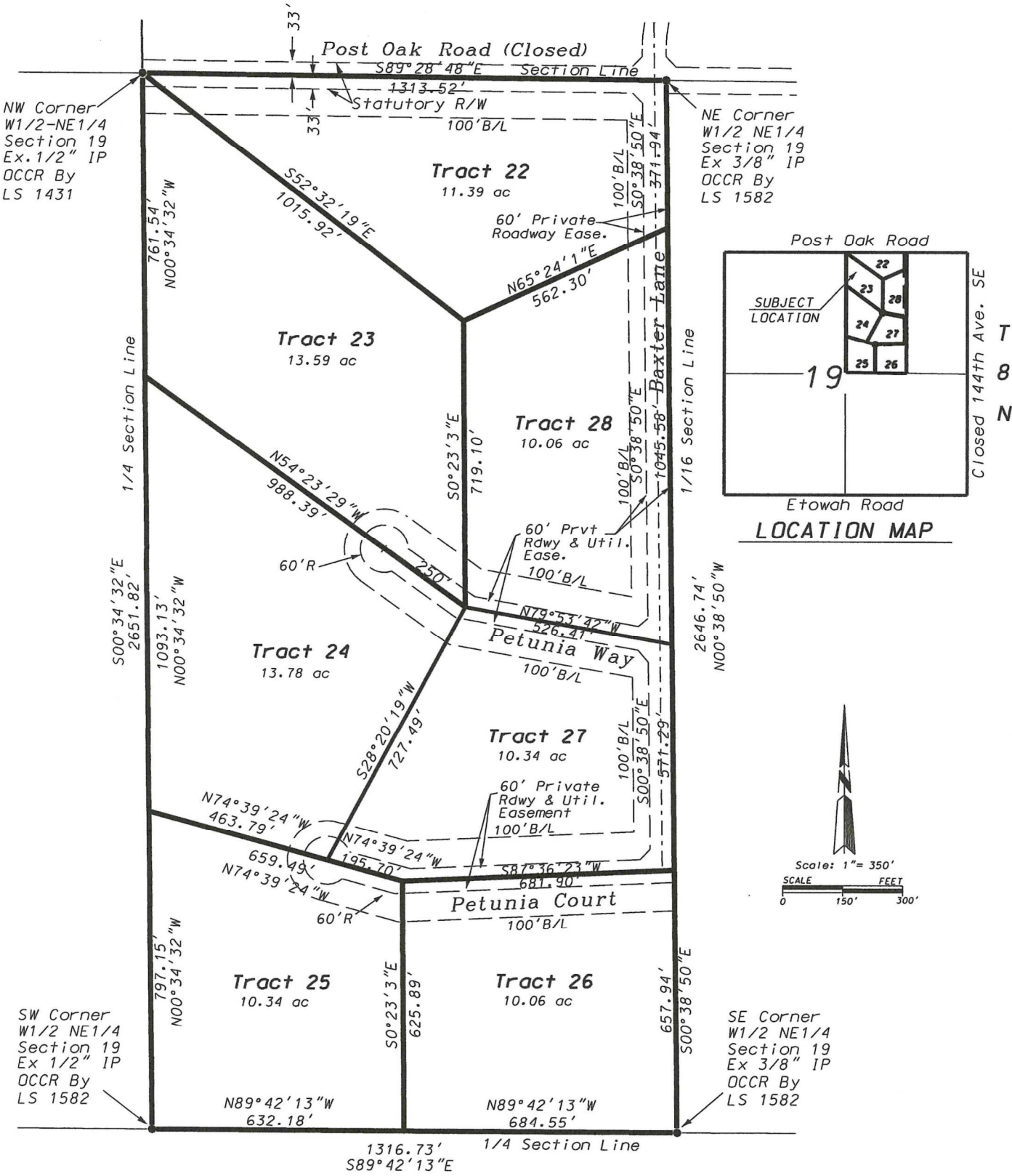
Nov. 12, 2024

Drawn By: T. Pollard

18-8n1e.dgn

Sheet 3 of 21

RIDGELINE ESTATES
A NORMAN RURAL CERTIFICATE OF SURVEY SUBDIVISION
THE W1/2-NE1/4 OF SECTION 19, T8N, R1E, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOTE:
Bearings Shown are Based on an Arbitrary Bearing of S89°28'48"E Between Existing Monuments on the North Line of the W2-NE1/4 of Section 19, T8N, R1E, I.M., Cleveland County, Oklahoma.
(●) - Indicates Existing 3/8" Iron Pin Or Monument As Noted.
(○) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked "Pollard PLS 1474" or Set Mag Nail with washer marked "PW Survey CA2380".
(OCCR) - Indicates Oklahoma Certified Corner Record on File With the Oklahoma Department of Libraries, Archives Division.

POLLARD & WHITED SURVEYING, INC.		Ridgeline Estates	
2514 Tee Drive		Norman Rural COS Subdivision	
Norman, OK 73069		W1/2-NE1/4 Section 19, T8N, R1E, IM	
405-366-0001		Norman, Cleveland County, Oklahoma	
CA 2380 exp.6-30-27		Nov. 12, 2024	Drawn By: T. Pollard
tpollard@pwsurveying.com		18-8n1e.dgn	Sheet 4 of 24

File Attachments for Item:

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2526-1: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY MEEGAN MARONEY PELAFIGUE SUCCESSION TRUST (POLLARD & WHITED SURVEYING, INC.) FOR JOSHUA OAKS ESTATES FOR 79.77 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BETHEL ROAD AND 108TH AVENUE N.E.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/11/2025

REQUESTER: Meegan Maroney Pelafigue Succession Trust (Pollard & Whited Surveying, Inc.)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2526-1: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY MEEGAN MARONEY PELAFIGUE SUCCESSION TRUST (POLLARD & WHITED SURVEYING, INC.) FOR JOSHUA OAKS ESTATES FOR 79.77 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BETHEL ROAD AND 108TH AVENUE N.E.

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2526-1 FOR JOSHUA OAKS ESTATES.**

LOCATION: Located at the southwest corner of the intersection of Bethel Road and 108th Avenue N.E.

INFORMATION:

1. Owners. Meegan Maroney Pelafigue Succession Trust.
2. Developer. Meegan Maroney Pelafigue Succession Trust.
3. Surveyor. Pollard and Whited Surveying

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1317 annexing this property into the Norman Corporate City limits.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

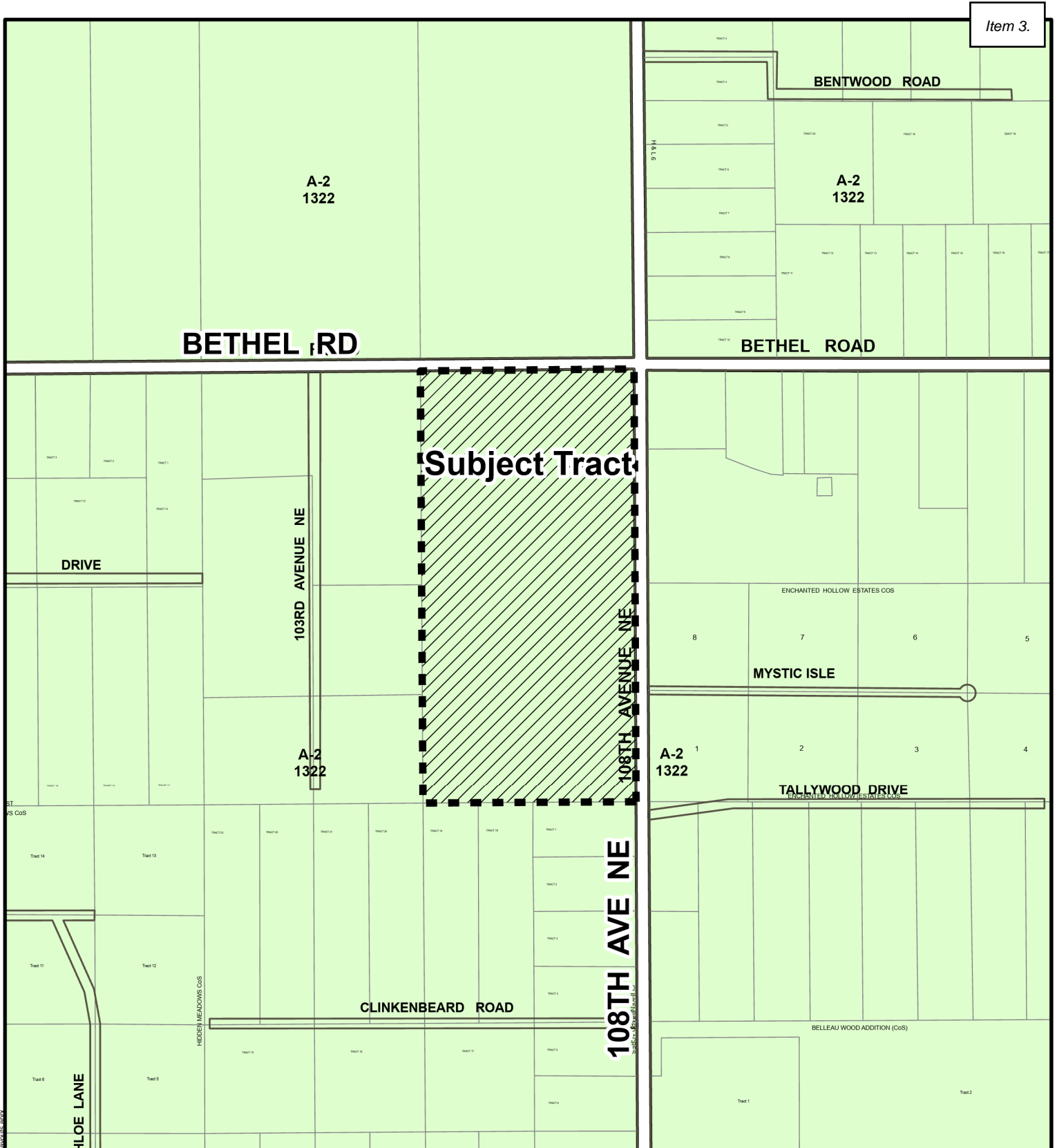
1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Easements. Bethel Road and 108th Avenue N.E. are classified as rural collectors. As a result, 17' roadway, drainage and utility easements will be required.
5. Acreage. Tracts 1 and 2 are 10 acre tracts each. Tract 3 consists of 11.95 acres, Tracts 4 through 6 consists of 11.96 acres each, and Tract 7 consists of 11.94 acres. There is a total of 79.77 acres.
6. WQPZ. Water Quality Protection Zone (WQPZ) is located on Tracts 6 and 7. The owners will be required to protect these areas.
7. Covenants. Covenants addressing the WQPZ will be reviewed as to form by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2526-1 for Joshua Oaks Estates are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owners propose to subdivide their approximately 79.77 acres and seven (7) single-family residential tracts. Based on the fact this certificate of survey meets the minimum 10 acres requirement, Staff recommends approval of COS-2526-1 for Joshua Oaks Estates.

ACTION NEEDED: Recommend approval or disapproval of COS-2526-1 for Joshua Oaks Estates to City Council.

ACTION TAKEN: _____



Location Map



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



September 4, 2025

0 400 800 Ft.



Subject Tract

File Attachments for Item:

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-38: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE)

The applicant requests postponement to the October 9, 2025 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/11/2025

REQUESTER: Premium Land, LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-38:
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE)

***The applicant requests postponement to the October 9, 2025
Planning Commission meeting.***

File Attachments for Item:

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

The applicant requests postponement to the October 9, 2025 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/11/2025

REQUESTER: Premium Land, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

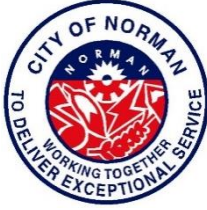
ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-12:
CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY PREMIUM LAND, LLC FOR IRONWOOD HILLS, A PLANNED UNIT DEVELOPMENT, FOR 77.97 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF E. LINDSEY ST. BETWEEN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

***The applicant requests postponement to the October 9, 2025
Planning Commission meeting.***

File Attachments for Item:

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-6: 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 SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP EIGHT NORTH (T8N), RANGE TWO WEST (R2W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1751 E. IMHOFF ROAD)

The applicant requests postponement to the October 9, 2025 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/11/2025

REQUESTER: Coleraine Capital Group, Inc.

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-6: 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 SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP EIGHT NORTH (T8N), RANGE TWO WEST (R2W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1751 E. IMHOFF ROAD)

***The applicant requests postponement to the October 9, 2025
Planning Commission meeting.***

File Attachments for Item:

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-7: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY COLERAINE CAPITAL GROUP, INC. FOR COLERAINE MULTIFAMILY, A PLANNED UNIT DEVELOPMENT, FOR 32.50 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF E. IMHOFF RD. BETWEEN CLASSEN BLVD. AND 24TH AVENUE SE.

The applicant requests postponement to the October 9, 2025 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/11/2025

REQUESTER: Coleraine Capital Group, Inc.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-7:
CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY COLERAINE CAPITAL GROUP, INC. FOR COLERAINE MULTIFAMILY, A PLANNED UNIT DEVELOPMENT, FOR 32.50 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF E. IMHOFF RD. BETWEEN CLASSEN BLVD. AND 24TH AVENUE SE.

***The applicant requests postponement to the October 9, 2025
Planning Commission meeting.***

File Attachments for Item:

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-9: 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 NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, AND A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE W. ROCK CREEK ROAD AND N. PORTER AVENUE INTERSECTION)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/11/2025

REQUESTER: Tull Commercial Properties, LLC & Legacy Ridge Development, LLC

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-9: 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 NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, AND A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE W. ROCK CREEK ROAD AND N. PORTER AVENUE INTERSECTION)

APPLICANT/REPRESENTATIVE	Tull Commercial Properties, LLC & Legacy Ridge Development, LLC
LOCATION	Located at the southwest corner of West Rock Creek Road and North Porter Avenue (2208 North Porter Avenue)
WARD	8
CORE AREA	No
EXISTING ZONING	RM-6, Medium-Density Apartment District, C-2, General Commercial District, and A-2, Rural Agricultural District
EXISTING LAND USE DESIGNATION	Urban High and Open Space
CHARACTER AREA	Suburban Neighborhood and Protected and Sensitive

PROPOSED ZONING

PUD, Planned Unit Development

PROPOSED LAND USE

No Change

REQUESTED ACTION

RM-6, Medium-Density Apartment District, C-2, General Commercial District, and A-2, Rural Agricultural District, to a PUD, Planned Unit Development

SUMMARY:

The applicant, Tull Commercial Properties, LLC & Legacy Ridge Development, LLC, is requesting a Planned Unit Development to allow for the possible development of a mixed-use site. This mixed-use proposal will allow for office/commercial, and residential within a single structure. There are two Development Areas, within each Development Area the Narrative allows for office/commercial on the ground floors with residential above. Development Area 1 is focused more on office/commercial with the allowance of residential above. Development Area 2 is focused more on the residential aspects, multi-family, with the option to allow for the office/commercial, support uses, on the ground floors. This development features a large pond with a proposed trail system.

EXISTING CONDITIONS:**SIZE OF SITE:** 69.68 Acres**SURROUNDING PROPERTIES**

	Subject Property	North	East	South	West
Zoning	RM-6, C-2, A-2	R-1 & A-2	R-1	RM-6 & A-2	RM-6 & A-2
Land Use	Urban High & Open Space	Urban Low & Urban High	Civic	Urban Low	Civic & Open Space
Current Use	Residential (Single-Family)	Residential (Single-Family) & Commercial	Cemetery	Residential (Two-Family)	School

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

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

Further, the purpose of the following regulations for properties within the Ten Mile Flat Conservation Area, is to:

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

RM-6, Medium-Density Apartment District

The RM-6 district is designed to encourage the developing of neighborhoods having a variety of dwelling types, including townhouses, thus providing for the varying requirements of families. The regulations are intended to ensure compatibility with adjacent existing and proposed low-density apartment development.

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 DESIGNATIONS

Urban High

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

High-intensity areas strive for more residential than non-residential uses with frequent master-planned mixed-use development nodes. Non-residential uses may be more common in UH than in UM or UL due to higher concentrations of population.

Gross densities in any single development should be greater than 12 units per acre.

Open Space

Contains valuable environmental features that should not be developed or would make good recreational spaces. Areas intended for parks can be developed with recreational features, while open space areas are more appropriate for wildlife habitat preservation with only passive recreation uses. Consists of relatively large areas appropriate for natural lands, floodplains, large parks (>30 acres), platted common areas larger than 2-3 acres that provide multiple benefits (stormwater management, recreation, tree preservation, interconnected wildlife habitats, etc.) to nearby areas, and major trail system components. Development is limited to park and trail uses due to overlap with 100-year floodplain.

CHARACTER AREA DESIGNATIONS

Suburban Neighborhood Areas

Suburban Neighborhood Areas are where suburban residential subdivision development has or is likely to occur (due to availability of water and sewer service). This area is characterized

by low pedestrian orientation, existing but limited public transit access, high to moderate degree of building and use separation, predominantly residential with scattered civic buildings and varied street patterns, often curvilinear.

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

Protected and Sensitive Areas

The Protected and Sensitive Areas encompass the FEMA designated floodways and floodplain, and the Stream Planning Corridors. Primarily undeveloped natural lands and environmentally sensitive areas not suitable for development, e.g., scenic views, steep slopes, floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:

PD25-21

August 28, 2025

Residents inquired about the proposed access point off West Rock Creek Road, asking whether this new connection would align with Hamden Avenue, the existing access point into the neighborhood north of the development site, across West Rock Creek Road. The applicant's representative stated that the access points would not connect.

The residents asked whether a streetlight would be installed as part of the proposed development. The applicant's representative explained that the City of Norman's Traffic Engineer conducts a traffic study to determine whether additional infrastructure is necessary to support the development. The representative did not believe a streetlight would be required; however, if the existing infrastructure proves insufficient to meet demand, one would be installed.

Residents then asked which part of the development would be completed first. The response was that the commercial uses and some multi-family units are anticipated to be developed first.

Lastly, the residents asked about the height of the large multi-family structures located near the Crystal Heights neighborhood. The representative responded that the PUD Narrative allows up to five stories, but it is anticipated that the structures would be three stories in height.

BOARD OF PARKS COMMISSIONERS: September 4, 2025

The Tull Trails SPUD (Simple Planned Unit Development) Addition is located in a part of Section 19, Township 9 North, Range 2 West of the Indian Meridian, and is located on the south side of Rock Creek Road, on the west side of Porter Avenue. The development is located immediately east of Norman North High School's athletic fields, and across Porter from the IOOF Cemetery; and includes a large pond that has been in place for decades (See Map). The plat contains 360 units of RM-6 (apartment/multi-family housing) in several buildings and several more units of senior living duplexes (RM-2) zoning, which would result in a total public parkland dedication of 1.593 acres. The commercial buildings on the plat do not require any park land dedication. This development would also yield \$27,000 in Neighborhood Park Development Fees and the same in Community Park Development fees once all residential

building permits have been issued. A private park would need to be twice as large as the public park; or 3.186 acres. A private park land decision would also waive the collection of Neighborhood Park Development Fees and, instead, require that the same amount of funds be spent at a minimum when developing the private park for the Addition. Community Park Development Fees would still be collected.

DISCUSSION: The plat being proposed contains a large amount of green space and walking trails around the pond, as well as several wider open areas between the duplexes and the lake trail where additional park like amenities could be built. The lake and any apartment swimming pool or clubhouse areas would not count towards any park land decision. The proposed plat is still labeled as “2200 N. Porter Avenue / A Simple Planned Unit Development”; however, the name on any future plats will reflect the “Tull Trails SPUD” name for the same land. The open space exhibit for this plat shows that the single-family house in the northeast corner of the plat will remain in private ownership; and also shows that the western shore of the lake is not part of this ownership. Any lakeside trails will need to account for these 197 Item 5. Page 2 of 2 conditions as they are laid out for construction. Also note that the proposed “Preliminary Park Plan” (attached) shows what portion of the proposed trail that would satisfy the acreage required of a Private Park Land decision, if granted. All other recreational features seen on the plat would be above and beyond the required amount. Those green space areas that are not used as a trail do show a picnic pavilion in one location, however there is no plan showing any other amenities at the time of this report. There is a public park southwest of the proposed addition—Tull’s Park located south of the Norman North High School land, closer to Robinson Street (see location map) that would be in walking distance of this addition. Other public parks are also close-by; however, they are accessed by crossing busy collector streets at signaled crosswalk intersections (see location map). Sutton Place Park (east, across Porter Avenue) and Highland Village Park (north, across Rock Creek Road) are the two closest public parks after Tull’s Park. The developer has requested a Private Park Decision for this addition, which is available as shown on the attached drawings.

RECOMMENDATION: City Staff recommends that Park Board accept a Private Park Land decision for the Tull Trails.

At their September 4 meeting, the Board of Parks Commissioners voted 6-0 to accept a private park land decision.

SUMMARY OF APPLICATION:

The applicant, Tull Commercial Properties, LLC & Legacy Ridge Development, LLC, is requesting a Planned Unit Development to allow for the possible development of a mixed-use site. This mixed-use proposal will allow for office/commercial, and residential within a single structure. There are two Development Areas, within each Development Area the Narrative allows for office/commercial on the ground floors with residential above. Development Area 1 is focused more on office/commercial with the allowance of residential above. Development Area 2 is focused more on the residential aspects, multi-family, with the option to allow for the office/commercial, support uses, on the ground floors. This development features a large pond with a proposed trail system.

USE:

The site is divided into two Development Areas. Development Area 1 is comprised of Lots 1-6 and generally allows for office and commercial uses. Multi-family uses are allowed above the ground floor of office and commercial uses within this area. Currently, a single-family home

exists on Lot 2 of Area 1. Allowances have been made within the PUD Narrative for this home to remain until the lot is developed for commercial and/or office uses. Development Area 2 consists of Lots 7-11 and allows for a variety of multi-family residential uses with allowances for office/commercial uses on the ground floor of larger multi-family residential buildings. Development Area 2, which contains the bulk of the multi-family residential uses, is projected to include 360 units. A complete list of allowable uses can be found within the attached PUD Narrative as Exhibit C.

HEIGHT:

The PUD Narrative states there are no height limits for buildings in Development Area 1 except for the single-family dwelling on Lot 2. This single-family home will adhere to the height requirements of the R-1, Single-Family Dwelling District. Development Area 2 will have a maximum building height of five stories.

AREA REGULATIONS:

The proposed project will be divided into two Development Areas, each with its own set of development regulations. Development Area 1 requires a 20' building setback from both West Rock Creek Road and North Porter Avenue, with no other setback requirements. However, if Lot 2 continues to be used as a single-family home, it will be required to adhere to the R-1, Single-Family Dwelling District, setback requirements. Development Area 2 requires a 20' building setback from North Porter Avenue, with no other setback requirements.

OPEN SPACE:

The development will contain approximately 24 acres of open space, equating to around 30% of the property. The Open Space Site Plan can be found in the PUD Narrative as Exhibit E.

TRAFFIC ACCESS, CIRCULATION, PARKING AND SIDEWALKS:

There are four access points shown on the Site Development Plan along North Porter Avenue. One of these access points off North Porter Avenue is existing and serves Lot 2, where a single-family home is located. Two additional access points are shown to gain access to Development Area 1 and Development Area 2 from North Porter Avenue. Lastly, Crystal Circle, an existing street of the Crystal Heights neighborhood, will be extended north into the proposed development and curve east towards North Porter Avenue.

An additional access point is depicted on the Site Development Plan along West Rock Creek Road. Public sidewalks will provide connectivity within the development, with neighboring properties, and with Rock Creek Road and North Porter Avenue, as shown on Site Development Plan, Exhibit B. Parking will be provided throughout the development as shown on the Site Development Plan found in the PUD Narrative as Exhibit B.

LANDSCAPING AND SCREENING:

Landscaping will be installed in accordance with the City of Norman landscaping regulations as amended from time to time, under Zoning Ordinance Section 36-551, Landscaping Requirements for Off-Street Parking Facilities. Fencing is not required but may be installed in accordance with Zoning Ordinance Section 36-552 Fencing, Walls, And Screening.

SIGNAGE:

All signage for lots with an office or retail use will be constructed in accordance with the City of Norman sign regulations, as amended from time to time, under Section 28-505, Commercial Zone Sign Standard. Signage for all other lots will comply with the City of Norman's applicable signage restrictions, as amended from time to time.

LIGHTING:

The Property will comply with Section 36-549, Commercial Outdoor Lighting Standards, as amended from time to time.

SANITATION/UTILITIES:

Trash dumpsters will be located as depicted on the Site Development Plan or in locations approved by City sanitation services.

EXTERIOR MATERIALS:

The exterior of the buildings constructed within the property may be constructed of brick, stone, synthetic stone, wood, glass, stucco, EIFS, masonry, metal accents, and any combination thereof. The exterior façade of buildings on the property will contain no less than 80% masonry, exclusive of all windows, doors, roofs, or glass, pursuant to Section 36-547 of the City of Norman's Ordinances, as may be amended from time to time. The applicant may file restrictive covenants against the property to more narrowly tailor architectural review within the development.

PHASING:

The proposed project will be developed in multiple phases. It is anticipated that the timing and number of phases will be determined by market demand and absorption rates. However, the phasing of the project will comply with Norman City Code Section 36-509, as amended from time to time.

NEAREST PUBLIC PARK:

There are three parks located less than a mile from the proposed development site. Sutton Place Park is located approximately 0.5 miles southeast of the development site, across North Porter Avenue. Highland Village Park is approximately 0.7 miles north of the development site, across West Rock Creek Road. Another park, George M. Sutton Wilderness Park, is located approximately 0.7 miles east of the development site, across North Porter Avenue. Tull Park is approximately 0.7 miles south of this site. A crosswalk is located on the corner of North Porter Avenue and West Rock Creek Road, and south of the development site at the traffic light for North Porter Avenue and Sandpiper Lane. Each of these parks and crosswalks can be accessed using existing sidewalks along the streets.

REVIEW COMMENTS:

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (*) indicates that the agency, department, and/or division responded with adverse comments.

CITY DEPARTMENTS

1. Fire Department
2. Building Permitting Review
3. Public Works/Engineering

4. Transportation Engineer
5. Planning
6. Utilities

COMMENTS, BY DEPARTMENT/AGENCY:

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

A.1. FIRE DEPARTMENT

Additional information would be required to determine fire hydrant requirements and fire lane specifications for the proposed building. These items will be address during building permitting.

A.2. BUILDING REVIEW

Building codes and all applicable trades will be addressed at the building permit stage. Building has no issues with this proposal.

A.3. PUBLIC WORKS/ENGINEERING

Please see attached report from Engineering.

A.4. TRANSPORTATION ENGINEER

Please see attached report from the Transportation Engineer.

A.5. PLANNING

ZONING CODE CONSIDERATIONS

a) Purpose – PUD, Planned Unit Development

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

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

*The applicant requests a PUD, Planned Unit Development, to gain flexibility in use, design, and development standards, which are not possible under the current zoning. This proposal is **consistent** with the purpose of a PUD. Item 3 of the PUD Ordinance will be met by the utilization of a trail system along the applicant's side of the pond. The applicant is also proposing recreational areas, higher densities and differing choices of living units.*

b) Uses Permitted

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

*This PUD, Planned Unit Development, creates a mix of uses including commercial, office, and multi-family. There are residential uses to the north and south of the proposed development. The proposal is **consistent** with surrounding zoning as the residential components abut existing residential, while the commercial and office uses are proposed on a hard corner.*

c) Area Regulations

- i) Development Area 2 requires a 20' building setback from both West Rock Creek Road and North Porter Avenue, with no other setback requirements. However, if Lot 2 continues to be used as a single-family home, it will be required to adhere to the R-1, Single-Family Dwelling District, setback requirements.
- ii) Development Area 3 requires a 20' building setback from North Porter Avenue, with no other setback requirements.

The Area Regulations for this development require a 20' setback for all buildings along North Porter Avenue and West Rock Creek Road. The existing single-family home located on Lot 2 must adhere to the R-1, Single Family Dwelling District setback requirements. These setbacks are similar to surrounding zoning setbacks.

d) Height Regulations

- i) There are no height limits for buildings in Development Area 1 except for the single-family dwelling on Lot 2. This single-family home will adhere to the height requirements of the R-1, Single-Family Dwelling District zoning designation. Development Area 2 will have a maximum building height of 5 stories.

*The absence of a building height for the proposed Development Area 1 is **consistent** with the surrounding C-2 General Commercial District, A-2, Rural Agricultural District, and RM-6, Medium-Density Apartment District zoning. However, RM-6 has the additional requirement that for every story over three, an additional 5' must be added to the required rear and side yard setbacks. Development Area 2 is allowed up to five-stories per the PUD Narrative. The proposed development is **inconsistent** with the height regulations of the R-1, Single-Family Dwelling District, which allows up to three stories, provided the side yard setbacks are increased by an additional 5' for a third story. There are existing single-family homes on the north side of West Rock Creek Road. These homes are mostly single-story structures. The R-1 zoning to the east is for the IOOF cemetery, which is unlikely to be redeveloped. The existing two-family dwellings to the south of the subject property have a height of two-stories.*

COMPREHENSIVE PLAN CONSIDERATIONS

a) Character Area Policies

i) General Policies

(1) Residential Policies

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

(2) Non-Residential Policies

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

*The proposed development is **consistent** with General Non-Residential Policies in that it will use the appropriate listed exterior materials. The proposed development is also **consistent** with the Residential Policies in that it will accommodate a variety of housing*

densities. The various housing types allowed within the development are listed in Exhibit C of the PUD Narrative.

ii) Character Area Policies – Suburban Neighborhood Areas

- (1) Infrastructure extensions should occur incrementally, and new developments must connect to City water and sewer, which may require extension of lines.
- (2) Protect drainageways in accordance with WQPZ ordinance within new development and expand their use for public trail access.
 - (a) Treat water quality volume from runoff for volume recommended in stormwater master plan and in accordance with EDC Section 7000.
 - (b) The open spaces created around drainageways should be connected when feasible to create wildlife corridors.
- (3) Reduce the impact of higher intensity uses to adjacent lower intensity uses with screening and landscaping. Native landscaping is encouraged.
 - (a) Prioritize preservation of existing mature street trees.
- (4) 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.
 - (a) Priority for higher density, mixed-income, and affordable housing opportunities should be assigned to locations with multi-modal transportation access and capacity.
 - (b) Based on associated Land Use, housing typologies of all intensity levels are appropriate within the Suburban Character area.
- (5) Encourage:
 - (a) More mixing of uses, including neighborhood services, job centers, and residential uses of similar intensities.
 - (b) Retrofitting existing commercial and retail strip development in areas that are likely to undergo renovation or potential demolition in the life of this plan.
 - (c) Civic, cultural uses, entertainment establishments that will promote community interaction and public open space.
- (6) As streets move further from the center of the Core Neighborhood Character Area and parcel sizes and development patterns work against pedestrian circulation, focus should shift to vehicular safety, corridor appearance and traffic speeds while still providing basic access and safety for pedestrians and bicyclists. Transportation accommodations should:
 - (a) Ensure interconnectivity between developments for local and collector streets.
 - (b) Provide access to trails with all new development, when feasible to integrate trail plans outlined in the Transportation and Park Master Plans into developments.
 - (c) Connect streets between land uses and include complete street approaches for undeveloped sites.
 - (d) Use the most recent Transportation Master Plan to fill pedestrian system gaps along streets, to trails, and within developments.
- (7) Encourage network of multi-modal transportation options to neighborhood centers and local mixed-use developments.

iii) Character Area Policies – Protected and Sensitive Areas

- (1) Development within the floodway is not appropriate.

- (2) Development within the floodplain is suitable only for recreational and conservatory uses that do not require placing fill or insurable structures.
- (3) Development in and adjacent to these areas should include trails and safe, convenient access to the trail system.
- (4) Areas within the Protected and Sensitive Character Area will automatically adjust with the update of any floodway, floodplain or WQPZ boundary.

*The proposed development is **consistent** as it promotes interconnectivity by extending Crystal Circle, an existing street, into the development site. The development also provides pedestrian access to adjacent neighborhoods and to West Rock Creek Road and North Porter Avenue; however, there is no mention of proposed bike routes or public transit opportunities. There is a public transportation stop within one-half mile of the subject property. The development promotes a mix of housing types and encourages a mix of uses. The development will also connect to City water and sewer systems.*

*The proposed development is **consistent** with the Protected and Sensitive Areas policies due to no proposed development within areas designated as protected and sensitive.*

b) Land Use Development Policies

i) Description and Context – Urban High

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

ii) Description and Context – Open Space (OP)

- (1) Contains valuable environmental features that should not be developed or would make good recreational spaces. Areas intended for parks can be developed with recreational features, while open space areas are more appropriate for wildlife habitat preservation with only passive recreation uses. Consists of relatively large areas appropriate for natural lands, floodplains, large parks (>30 acres), platted common areas larger than 2-3 acres that provide multiple benefits (stormwater management, recreation, tree preservation, interconnected wildlife habitats, etc.) to nearby areas, and major trail system components. Development is limited to park and trail uses due to overlap with 100-year floodplain

*The proposed development will include more residential uses than non-residential uses. Development Area 1 will allow for a mix of residential, office, and commercial uses. For these reasons, the development is **consistent** with the Urban High Land Use policy by proposing approximately 16.8 units per acre.*

*The proposed uses are **consistent** with the Land Use policy for Open Space because the project does not propose development in parts of the subject parcel that are designated as Open Space, aside from the proposed walking trails.*

iii) Building Types – Urban High (UH)

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

iv) Building Types – Open Space (OP)

- (a) Small single-story structures designed to support the primary function as a recreation or natural amenity.

*The proposed development is **consistent** with the Urban High Land Use policies because it includes allowances for mixed-use buildings within Development Area 1. Multi-unit residential structures and 3 to 5-story buildings are allowed in both Development Areas.*

*The proposed development is **consistent** with the Open Space Land Use policies because areas designated as Open Space will be used for recreation or as a natural amenity.*

v) Site Design – Open Space (OP)

- (1) Based around natural areas where wetlands, floodplains, native vegetation, wildlife habitats, and any other sensitive areas should be preserved. Minimal site disturbance.
 - (a) Development on the periphery should not remove healthy trees or other beneficial landscaping to help retain natural filtering and protection from pollutants.

vi) Site Design – Urban High (UH)

- (1) The scale and layout of the built environment are conducive to walking. Trails and pathways are integrated throughout developments to connect to parks, neighborhoods, and community destinations.
- (2) Multi-unit developments without connections to neighboring properties and uses weakens the development pattern and should be limited or avoided altogether.

- (3) Street trees should form a continuous urban canopy over public areas and rights-of-way.
- (4) Stormwater to be addressed at the project level, but designed as part of a larger neighborhood or sub-basin system.
- (5) Site layout should take every opportunity to maximize the public infrastructure available in this area

*The development proposes a connection to Crystal Heights, an existing residential neighborhood, by extending Crystal Circle, an existing road, into the development site. This street extension will run through the development, providing access to the Development Areas before reconnecting to North Porter Avenue along the east boundary of the development site. Walking trails and sidewalks are also present throughout the development site. For these reasons, the development is **consistent** with the Urban High Land Use policies.*

*The Open Space Plan attached to the PUD Narrative as Exhibit E, shows minimal development along areas designated as Open Space. This makes the development **consistent** with the Open Space Land Use policies.*

vii) Transportation – Urban High (UH)

- (1) Streets, transit, sidewalks, and trails all have a role to play in maximizing access to these community resources. Within the OP Land Use itself, small access streets, trails, and walking paths provide both access and recreation functions.

viii) Transportation – Open Space (OP)

- (1) Streets, transit, sidewalks, and trails all have a role to play in maximizing access to these community resources. Within the OP Land Use itself, small access streets, trails, and walking paths provide both access and recreation functions

*The development site is located approximately half a mile from an existing bus stop. Improvements for pedestrians and cyclists including sidewalks and walking trails are also included in the proposed development. For these reasons, the project is **consistent** with the Urban High Land use policy.*

*The proposed development is **consistent** with the Open Space Land Use policy because the site features a recreational area, trails, and walking paths.*

ix) Utility Access – Urban High (UH)

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

x) Utility Access – Open Space (OP)

- (1) Some structures may require water and sewer service. Electricity for lighting and basic building functionality (lights, security, cleaning equipment, etc.) may be appropriate in some open spaces.

*The proposed development has existing water access. Through the platting process, sewer will be extended to the site by the developer. The development is **consistent** with Utility Access policies.*

xi) Public Space – Urban High (UH)

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

xii) Public Space – Open Space (OP)

- (1) All types and sizes of parks, trails, playgrounds, native ecosystem areas, pavilions, and passive and active recreation spaces are accommodated and appropriate.

*The proposed development is **consistent** with the Public Space policies because pedestrian amenities, recreation spaces, and walking paths are all provided for and addressed with the Site Development Plan and PUD Narrative.*

xiii) Neighborhood and/or Special Area Plans

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

A.6. UTILITIES

AIM NORMAN PLAN CONFORMANCE

Proposed 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

a) Water Availability

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

b) Wastewater Availability

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

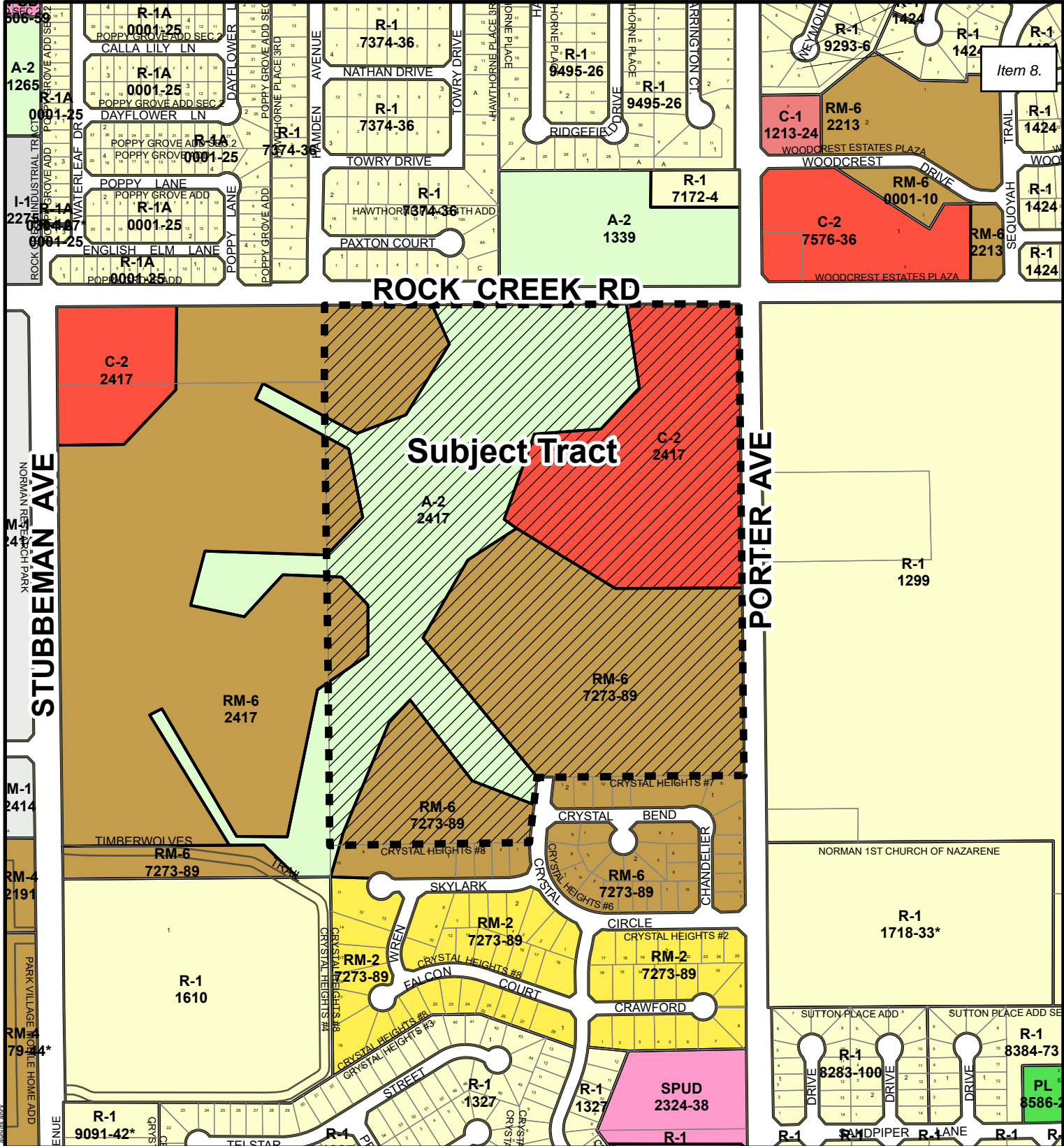
ALTERNATIVES/ISSUES:

IMPACTS: The PUD Narrative proposes a mixed-use development featuring office, commercial, and high-density residential uses. The site will be divided into two Development Areas: Development Area 1, containing Lots 1-6, and Development Area 2, containing Lots 7-11. Currently, the development site is occupied by a single-family dwelling. Residential uses are located to the south and across West Rock Creek Road to the north. Across North Porter Avenue on the east boundary of the development site is the IOOF Cemetery. To the west of the Development Site are Norman North sports facilities and the Nancy O'Brian Center for the

Performing Arts. The proposed development will bring in a larger volume of traffic than the subject property currently experiences because the only development on the subject property at this time is a single-family dwelling.

The proposed development is consistent with the AIM Norman Comprehensive Land Use Plan because it proposes a mix of uses, increased interconnectivity, utilizing and extending existing City utilities, inclusion of open space around the pond, increased pedestrian infrastructure, and a mix of housing types as proposed in the attached PUD Narrative.

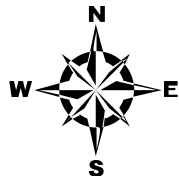
CONCLUSION: Staff forwards this request for rezoning from RM-6, Medium-Density Apartment District, C-2, General Commercial District, and A-2, Rural Agricultural District, to a PUD, Planned Unit Development District, and Ordinance O-2526-9, to the Planning Commission for consideration and recommendation 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

0 250 500 Ft.



Subject Tract

TULL TRAILS

**A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA**

APPLICANT:
TULL COMMERCIAL PROPERTIES LLC & LEGACY RIDGE DEVELOPMENT, LLC

APPLICATION FOR:
**PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT**

Submitted August 1, 2025
Revised September 8, 2025

PREPARED BY:
RIEGER SADLER JOYCE LLC
136 Thompson Drive
Norman, Oklahoma 73069

TABLE OF CONTENTS

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

EXHIBITS

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

I. **INTRODUCTION**

Tull Commercial Properties LLC & Legacy Ridge Development, LLC (collectively, the “**Applicant**”) intend to rezone and plat the property that is more particularly described on **Exhibit A** (the “**Property**”) to a Planned Unit Development (“**PUD**”) in order to develop a mixed-use community, featuring a variety of uses including, but not limited to commercial, office, and a diversity of multi-family residential uses within the Property. The Property contains approximately 69.68 acres, and a Preliminary Site Development Plan of the proposed development has been attached hereto as **Exhibit B**.

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

A. **Location**

The Property is generally located at the southwest corner of the W. Rock Creek Road and North Porter Avenue intersection, as more particularly shown on the attached exhibits.

B. **Existing Land Use and Zoning**

The Property is undeveloped, with the exception of an existing residential home in the northeast corner of the Property, and is currently zoned RM-6, Medium Density Apartment District, and C-2, General Commercial District. This request seeks to rezone the Property to a Planned Unit Development.

The property to the north is zoned R-1, Single Family Dwelling District, and A-2, Rural Agricultural District. The property to the east is zoned R-1, Single Family Dwelling District, although it’s current use is as a cemetery. The properties to the south are zoned RM-6, Medium Density Apartment District, RM-2, Low Density Apartment District, and R-1, Single Family Dwelling District. The property to the west is zoned RM-6; Medium Density Apartment District, and C-2, General Commercial District, although its current use is Norman North High School.

C. **Elevation and Topography**

The Property is relatively flat and generally slopes to the pond located on the western portion of the Property.

D. **Drainage**

A drainage report has been provided to City Staff as part of the Preliminary Plat application for this development. Stormwater runoff will be handled by a series of detention ponds. In addition, there will be Water Quality Protection Zone around the lake to act as a riparian buffer.

E. Utility Services

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

F. Fire Protection Services

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

G. Traffic Circulation and Access

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

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 36-509 of the City of Norman's PUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference, and further depict the development criteria for the Property.

A. Uses Permitted:

The Property will be developed as mixed-use development, featuring a variety of uses including, but not limited to, commercial, office, and a diversity of multi-family residential uses within the Property. The development of the Property shall be divided into two (2) development areas for purposes of allowable uses and area regulations. Development Area 1 will contain Lots 1-6 and will allow for the bulk of the office and commercial allowances within the Property. It is noted that a single-family residential home currently exists on Lot 2. The single-family home will be allowed to remain until such time as Lot 2 is developed for commercial and/or office uses. Development Area 2 will contain Lots 7-11 and will allow for multifamily townhomes, duplexes, apartments, and other types of residential dwelling units. Development Area 2 is preliminarily anticipated to contain approximately 360 dwelling units. A complete list of the allowable uses for each Development Area within the Property is attached as **Exhibit C**. It is understood and acknowledged that the boundaries of the individual Lots and Development Areas have not been finalized as this development is at the preliminary plat stage, and, subject to Section 36-509 of the City of Norman's PUD Ordinance, the final legal descriptions and lot sizes may fluctuate prior to the filing of final plats. Therefore, the boundaries of the Development Areas may fluctuate so long

as such modification does not result in a substantial deviation from the Preliminary Site Development Plan, subject to Section 36-509 of the City of Norman's PUD Ordinance.

B. Area Regulations:

1. Development Area 1: Commercial, Office, and Mixed-Use

Building Setback: There shall be a twenty foot (20') building setback from W. Rock Creek Road and N. Porter Avenue. Otherwise, there is no required front, rear, or side yard building setback. Notwithstanding the foregoing, for as long as Lot 2 continues to be used as a single-family home, Lot 2 shall comply with the applicable ordinances for R-1, Single-Family Residential Dwelling District, as amended from time to time. For clarity, the R-1, Single-Family Residential Dwelling District ordinances shall apply to Lot 2 as long as Lot 2 is used for that purpose. Therefore, a residential home on Lot 2 may be renovated, remodeled, expanded, demolished, rebuilt, redeveloped, or otherwise modified so long as such end result is in compliance with the applicable R-1, Single-Family Residential Dwelling District ordinances.

Height: There shall be no height limit for any building or structure in Development Area 1 of the Property. Notwithstanding the foregoing, for as long as Lot 2 continues to be used as a single-family home, Lot 2 shall comply with the applicable height maximums for R-1, Single-Family Residential Dwelling District.

2. Development Area 2: Multi-Family Residential

Building Setback: There shall be a minimum twenty foot (20') building setback from N. Porter Avenue. Otherwise, there is no required front, rear, or side yard building setback.

Height: The maximum height for Development Area 2 shall be five (5) stories.

C. Additional Development Criteria:

1. Exterior Materials

Exterior materials of the buildings to be constructed within the Property may be brick, stone, synthetic stone, wood, glass, stucco, EIFS, masonry, metal accents, and any combination thereof. The exterior façade of buildings on the Property shall contain no less than 80% masonry, exclusive of all windows, doors, roofs, or glass, pursuant to Section 36-547 of the City of Norman's Ordinances, as may be amended from time to time. The

Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

2. Sanitation

Trash dumpsters may be located as depicted on the Preliminary Site Development Plan or in locations as may be approved by City sanitation services.

3. Signage

Signage for all Lots with an office or retail use shall comply with the City of Norman's applicable commercial signage standards, as amended from time to time. Signage for all other Lots shall comply with the City of Norman's applicable signage restrictions then in effect for the actual use of the Lot, as may change from time to time.

4. Traffic access and circulation

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

5. Open Space

Open space and green space areas are located throughout the Property, as depicted on the Open Space exhibit attached hereto as **Exhibit E**. The Property is expected to contain approximately twenty-four (24) acres of open space comprising approximately thirty percent (30%) of the Property. There shall be no maximum impervious coverage restriction on any individual Lot within the Property.

6. Parking

Parking for the Property may be developed in general compliance with the parking layout shown on the Preliminary Site Development Plan. The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

7. Landscaping and Fencing

Landscaping shall be installed in order to meet or exceed the City of Norman's applicable landscaping requirements. Fencing, such as, by way of example and not limitation, decorative metal, stockade wood, composite, and other fencing types, is permissible, but not required within the Property. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review of fencing within the development.

Fencing placement and height shall comply with applicable City ordinances, as amended from time to time.

8. Lighting

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

9. Phasing

It is anticipated that the Property will be developed in multiple phases. The timing and number of future phases will be determined by market demand and absorption rates and shall comply with Norman City Code 36-509, as may be amended.

10. Building Setback from Utility Easements

If a utility easement or other public easement is not located within the specific building setbacks enumerated above for each Development Area, all buildings and vertical habitable structures shall be setback a minimum of one (1') foot from said easement. Paving shall be allowed over drainage and utility easements.

EXHIBIT A

Legal Description of the Property

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE/CORNER OF THE NE/QUARTER OF SAID SECTION 19; THENCE S 00°40'21" E ALONG THE EAST LINE OF SAID NE/QUARTER A DISTANCE OF 1787.70 FEET; THENCE S 89°19'39" W A DISTANCE OF 812.95 FEET; THENCE S 07°14'39" W A DISTANCE OF 245.08 FEET; THENCE S 89°19'39" W A DISTANCE OF 742.51 FEET; THENCE N 00°40'04" W A DISTANCE OF 2043.46 FEET; THENCE N 89°47'48" E A DISTANCE OF 1589.09 FEET TO THE POINT OF BEGINNING.

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

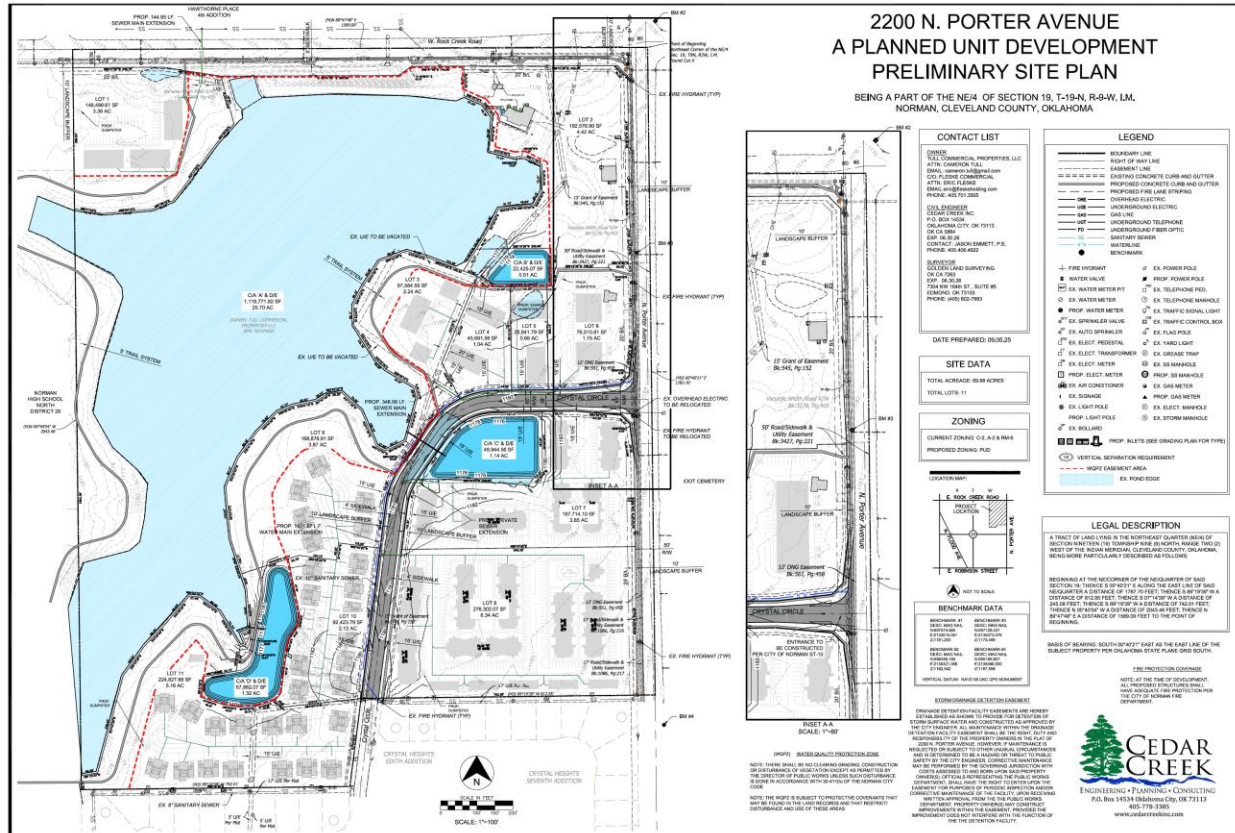


EXHIBIT C

Allowable Uses

Allowable Uses:

Development Area 1

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

- Gift Shop.
- Grocery or supermarket.
- Hardware store.
- Hotel.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Locksmith.
- Medical Marijuana Dispensary, as allowed by state law.
- Music, Radio, Electronics, Telephone, or Television Store.
- Outdoor Patio.
- Painting and decorating shop.
- Pet shop/or Small Animal Hospital.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern
 - may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Smoke, Tobacco, Vape, or Similar Shop.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- T-Shirt Printing or Similar Sales or Services.
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Theater (excluding drive-in theaters), Bowling Alley, Arcade, or Similar Establishments, including those that sell alcoholic beverages in compliance with state law.
- Tier I Medical Marijuana Processor, as allowed by state law.
- Tier II Medical Marijuana Processor, as allowed by state law.
- Toy store.
- High Density Multifamily Uses, above ground floor office/commercial uses, together with clubhouse, leasing office, fitness center, garage buildings, and similar associated uses.
- Short-term rentals.

- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.
- Single-Family Residential Home for Lot 2.
 - Additionally, an accessory dwelling unit shall be permitted on Lot 2 for so long as the Single-Family Residential Home remains.

Development Area 2

- High Density Multifamily Uses, which include:
 - Apartment buildings, together with clubhouse, leasing office, fitness center, garage buildings, and similar associated uses.
 - Townhouse Development;
 - Short-term rentals;
 - Senior-Living Facility; and
 - Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.
- Attached single-family dwellings or detached zero lot line single-family dwellings, provided that such uses comply with the area regulations enumerated above for this allowable use category.
- Two-family dwelling (duplex), or a single-family dwelling with a garage apartment.
- Additionally, the following commercial and retail uses on the ground story of larger multi-family residential buildings:
 - Antique shop.
 - Art Gallery/Studio.
 - Artist materials supply, or studio.
 - Baby shop.
 - Bakery/Baked Goods store.
 - Bank.
 - Barber shop, or beauty parlor.
 - Book or stationery store.
 - Camera shop.
 - Candy store.
 - Child Care / Day Care establishment.
 - Clothing or apparel store.
 - Coffee house or coffee shop.
 - Commercial uses/shops/or services.
 - Dairy products or ice cream store.
 - Delicatessen store.
 - Dress shop.
 - Drug store or fountain.
 - Dry cleaning retail pickup and drop off.
 - Dry goods store.
 - Fabric or notion store.
 - Florist/Flower Shop.
 - Furniture Store.
 - Gift Shop.

- Grocery or supermarket.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Libraries.
- Medical uses.
- Museums.
- Music, Radio, Electronics, Telephone, or Television Store.
- Office uses.
- Outdoor Patio.
- Painting and decorating shop.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern
 - may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- T-Shirt Printing or Similar Sales or Services.
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Toy store.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

EXHIBIT D
Preliminary Plat
Full Size Documents Submitted to City Staff

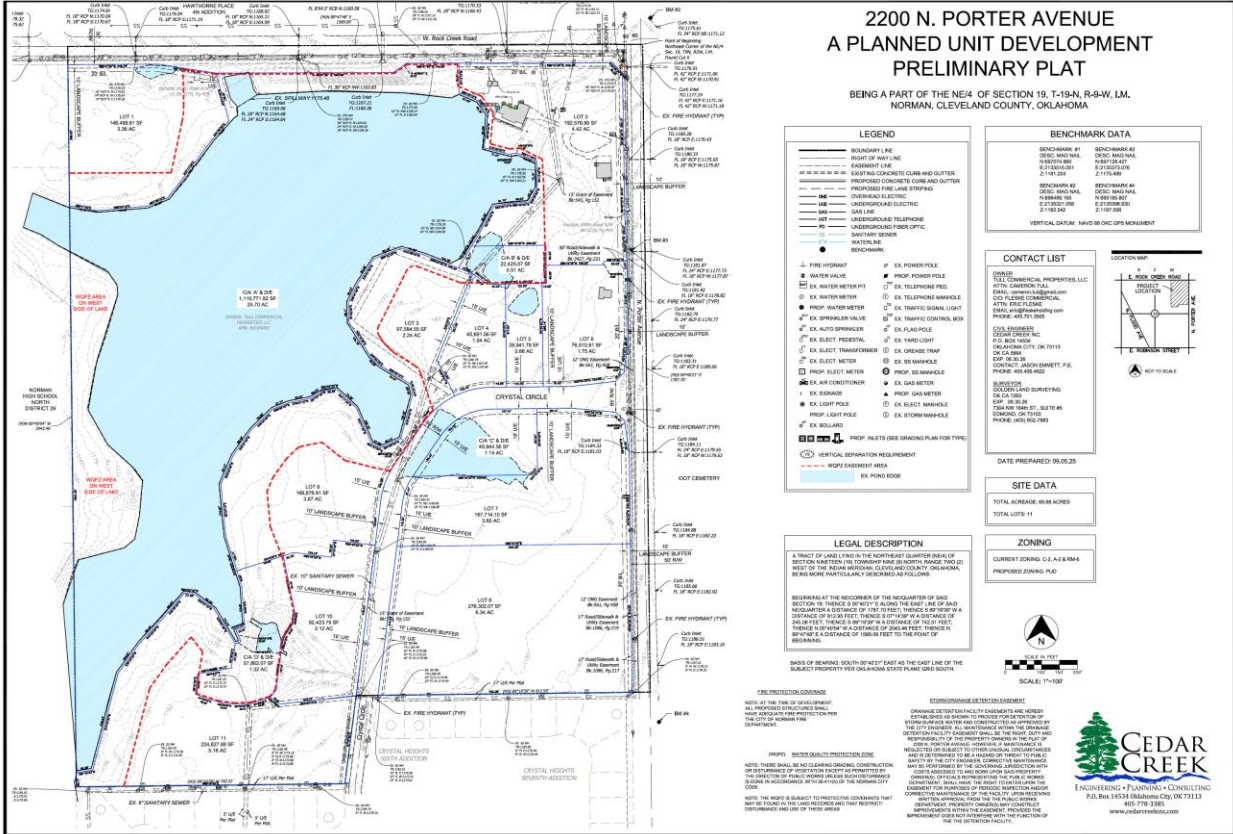


EXHIBIT E
Open Space
Full Size Documents Submitted to City Staff

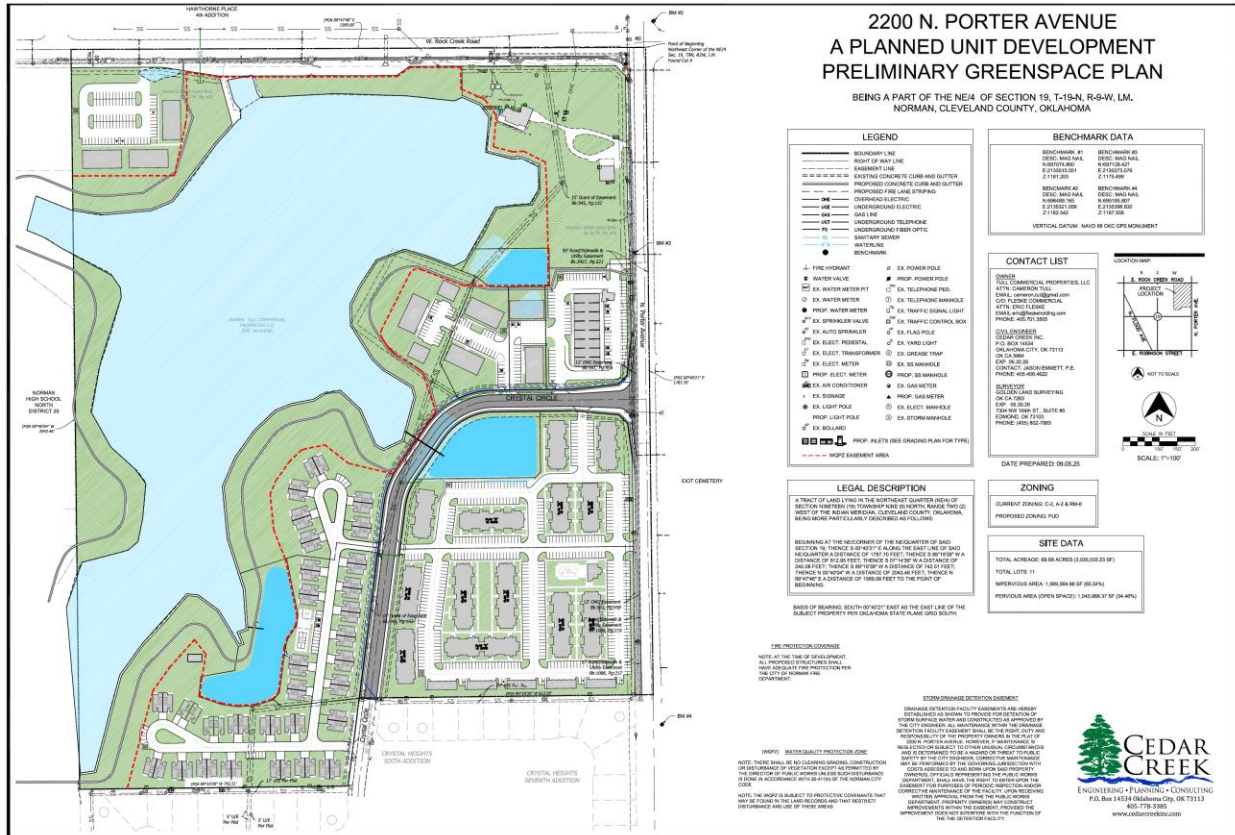
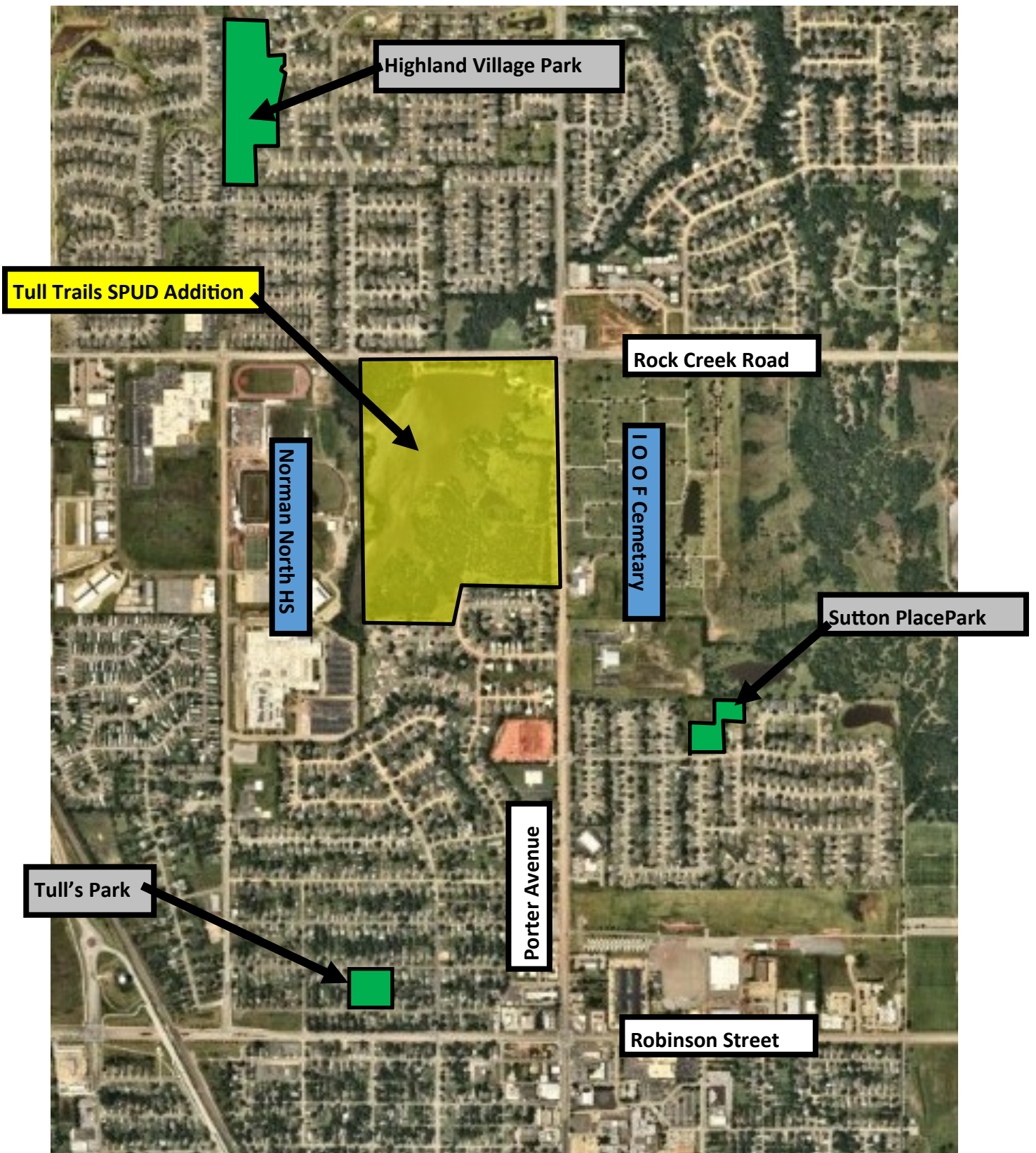


EXHIBIT F

Development Area Exhibit

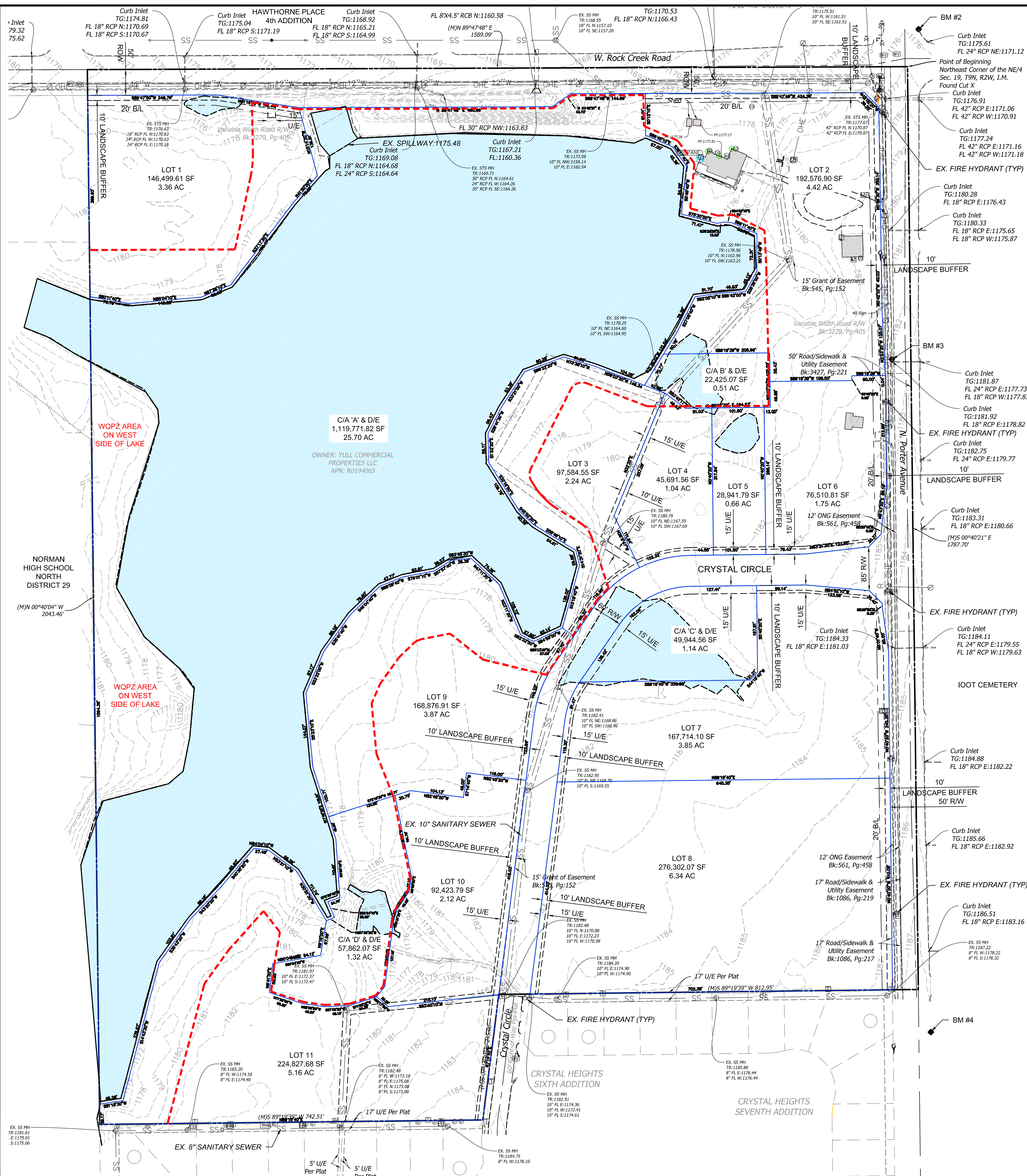




TULL TRAILS SPUD ADDITION LOCATION MAP

2200 N. PORTER AVENUE A PLANNED UNIT DEVELOPMENT PRELIMINARY PLAT

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGEND

	BOUNDARY LINE		EX. POWER POLE
	RIGHT OF WAY LINE		PROP. POWER POLE
	EASEMENT LINE		EX. TELEPHONE PED.
	EXISTING CONCRETE CURB AND GUTTER		EX. TELEPHONE MANHOLE
	PROPOSED CONCRETE CURB AND GUTTER		EX. TRAFFIC SIGNAL LIGHT
	PROPOSED FIRE LANE STRIPING		EX. TRAFFIC CONTROL BOX
	OVERHEAD ELECTRIC		EX. FLAG POLE
	UNDERGROUND ELECTRIC		EX. YARD LIGHT
	GAS LINE		EX. GREASE TRAP
	UNDERGROUND TELEPHONE		EX. SS MANHOLE
	UNDERGROUND FIBER OPTIC		PROP. SS MANHOLE
	SANITARY SEWER		EX. GAS METER
	WATERLINE		PROP. GAS METER
	BENCHMARK		EX. ELECT. MANHOLE
	FIRE HYDRANT		EX. STORM MANHOLE
	WATER VALVE		PROP. INLETS (SEE GRADING PLAN FOR TYPE)
	EX. WATER METER PIT		VERTICAL SEPARATION REQUIREMENT
	EX. WATER METER		WQPZ EASEMENT AREA
	PROP. WATER METER		EX. POND EDGE
	EX. SPRINKLER VALVE		
	EX. AUTO SPRINKLER		
	EX. ELECT. PEDESTAL		
	EX. ELECT. TRANSFORMER		
	EX. ELECT. METER		
	PROP. ELECT. METER		
	EX. AIR CONDITIONER		
	EX. SIGNAGE		
	EX. LIGHT POLE		
	PROP. LIGHT POLE		
	EX. BOLLARD		

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE/CORNER OF THE NE/QUARTER OF SAID SECTION 19; THENCE S 00°40'21" E ALONG THE EAST LINE OF SAID NE/QUARTER A DISTANCE OF 1787.70 FEET; THENCE S 89°19'39" W A DISTANCE OF 812.95 FEET; THENCE S 07°14'39" W A DISTANCE OF 245.08 FEET; THENCE S 89°19'39" W A DISTANCE OF 742.51 FEET; THENCE N 00°40'04" W A DISTANCE OF 2043.46 FEET; THENCE N 89°47'48" E A DISTANCE OF 1589.09 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: SOUTH 00°40'21" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

FIRE PROTECTION COVERAGE

NOTE: AT THE TIME OF DEVELOPMENT, ALL PROPOSED STRUCTURES SHALL HAVE ADEQUATE FIRE PROTECTION PER THE CITY OF NORMAN FIRE DEPARTMENT.

(WQPZ) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 30-411(h) OF THE NORMAN CITY CODE.

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

STORM DRAINAGE DETENTION 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 OWNERS IN THE PLAT OF 2200 N. PORTER AVENUE. 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 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 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.

BENCHMARK DATA

BENCHMARK #1 DESC: MAG NAIL N:697074.860 E:2133515.051 Z:1181.203	BENCHMARK #3 DESC: MAG NAIL N:697128.427 E:2135373.076 Z:1175.499
BENCHMARK #2 DESC: MAG NAIL N:696489.165 E:2135321.058 Z:1182.542	BENCHMARK #4 DESC: MAG NAIL N:695185.807 E:2135396.930 Z:1187.558

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

CONTACT LIST

OWNER:
TULL COMMERCIAL PROPERTIES, LLC
ATTN: CAMERON TULL
EMAIL: cameron.tull@gmail.com
C/O: FLESKE COMMERCIAL
ATTN: ERIC FLESKE
EMAIL: eric@fleskeholding.com
PHONE: 405.701.3505

CIVIL ENGINEER:
CEDAR CREEK INC.
P.O. BOX 14534
OKLAHOMA CITY, OK 73113
OK CA 5864
EXP. 06.30.26
CONTACT: JASON EMMETT, P.E.
PHONE: 405.406.4622

SURVEYOR:
GOLDEN LAND SURVEYING
OK CA 7263
EXP. 06.30.26
7304 NW 164th ST., SUITE #5
EDMOND, OK 73103
PHONE: (405) 802-7883

DATE PREPARED: 09.05.25

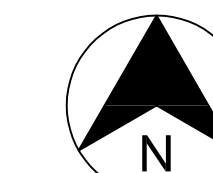
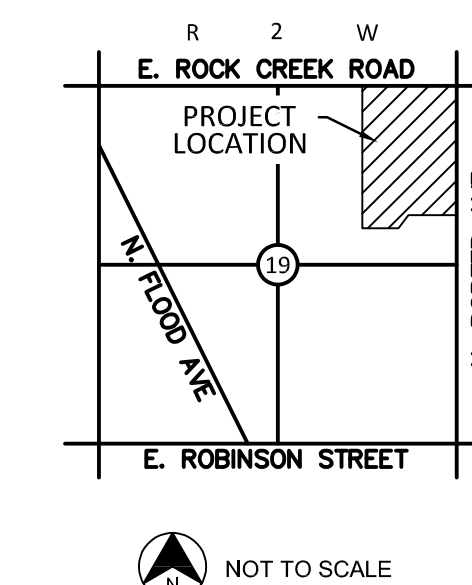
SITE DATA

TOTAL ACREAGE: 69.68 ACRES
TOTAL LOTS: 11

ZONING

CURRENT ZONING: C-2, A-2 & RM-6
PROPOSED ZONING: PUD

LOCATION MAP:

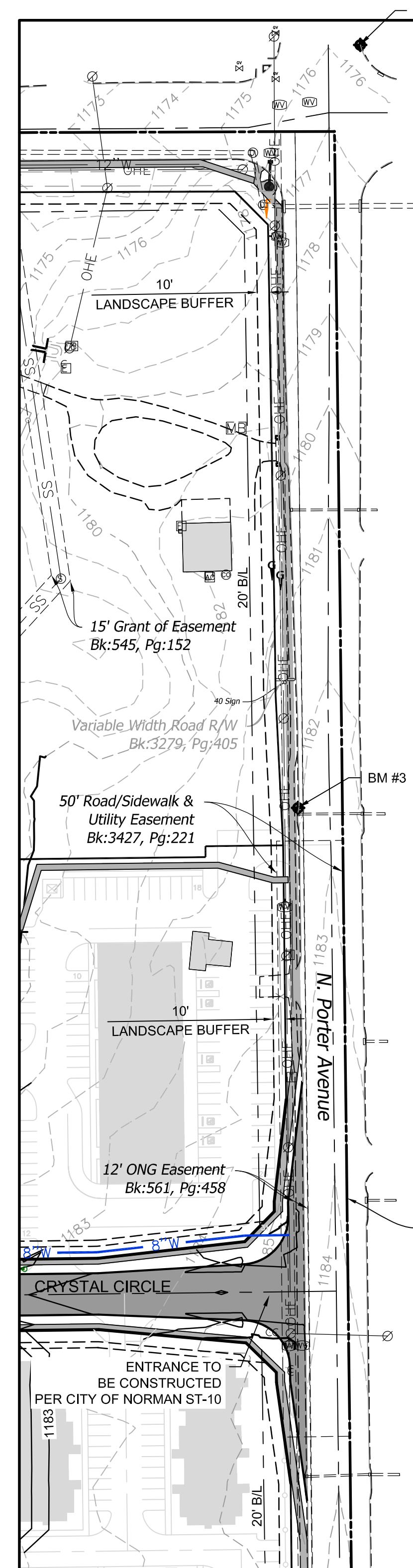
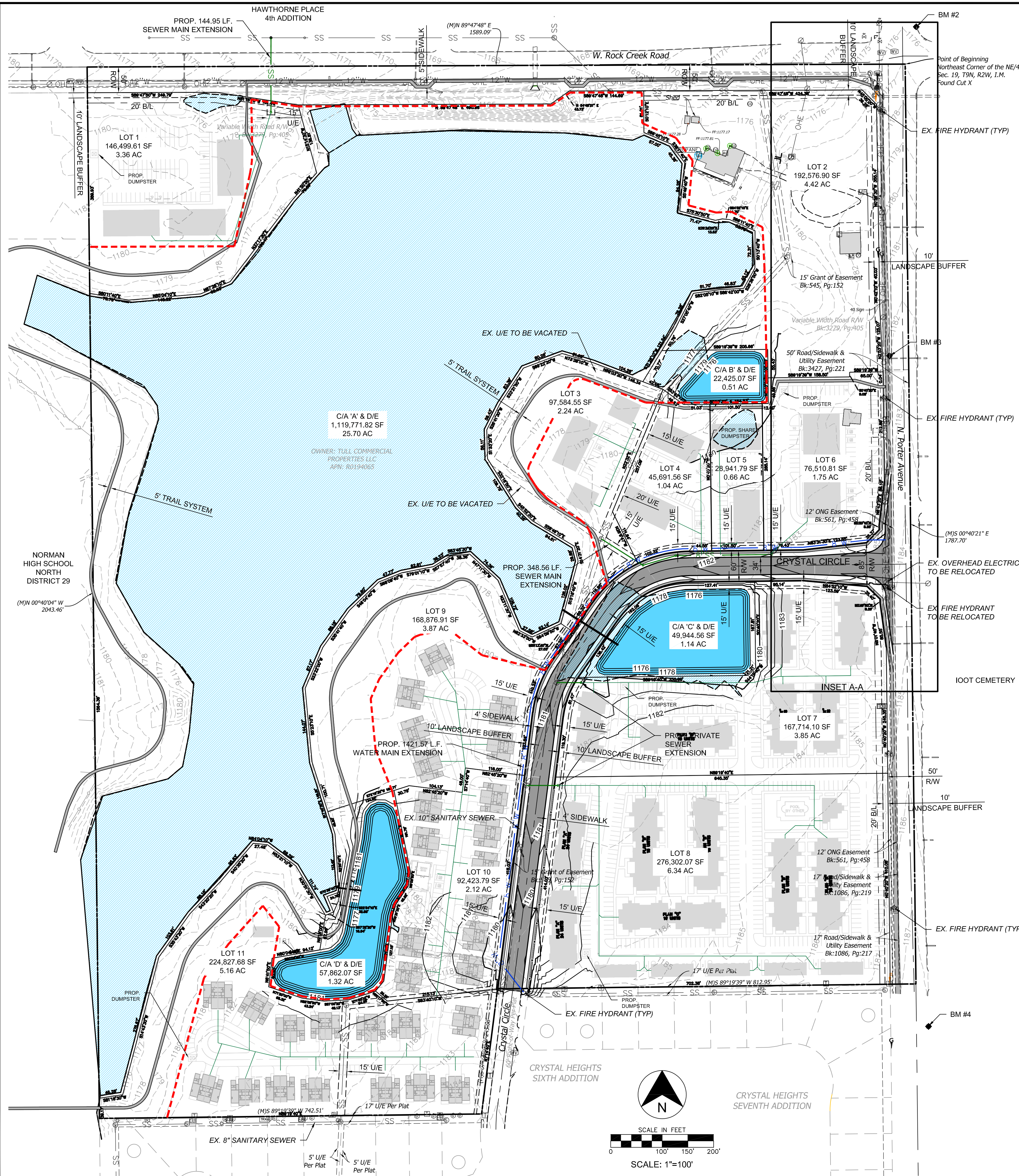


SCALE IN FEET
0 100' 150' 200'
SCALE: 1"=100'

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

2200 N. PORTER AVENUE A PLANNED UNIT DEVELOPMENT PRELIMINARY SITE PLAN

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



CONTACT LIST

OWNER
TULL COMMERCIAL PROPERTIES, LLC
ATTN: CAMERON TULL
EMAIL: cameron.tull@gmail.com
C/O: FLESKE COMMERCIAL
ATTN: ERIC FLESKE
EMAIL: eric@fleskeholding.com
PHONE: 405.701.3505

CIVIL ENGINEER
CEDAR CREEK INC.
P.O. BOX 14534
OKLAHOMA CITY, OK 73113
OK CA 5864
EXP. 06.30.26
CONTACT: JASON EMMETT, P.E.
PHONE: 405.406.4622

SURVEYOR
GOLDEN LAND SURVEYING
OK CA 7263
EXP. 06.30.26
7304 NW 164th ST., SUITE #5
EDMOND, OK 73103
PHONE: (405) 802-7883

DATE PREPARED: 09.05.25

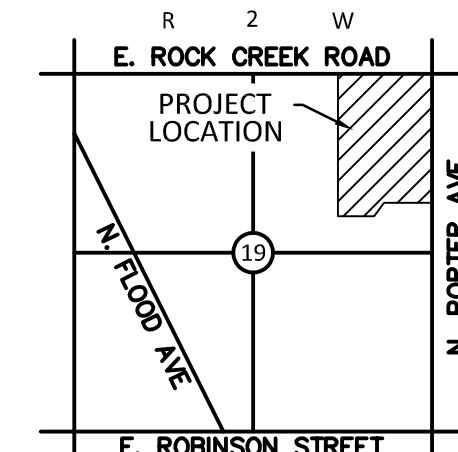
SITE DATA

TOTAL ACREAGE: 69.68 ACRES
TOTAL LOTS: 11

ZONING

CURRENT ZONING: C-2, A-2 & RM-6
PROPOSED ZONING: PUD

LOCATION MAP:



NOT TO SCALE

BENCHMARK DATA

BENCHMARK #1 DESC: MAG NAIL N697074.860 E2135351.051 Z1181.203	BENCHMARK #3 DESC: MAG NAIL N697128.427 E2135373.076 Z1175.499
BENCHMARK #2 DESC: MAG NAIL N696489.165 E2135321.058 Z1182.542	BENCHMARK #4 DESC: MAG NAIL N695185.807 E2135396.930 Z1187.558

VERTICAL DATUM: NAVD 88 OK GPS MONUMENT

STORM DRAINAGE DETENTION 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 OWNERS IN THE PLAT OF 2200 N. PORTER AVENUE. 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 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 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.

LEGEND

- | | |
|---------------------------------------|----------------------------------------------|
| --- BOUNDARY LINE | --- EX. POWER POLE |
| --- RIGHT OF WAY LINE | --- PROP. POWER POLE |
| --- EASEMENT LINE | --- EX. TELEPHONE PED. |
| --- EXISTING CONCRETE CURB AND GUTTER | --- EX. TELEPHONE MANHOLE |
| --- PROPOSED CONCRETE CURB AND GUTTER | --- EX. TRAFFIC SIGNAL LIGHT |
| --- PROPOSED FIRE LANE STRIPING | --- EX. SPRINKLER VALVE |
| --- OVERHEAD ELECTRIC | --- EX. FLAG POLE |
| --- UNDERGROUND ELECTRIC | --- EX. YARD LIGHT |
| --- GAS LINE | --- EX. GREASE TRAP |
| --- UNDERGROUND TELEPHONE | --- EX. SS MANHOLE |
| --- UNDERGROUND FIBER OPTIC | --- PROP. ELECT. METER |
| --- SANITARY SEWER | --- PROP. SS MANHOLE |
| --- WATERLINE | --- EX. GAS METER |
| --- BENCHMARK | --- PROP. GAS METER |
| --- FIRE HYDRANT | --- EX. ELECT. MANHOLE |
| --- WATER VALVE | --- EX. STORM MANHOLE |
| --- EX. WATER METER PIT | --- EX. LIGHT POLE |
| --- EX. WATER METER | --- PROP. LIGHT POLE |
| --- PROP. WATER METER | --- EX. BOLLARD |
| --- EX. SPRINKLER VALVE | --- PROP. INLETS (SEE GRADING PLAN FOR TYPE) |
| --- EX. AUTO SPRINKLER | --- VERTICAL SEPARATION REQUIREMENT |
| --- EX. ELECT. PEDESTAL | --- WQPZ EASEMENT AREA |
| --- EX. ELECT. TRANSFORMER | --- EX. POND EDGE |
| --- EX. ELECT. METER | |
| --- PROP. ELECT. METER | |
| --- EX. AIR CONDITIONER | |
| --- EX. SIGNAGE | |
| --- EX. LIGHT POLE | |
| --- PROP. LIGHT POLE | |
| --- EX. BOLLARD | |

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE/CORNER OF THE NE/QUARTER OF SAID SECTION 19; THENCE S 00°40'21" E ALONG THE EAST LINE OF SAID NE/QUARTER A DISTANCE OF 1787.70 FEET; THENCE S 89°19'39" W A DISTANCE OF 812.95 FEET; THENCE S 07°14'39" W A DISTANCE OF 245.08 FEET; THENCE S 89°19'39" W A DISTANCE OF 742.51 FEET; THENCE N 00°40'04" W A DISTANCE OF 2043.46 FEET; THENCE N 89°47'48" E A DISTANCE OF 1589.09 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: SOUTH 00°40'21" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

FIRE PROTECTION COVERAGE

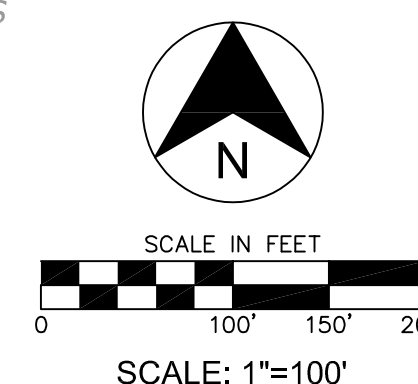
NOTE: AT THE TIME OF DEVELOPMENT, ALL PROPOSED STRUCTURES SHALL HAVE ADEQUATE FIRE PROTECTION PER THE CITY OF NORMAN FIRE DEPARTMENT.



(WQPZ) WATER QUALITY PROTECTION ZONE

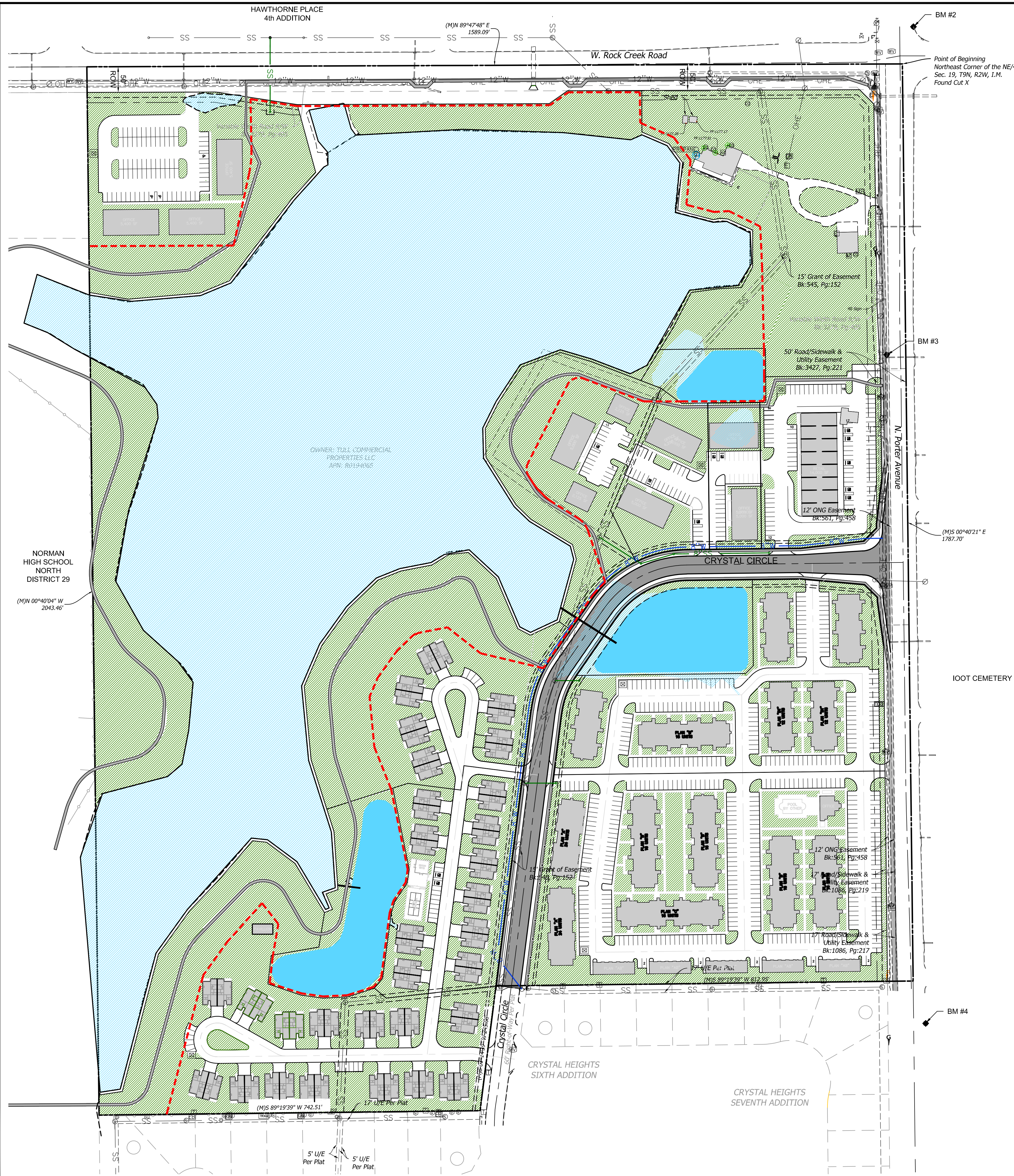
NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 30-411(H) OF THE NORMAN CITY CODE

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS



2200 N. PORTER AVENUE A PLANNED UNIT DEVELOPMENT PRELIMINARY GREENSPACE PLAN

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGEND

---	BOUNDARY LINE	⚡	EX. POWER POLE
---	RIGHT OF WAY LINE	⚡	PROP. POWER POLE
---	EASEMENT LINE	☎	EX. TELEPHONE PED.
---	EXISTING CONCRETE CURB AND GUTTER	Ⓜ	EX. TELEPHONE MANHOLE
---	PROPOSED CONCRETE CURB AND GUTTER	Ⓜ	EX. TRAFFIC SIGNAL LIGHT
---	PROPOSED FIRE LANE STRIPING	Ⓜ	EX. TRAFFIC CONTROL BOX
---	OHE OVERHEAD ELECTRIC	Ⓜ	EX. FLAG POLE
---	UGE UNDERGROUND ELECTRIC	Ⓜ	EX. YARD LIGHT
---	GAS LINE	Ⓜ	EX. GREASE TRAP
---	UGT UNDERGROUND TELEPHONE	Ⓜ	EX. SS MANHOLE
---	FO UNDERGROUND FIBER OPTIC	Ⓜ	PROP. SS MANHOLE
---	SS SANITARY SEWER	Ⓜ	EX. GAS METER
---	8" W WATERLINE	Ⓜ	PROP. GAS METER
●	BENCHMARK	Ⓜ	EX. ELECT. MANHOLE
Ⓜ	FIRE HYDRANT	Ⓜ	EX. STORM MANHOLE
Ⓜ	WATER VALVE	Ⓜ	EX. BOLLARD
Ⓜ	EX. WATER METER PIT	Ⓜ	PROP. INLETS (SEE GRADING PLAN FOR TYPE)
Ⓜ	EX. WATER METER	Ⓜ	---
Ⓜ	PROP. WATER METER		---
Ⓜ	EX. SPRINKLER VALVE		---
Ⓜ	EX. AUTO SPRINKLER		---
Ⓜ	EX. ELECT. PEDESTAL		---
Ⓜ	EX. ELECT. TRANSFORMER		---
Ⓜ	EX. ELECT. METER		---
Ⓜ	PROP. ELECT. METER		---
Ⓜ	EX. AIR CONDITIONER		---
Ⓜ	EX. SIGNAGE		---
Ⓜ	EX. LIGHT POLE		---
Ⓜ	PROP. LIGHT POLE		---
Ⓜ	EX. BOLLARD		---

---</

BENCHMARK DATA

BENCHMARK #1 DESC: MAG NAIL N:697074.860 E:2133515.051 Z:1181.203	BENCHMARK #3 DESC: MAG NAIL N:697128.427 E:2135373.076 Z:1175.499
BENCHMARK #2 DESC: MAG NAIL N:696489.165 E:2135321.058 Z:1182.542	BENCHMARK #4 DESC: MAG NAIL N:695185.807 E:2135396.930 Z:1187.558

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

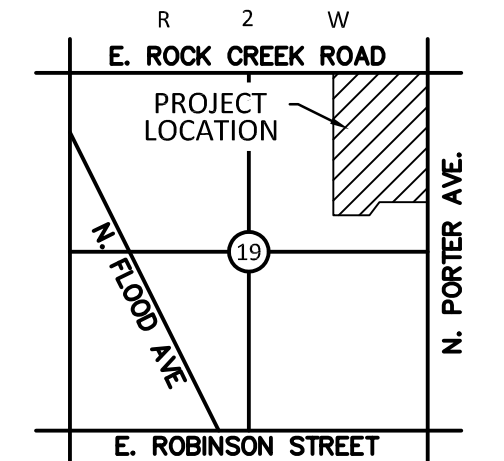
CONTACT LIST

OWNER
TULL COMMERCIAL PROPERTIES, LLC
ATTN: CAMERON TULL
EMAIL: cameron.tull@gmail.com
C/O: FLESKE COMMERCIAL
ATTN: ERIC FLESKE
EMAIL: eric@fleskeholding.com
PHONE: 405.701.3505

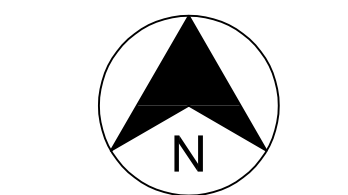
CIVIL ENGINEER
CEDAR CREEK INC.
P.O. BOX 14534
OKLAHOMA CITY, OK 73113
OK CA 5864
EXP. 06.30.26
CONTACT: JASON EMMETT, P.E.
PHONE: 405.406.4622

SURVEYOR
GOLDEN LAND SURVEYING
OK CA 7263
EXP. 06.30.26
7304 NW 164th ST., SUITE #5
EDMOND, OK 73103
PHONE: (405) 802-7883

LOCATION MAP:



NOT TO SCALE



SCALE IN FEET
0 100 150 200'

SCALE: 1"=100'

DATE PREPARED: 09.05.25

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE/CORNER OF THE NE/QUARTER OF SAID SECTION 19; THENCE S 00°40'21" E ALONG THE EAST LINE OF SAID NE/QUARTER A DISTANCE OF 1787.70 FEET; THENCE S 89°19'39" W A DISTANCE OF 812.95 FEET; THENCE S 07°14'39" W A DISTANCE OF 245.08 FEET; THENCE S 89°19'39" W A DISTANCE OF 742.51 FEET; THENCE N 00°40'04" W A DISTANCE OF 2043.46 FEET; THENCE N 89°47'48" E A DISTANCE OF 1589.09 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: SOUTH 00°40'21" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

FIRE PROTECTION COVERAGE

NOTE: AT THE TIME OF DEVELOPMENT, ALL PROPOSED STRUCTURES SHALL HAVE ADEQUATE FIRE PROTECTION PER THE CITY OF NORMAN FIRE DEPARTMENT.

(WQPZ) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 30-411(h) OF THE NORMAN CITY CODE

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS

ZONING

CURRENT ZONING: C-2, A-2 & RM-6
PROPOSED ZONING: PUD

SITE DATA

TOTAL ACREAGE: 69.68 ACRES (3,035,533.23 SF)
TOTAL LOTS: 11
IMPERVIOUS AREA: 1,989,564.86 SF (65.54%)
PERVIOUS AREA (OPEN SPACE): 1,045,968.37 SF (34.46%)

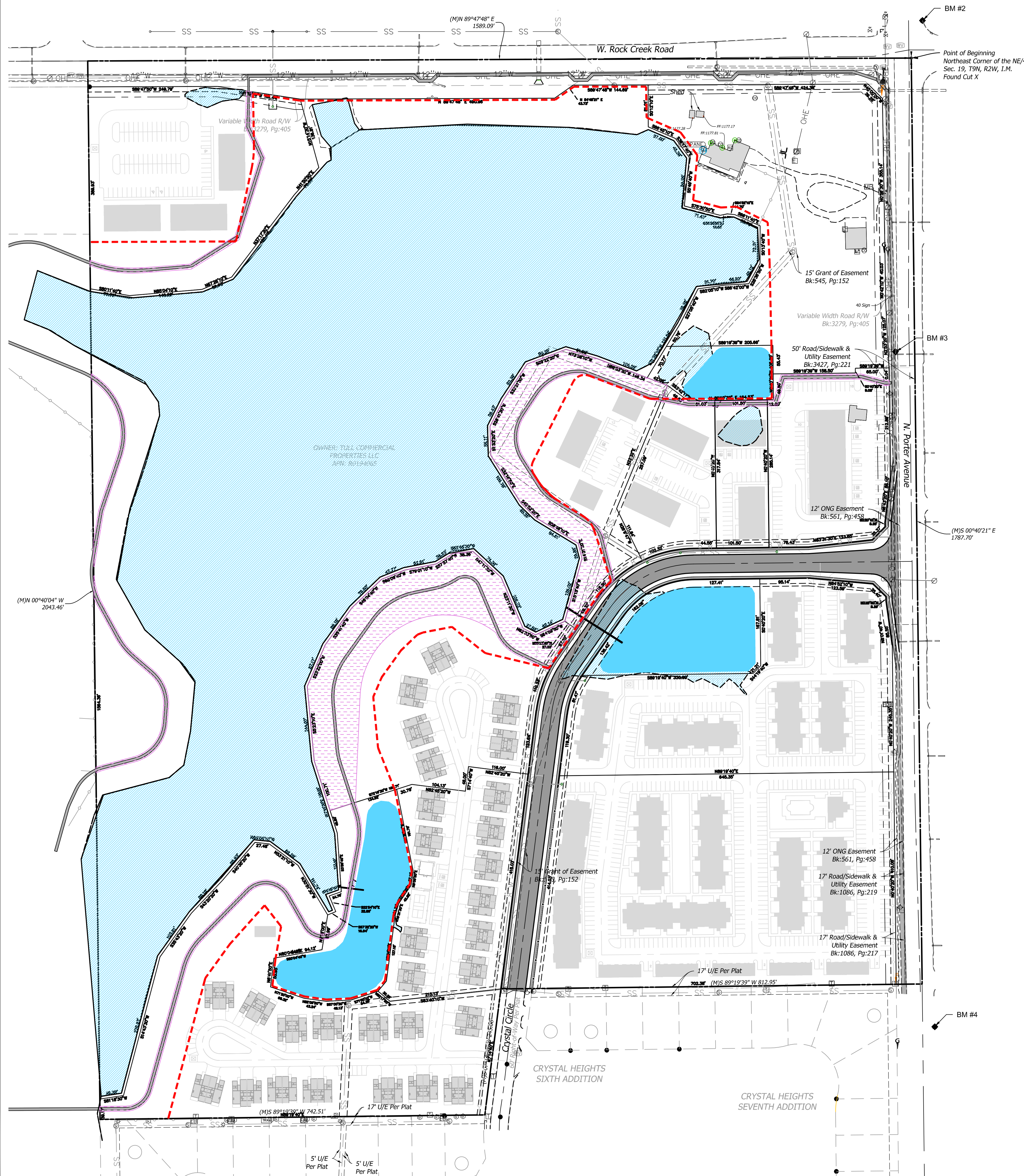
STORM DRAINAGE DETENTION EASEMENT

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 OWNERS IN THE PLAT OF 2200 N. PORTER AVENUE. 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 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 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.

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

2200 N. PORTER AVENUE A SIMPLE PLANNED UNIT DEVELOPMENT PRELIMINARY PARK PLAN

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGEND

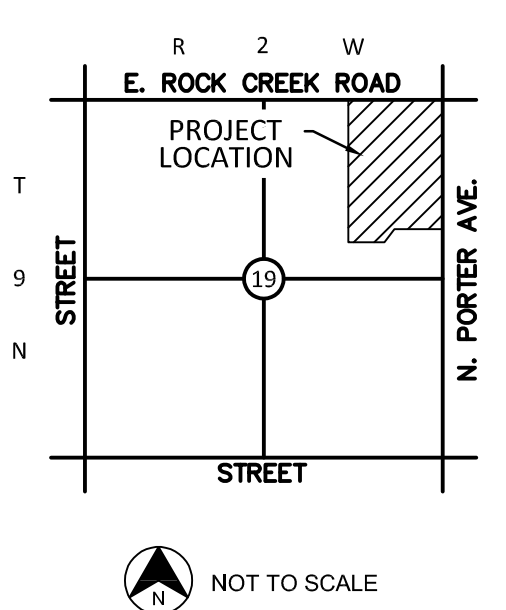
---	BOUNDARY LINE	○	EX. POWER POLE
---	RIGHT OF WAY LINE	○	PROP. POWER POLE
---	EASEMENT LINE	□	EX. TELEPHONE PED.
---	EXISTING CONCRETE CURB AND GUTTER	○	EX. TELEPHONE MANHOLE
---	PROPOSED CONCRETE CURB AND GUTTER	○	EX. TRAFFIC SIGNAL LIGHT
---	PROPOSED FIRE LANE STRIPING	○	EX. TRAFFIC CONTROL BOX
---	OHE OVERHEAD ELECTRIC	○	EX. FLAG POLE
---	UGS UNDERGROUND ELECTRIC	○	EX. YARD LIGHT
---	GAS LINE	○	EX. GREASE TRAP
---	UGT UNDERGROUND TELEPHONE	○	EX. SS MANHOLE
---	FO UNDERGROUND FIBER OPTIC	○	PROP. SS MANHOLE
---	SS SANITARY SEWER	○	EX. GAS METER
---	WATERLINE	○	PROP. GAS METER
●	BENCHMARK	○	EX. ELECT. MANHOLE
○	FIRE HYDRANT	○	EX. STORM MANHOLE
○	WATER VALVE	○	EX. BOLLARD
□	EX. WATER METER PIT	○	PROP. INLETS (SEE GRADING PLAN FOR TYPE)
○	EX. WATER METER	○	VERTICAL SEPARATION REQUIREMENT
○	PROP. WATER METER		
○	EX. SPRINKLER VALVE		
○	EX. AUTO SPRINKLER		
○	EX. ELECT. PEDESTAL		
○	EX. ELECT. TRANSFORMER		
○	EX. ELECT. METER		
○	PROP. ELECT. METER		
○	EX. AIR CONDITIONER		
○	EX. SIGNAGE		
○	EX. LIGHT POLE		
○	PROP. LIGHT POLE		
○	EX. BOLLARD		

BENCHMARK DATA

BENCHMARK #1 DESC: MAG NAIL N:697074.860 E:2133515.051 Z:1181.203	BENCHMARK #3 DESC: MAG NAIL N:697128.427 E:2135373.076 Z:1175.499
BENCHMARK #2 DESC: MAG NAIL N:696489.165 E:2135321.058 Z:1182.542	BENCHMARK #4 DESC: MAG NAIL N:695185.807 E:2135396.930 Z:1187.558

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

LOCATION MAP:



LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

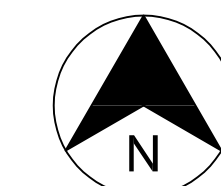
BEGINNING AT THE NE/CORNER OF THE NE/QUARTER OF SAID SECTION 19; THENCE S 00°40'21" E ALONG THE EAST LINE OF SAID NE/QUARTER A DISTANCE OF 1787.70 FEET; THENCE S 89°19'39" W A DISTANCE OF 812.95 FEET; THENCE S 07°14'39" W A DISTANCE OF 245.08 FEET; THENCE S 89°19'39" W A DISTANCE OF 742.51 FEET; THENCE N 00°40'04" W A DISTANCE OF 2043.46 FEET; THENCE N 89°47'48" E A DISTANCE OF 1589.09 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: SOUTH 00°40'21" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

SITE DATA

TOTAL OCCUPANTS: 637.2 PERSONS
TOTAL PRIVATE PARK REQUIRED: 3.18 ACRES
TOTAL PRIVATE PARK PROVIDED: 3.22 ACRES

PRIVATE PARK AREA



SCALE IN FEET
0 100' 150' 200'
SCALE: 1"=100'

File Attachments for Item:

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-9: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY TULL COMMERCIAL PROPERTIES, LLC (CEDAR CREEK ENGINEERING) FOR 2200 N. PORTER AVENUE, A PLANNED UNIT DEVELOPMENT, FOR 69.68 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PORTER AVENUE AND ROCK CREEK ROAD.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/11/2025

REQUESTER: Tull Commercial Properties, Inc. (Cedar Creek Engineering)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-9: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY TULL COMMERCIAL PROPERTIES, LLC (CEDAR CREEK ENGINEERING) FOR 2200 N. PORTER AVENUE, A PLANNED UNIT DEVELOPMENT, FOR 69.68 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PORTER AVENUE AND ROCK CREEK ROAD.

ITEM: Consideration of a preliminary plat for 2200 N. PORTER AVENUE, A PLANNED UNIT DEVELOPMENT.

LOCATION: Located at the southwest corner of the intersection of Porter Avenue and Rock Creek Road.

INFORMATION:

1. Owners. Tull Commercial Properties, Inc.
2. Developer. Tull Commercial Properties, Inc. and Fleske Commercial.
3. Engineer. Cedar Creek Engineering.

HISTORY:

1. August 7, 1961. City Council adopted Ordinance No. 1299 annexing this property into the Norman Corporate City Limits without zoning.
2. November 21, 1961. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in R-1, Single-Family Dwelling District.
3. December 26, 1961. City Council adopted Ordinance No. 1327 placing this property in the R-1, Single-Family Dwelling District.

4. June 1, 1971. City Council adopted Ordinance No. 2406 placing a portion of this property in the RM-2, Low Density Apartment and RM-6, Medium Density Apartment and removing it from R-1, Single-Family Dwelling District.
5. June 8, 1971. City Council adopted Ordinance No. 2417 placing this property in the A-2, Rural Agricultural District, RM-6, Medium Density Apartment and C-2, General Commercial District and removing it from R-1, Single Family Dwelling District.
6. September 8, 1971. Planning Commission, on a vote of 7-0, approved the preliminary plat for Crystal Heights Addition.
7. May 10, 1973. Planning Commission, on a vote of 7-1, recommended to City Council placing a portion of this property in the RM-6 Medium Density Apartment District and removing it from RM-2, Low Density Apartment District and RM-6, Medium Density District.
8. May 29, 1973. City Council adopted Ordinance No. O-7273-89 placing a portion of this property in the RM-6, Medium Density Apartment District and removing it from RM-2, Low Density Apartment District and RM-6, Medium Apartment District.
9. September 4, 2025. The Norman Board of Parks Commissioners is scheduled to consider the preliminary plat for 2200 N. Porter Avenue, A Planned Unit Development. Results of that consideration will be presented separately.
10. September 11, 2025. Planning Commission is scheduled to consider placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District, RM-6, Medium Apartment District and 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 Norman Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be required adjacent to Rock Creek Road. Sidewalks are existing adjacent to Porter Avenue. Sidewalks will be required adjacent to interior streets.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately-maintained detention facilities will be utilized.

6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Porter Avenue and Rock Creek Road paving are existing
7. Water Mains. There are existing 12-inch water mains located adjacent to Porter Avenue and Rock Creek Road. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards

PUBLIC DEDICATIONS:

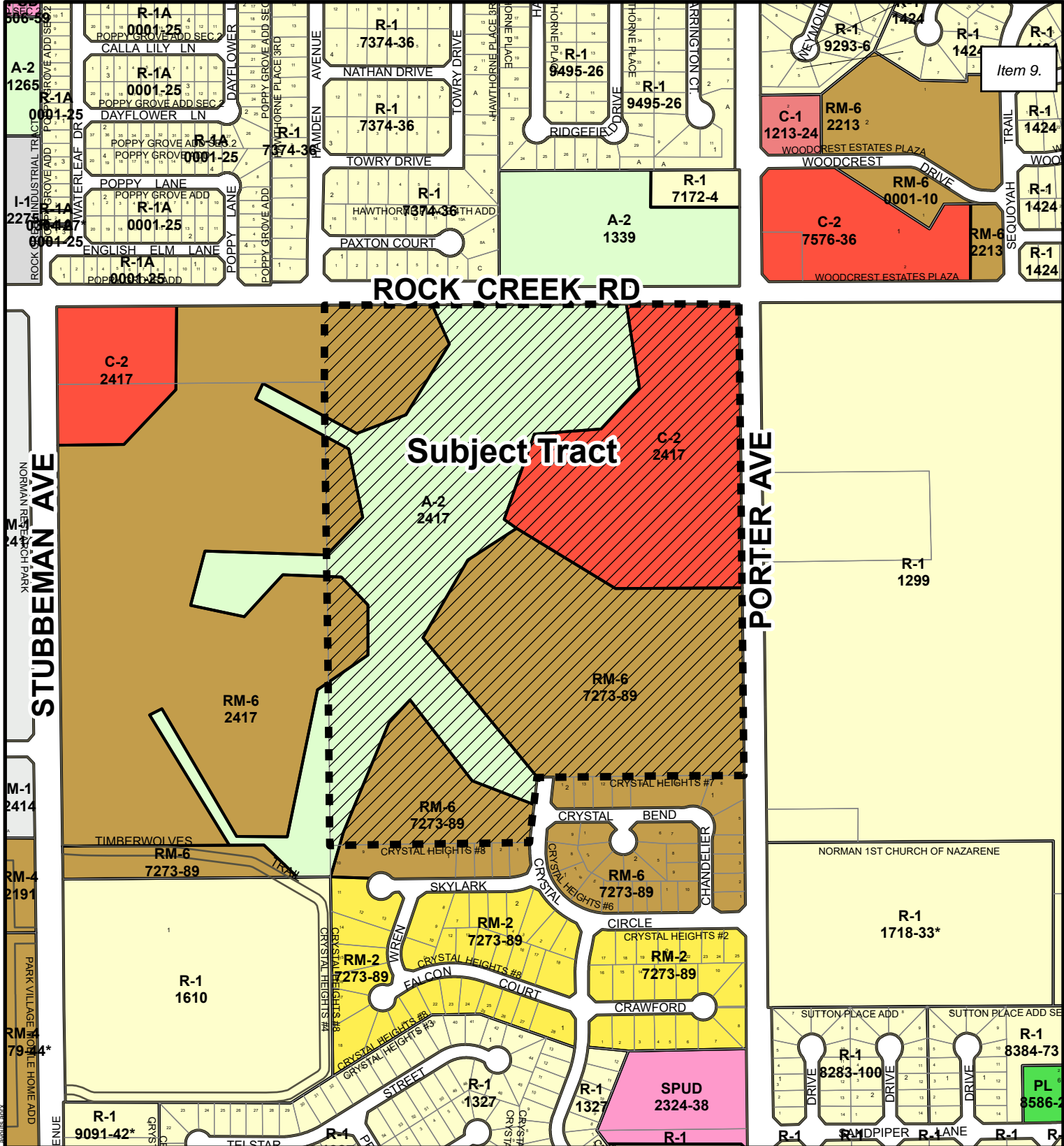
1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.
3. WQPZ. There is Water Quality Protection Zone on the property. Covenants will be required with final platting.

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

STAFF COMMENTS AND RECOMMENDATION: The preliminary plat consists of 69.68 acres with eleven (11) lots with various uses.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for 2200 N. Porter Avenue, a Planned Unit Development to the City Council.

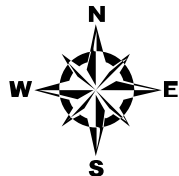
ACTION TAKEN: _____



Location Map



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



August 5, 2025

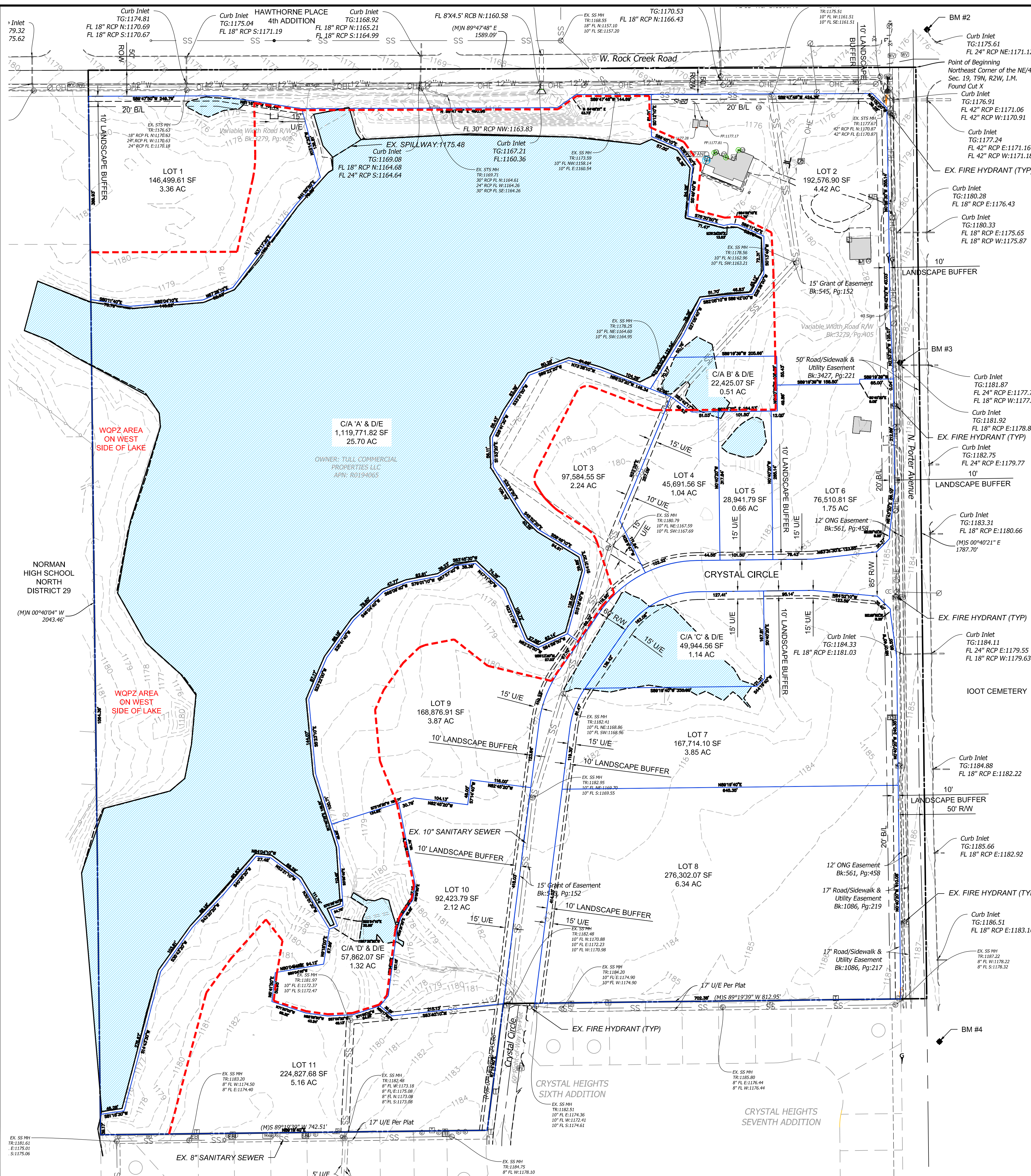
0 250 500 Ft.



Subject Tract

2200 N. PORTER AVENUE A PLANNED UNIT DEVELOPMENT PRELIMINARY PLAT

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGEND

	BOUNDARY LINE		EX. POWER POLE
	RIGHT OF WAY LINE		PROP. POWER POLE
	EASEMENT LINE		EX. TELEPHONE PED.
	EXISTING CONCRETE CURB AND GUTTER		EX. TELEPHONE MANHOLE
	PROPOSED CONCRETE CURB AND GUTTER		EX. TRAFFIC SIGNAL LIGHT
	PROPOSED FIRE LANE STRIPING		EX. TRAFFIC CONTROL BOX
	OVERHEAD ELECTRIC		EX. FLAG POLE
	UNDERGROUND ELECTRIC		EX. YARD LIGHT
	GAS LINE		EX. GREASE TRAP
	UNDERGROUND TELEPHONE		EX. SS MANHOLE
	UNDERGROUND FIBER OPTIC		PROP. SS MANHOLE
	SANITARY SEWER		EX. GAS METER
	WATERLINE		PROP. GAS METER
	BENCHMARK		EX. ELECT. MANHOLE
	FIRE HYDRANT		EX. STORM MANHOLE
	WATER VALVE		PROP. INLETS (SEE GRADING PLAN FOR TYPE)
	EX. WATER METER PIT		VERTICAL SEPARATION REQUIREMENT
	EX. WATER METER		WQPZ EASEMENT AREA
	PROP. WATER METER		EX. POND EDGE
	EX. SPRINKLER VALVE		
	EX. AUTO SPRINKLER		
	EX. ELECT. PEDESTAL		
	EX. ELECT. TRANSFORMER		
	EX. ELECT. METER		
	PROP. ELECT. METER		
	EX. AIR CONDITIONER		
	EX. SIGNAGE		
	EX. LIGHT POLE		
	PROP. LIGHT POLE		
	EX. BOLLARD		

BENCHMARK DATA

BENCHMARK #1	BENCHMARK #3
DESC: MAG NAIL	DESC: MAG NAIL
N:697074.860	N:697128.427
E:2133515.051	E:2135373.076
Z:1181.203	Z:1175.499
BENCHMARK #2	BENCHMARK #4
DESC: MAG NAIL	DESC: MAG NAIL
N:696489.165	N:695185.807
E:2135321.058	E:2135396.930
Z:1182.542	Z:1187.558

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

CONTACT LIST

OWNER
TULL COMMERCIAL PROPERTIES, LLC
ATTN: CAMERON TULL
EMAIL: cameron.tull@gmail.com
C/O: FLESKE COMMERCIAL
ATTN: ERIC FLESKE
EMAIL: eric@fleskeholding.com
PHONE: 405.701.3505

CIVIL ENGINEER
CEDAR CREEK INC.
P.O. BOX 14534
OKLAHOMA CITY, OK 73113
OK CA 5864
EXP. 06.30.26
CONTACT: JASON EMMETT, P.E.
PHONE: 405.406.4622

SURVEYOR
GOLDEN LAND SURVEYING
OK CA 7263
EXP. 06.30.26
7304 NW 164th ST., SUITE #5
EDMOND, OK 73103
PHONE: (405) 802-7883

DATE PREPARED: 09.05.25

SITE DATA

TOTAL ACREAGE: 69.68 ACRES
TOTAL LOTS: 11

ZONING

CURRENT ZONING: C-2, A-2 & RM-6
PROPOSED ZONING: PUD

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE/CORNER OF THE NE/QUARTER OF SAID SECTION 19; THENCE S 00°40'21" E ALONG THE EAST LINE OF SAID NE/QUARTER A DISTANCE OF 1787.70 FEET; THENCE S 89°19'39" W A DISTANCE OF 812.95 FEET; THENCE S 07°14'39" W A DISTANCE OF 245.08 FEET; THENCE S 89°19'39" W A DISTANCE OF 742.51 FEET; THENCE N 00°40'04" W A DISTANCE OF 2043.46 FEET; THENCE N 89°47'48" E A DISTANCE OF 1589.09 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: SOUTH 00°40'21" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

FIRE PROTECTION COVERAGE

NOTE: AT THE TIME OF DEVELOPMENT, ALL PROPOSED STRUCTURES SHALL HAVE ADEQUATE FIRE PROTECTION PER THE CITY OF NORMAN FIRE DEPARTMENT.

(WQPZ) WATER QUALITY PROTECTION ZONE

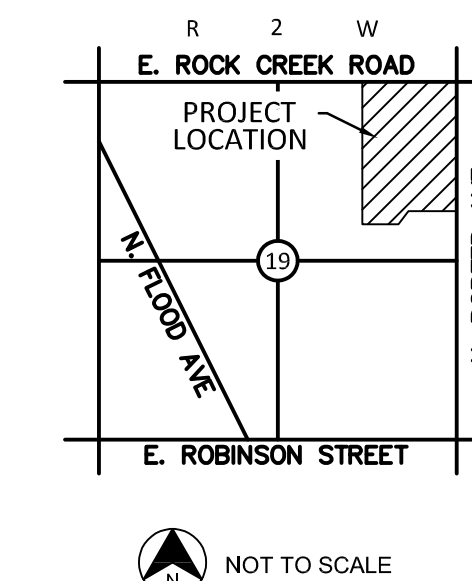
NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 30-411(h) OF THE NORMAN CITY CODE

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS

STORM DRAINAGE DETENTION EASEMENT

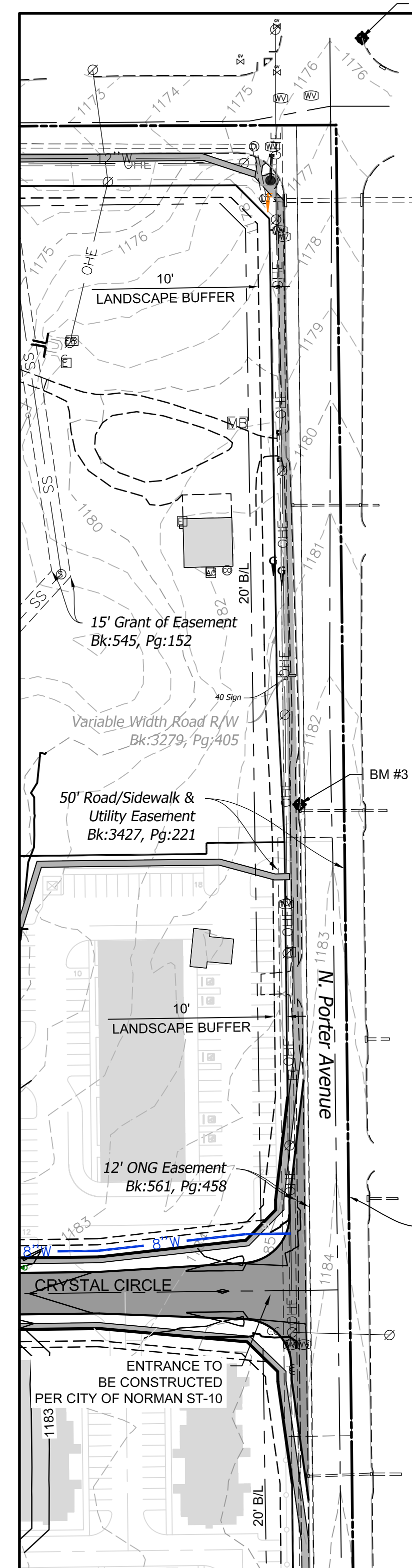
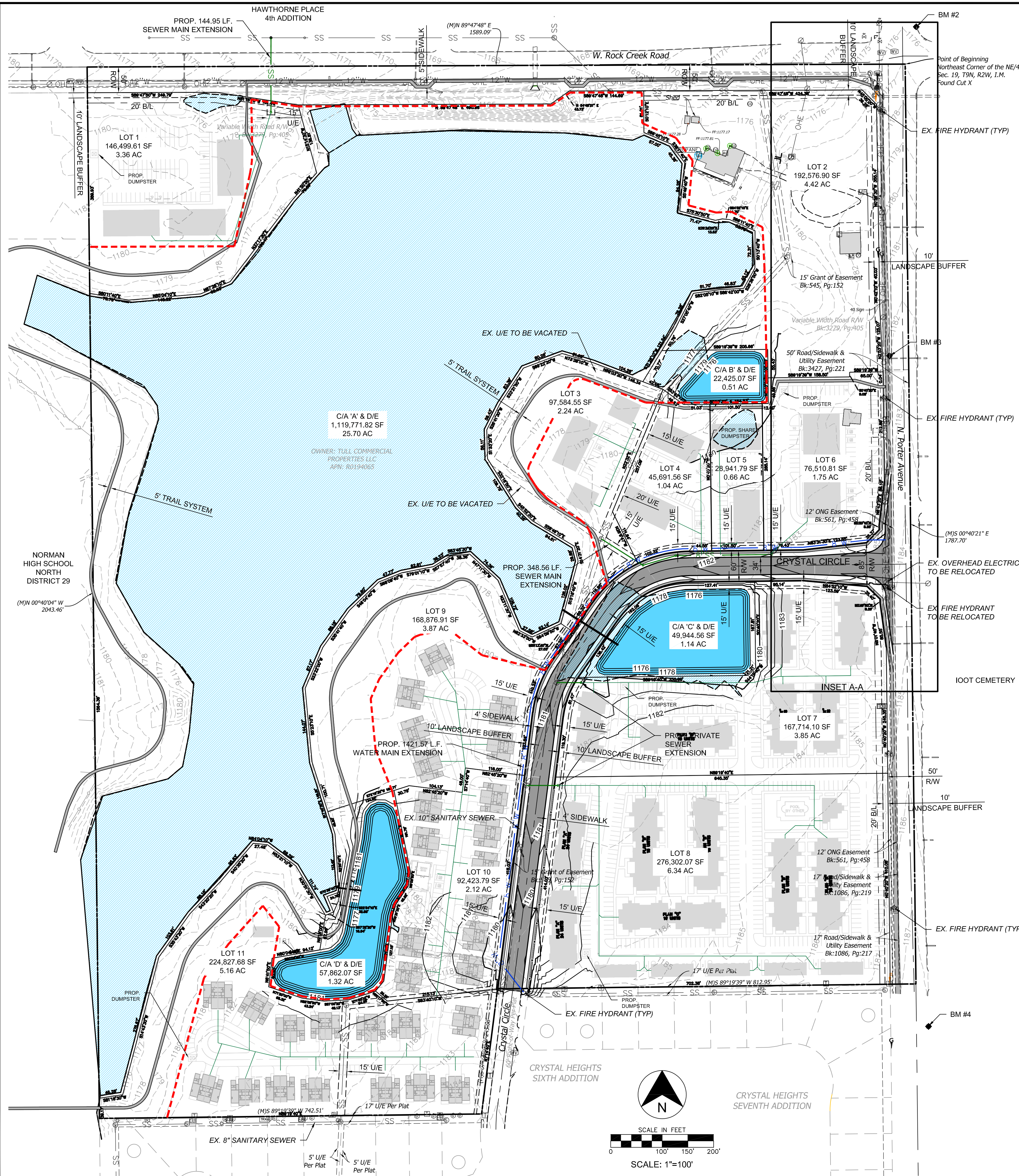
DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS IN THE PLAT OF 2200 N. PORTER AVENUE. 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 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 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.

LOCATION MAP:



2200 N. PORTER AVENUE A PLANNED UNIT DEVELOPMENT PRELIMINARY SITE PLAN

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



CONTACT LIST

OWNER
TULL COMMERCIAL PROPERTIES, LLC
ATTN: CAMERON TULL
EMAIL: cameron.tull@gmail.com
C/O: FLESKE COMMERCIAL
ATTN: ERIC FLESKE
EMAIL: eric@fleskeholding.com
PHONE: 405.701.3505

CIVIL ENGINEER
CEDAR CREEK INC.
P.O. BOX 14534
OKLAHOMA CITY, OK 73113
OK CA 5864
EXP. 06.30.26
CONTACT: JASON EMMETT, P.E.
PHONE: 405.406.4622

SURVEYOR
GOLDEN LAND SURVEYING
OK CA 7263
EXP. 06.30.26
7304 NW 164th ST., SUITE #5
EDMOND, OK 73103
PHONE: (405) 802-7883

DATE PREPARED: 09.05.25

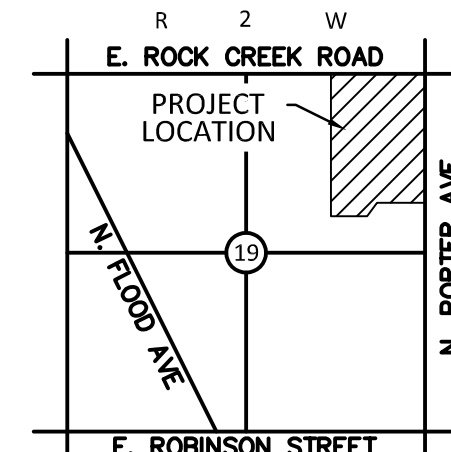
SITE DATA

TOTAL ACREAGE: 69.68 ACRES
TOTAL LOTS: 11

ZONING

CURRENT ZONING: C-2, A-2 & RM-6
PROPOSED ZONING: PUD

LOCATION MAP:



NOT TO SCALE

BENCHMARK DATA

BENCHMARK #1 DESC: MAG NAIL N697074.860 E2135351.051 Z1181.203	BENCHMARK #3 DESC: MAG NAIL N697128.427 E2135373.076 Z1175.499
BENCHMARK #2 DESC: MAG NAIL N696489.165 E2135321.058 Z1182.542	BENCHMARK #4 DESC: MAG NAIL N695185.807 E2135396.930 Z1187.558

VERTICAL DATUM: NAVD 88 OK GPS MONUMENT

STORM DRAINAGE DETENTION 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 OWNERS IN THE PLAT OF 2200 N. PORTER AVENUE. 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 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 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.

LEGEND

---	BOUNDARY LINE	---	EX. POWER POLE
---	RIGHT OF WAY LINE	---	PROP. POWER POLE
---	EASEMENT LINE	---	EX. TELEPHONE PED.
---	EXISTING CONCRETE CURB AND GUTTER	---	EX. TELEPHONE MANHOLE
---	PROPOSED CONCRETE CURB AND GUTTER	---	EX. TRAFFIC SIGNAL LIGHT
---	PROPOSED FIRE LANE STRIPING	---	EX. TRAFFIC CONTROL BOX
---	OHE	---	EX. FLAG POLE
---	OVERHEAD ELECTRIC	---	EX. YARD LIGHT
---	UG	---	EX. GREASE TRAP
---	UNDERGROUND ELECTRIC	---	EX. SS MANHOLE
---	GAS	---	PROP. SS MANHOLE
---	UGT	---	EX. GAS METER
---	UNDERGROUND TELEPHONE	---	PROP. GAS METER
---	FO	---	EX. ELECT. MANHOLE
---	UNDERGROUND FIBER OPTIC	---	EX. STORM MANHOLE
---	SS	---	EX. BOLLARD
---	SANITARY SEWER	---	
---	8"W	---	
---	WATERLINE	---	
---	BENCHMARK	---	
---	FIRE HYDRANT	---	
---	WATER VALVE	---	
---	EX. WATER METER PIT	---	
---	EX. WATER METER	---	
---	PROP. WATER METER	---	
---	EX. SPRINKLER VALVE	---	
---	EX. AUTO SPRINKLER	---	
---	EX. ELECT. PEDESTAL	---	
---	EX. ELECT. TRANSFORMER	---	
---	EX. ELECT. METER	---	
---	PROP. ELECT. METER	---	
---	EX. AIR CONDITIONER	---	
---	EX. SIGNAGE	---	
---	EX. LIGHT POLE	---	
---	PROP. LIGHT POLE	---	
---	EX. BOLLARD	---	
---	PROP. INLETS (SEE GRADING PLAN FOR TYPE)	---	
---	VERTICAL SEPARATION REQUIREMENT	---	
---	WQPZ EASEMENT AREA	---	
---	EX. POND EDGE	---	

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE/CORNER OF THE NE/QUARTER OF SAID SECTION 19; THENCE S 00°40'21" E ALONG THE EAST LINE OF SAID NE/QUARTER A DISTANCE OF 1787.70 FEET; THENCE S 89°19'39" W A DISTANCE OF 812.95 FEET; THENCE S 07°14'39" W A DISTANCE OF 245.08 FEET; THENCE S 89°19'39" W A DISTANCE OF 742.51 FEET; THENCE N 00°40'04" W A DISTANCE OF 2043.46 FEET; THENCE N 89°47'48" E A DISTANCE OF 1589.09 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: SOUTH 00°40'21" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

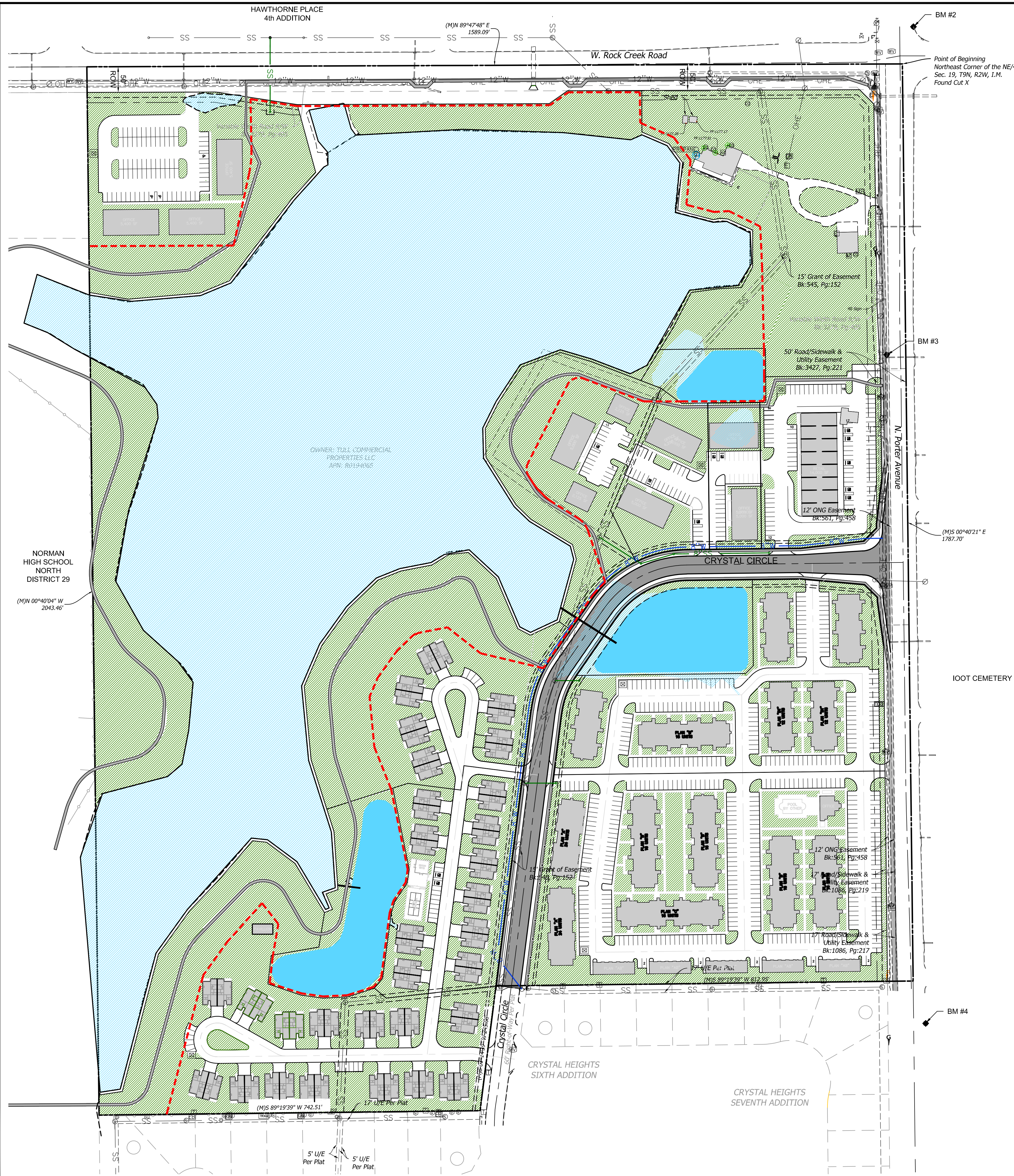
FIRE PROTECTION COVERAGE

NOTE: AT THE TIME OF DEVELOPMENT, ALL PROPOSED STRUCTURES SHALL HAVE ADEQUATE FIRE PROTECTION PER THE CITY OF NORMAN FIRE DEPARTMENT.



2200 N. PORTER AVENUE A PLANNED UNIT DEVELOPMENT PRELIMINARY GREENSPACE PLAN

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGEND

---	BOUNDARY LINE	---	EX. POWER POLE
---	RIGHT OF WAY LINE	---	PROP. POWER POLE
---	EASEMENT LINE	---	EX. TELEPHONE PED.
---	EXISTING CONCRETE CURB AND GUTTER	---	EX. TELEPHONE MANHOLE
---	PROPOSED CONCRETE CURB AND GUTTER	---	EX. TRAFFIC SIGNAL LIGHT
---	PROPOSED FIRE LANE STRIPING	---	EX. TRAFFIC CONTROL BOX
---	OHE OVERHEAD ELECTRIC	---	EX. FLAG POLE
---	UGE UNDERGROUND ELECTRIC	---	EX. YARD LIGHT
---	GAS GAS LINE	---	EX. GREASE TRAP
---	UGT UNDERGROUND TELEPHONE	---	EX. SS MANHOLE
---	FO UNDERGROUND FIBER OPTIC	---	PROP. SS MANHOLE
---	SS SANITARY SEWER	---	EX. GAS METER
---	8"W WATERLINE	---	PROP. GAS METER
●	BENCHMARK	---	EX. ELECT. MANHOLE
---		---	EX. STORM MANHOLE
---		---	PROP. LIGHT POLE
---		---	EX. BOLLARD
---		---	PROP. INLETS (SEE GRADING PLAN FOR TYPE)
---		---	WQPZ EASEMENT AREA

BENCHMARK DATA

BENCHMARK #1 DESC: MAG NAIL N:697074.860 E:2133515.051 Z:1181.203	BENCHMARK #3 DESC: MAG NAIL N:697128.427 E:2135373.076 Z:1175.499
BENCHMARK #2 DESC: MAG NAIL N:696489.165 E:2135321.058 Z:1182.542	BENCHMARK #4 DESC: MAG NAIL N:695185.807 E:2135396.930 Z:1187.558

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

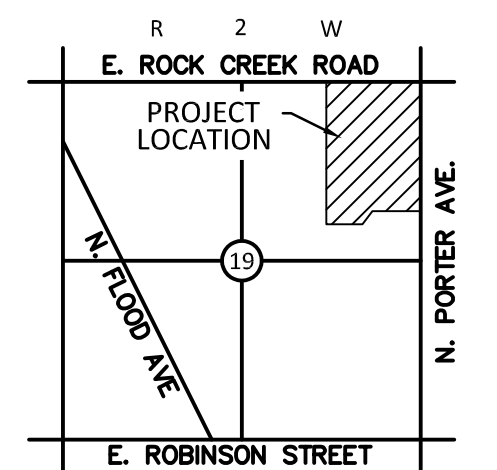
CONTACT LIST

OWNER
TULL COMMERCIAL PROPERTIES, LLC
ATTN: CAMERON TULL
EMAIL: cameron.tull@gmail.com
C/O: FLESKE COMMERCIAL
ATTN: ERIC FLESKE
EMAIL: eric@fleskeholding.com
PHONE: 405.701.3505

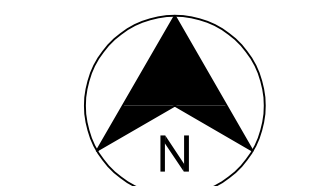
CIVIL ENGINEER
CEDAR CREEK INC.
P.O. BOX 14534
OKLAHOMA CITY, OK 73113
OK CA 5864
EXP. 06.30.26
CONTACT: JASON EMMETT, P.E.
PHONE: 405.406.4622

SURVEYOR
GOLDEN LAND SURVEYING
OK CA 7263
EXP. 06.30.26
7304 NW 164th ST., SUITE #5
EDMOND, OK 73103
PHONE: (405) 802-7883

LOCATION MAP:



NOT TO SCALE



SCALE IN FEET
0 100 150 200

SCALE: 1"=100'

DATE PREPARED: 09.05.25

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE/CORNER OF THE NE/QUARTER OF SAID SECTION 19; THENCE S 00°40'21" E ALONG THE EAST LINE OF SAID NE/QUARTER A DISTANCE OF 1787.70 FEET; THENCE S 89°19'39" W A DISTANCE OF 812.95 FEET; THENCE S 07°14'39" W A DISTANCE OF 245.08 FEET; THENCE S 89°19'39" W A DISTANCE OF 742.51 FEET; THENCE N 00°40'04" W A DISTANCE OF 2043.46 FEET; THENCE N 89°47'48" E A DISTANCE OF 1589.09 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: SOUTH 00°40'21" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

FIRE PROTECTION COVERAGE

NOTE: AT THE TIME OF DEVELOPMENT, ALL PROPOSED STRUCTURES SHALL HAVE ADEQUATE FIRE PROTECTION PER THE CITY OF NORMAN FIRE DEPARTMENT.

(WQPZ) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 30-411(h) OF THE NORMAN CITY CODE

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS

ZONING

CURRENT ZONING: C-2, A-2 & RM-6
PROPOSED ZONING: PUD

SITE DATA

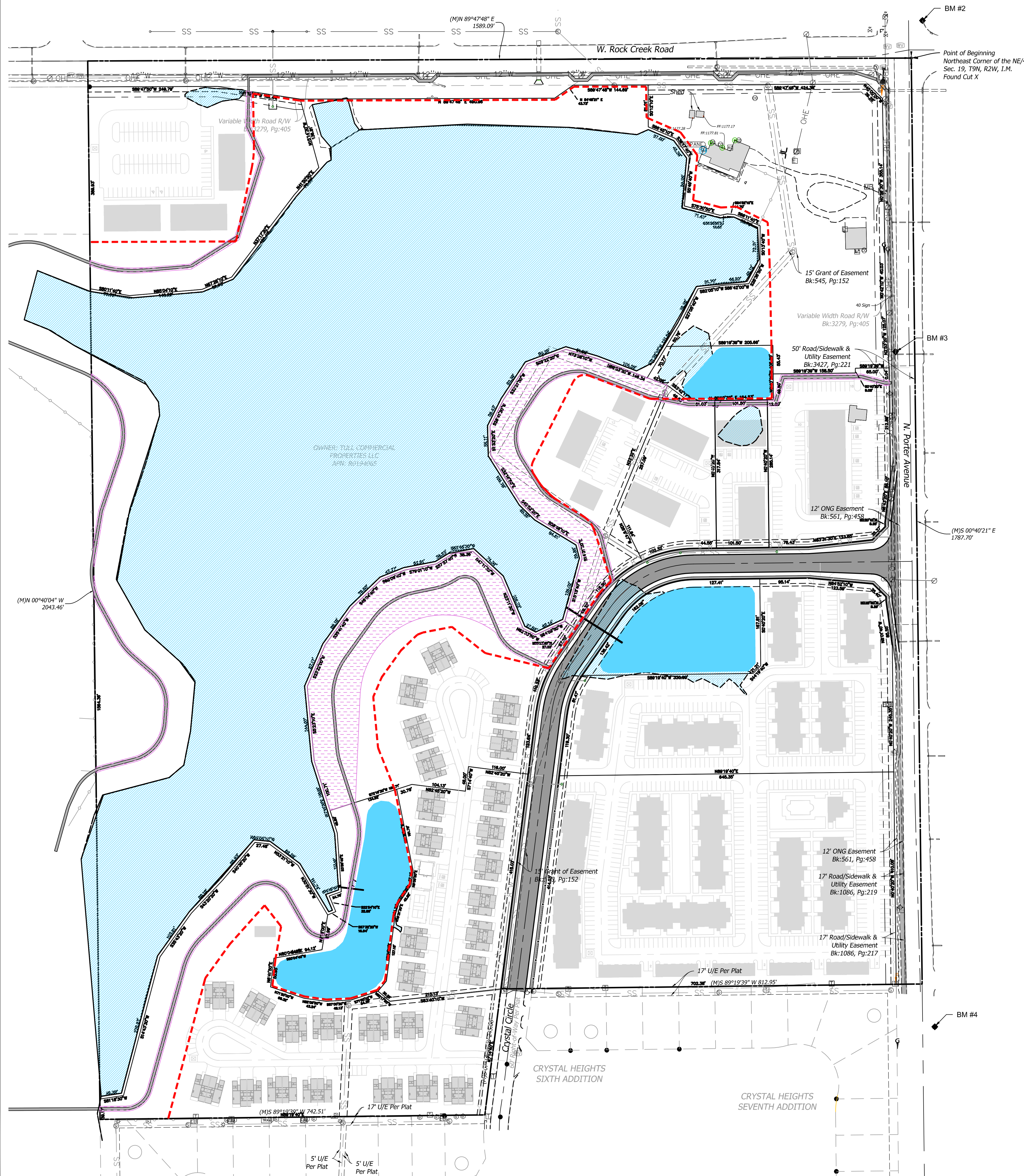
TOTAL ACREAGE: 69.68 ACRES (3,035,533.23 SF)
TOTAL LOTS: 11
IMPERVIOUS AREA: 1,989,564.86 SF (65.54%)
PERVIOUS AREA (OPEN SPACE): 1,045,968.37 SF (34.46%)

STORM DRAINAGE DETENTION 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 OWNERS IN THE PLAT OF 2200 N. PORTER AVENUE. 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 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 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.

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

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGEND

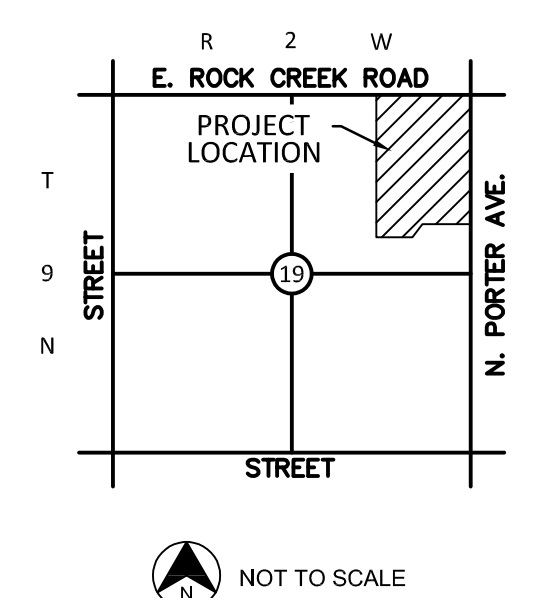
- | | | | |
|------------------------------------------------------------------------------------------------------------|------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------|
| ---- | BOUNDARY LINE | | |
| ---- | RIGHT OF WAY LINE | | |
| ---- | EASEMENT LINE | | |
| ===== | EXISTING CONCRETE CURB AND GUTTER | | |
| ===== | PROPOSED CONCRETE CURB AND GUTTER | | |
| ---- | PROPOSED FIRE LANE STRIPING | | |
| — OHE — | OVERHEAD ELECTRIC | | |
| — UGE — | UNDERGROUND ELECTRIC | | |
| — GAS — | GAS LINE | | |
| — UGT — | UNDERGROUND TELEPHONE | | |
| — FO — | UNDERGROUND FIBER OPTIC | | |
| — SS — | SANITARY SEWER | | |
| — 8" W — | WATERLINE | | |
| ● | BENCHMARK | | |
| ↓ | FIRE HYDRANT | ∅ | EX. POWER POLE |
| ⦿ | WATER VALVE | ⚡ | PROP. POWER POLE |
|  EX. WATER METER PIT | |  EX. TELEPHONE PED. | |
| ⊙ | EX. WATER METER | ① | EX. TELEPHONE MANHOLE |
| ● | PROP. WATER METER |  EX. TRAFFIC SIGNAL LIGHT | |
|  EX. SPRINKLER VALVE | |  EX. TRAFFIC CONTROL BOX | |
|  EX. AUTO SPRINKLER | |  EX. FLAG POLE | |
|  EX. ELECT. PEDESTAL | |  EX. YARD LIGHT | |
|  EX. ELECT. TRANSFORMER | |  EX. GREASE TRAP | |
|  EX. ELECT. METER | |  EX. SS MANHOLE | |
|  PROP. ELECT. METER | |  PROP. SS MANHOLE | |
|  EX. AIR CONDITIONER | |  EX. GAS METER | |
| + | EX. SIGNAGE | ▲ | PROP. GAS METER |
| ☼ | EX. LIGHT POLE | ① | EX. ELECT. MANHOLE |
| | PROP. LIGHT POLE | ③ | EX. STORM MANHOLE |
| ⊙ | EX. BOLLARD | | |
|  | PROP. INLETS (SEE GRADING PLAN FOR TYPE) | | |
|  | VERTICAL SEPARATION REQUIREMENT | | |

BENCHMARK DATA

BENCHMARK #1	BENCHMARK #3
DESC: MAG NAIL	DESC: MAG NAIL
N:697074.860	N:697128.427
E:2133515.051	E:2135373.076
Z:1181.203	Z:1175.499
BENCHMARK #2	BENCHMARK #4
DESC: MAG NAIL	DESC: MAG NAIL
N:696489.165	N:695185.807
E:2135321.058	E:2135396.930
Z:1182.542	Z:1187.558

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

LOCATION MAP:



LEGAL DESCRIPTION

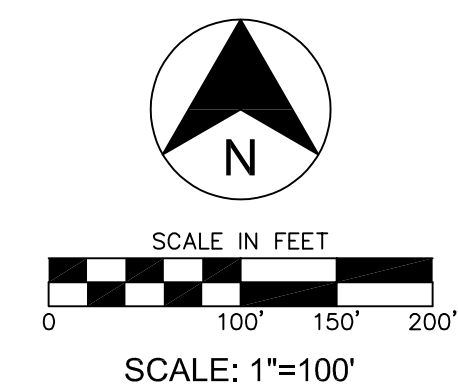
A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE/CORNER OF THE NE/QUARTER OF SAID SECTION 19; THENCE S 00°40'21" E ALONG THE EAST LINE OF SAID NE/QUARTER A DISTANCE OF 1787.70 FEET; THENCE S 89°19'39" W A DISTANCE OF 812.95 FEET; THENCE S 07°14'39" W A DISTANCE OF 245.08 FEET; THENCE S 89°19'39" W A DISTANCE OF 742.51 FEET; THENCE N 00°40'04" W A DISTANCE OF 2043.46 FEET; THENCE N 89°47'48" E A DISTANCE OF 1589.09 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: SOUTH 00°40'21" EAST AS THE EAST LINE OF THE
SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

SITE DATA

TOTAL OCCUPANTS: 637.2 PERSONS
TOTAL PRIVATE PARK REQUIRED: 3.18 ACRES
TOTAL PRIVATE PARK PROVIDED: 3.22 ACRES

 PRIVATE PARK AREA



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

DATE: August 4, 2025

STAFF REVIEW BY: David Riesland, P.E.
City Transportation Engineer

PROJECT NAME: Tull Family Mixed-Use Preliminary Plat
Owner: Tull Commercial Properties, LLC
Developer's Engineer: Cedar Creek
Developer's Traffic Engineer: TEC

PROJECT TYPE: Mixed Use

SURROUNDING ENVIRONMENT (Streets, Developments)

The property surrounding this proposed development is commercial and office in nature with some institutional located to the east across Porter Avenue and some low density residential to the north across Rock Creek Road. Porter Avenue is the main north-south roadway in the area. Rock Creek Road provides east-west access to the property.

ALLOWABLE ACCESS:

The layout of this site makes it impossible for any site access location to meet all requirements in the City's Engineering Design Criteria (EDC) for driveway spacing. As such, a Variance Request will be required for insufficient driveway spacing for each proposed driveway

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

Porter Avenue: 4 lanes (existing), Speed Limit - 40 mph. No sight distance problems. No median.

Rock Creek Road: 4 lanes (existing). Speed Limit—40 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE: YES ☒ NO ☐

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

TRIP GENERATION

Time Period	Total	In	Out
Weekday	3,449	1,724	1,725
A.M. Peak Hour	224	106	118
P.M. Peak Hour	317	161	156

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☒ NO ☐

Being above the threshold for when a traffic impact study is required, a traffic impact study was prepared for the application by Traffic Engineering Consultants, Inc, on behalf of the applicant and revised on August 4, 2025. The development will feature three access points located along Porter Avenue and one access point located on Rock Creek Road. All of the proposed connections to the public roadway will afford full access.

RECOMMENDATION: APPROVAL ☒ DENIAL ☐ N/A ☐ STIPULATIONS ☐

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

The proposed mixed use development is proposed to contain 300 multifamily residential units, 60 senior adult housing units, 39,700 square feet of office space, and 14,000 square feet of retail space to be located on the west side of Porter Avenue and on the south side of Rock Creek Road. The site will contain three points of access onto Porter Avenue and a single point of access onto Rock Creek Road and is expected to generate 224 AM peak hour trips, 317 PM peak hour trips, and 3,449 trips on an average weekday. Obviously being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact study was prepared for the application by Traffic Engineering Consultants, Inc., and revised on August 4, 2025. No traffic operational issues are anticipated due to the development.

The proposed development will access Porter Avenue by way of three full access driveways and Rock Creek Road by way of one full access driveway. The site frontage is such that it is not possible for any of the proposed access locations to meet all of the requirements in the City's Engineering Design Criteria related to driveway spacing. As such, a Request for Variance will be required for each driveway. The designer has taken great care to locate the proposed access points at the best possible locations. As such, Staff will be able to support the Requests for Variance. Capacity exceeds demand in this area. No additional off-site improvements are anticipated. There are no traffic impact fees to be collected in the area.

Tull Family Mixed-Use Preliminary Plat

The proposed mixed-use development is proposed to contain 300 multifamily residential units, 60 senior adult housing units, 39,700 square feet of office space, and 14,000 square feet of retail space to be located on the west side of Porter Avenue south of Rock Creek Road. The site will contain three full access connections to Porter Avenue and a single point of access onto Rock Creek Road and is expected to generate 224 AM peak hour trips, 317 PM peak hour trips, and 3,449 trips on an average weekday. Obviously being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact study was prepared for the application by Traffic Engineering Consultants, Inc., and revised on August 4, 2025. No traffic operational issues are anticipated due to the development.

STREET	NO. OF LANES	BACK-GROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
Porter Avenue	4	10,800	2,242	13,042	34,200	31.58	38.14
Rock Creek Road	4	8,300	1,207	9,507	34,200	24.27	27.80

The proposed development will access Porter Avenue by way of three, full access driveways and Rock Creek Road by way of a single, full access driveway. The site frontage is such that it is not possible for any of the proposed access locations to meet the requirements in the City's Engineering Design Criteria related to driveway spacing. As such, a Request for Variance will be required for each driveway. The designer has taken great care to locate the proposed access points at the best possible locations. As such, Staff will be able to support the Requests for Variance. No additional off-site improvements are anticipated. There are no traffic impact fees to be collected in the area.

Applicant: Tull Commercial Properties, LLC & Legacy Ridge Development, LLC

Project Location: Located at the southwest corner of the West Rock Creek Road and North Porter Avenue intersection

Case Number: PD25-21

Time: 5:30 p.m.

Applicant Representative:

Libby Smith
Sean Reiger

Attendees:

David Curtis
Alan Munday
Michael Phillips
Derek Harris
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 preliminary plat and rezoning from C-2, General Commercial District, RM-6 Medium-Density Apartment District, and A-2 Rural Agricultural District, to PUD Planned Unit Development District, for Tull Trails, for 69.68 acres of property located at the southwest corner of the West Rock Creek Road and North Porter Avenue intersection. The rezoning and Preliminary Plat are needed for the applicant to develop the site into a development featuring a mix of office, commercial, and residential uses.

Neighbor's Comments/Concerns/Responses:

Residents inquired about the proposed access point off West Rock Creek Road, asking whether this new connection would align with Hamden Avenue, the existing access point into the neighborhood north of the development site, across West Rock Creek Road. The applicant's representative stated that the access points would not connect.

Next, the residents asked whether a streetlight would be installed as part of the proposed development. The applicant's representative explained that the City of Norman's Traffic Engineer conducts a traffic study to determine whether additional infrastructure is necessary to support the development. The representative did not believe a streetlight would be required; however, if the existing infrastructure proves insufficient to meet demand, one would be installed.

Residents then asked which part of the development would be completed first. The response was that the commercial uses and some multi-family units are anticipated to be developed first.

Lastly, the residents asked about the height of the large multi-family structures located near the Crystal Heights neighborhood. The representative responded that the PUD Narrative allows up to five stories, but it is anticipated that the structures would be three stories in height.