



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

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 DECEMBER 11, 2025.

NON-CONSENT ITEMS

NORMAN A24 Rezoning & Preliminary Plat

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-28: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE THE SAME IN THE RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTHEAST CORNER OF THE INTERSECTION OF 24TH AVENUE N.E. AND ALAMEDA STREET; WARD 6)
3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-13: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY NORMAN PREMIUM REAL ESTATE, LLC (CEDAR CREEK, INC) FOR NORMAN A24, ADDITION, FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF 24TH AVENUE N.E. AND ALAMEDA STEET. (WARD 6)

Petition for Detachment

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

Noun Hotel Rezoning

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-31: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A REPLAT OF THE EAST 236 FEET OF LOT SIX (6) AND THE EAST 200 FEET OF LOT SEVEN (7), OF ELMWOOD ADDITION, AND LOT TWELVE (12), IN BLOCK ONE (1), OF PARKVIEW ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (542 AND 534 S. UNIVERSITY BOULEVARD; WARD 4)

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

420 E. Lindsey Street Rezoning

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

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

809, 813, & 817 26th Avenue NW Rezoning

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

This item has been withdrawn by the applicant.

GENERAL DISCUSSION REGARDING THE WARRANTING OF TRAFFIC SIGNALS

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 DECEMBER 11, 2025.



Item 1.

CITY OF NORMAN, OK

PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069

Thursday, December 11, 2025 at 5:30 PM

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, December 11, 2025 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

PRESENT

Cameron Brewer
Douglas McClure
Liz McKown
Erica Bird
Michael Jablonski
Steven McDaniel

ABSENT

Kevan Parker
Jim Griffith
Maria Kindel

STAFF PRESENT

Jane Hudson, Planning & Community Development Director
Lora Hoggatt, Planning Services Manager
David Riesland, Transportation Engineer
Brandon Brooks, Capital Projects Engineer
Beth Muckala, Assistant City Attorney III

GUEST PRESENT

Colton Wayman, Wallace Design Collective
Sean Rieger, Libby Smith & Ben LaCourse, Rieger Sadler Joyce LLC

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:

ITEMS SUBMITTED FOR THE RECORD

1. November 13, 2025 Planning Commission Meeting Minutes

Motion made by Commissioner McKown, Seconded by Commissioner McDaniel.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Jablonski, Commissioner McDaniel

November 13, 2025 Planning Commission Meeting Minutes were approved.

Certificates of Survey

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

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Fischer Acres II Norman Rural Certificate of Survey

Motion made by Commissioner McKown, Seconded by Commissioner McDaniel.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Jablonski, Commissioner McDaniel

Planning Commission recommended approval of COS-2526-5.

NON-CONSENT ITEMS

Commissioner Bird explained that Item 7 would be moved to the top of the agenda because the applicant requested a postponement.

807, 813, and 817 26th Avenue NW Rezoning

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

SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AN Item 1.
PROVIDING FOR THE SEVERABILITY THEREOF. (809, 813, 817 26TH AVENUE
N.W.; WARD 2)

The applicant requested postponement to the January 8, 2026 Planning Commission meeting.

Motion made by Commissioner Jablonski, Seconded by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown,
Commissioner Bird, Commissioner Jablonski, Commissioner McDaniel

Ordinance O-2526-27 was postponed to the January 8, 2026 Planning Commission meeting.

Alpha Phi Sorority Special Use

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-13: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR A FRATERNITY OR SORORITY HOUSE IN THE R-3, MULTIFAMILY DWELLING DISTRICT, FOR THE NE/4 OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1401 COLLEGE AVENUE; WARD 7)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Site Plan
4. Vehicle Tracking Exhibit
5. Building Renderings
6. Pre-Development Summary

Staff Presentation

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

Applicant Presentation

Colton Wayman, representative of the applicant, provided an overview of the project.

Public Comments

There were no public comments.

Planning Commission Discussion

Motion made by Commissioner McDaniel, Seconded by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown,
Commissioner Bird, Commissioner Jablonski, Commissioner McDaniel

3400 Classen Boulevard Rezoning & Preliminary Plat

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-18: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A PART OF THE SOUTH HALF OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3400 CLASSEN BOULEVARD; WARD 7)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Site Plan
5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY GREATEST HOPES, LLC (GOLDEN LAND SURVEYING) FOR 3400 CLASSEN BOULEVARD FOR 1.48 ACRES OF PROPERTY LOCATED AT 3400 CLASSEN BOULEVARD. (WARD 7)

ITEMS SUBMITTED FOR THE RECORD

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

Staff Presentation

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

Commissioner Jablonski stated that there are elements of the proposal that are inconsistent with the Urban Living Center designation and asked what consistency would look like. Jane Hudson, Planning & Community Development Director, responded that the Urban Living Center designation is intended to encourage more mixed-use development with both residential and non-residential uses, and noted that the proposal is straight C-2 zoning.

Commissioner Brewer asked what qualifies the installation of a new traffic signal and whether it is a design consideration or a matter of having sufficient traffic impact fees collected. David Riesland, Transportation Engineer, explained that the decision is not based on the amount of impact fees collected, but on whether traffic volumes are high enough to warrant a signal.

Commissioner Bird added that she had spoken with staff and asked them to address the possibility of signalizing the intersection, noting that the issue also arose during the St. James Park Addition application. She stated that it would be helpful to understand the City's plans and the path forward for signalization, particularly because residents have raised and requested it previously and because it was mentioned again in the protest letter for this item. Item 1.

Applicant Presentation

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

Public Comments

There were no public comments.

Planning Commission Discussion

Commissioner Brewer stated that he did not have any issues with the rezoning, noting that it appears appropriate for commercial uses. He also asked whether the plan is to conduct the traffic impact study when the timing is appropriate. Mr. Riesland agreed that the study would be completed in the foreseeable future when the timing is right.

Commissioner Bird asked whether the traffic impact study would account for this development as well as other proposed, but not yet built, developments. Mr. Riesland responded that it would not, because traffic signals must be warranted by existing traffic volumes and would not be approved based on future development alone.

Commissioner Brewer asked what would trigger the need for an additional study in the future after the site is developed. Mr. Riesland responded that while traffic impact studies often analyze future volumes and may indicate a potential need for a signal, those projections are not typically approvable by ODOT. ODOT would require actual traffic volume data, and reaching those volumes would be the reason for conducting another study.

Mr. Riesland explained that the original traffic study, conducted 20–25 years ago, identified this intersection as a future candidate for a traffic signal and established traffic impact fees to fund it. He noted that the City has been collecting those impact fees over the years from developments that impact the intersection.

Ms. Smith added that as St. James is built out, additional entrances will be added along Cedar Lane Road, providing residents with another access and egress point outside of the neighborhood.

Commissioner McClure asked whether Renaissance Drive was even contemplated during the study. Mr. Riesland responded that Renaissance Drive was also identified as a location where a signal might be needed in the future, and that both intersections would be studied to determine which would be more beneficial.

Motion made by Commissioner Brewer, Seconded by Commissioner McClure.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Jablonski, Commissioner McDaniel

Planning Commission recommended approval of Ordinance O-2526-18 & PP-2526-10.

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-24: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2525 E. LINDSEY STREET, WARD 1)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. PUD Narrative
4. Property Parking Areas
5. Open Space Exhibit
6. Pre-Development Summary

Staff Presentation

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

Commissioner Jablonski stated that the application does not appear to meet the City's phasing requirements and asked how far it is from meeting those requirements. Ms. Hoggatt explained that, by ordinance, applicants are required to outline a phasing plan in a Planned Unit Development (PUD). She noted that this can be challenging because Mission Norman relies on donations for funding, but staff is still required to identify what requirements are and are not being met.

Applicant Presentation

Ben LaCourse, representative of the applicant, provided an overview of the project.

Commissioner Jablonski stated that the plan looks very nice, with wonderful green space and a high level of quality. He then asked, in relation to phasing, whether Mission Norman had a rough idea of how quickly the project might be built out. Mr. LaCourse responded that there is no exact timeline, but that Mission Norman is a very healthy organization and intends to move forward quickly.

Public Comments

There were no public comments.

Planning Commission Discussion

Motion made by Commissioner McKown, Seconded by Commissioner McClure.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Jablonski, Commissioner McDaniel

Planning Commission recommended approval of Ordinance O-2526-24.

36th North, LLC Rezoning and Utility Easement Closure

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-25: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE LOT 1, BLOCK 1 OF 36TH NORTH BUSINESS PARK AND A REPLAT OF LOT 1, BLOCK 1 OF S.C.M.C. ADDITION AND LOT 6, BLOCK 1, OF BROCE INDUSTRIAL PARK OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED EAST OF 36TH AVENUE N.W. APPROXIMATELY ONE-HALF MILE NORTH OF ROCK CREEK ROAD; WARD 8)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. PUD Narrative
4. Site Development Plan
5. Development Area Exhibit
6. Pre-Development Summary

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

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Request to Close Platted Utility Easements Memo

Staff Presentation

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

Applicant Presentation

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

Commissioner Jablonski asked how much concrete would be changed or left in place. Mr. Ried explained that some of the existing concrete areas will instead be developed as apartment buildings.

Item 1.

Commissioner Brewer asked whether all of the existing concrete would remain or if new concrete would be installed. Mr. Rieger responded that they will evaluate the concrete as work proceeds to determine whether the existing concrete can be reused.

Public Comments

There were no public comments.

Planning Commission Discussion

Motion made by Commissioner McClure, Seconded by Commissioner Brewer.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Jablonski, Commissioner McDaniel

Planning Commission recommended approval of Ordinance O-2526-25 & O-2526-26.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

There were no miscellaneous comments.

ADJOURNMENT

The meeting was adjourned at 6:17 p.m.

Passed and approved this _____ day of _____ 2026.

Planning Commission Officer

File Attachments for Item:

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-28: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE THE SAME IN THE RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTHEAST CORNER OF THE INTERSECTION OF 24TH AVENUE N.E. AND ALAMEDA STREET; WARD 6)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 1/8/2026

REQUESTER: Norman Premium Real Estate, LLC

PRESENTER: Logan Gray, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-28: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE THE SAME IN THE RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTHEAST CORNER OF THE INTERSECTION OF 24TH AVENUE N.E. AND ALAMEDA STREET; WARD 6)

APPLICANT/REPRESENTATIVE

Norman Premium Real Estate, LLC/Rieger Sadler Joyce, LLC

LOCATION

Northeast corner of the intersection of 24th Ave. N.E. and Alameda St.

WARD

6

CORE AREA

No

EXISTING ZONING

C-2, General Commercial District, and R-1, Single-Family Dwelling District

EXISTING LAND USE DESIGNATIONS

Mixed-Use and Open Space

CHARACTER AREA

Corridor (Gateway) and Suburban Neighborhood

PROPOSED ZONING

RM-6, Medium-Density Apartment District
(The southwest corner of the property will remain C-2, General Commercial District.)

PROPOSED LAND USE

No Change

REQUESTED ACTION

Rezone to RM-6, Medium-Density Apartment District, to allow for multi-family residential uses

SUMMARY:

The applicant, Norman Premium Real Estate, LLC, is requesting a rezoning from C-2, General Commercial District, and R-1, Single-Family Dwelling District, to RM-6, Medium-Density Apartment District. The southwest corner of the property will remain C-2, General Commercial District. The proposed rezoning and associated plat will allow for a mixed-use development containing commercial and multi-family residential uses.

EXISTING CONDITIONS:

SIZE OF SITE: 8.57 acres proposed RM-6, Medium-Density Apartment District; 11.6 acres total development.

SURROUNDING PROPERTIES

		Subject Property	North	East	South	West
Zoning	C-2 & R-1	R-1	R-1	C-2 & PUD	C-2 & R-1	
Land Use	Mixed-Use & Open Space	Mixed-Use & Open Space	Mixed-Use	Mixed-Use & Open Space	Mixed-Use	
Current Use	Vacant	Residential (Single-Family)	Residential (Single-Family)	Commercial & Residential (Single-Family)	Commercial & Residential (Single-Family)	

ZONING DESIGNATIONS**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.

R-1, Single-Family Dwelling District

This residential district is intended for single-family detached development, including accessory dwelling units and other accessory structures. Other uses compatible with single-family

residential development are also allowed. Developments in this zoning district should have access to City services and be located in the urbanized area.

LAND USE DESIGNATION

Mixed-Use

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

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

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

Corridor Areas

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

Gateway Corridors

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

Suburban Neighborhood Areas

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

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

NEAREST PUBLIC PARK

Royal Oaks Park is approximately 0.5 miles from the subject property and is accessible via sidewalks through the Royal Oaks neighborhood.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT: PD25-32 November 20, 2025

Several neighboring residents were in attendance and shared concerns about the proposed development. Some attendees expressed concern about the proposed development's impact on nearby Upper Rock Creek through increased impervious coverage and removal of existing vegetation. Attendees that raised these concerns suggested that there had not been enough consideration given to proposed development's impact in this regard. Other neighbors were concerned that the proposed multifamily development will negatively impact surrounding property values.

PRE-DEVELOPMENT: PD25-32 December 18, 2025

Several neighboring residents were in attendance and shared concerns about the proposed development. The two primary concerns that neighboring residents had were the environmental impact of the proposed development and the uses allowed under the proposed RM-6, Medium Density Apartment District zoning.

One resident asked what would happen to the existing woodland on the site. The applicant's representative stated that the vegetation in the area to be developed would be cleared, and the site graded. Another resident asked how or if the Water Quality Protection Zone on the east side of the property would be secured to prevent people from entering the area. The applicant's representative stated that there are currently no plans to fully restrict access to the Water Quality Protection Zone. Several residents asked how the drainage of the site had been designed to accommodate the increased runoff caused by the increased impervious surface area. The applicant's representative stated that a drainage study is a required step of the platting process, and that city staff would verify that it satisfied all stormwater regulations.

There were repeated questions from residents regarding the uses allowed under the proposed development, with some attendees expressing concern that the proposed zoning will allow for greater intensity residential uses. The applicant's representative acknowledged that the RM-6, Medium-Density Apartment District allows for multi-family residential development, including apartments, but stated that the current intent is to develop the site with two-family dwellings. Another resident asked why RM-6, Medium-Density Apartment District is being requested if other districts also allow two-family dwellings. The applicant's representative stated that RM-6, Medium-Density Apartment District was requested because they feel it aligns more closely with the goals of the AIM Norman Comprehensive Land Use Plan. One resident asked about building height, to which the applicant's representative stated that the RM-6, Medium-Density Apartment District allows for building heights up to three stories by right. Another resident

asked how long it would take for the site to be developed under the proposal. The applicant's representative said that it could take years before any development occurred.

BOARD OF PARKS COMMISSIONERS:

January 5, 2026

Parks Staff recommends fee in lieu of parkland. The Board of Parks Commissioners will hold a Special Meeting on January 5, 2026. Staff will share the Board's decision regarding this proposal at the January 8, 2026, Planning Commission meeting.

REVIEW COMMENTS:

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

CITY DEPARTMENTS

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

FIRE DEPARTMENT

Additional construction details are required to determine fire hydrant requirements and fire lane specifications for the proposed building(s). These items will be addressed during the building permit stage. For details, view the City of Norman Ordinances and adopted 2018 ICC codes as amended by OUBCC including IFC Appendices B, C, and D.

BUILDING REVIEW

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

PUBLIC WORKS/ENGINEERING

Please see attached report from the Engineer regarding the associated preliminary plat request.

TRANSPORTATION ENGINEER

Please see attached report from the Transportation Engineer regarding the associated preliminary plat request. The access points along Alameda Street and 24th Ave. NE meet all requirements in the City's Engineering Design Criteria (EDC) for driveway spacing and location with respect to existing streets. Restriping portions of Alameda and 24th Ave. NE will be required to accommodate movements into these various driveways.

PLANNING*

ZONING CODE CONSIDERATIONS

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.

This request is considered “straight zoning,” meaning there are no variances requested with this application. Development of the site is required to follow the existing development standards currently adopted in Chapter 36, Zoning Code.

Uses Permitted

- The proposed uses of the site will be those allowed in the RM-6, Medium-Density Apartment District.

*The 8.57-acre portion of the property included in the rezoning request as RM-6, Medium-Density Apartment District, will have 31 two-family dwellings, as shown on the Preliminary Site Plan. The use of lower density duplexes is **consistent** and compatible with the surrounding area.*

The preliminary site plan is not binding since this is a straight zoning request, and all uses allowed under the regulations of the RM-6, Medium-Density Apartment District will be allowed within the respective areas, subject to all applicable development regulations. All development will be reviewed for compliance at the building permit stage.

Area Regulations

- Front yard: The minimum depth of the front yard shall be 25 feet.
- Side yard: The minimum width of the side yard shall be five feet, except as required for tall or accessory buildings by the provisions of subsection (d)(5) of this section.
- Rear yard: The minimum depth of the rear yard shall be 20 feet. One-story unattached buildings of accessory use shall be set back one foot from the utility easement or alley line.

*The area regulations of the proposal are **consistent** with the setbacks of the surrounding area. All development will be reviewed for compliance at the building permit stage.*

Height Regulations

- Structures exceeding three stories in height shall be set back from side and rear lot lines abutting property in residential districts at least five feet for each story above three.
- Any accessory building shall not exceed a wall height of ten feet unless the required side and rear yard setbacks are increased by one foot for each additional foot of wall height above ten feet; provided, however, that no accessory building shall exceed the height of the principal building to which it is accessory.

*The proposed height of the two-family dwellings as shown on the Preliminary Site Plan is up to 35' (approximately three stories). This is **consistent** with the regulations under RM-6, Medium-Density Apartment District and is similar to the surrounding area zoning districts.*

Landscaping

- Landscaping will be provided and maintained in accordance with the City of Norman's applicable landscaping regulations, Section 36-551, Landscaping Requirements for Off-Street Parking Facilities, as amended from time to time. Landscaping buffers will be required between the commercial and duplex portions of the property in addition to a 6' opaque screening fence.

*The proposed parking areas for the development will be required to comply with landscaping requirements. The landscaped areas will be designed in a manner **consistent** with City standards and with the surrounding areas.*

Parking

- All parking will comply with Norman's applicable ordinances.

*The proposed development is **consistent** with the City's parking regulations.*

Lighting

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

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

Signage

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

*Any signage within the proposed development will be **consistent** with the City's signage regulations.*

Screening

- Screening for this site will be required to follow Section 36-552, Fencing, Walls, and Screening.

*The proposed development will be **consistent** with the City's screening regulations.*

COMPREHENSIVE PLAN CONSIDERATIONS

Character Area Policies

General Policies

Residential Policies

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

*The proposed development is **consistent** with the Character Area General Residential Policies because it allows for greater housing densities not common in the surrounding area.*

There is an existing six-foot stockade fence located on the northern property boundary and a large WQPZ area on the east boundary.

Corridor Areas (Gateway) Policies

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

*The proposal is **consistent** with the policies of the Corridor Area (Gateway), as it allows for mixed-use commercial and residential development, capitalizing on an underutilized lot at the intersection of two arterial streets. Rezoning a portion of the property to RM-6, Medium-Density Apartment District, will allow for greater housing densities, buffered from lower housing densities to the north and east. The proposed development will allow for vehicle and pedestrian circulation throughout the site and connect to existing transportation infrastructure along 24th Ave. N.E. and Alameda St.*

Suburban Neighborhood Policies

- Infrastructure extensions should occur incrementally, and new developments must connect to City water and sewer, which may require extension of lines.
- Protect drainageways in accordance with WQPZ ordinance within new development and expand their se for public trail access.
 - Treat water quality volume from runoff for volume recommended in stormwater master plan and in accordance with EDC Section 7000.
 - The open spaces created around drainageways should be connected when feasible to create wildlife corridors.

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

The proposed development is consistent with the Suburban Neighborhood Area policies, as it utilizes existing public infrastructure and promotes a greater mix of housing types in the area. The Water Quality Protection Zone is preserved on the eastern 4.07 acres of the property, and pedestrian infrastructure promotes non-vehicular circulation to, from, and within the site. Any required landscaping and screening will be incorporated into the site design to reduce the impact on nearby lower intensity uses.

Land Use Development Policies

Mixed-Use Policies

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

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

*The proposal allows for mixed-use development but is largely residential in nature. The Preliminary Site Plan proposes 31 two-family dwellings, with 62 total dwelling units. There is one commercial building with six retail spaces proposed on the existing commercially zoned tract. The proposed 13.8 dwelling units per acre is less than the 18 units per acre suggested by AIM. For these reasons, the currently proposed development is largely **inconsistent** with this Mixed-Use Land Use policy.*

Building Types

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

*The proposed development includes 31 two-family dwellings up to 35' (approximately three stories) in height. However, all proposed buildings are single-use and of similar design. There are no mixed-use buildings proposed for this site. For these reasons, the proposal is generally **inconsistent** with this Mixed-Use Land Use policy.*

Site Design

- The scale and layout of the built environment is conducive to walking. Trails and pathways are integrated throughout developments to connect to parks, neighborhoods, and community destinations.
- Single-use commercial and single-use multi-unit residential developments without connections to neighboring properties and uses disturb the development pattern and should be limited or avoided altogether.
- Design features, such as street/sidewalk level windows, should make larger scale structures appropriate at the pedestrian level.
- Street trees should form a continuous urban canopy over public areas and rights-of-way.
- Residential developments should include trails or side paths that facilitate resident movement and encourage resident interactions.
- Stormwater to be addressed at the project level, but designed as part of a larger neighborhood or sub-basin system and, when possible, function as an amenity to the development.
- Site layout should take every opportunity to maximize the public infrastructure available in this area.

*The proposed development includes sidewalks to encourage pedestrian circulation throughout the development, and will connect to existing pedestrian infrastructure on 24th Ave. N.E. and Alameda St. The site utilizes existing public infrastructure. For these reasons, the proposed development is **consistent** with this Mixed-Use Land Use policy.*

Transportation

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

*The proposed development is **consistent** with this Mixed-Use Land Use policy because it promotes interconnectivity through its proximity and connection to multi-modal transit infrastructure, including a sidewalk on Alameda St. with access to an Embark bus stop approximately 0.5 miles to the west. Sidewalks will be provided throughout the development and will connect to existing public pedestrian infrastructure along 24th Ave. N.E. and Alameda St.*

Utility Access

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

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

Public Space

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

*The proposed development includes pedestrian amenities, tying into existing sidewalks along 24th Ave. N.E. and Alameda St., as well as a proposed community area and recreation space within the Water Quality Protection Zone on the east side of the property. For these reasons, the proposed development is **consistent** with this Mixed-Use Land Use Policy.*

Neighborhood and/or Special Area Plans

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

UTILITIES

AIM NORMAN PLAN CONFORMANCE

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

SOLID WASTE MANAGEMENT

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

WATER/WASTEWATER AVAILABILITY

Water Availability

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

Wastewater Availability

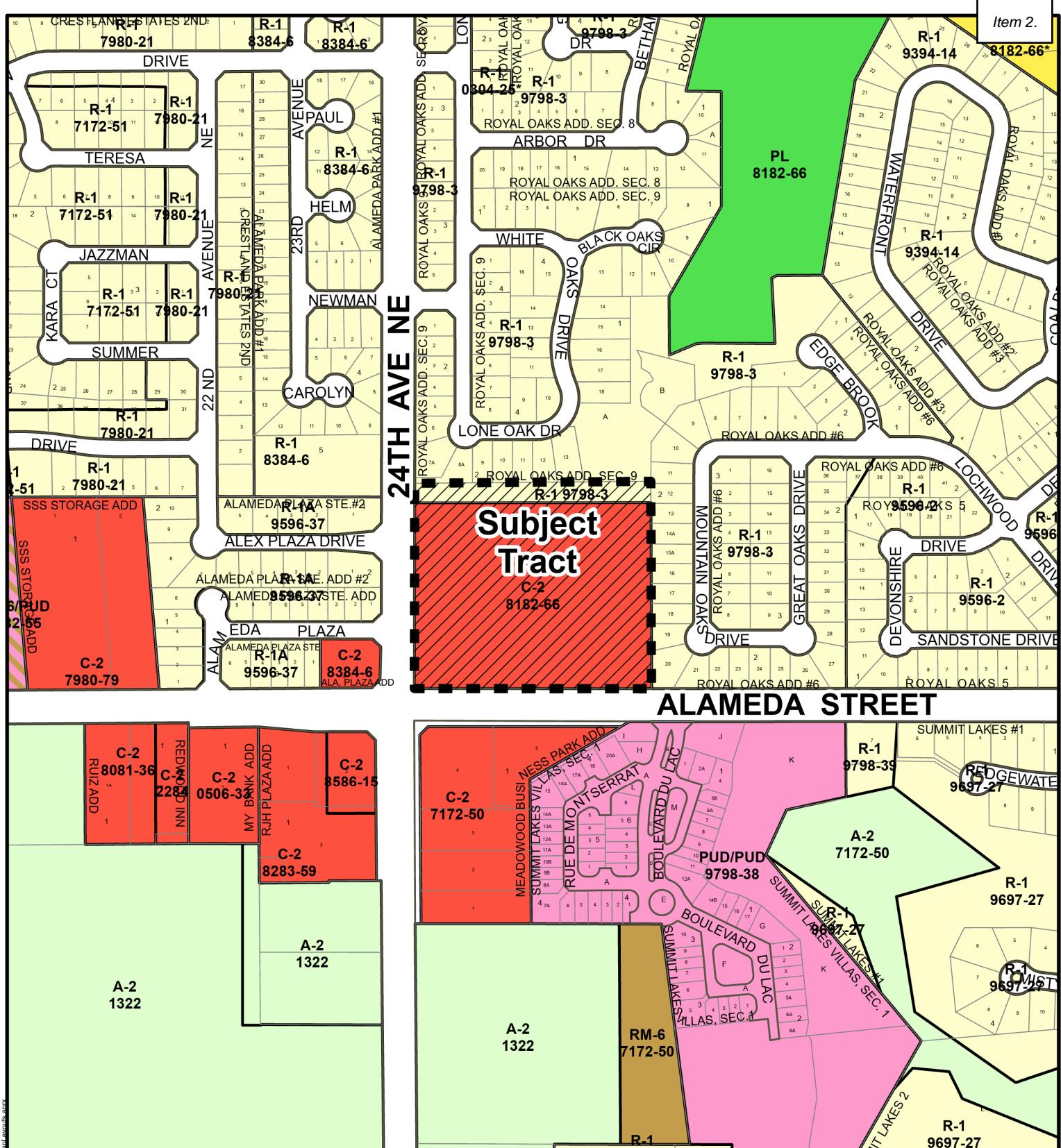
Adequate capacity within the wastewater system exists to serve the proposed development.

ALTERNATIVES/ISSUES:

Overall, the proposed development largely aligns with the AIM Norman Land Use and Character Area objectives. However, the site is not mixed use and does not meet the density planned for this location. This proposal will provide a different housing option and additional commercial activity to this area of Norman.

CONCLUSION:

Staff forwards this request for rezoning from C-2, General Commercial District, and R-1, Single-Family Dwelling District, to RM-6, Medium-Density Apartment District, and Ordinance O-2526-28 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.



December 3, 2025

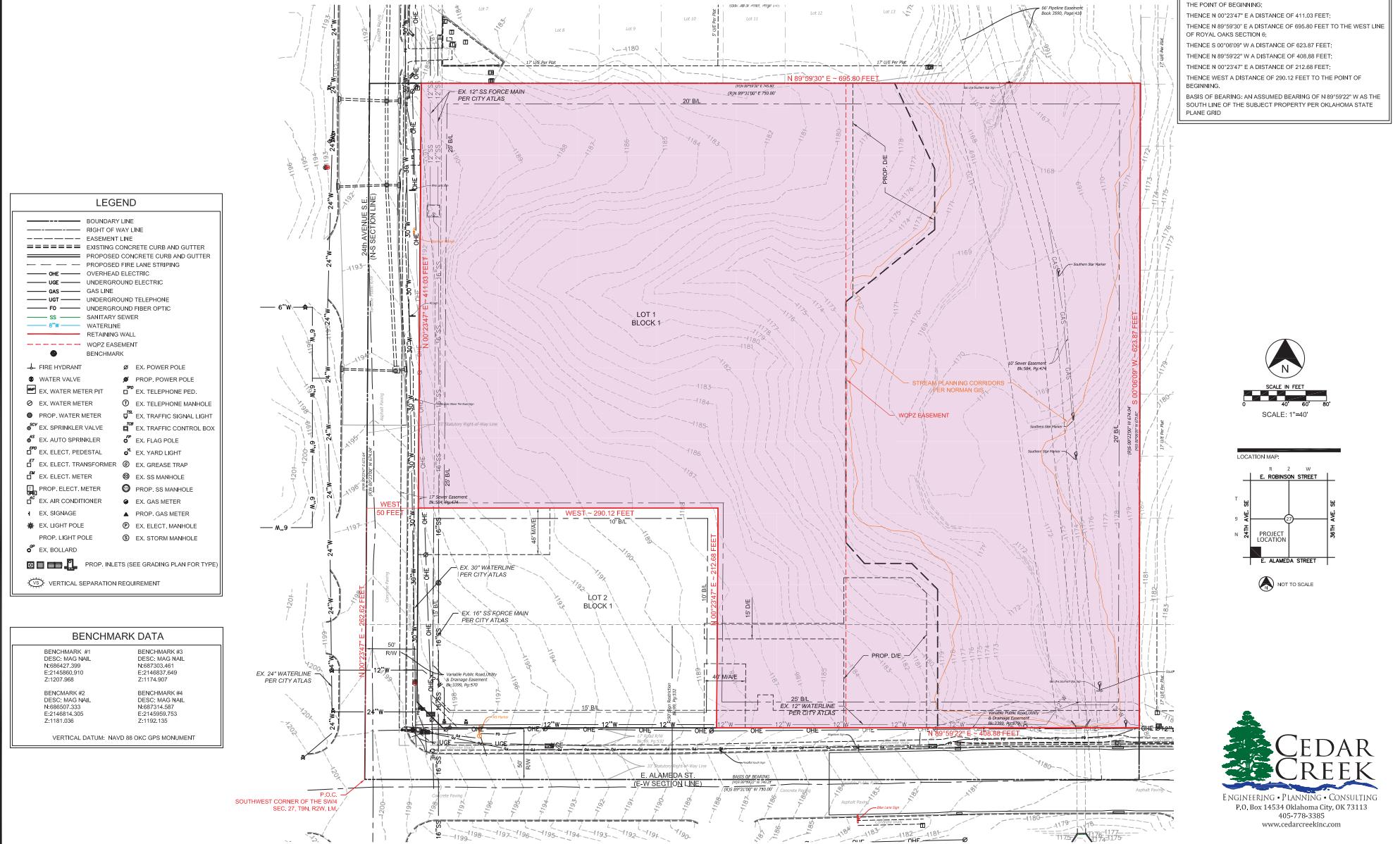
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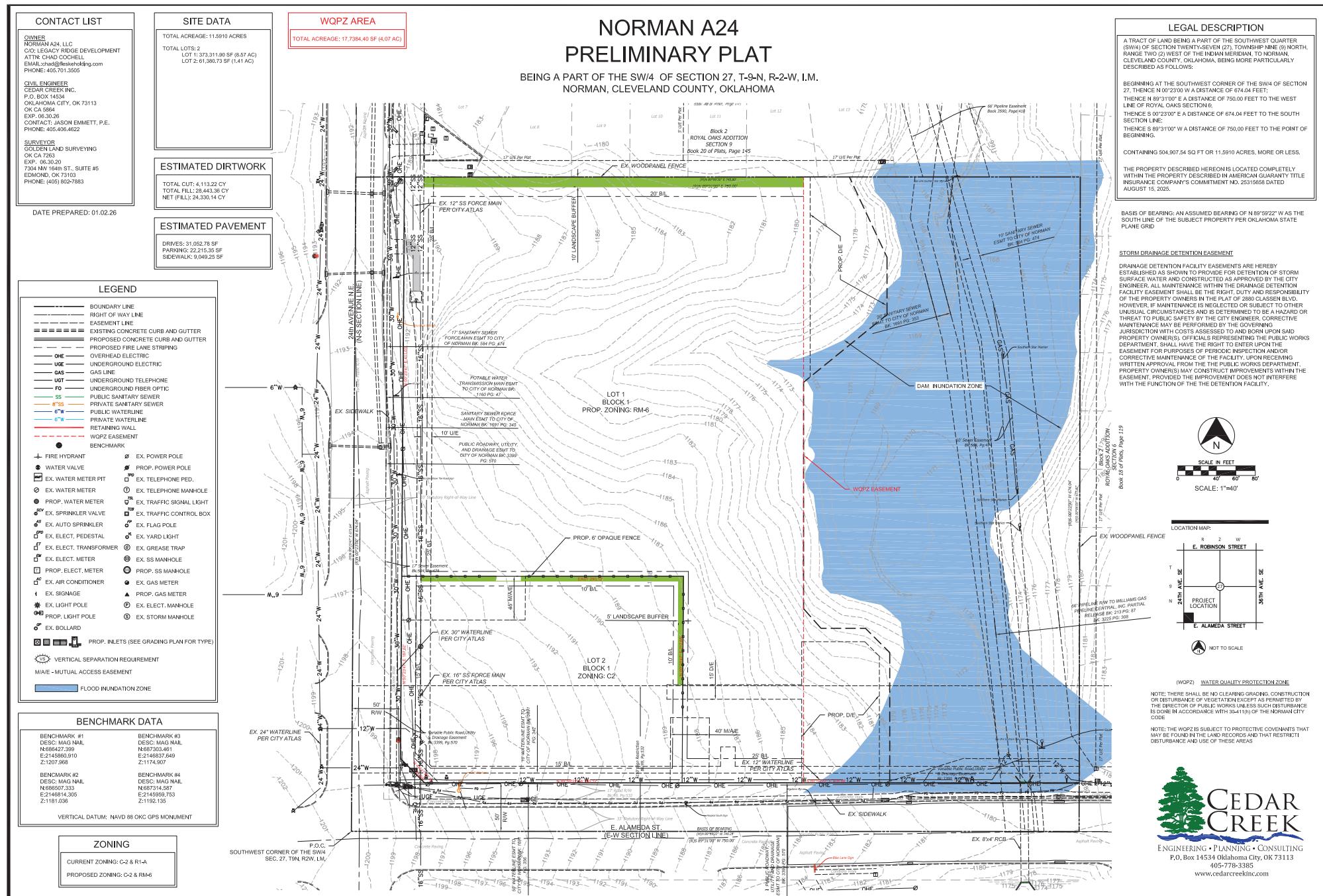


Subject Tract

NORMAN A24 REZONING EXHIBIT

BEING A PART OF THE SW/4 OF SECTION 27, T-9-N, R-2-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA





NORMAN A24 PRELIMINARY SITE PLAN

BEING A PART OF THE SW1/4 OF
SECTION 27, T-9-N, R-2-W, LM,
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SW1/4 OF SECTION 27, THENCE N 89°31'00" E A DISTANCE OF 674.04 FEET; THENCE S 02°30'00" E A DISTANCE OF 750.00 FEET TO THE WEST LINE OF ROYAL OAKS SECTION 6; THENCE S 02°30'00" E A DISTANCE OF 674.04 FEET TO THE SOUTH SECTION LINE; THENCE S 89°31'00" W A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 504.90754 SQ FT OR 11.5910 ACRES, MORE OR LESS

THE PROPERTY DESCRIBED HEREON IS LOCATED COMPLETELY WITHIN THE PROPERTY DESCRIBED IN AMERICAN GUARANTY TITLE INSURANCE COMPANY'S COMMITMENT NO. 25319658 DATED AUGUST 15, 2025.

BASE OF BEARING: AN ASSUMED BEARING OF N 89°52'22" W AS THE SOUTH LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID

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. THE OWNERS OF THE PROPERTY LOCATED IN THE FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS IN THE LOT OF 2680 CLASSEN BLVD. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNPREDICTABLE CIRCUMSTANCES, THE PROPERTY OWNERS OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNMENT. MAINTENANCE OF THE FACILITY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PUBLIC INSPECTION AND CORRECTIVE MAINTENANCE OF THE FACILITY UPON OBTAINING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT. PROPERTY OWNERS MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

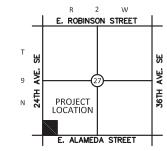


SCALE IN FEET

0 40' 60' 80'

SCALE: 1"=40'

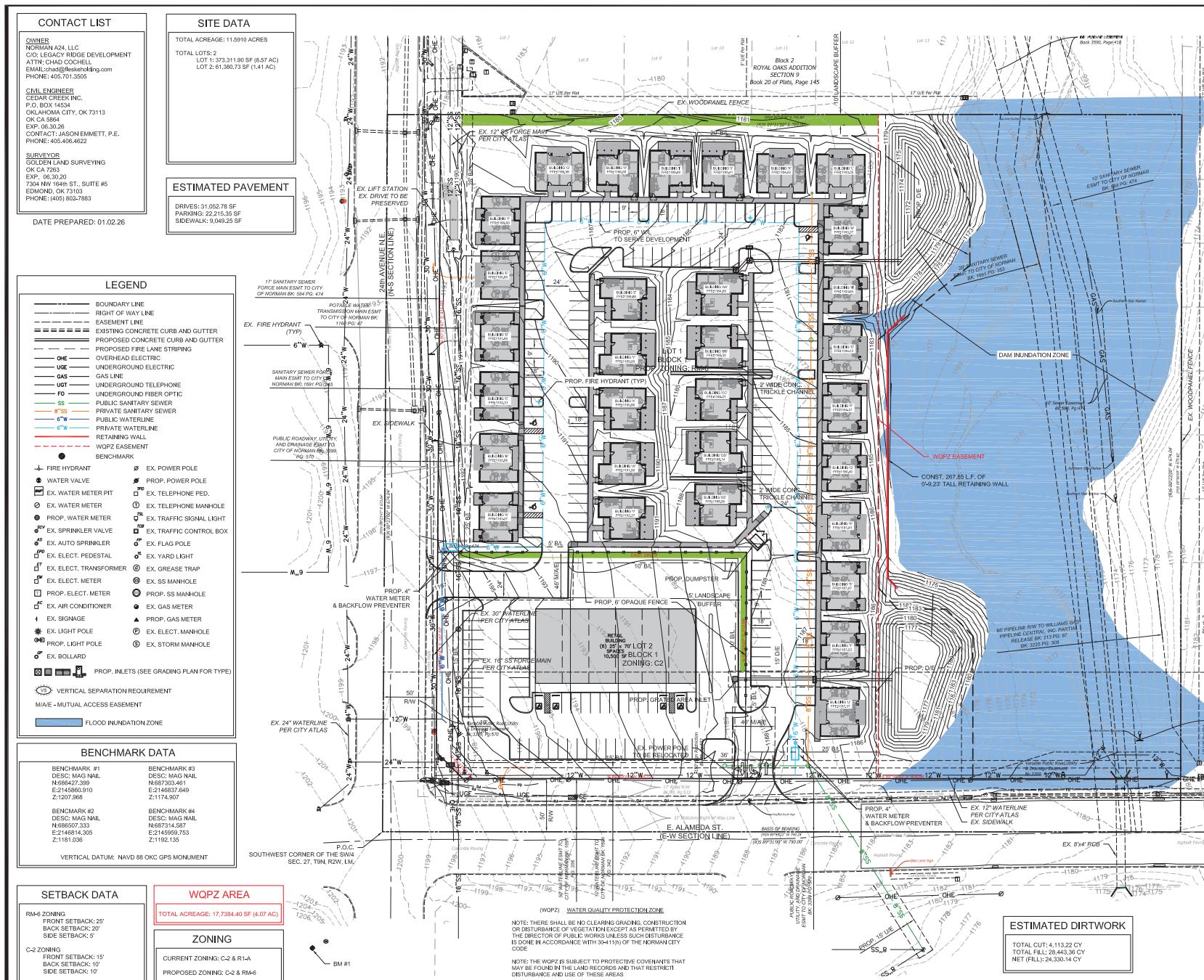
LOCATION MAPS



NOT TO SCALE



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



File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 1/8/2026

REQUESTER: Norman Premium Real Estate, LLC (Cedar Creek, Inc.)

PRESENTER: Ken Danner, Subdivision Development Manager

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

ITEM: Consideration of a Preliminary Plat for NORMAN A24, ADDITION.

LOCATION: Located at the northeast corner of the intersection of Alameda Street and 24th Avenue N.E.

INFORMATION:

1. Owner. Norman Premium Real Estate, L.L.C.
2. Developer. Norman Premium Real Estate, LLC.
3. Engineer. Cedar Creek, Inc.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City limits without zoning.
2. December 19, 1961. Planning Commission recommended placing this property in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District

4. July 9, 1970. Planning Commission, on a vote of 6-1, recommended to City Council placing this property in the C-2, General Commercial District and removed from A-2, Rural Agricultural District.
5. August 4, 1970. City Council adopted Ordinance No. O-2300 placing this property in the C-2, General Commercial District removing it from A-2, Rural Agricultural District.
6. February 11, 1982. Planning Commission, on a vote of 6-2, recommended to City Council that Complan Amendment No. 12 be denied.
7. March 9, 1982. City Council approved Complan Amendment No. 12.
8. May 13, 1982. Planning Commission, on a vote of 6-1, recommended to City Council that a portion of this property be placed in CO, Suburban Office Commercial District and removed from C-2, General Commercial District.
9. May 13, 1982. Planning Commission, on a vote of 7-0, approved the preliminary plat for Royal Oaks Addition.
10. June 8, 1982. City Council adopted Ordinance No. O-8182-66 placing a portion of this property in the CO, Suburban Office Commercial District and removing it from C-2, General Commercial District.
11. July 10, 1997. Planning Commission, on a vote of 5-0-1, recommended to City Council that a portion of this property be placed in R-1, Single-Family Dwelling District and removed from C-O, Suburban Office Commercial District.
12. July 10, 1997. Planning Commission, on a vote of 5-0-1, approved the preliminary plat for Royal Oaks Addition.
13. August 26, 1997. City Council adopted Ordinance No. 0-9798-3 placing a portion of this property in the R-1, Single-Family Dwelling District and removing it from CO, Suburban Office Commercial District.
14. January 5, 2026. The Norman Board of Parks Commissioners are scheduled to consider the preliminary plat for Norman A24 Addition. Results of that consideration will be presented separately.
15. January 8, 2026. The applicant has requested that this property be placed in the RM-6, Medium Density Apartment District and C-2, General Commercial District and removed from R-1, Single-Family Dwelling 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 approved by the 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 State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks are existing adjacent to Alameda Street and 24th Avenue N.E.
5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Stormwater runoff will be conveyed to two proposed detention facilities.
6. Streets. Alameda Street and 24th Avenue N.E. are existing and are classified as urban arterial streets.
7. Water Main. Water mains are existing adjacent to Alameda Street and 24th Avenue N.E. There is an interior private water system for fire protection serving the proposed apartments.

PUBLIC DEDICATIONS:

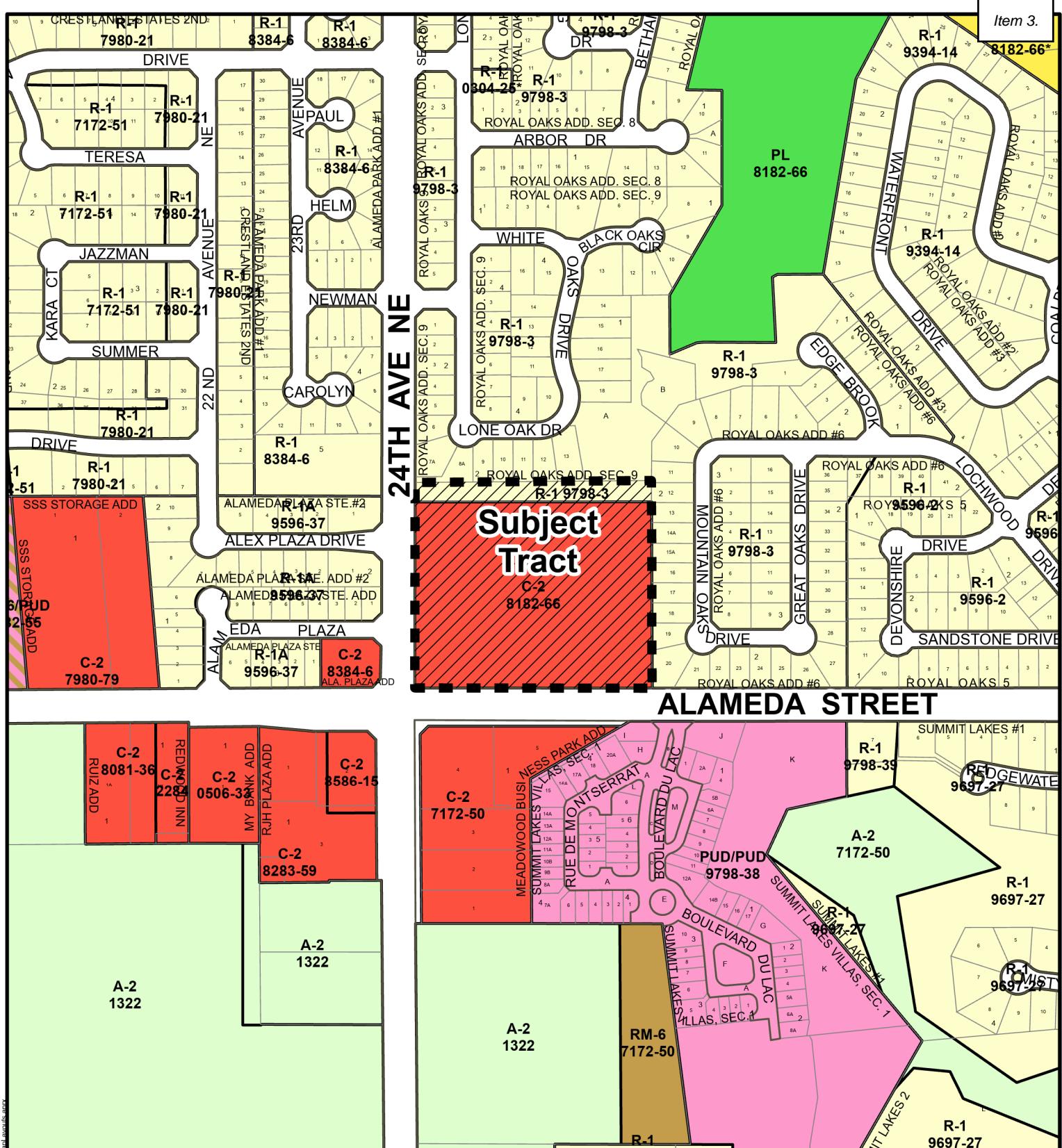
1. Easements. All required easements will be dedicated to the City with a final plat.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City with a final plat.
3. WQPZ. There is Water Quality Protection Zone on the property. Covenants will be required with final platting.

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

STAFF COMMENTS AND RECOMMENDATION: The RM-6, Medium Density Apartment District development consists of one (1) lot on 8.57 acres, the C-2, General Commercial District development consists of one (1) lot on 1.40 acres with the remaining 1.62 acres dedicated as public right-of-way. Staff recommends approval of the preliminary plat for Norman A24 Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Norman A24 Addition to City Council.

ACTION TAKEN: _____



Location Map

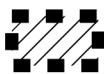


Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



December 3, 2025

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Subject Tract

NORMAN A24 PRELIMINARY SITE PLAN

BEING A PART OF THE SW/4 OF
SECTION 27, T-9-N, R-2-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

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THE PROPERTY DESCRIBED HEREON IS LOCATED COMPLETELY
WITHIN THE PROPERTY DESCRIBED IN AMERICAN GUARANTY TITLE
INSURANCE COMPANY'S COMMITMENT NO. 25319658 DATED
AUGUST 15, 2025.

BASIS OF BEARING: AN ASSUMED BEARING OF N 89°59'22" W AS THE SOUTH LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID

STORM DRAINAGE DETENTION 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 IS THE RESPONSIBILITY OF THE CITY OF BIRMINGHAM.
THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE PROPERTY
OF THE PROPERTY OWNERS IN THE PLAT OF 2800 CLASSEN BLVD.
HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER
UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR
THREAT TO THE PUBLIC, THE CITY MAY PERFORM THE MAINTENANCE.
CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING
JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID
PROPERTY OWNERS. OFFICIAL RECORDS OF THE PUBLIC WORKS
DEPARTMENT SHALL BE MAINTAINED TO ENTER THE DATE
FOR EACH EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR
CORRECTIVE MAINTENANCE OF THE FACILITY, UPON RECEIVING
WITNESS APPROVAL FROM THE GOVERNING JURISDICTION, DEPARTMENT
PROPERTY OWNERS OR CONSTRUCT IMPROVEMENTS WITHIN THE
EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE
WITH THE FUNCTION OF THE DETENTION FACILITY.



SCALE IN FEET

SCALE: 1"=4'



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

CONTACT LIST

OWNER
NORMAN A24, LLC
C/O: LEGACY RIDGE DEVELOPMENT
ATTN: CHAD COCHELL
EMAIL: chad@eskelling.com
PHONE: 405.701.3505

CIVIL ENGINEER
CIVIL ENGINEERING, INC.
P.O. BOX 14534
OKLAHOMA CITY, OK 73131
C/O: CHAD COCHELL
EXP: 06.30.2026
CONTACT: JASON EMMETT, P.E.
PHONE: 405.406.4622

SURVEYOR
GOLDEN LAND SURVEYING
C/O: CHAD COCHELL
EXP: 06.30.2026
7304 NW 164th ST., SUITE #5
EDMOND, OK 73130
PHONE: (405) 802-7883

DATE PREPARED: 01.02.26

SITE DATA

TOTAL ACREAGE: 11.5910 ACRES

TOTAL LOTS: 2

LOT 1: 373,311.90 SF (8.57 AC)

LOT 2: 61,360.73 SF (1.41 AC)

ESTIMATED PAVEMENT

DRIVES: 31,052.78 SF

PARKING: 22,215.35 SF

SIDEWALK: 9,049.25 SF

LEGEND

— BOUNDARY LINE
 - - - - - RIGHT OF WAY LINE
 - - - - - EASEMENT LINE
 - - - - - EXISTING CONCRETE CURB AND GUTTER
 - - - - - PROPOSED CONCRETE CURB AND GUTTER
 - - - - - PROPOSED FIRE LINE STRIPPING
 - - - - - OVERHEAD ELECTRIC
 - - - - - UNDERGROUND ELECTRIC
 - - - - - GAS LINE
 - - - - - UNDERGROUND TELEPHONE
 - - - - - UNDERGROUND FIBER OPTIC
 - - - - - PUBLIC SANITARY SEWER
 - - - - - PRIVATE SANITARY SEWER
 - - - - - PRIVATE WATERLINE
 - - - - - PRIVATE WATERLINE
 - - - - - RETAINING WALL
 - - - - - WPD2 EASEMENT
 - - - - - BENCHMARK

● FIRE HYDRANT
 ● WATER VALVE
 ☐ EX. WATER METER PIT
 ☒ EX. WATER METER
 ☒ PROP. WATER METER
 ☐ EX. SPRINKLER VALVE
 ☒ EX. AUTOMATIC 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

● EX. POWER POLE
 ☐ PROP. POWER POLE
 ☐ EX. TELEPHONE PED.
 ☒ EX. TELEPHONE MANHOLE
 ☐ EX. TRAFFIC SIGNAL LIGHT
 ☐ EX. TRAFFIC CONTROL BOX
 ☐ EX. FLAG POLE
 ☐ EX. YARD LIGHT
 ☐ EX. GEAS TRAP
 ☐ EX. SS MANHOLE
 ☐ PROP. SS MANHOLE
 ☐ EX. GAS METER
 ☐ PROP. GAS METER
 ☐ EX. ELECT. MANHOLE
 ☐ EX. STORM MANHOLE

☒ PROP. INLETS (SEE GRADING PLAN FOR TYPE)

VS VERTICAL SEPARATION REQUIREMENT
 M/AE - MUTUAL ACCESS EASEMENT
 FLOOD INUNDATION ZONE

BENCHMARK DATA	
BENCHMARK #1	BENCHMARK #3
DESC: MAG NAIL	DESC: MAG NAIL
N#866427.399	N#870313.461
E#144864.360	E#144864.369
Z:1207.968	Z:1174.907
BENCHMARK #2	BENCHMARK #4
DESC: MAG NAIL	DESC: MAG NAIL
N#866507.333	N#87314.567
E#144864.365	E#144864.353
Z:1181.038	Z:1192.155
VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT	

SETBACK DATA

RM-6 ZONING
FRONT SETBACK: 25'
BACK SETBACK: 20'
SIDE SETBACK: 5'
C-2 ZONING
FRONT SETBACK: 15'
BACK SETBACK: 10'
SIDE SETBACK: 10'

WQPZ AREA
TOTAL ACREAGE: 17,738.40 SF (4.07 AC)
ZONING
CURRENT ZONING: C-2 & R1-A
PROPOSED ZONING: C-2 & RM-6

ESTIMATED DIRTWORK



CITY OF NORMAN
Development Review Form
Transportation Impacts

DATE: December 4, 2025

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

PROJECT NAME: Norman A24 Preliminary Plat

PROJECT TYPE: Mixed Use

Owner: Norman Premium Real Estate, LLC
 Developer's Engineer: Cedar Creek Engineering, Inc.
 Developer's Traffic Engineer: Traffic Engineering Consultants, Inc.

SURROUNDING ENVIRONMENT (Streets, Developments)

The property in question is zoned commercial with some low density residential to the north and east and commercial, office, and institutional to the south and west. 24th Avenue East is the main north-south roadway in the area. Alameda Street provides east-west access to the property.

ALLOWABLE ACCESS:

The site will contain a single point of access onto Alameda Street and a single point of access onto 24th Avenue NE. All connections to the public streets will allow full access.

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

Alameda Street: 5 lanes (existing), Speed Limit—40 mph. No sight distance problems. No median.

24th Avenue East: 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	1,013	506	507
A.M. Peak Hour	55	22	33
P.M. Peak Hour	104	56	48

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

Obviously being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact study could have been required. However, since the area in question is largely build-out, only a traffic impact memorandum was required and was prepared for the application by Traffic Engineering Consultants, Inc. No traffic operational issues are anticipated due to the development.

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 used development is proposed to include 10,500 square feet of retail space, 30 residential duplex units, and one single-family residential lot. The development is to be located at the northeast corner of the intersection of Alameda Street and 24th Avenue East in Norman. The site will contain a single point of access onto Alameda Street as well as a single point of access onto 24th Avenue NE. All connections to the public streets will allow full access. The proposed development is expected to generate 55 AM peak hour trips, 104 PM peak hour trips, and 1,013 trips on an average weekday. Obviously being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact study could have been required. However, since the area in question is largely build-out, only a traffic impact memorandum was required and was prepared for the application by Traffic Engineering Consultants, Inc. No traffic operational issues are anticipated due to the development.

The proposed development will access Alameda Street by way of a single, full access driveway. The location of this access, as proposed, meets all of the requirements in the City's Engineering Design Criteria (EDC) for driveway spacing and location with respect to existing streets. The proposed development will also access 24th Avenue NE by way of a single, full access driveway. The location of this access, as proposed, meets all of the requirements in the EDC driveway spacing. The developer will be required to re-stripe portions of Alameda Street and 24th Avenue NE to accommodate movements into these driveways. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are no applicable traffic impact fees to be collected in the area.

Norman A24 Preliminary Plat

The proposed mixed used development is proposed to include 10,500 square feet of retail space, 30 residential duplex units, and one single-family residential lot. The development is to be located at the northeast corner of the intersection of Alameda Street and 24th Avenue East in Norman. The site will contain a single point of access onto Alameda Street and two points of access onto 24th Avenue NE. All connections to the public streets will allow full access. The proposed development is expected to generate 55 AM peak hour trips, 104 PM peak hour trips, and 1,013 trips on an average weekday. Obviously being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact study could have been required. However, since the area in question is largely build-out, only a traffic impact memorandum was required and was prepared for the application by Traffic Engineering Consultants, Inc. 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)
Alameda Street	5	9,000	500	9,500	36,000	25.00	26.39
24 th Avenue East	4	12,000	513	12,513	34,200	35.09	36.59

The proposed development will access Alameda Street by way of a single, full access driveway. The location of this access, as proposed, meets all of the requirements in the City's Engineering Design Criteria (EDC) for driveway spacing and location with respect to existing streets. The development will also access 24th Avenue NE by way of a single, full access driveway. The location of this access, as proposed, will also meet all of the requirements in the City's EDC. The developer will be required to restripe portions of Alameda Street and 24th Avenue NE to accommodate movements into these various driveways. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are no applicable traffic impact fees to be collected in the area.

Applicant: Norman Premium Real Estate, LLC

Project Location: Northeast Corner of the Intersection of 24th Ave. NE and E Alameda St.

Case Number: PD25-32

Time: 5:30 p.m.

Applicant Representative:

Gunner Joyce

Attendees:

Jennifer Golden

Michael Tribble

Eryn Tribble

Allyah Tribble

Stephen Carter

Michael Brown

Judy Croshie

Bonnie Rathert

Michael Jablonski

Rick Greene

Mary Jean Greene

Chong Dillon

David Dillon

Patrick Schrank

Greg Anderson

James Jackson

Donna Dray

Carrie James

City Staff:

Kelly Abell, Planner I

Logan Gray, Planner II

Application Summary:

The applicant is requesting a rezoning from C-2, General Commercial District, and R-1, Single-Family Dwelling District, to RM-6, Medium-Density Apartment District. The southwest corner of the property will remain C-2, General Commercial District. The proposed rezoning and associated plat will allow for a mixed-use development containing commercial and multi-family residential uses.

Neighbors' Comments/Concerns/Responses:

Several neighboring residents were in attendance and shared concerns about the proposed development. Some attendees expressed concern about the proposed

development's impact on nearby Upper Rock Creek through increased impervious coverage and removal of existing vegetation. Attendees that raised these concerns suggested that there had not been enough consideration given to proposed development's impact in this regard. Other neighbors were concerned that the proposed multifamily development will negatively impact surrounding property values.

Applicant: Norman Premium Real Estate, LLC

Project Location: Northeast Corner of the Intersection of 24th Ave. NE and E Alameda St.

Case Number: PD25-32

Time: 6:00 p.m.

Applicant Representative:

Gunner Joyce

Attendees:

Colleen Roux
John Spencer Post
Dana Webster
Barbara Webster
Cindy Rogers
Loryn Wheeler
Matt McDonald
Bonnie Cubert
Mike Schuster
Teresa Schuster
Roger Gallagher
Ann Gallagher
Delaney Cooley
Vince Sandifer
Bonnie Rathert
Rick Greere
Mary Jean Greere
Kristi Wyatt
Sharon Deaver

City Staff:

Logan Gray, Planner II

Application Summary:

The applicant is requesting a rezoning from C-2, General Commercial District, and R-1, Single-Family Dwelling District, to RM-6, Medium-Density Apartment District. The southwest corner of the property will remain C-2, General Commercial District. The proposed rezoning and associated plat will allow for a mixed-use development containing commercial and multi-family residential uses.

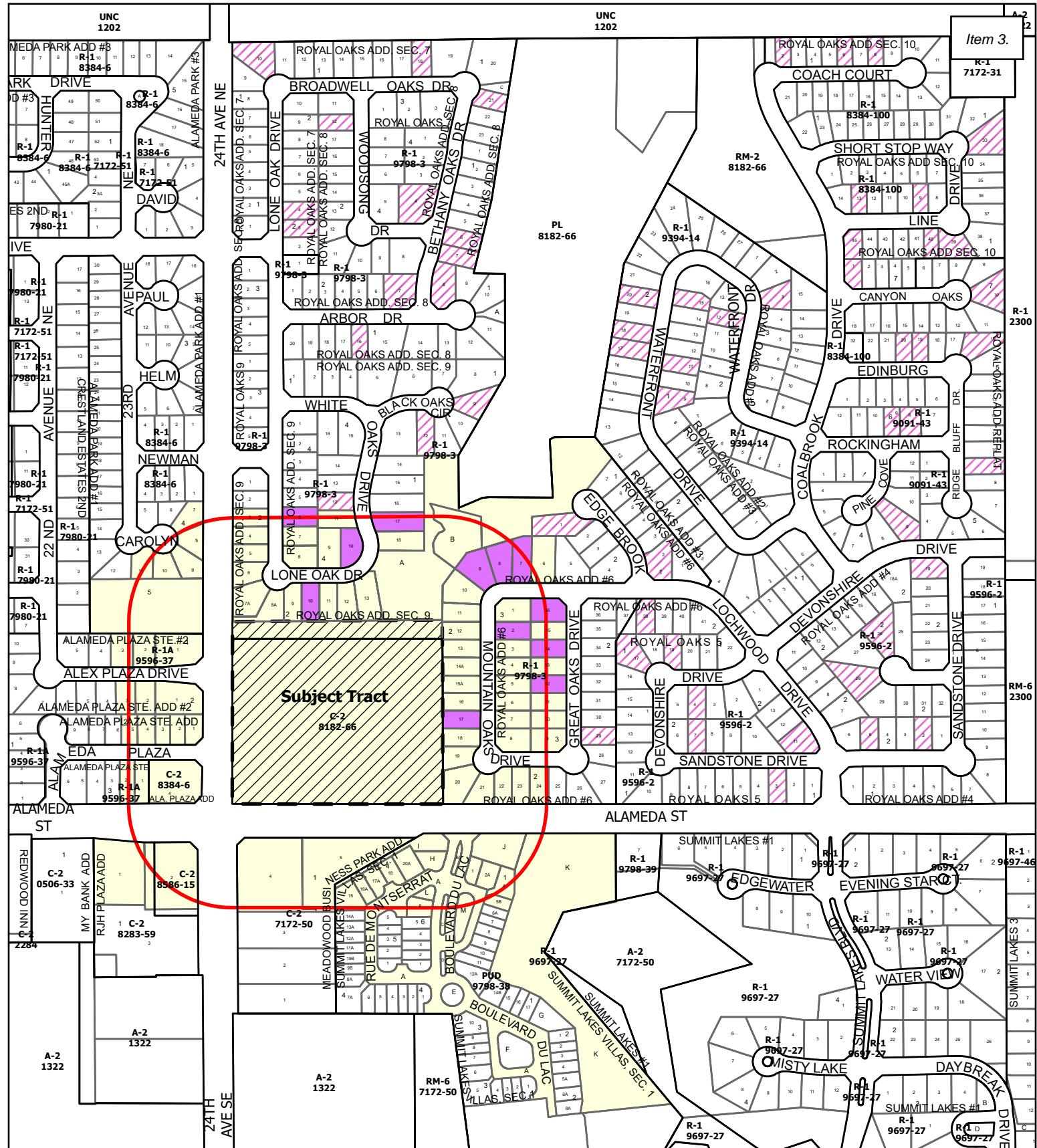
Neighbors' Comments/Concerns/Responses:

Several neighboring residents were in attendance and shared concerns about the proposed development. The two primary concerns that neighboring residents had were

the environmental impact of the proposed development, and the uses allowed under the proposed RM-6, Medium Density Apartment District zoning.

One resident asked what would happen to the existing woodland on the site. The applicant's representative stated that the vegetation in the area to be developed would be cleared, and the site graded. Another resident asked how or if the Water Quality Protection Zone on the east side of the property would be secured to prevent people from entering the area. The applicant's representative stated that there are currently no plans to fully restrict access to the Water Quality Protection Zone. Several residents asked how the drainage of the site had been designed to accommodate the increased runoff caused by the increased impervious surface area. The applicant's representative stated that a drainage study is a required step of the platting process, and that city staff would verify that it satisfied all stormwater regulations.

There were repeated questions from residents regarding the uses allowed under the proposed development, with some attendees expressing concern that the proposed zoning will allow for greater intensity residential uses. The applicant's representative acknowledged that the RM-6, Medium-Density Apartment District allows for multi-family residential development, including apartments, but stated that the current intent is to develop the site with two-family dwellings. Another resident asked why RM-6, Medium-Density Apartment District is being requested if other districts also allow two-family dwellings. The applicant's representative stated that RM-6, Medium-Density Apartment District was requested because they feel it aligns more closely with the goals of the AIM Norman Comprehensive Land Use Plan. One resident asked about building height, to which the applicant's representative stated that the RM-6, Medium-Density Apartment District allows for building heights up to three stories by right. Another resident asked how long it would take for the site to be developed under the proposal. The applicant's representative said that it could take years before any development occurred.



Protest Map

8.91% Protest
Within Notification Area



1 INCH = 433 FEET

FEET

Subject Tract

Notification Area

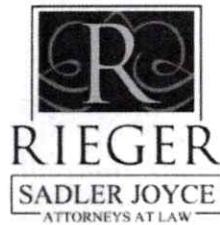
Protest

Protest Outside Notification Area

Map produced by the City of Norman
Geographic Information System

The City of Norman assumes no responsibility for errors or omissions in the information presented

Verified Notification Area Protest Letters



November 3, 2025

City of Norman
Planning Department
225 N. Webster Ave
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

We represent Norman Premium Real Estate, LLC (the “**Applicant**”), in the attached Application for a Pre-Development Information Meeting. The Applicant seeks to rezone a portion of and preliminary plat the entire subject property in order to facilitate the development of a commercial site at the hard corner of 24th Ave NE and Alameda Street, as well as multi-family residential dwelling units, as more particularly shown on the preliminary site development plan.

We respectfully request that you set a Pre-Development neighborhood meeting for this Application. Please let me know if you have any questions. We thank you for your consideration.

Very Truly Yours,
RIEGER SADLER JOYCE LLC

Gunner B. Joyce
Attorney at Law

**Please send this page in with your signed opposition letter to the City of Norman Department of Planning and Community Development at:
225 N. Webster Ave.
Norman, OK 73069**

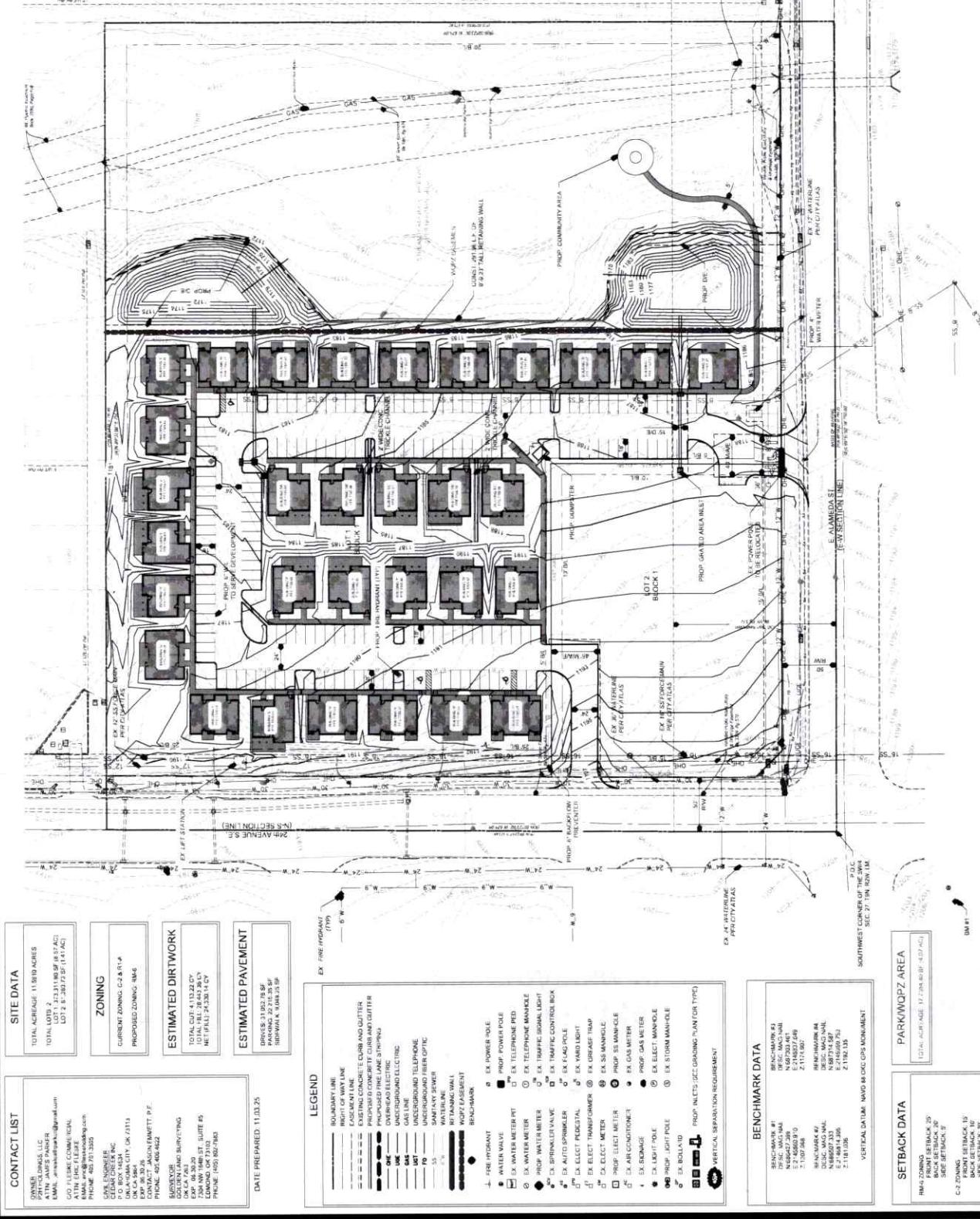
NORMAN A24
PRELIMINARY
SITE PLAN

BEING A PART OF THE SW 1/4 OF
SECTION 27, T-9-N, R-2-W, I.M.
NORMAN CLEVELAND COUNTY OKLA.

111

LEGAL DESCRIPTION

Item 3.



NOTIFICATION OF REZONING OPPOSITION LETTER

Dear Resident,

You recently received a notice informing you that a request has been submitted to the City of Norman to rezone approximately 11.6 acres located at the northeast corner of 24th Avenue NE and Alameda Street from R-1 Single-Family Residential to RM-6 Medium Density Apartment.

As residents within the 350-foot notification area, you have the opportunity to submit a letter expressing concerns regarding this proposed rezoning. **Enclosed is a prepared Rezoning Opposition Letter** outlining concerns such as the loss of open space and wildlife habitat, increased traffic and congestion, added strain on existing infrastructure, and changes to the character of the surrounding neighborhood.

If you share these concerns, **please complete the name and address section at the top** of the enclosed letter and **sign at the bottom**. The signed letter will be submitted to the City of Norman Department of Planning and Community Development in opposition to the proposed rezoning.

Please mail the signed letter by or before December 31st, as it is important that all responses are received by this date.

Thank you for your time and participation.

Sincerely,

Royal Oaks Homeowners Association

REZONING OPPOSITION LETTER

From: Arnulf P. Hagen Judy A. Omstead
212 Great Oaks Drive
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to you letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

The subject property is currently zoned C-2, General Commercial District, and R-1, Single-Family Dwelling District. The application requests rezoning of a portion of the property from R-1, Single-Family Dwelling District, to RM-6, Medium Density Apartment District.

As property owners within the 350-foot notification boundary, **we respectfully submit this letter to formally state our opposition to the proposed rezoning.**

Our opposition is based on several concerns, including but not limited to:

- The existing zoning and development pattern in this area reflect intentional planning decisions that have functioned effectively, the proposed RM-6 zoning would disrupt a land-use framework that currently works well for the surrounding community;
- The loss of open space and wildlife habitat, which currently serves as an important environmental buffer and natural area for local wildlife;
- The importance of preserving this space for its environmental, ecological, and community value, including stormwater absorption, natural green space, and neighborhood character;
- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Arnulf P. Hagen Signature: Arnulf Hagen
Print Name: Judy A. Omstead Signature: Judy A. Omstead

REZONING OPPOSITION LETTER

From: GREGORY AND PATRICIA KERR
2709 LOCHWOOD DR
NORMAN, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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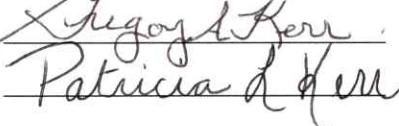
Thank you for your time and consideration.

Respectfully submitted,

Print Name: GREGORY A. KERR

Signature: 

Print Name: PATRICIA KERR

Signature: 

ON 12-29-2588**REZONING OPPOSITION LETTER**

From: Marty Skrapka & Kelly Skrapka
313 White Oaks Drive
Norman, OK 73071-2490

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Marty Skrapka

Signature:



Print Name: Kelly Skrapka

Signature:



REZONING OPPOSITION LETTER

From: **JON AND PAMELA BREWER**
313 LONE OAK DR.
NORMAN, OK. 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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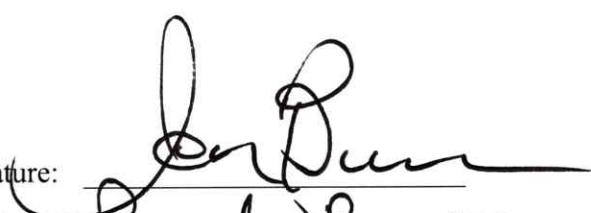
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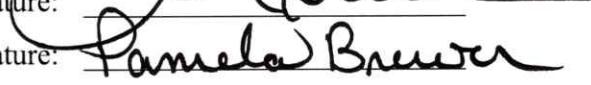
For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: JON BREWER
Print Name: PAMELA BREWER

Signature: 

Signature: 

ON 12-29-25 58**REZONING OPPOSITION LETTER**

From: Robert Kelly, Lara Kelly
2105 Lochwood Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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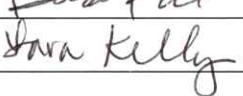
Thank you for your time and consideration.

Respectfully submitted,

Print Name: ROBERT KELLY

Signature: 

Print Name: LARA KELLY

Signature: 

REZONING OPPPOSITION LETTER

From: Shelby (VanWinkle) Norvell
112 Mountain Oaks Dr
Norman, OK 73071

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

The subject property is currently zoned C-2, General Commercial District, and R-1, Single-Family Dwelling District. The application requests rezoning of a portion of the property from R-1, Single-Family Dwelling District, to RM-6, Medium Density Apartment District.

As property owners within the 350-foot notification boundary, **we respectfully submit this letter to formally state our opposition to the proposed rezoning.**

Our opposition is based on several concerns, including but not limited to:

- The existing zoning and development pattern in this area reflect intentional planning decisions that have functioned effectively, the proposed RM-6 zoning would disrupt a land-use framework that currently works well for the surrounding community;
- The loss of open space and wildlife habitat, which currently serves as an important environmental buffer and natural area for local wildlife;
- The importance of preserving this space for its environmental, ecological, and community value, including stormwater absorption, natural green space, and neighborhood character;
- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Shelby Norvell

Signature: Shelby Norvell

Print Name: _____

Signature: _____



REZONING OPPOSITION LETTER

From: Melanie Barfield
2701 Lochwood Drive
Norman OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

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- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Melanie Barfield Signature: Melan Bar
Print Name: _____ Signature: _____

ON 12/29/05 88

Item 3.

REZONING OPPOSITION LETTER

From: Joseph Tambe
2412 Lone Oak Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to you letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

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- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Joseph Tambe

Signature: Joseph Tambe

Print Name: Hilda G. Tambe

Signature: Hilda G. Tambe

ON 12-29-25**REZONING OPPOSITION LETTER**

From: Carrie James & Timothy Smith
2421 Lone Oak Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Carrie James
Print Name: Timothy Smith

Signature: Carrie James
Signature: T. Smith

ON 12/29/2025**REZONING OPPOSITION LETTER**

From: The Tribbles
204 Great Oaks Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Michael Tribble

Print Name: Eryn Tribble

Signature:  12/21/25

Signature:  12/21/2025

InsideFILED IN THE OFFICE
OF THE CITY CLERKON 12-31-25**REZONING OPPOSITION LETTER**

From: Carmen and Nick Brown
120 Great Oaks Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to you letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

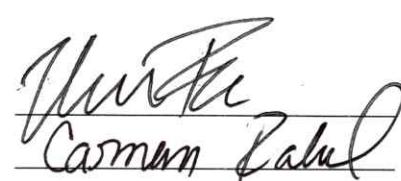
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Nicholas Brown
Print Name: Carmen Rabel

Signature:

Signature:



REZONING OPPOSITION LETTER

From: Michael & Emily Brown
209 Mountain Oaks
Norman OK 73067

Inside

FILED IN THE OFFICE
 OF THE CITY CLERK

ON 1-2-26-2024

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

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- The importance of preserving this space for its environmental, ecological, and community value, including stormwater absorption, natural green space, and neighborhood character;
- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Michael Brown
 Print Name: EMILY BROWN

Signature: 
 Signature: 

All Remaining Protest Letters



November 3, 2025

City of Norman
Planning Department
225 N. Webster Ave
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

We represent Norman Premium Real Estate, LLC (the “**Applicant**”), in the attached Application for a Pre-Development Information Meeting. The Applicant seeks to rezone a portion of and preliminary plat the entire subject property in order to facilitate the development of a commercial site at the hard corner of 24th Ave NE and Alameda Street, as well as multi-family residential dwelling units, as more particularly shown on the preliminary site development plan.

We respectfully request that you set a Pre-Development neighborhood meeting for this Application. Please let me know if you have any questions. We thank you for your consideration.

Very Truly Yours,
RIEGER SADLER JOYCE LLC

Gunner B. Joyce
Attorney at Law

**Please send this page in with your signed opposition letter to the City of Norman Department of Planning and Community Development at:
225 N. Webster Ave.
Norman, OK 73069**

NORMAN A24
PRELIMINARY
SITE PLAN

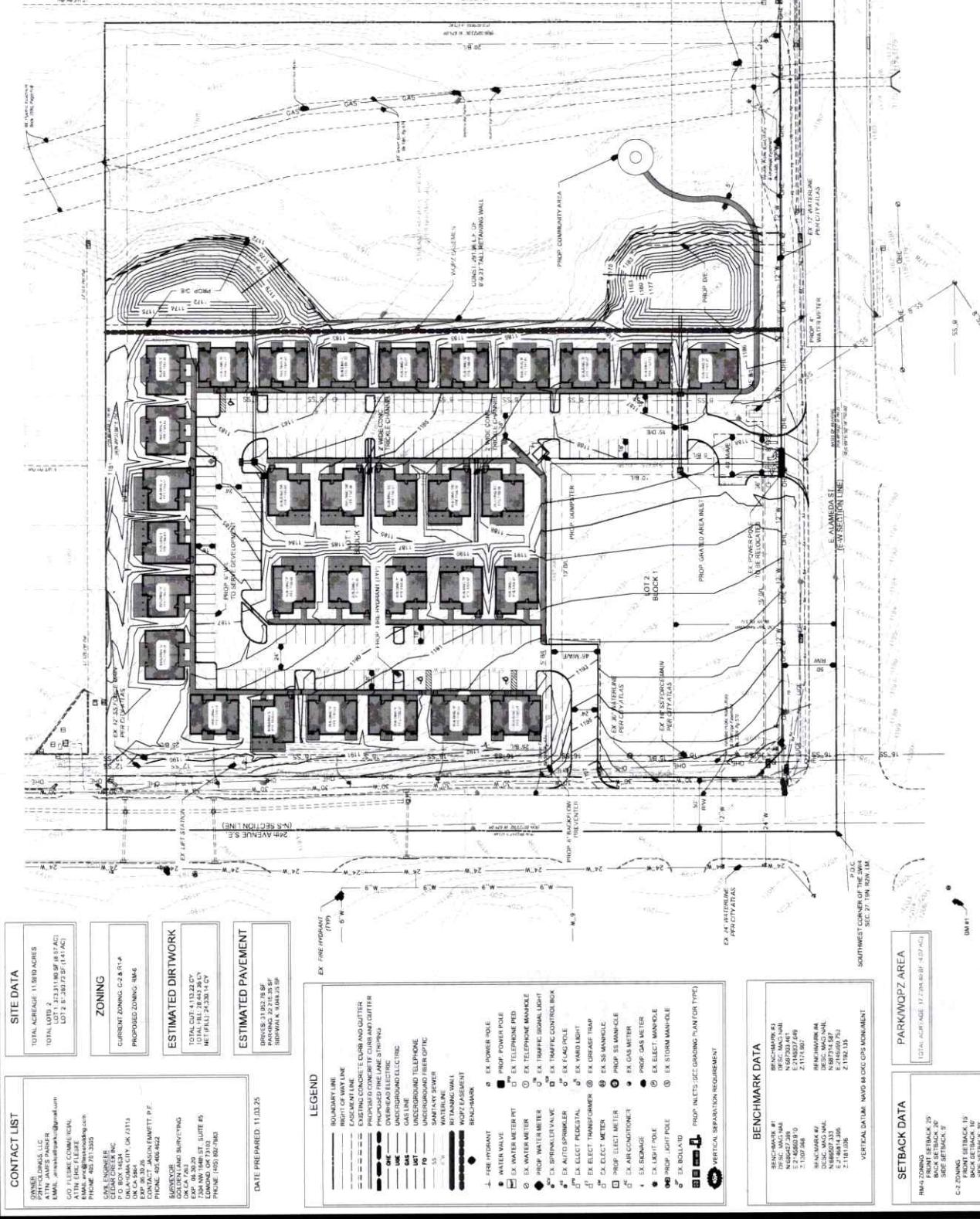
BEING A PART OF THE SW 1/4 OF
SECTION 27, T-9-N, R-2-W, I.M.
NORMAN CLEVELAND COUNTY OKLA.

1078

LEGAL DESCRIPTION
A TRACT OF LAND BEING PART OF THE SEGUINTEA DISASTER
(DEED OF GRANT TWO HUNDRED EIGHTY-ONE ACRES, SEVEN
RODS AND FORTY-FIVE FEET, IN THE NAME OF THE
CITY OF SEGUINTEA, IN THE STATE OF MEXICO, MEXICO, LOCATED
AS DESCRIBED AS FOLLOWS:

THENCE NORTHEASTLY, THE NORTHEASTLY END OF THE
THREE HUNDRED EIGHTY-ONE ACRES, SEVEN
RODS AND FORTY-FIVE FEET, TO THE WEST
LINE OF THE ROYAL CROWN SECTION B.
THENCE NORTHEASTLY, THE NORTHEASTLY END OF A
LINE OF 640 FEET, EASING TO THE SOUTH
THENCE NORTHEASTLY, THE NORTHEASTLY END OF 640 FEET, TO THE POINT OF
CONTRAPPOINTING 500 FEET, OR 11.19 ACRES, MORE OR LESS
THE ROYAL CROWN BUILDING THEREON IS LOCATED, AND FAIRLY
WITHIN THE CROWN LANDS OF THE AMERICAN INSURANCE
COMPANY'S CROWN FIELD NO. 20319640 DATED
NOVEMBER 15, 1922.

Item 3



NOTIFICATION OF REZONING OPPOSITION LETTER

Dear Resident,

You recently received a notice informing you that a request has been submitted to the City of Norman to rezone approximately 11.6 acres located at the northeast corner of 24th Avenue NE and Alameda Street from R-1 Single-Family Residential to RM-6 Medium Density Apartment.

As residents within the 350-foot notification area, you have the opportunity to submit a letter expressing concerns regarding this proposed rezoning. **Enclosed is a prepared Rezoning Opposition Letter** outlining concerns such as the loss of open space and wildlife habitat, increased traffic and congestion, added strain on existing infrastructure, and changes to the character of the surrounding neighborhood.

If you share these concerns, **please complete the name and address section at the top** of the enclosed letter and **sign at the bottom**. The signed letter will be submitted to the City of Norman Department of Planning and Community Development in opposition to the proposed rezoning.

Please mail the signed letter by or before December 31st, as it is important that all responses are received by this date.

Thank you for your time and participation.

Sincerely,

Royal Oaks Homeowners Association

REZONING OPPOSITION LETTER

From: Paulette Lindsey
2905 LONCH CT
NORMAN, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

The subject property is currently zoned C-2, General Commercial District, and R-1, Single-Family Dwelling District. The application requests rezoning of a portion of the property from R-1, Single-Family Dwelling District, to RM-6, Medium Density Apartment District.

As property owners within the 350-foot notification boundary, **we respectfully submit this letter to formally state our opposition to the proposed rezoning.**

Our opposition is based on several concerns, including but not limited to:

- The existing zoning and development pattern in this area reflect intentional planning decisions that have functioned effectively, the proposed RM-6 zoning would disrupt a land-use framework that currently works well for the surrounding community;
- The loss of open space and wildlife habitat, which currently serves as an important environmental buffer and natural area for local wildlife;
- The importance of preserving this space for its environmental, ecological, and community value, including stormwater absorption, natural green space, and neighborhood character;
- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Paulette Lindsey

Signature: Paulette Lindsey

Print Name: _____

Signature: _____

REZONING OPPOSITION LETTER

From: Angie Hamm
2901 Canyon Oaks Ct.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: ANGIE Hamm

Signature: Angie Hamm

Print Name: JERRY L. Hamm

Signature: desensed

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/09/2023

REZONING OPPOSITION LETTER

From: Martha Wicker
2805 Sandstone Dr
Norman, OK 73071

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Martha Wicker

Print Name: _____

Signature: Martha Wicker

Signature: _____

REZONING OPPOSITION LETTER

From: Carol I. Wilson
304 Edge Brook Ln
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Carol I. Wilson Signature: Carol I. Wilson

Print Name: _____ Signature: _____

ON 12/29/2024**REZONING OPPOSITION LETTER**

From: Carol O'Bryan
2928 Line Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Carol O'Bryan

Signature: Carol O'Bryan

Print Name: Tony O'Bryan

Signature: Deceased 12/2/24

DEC 26, 2025

Item 3.

FILED IN THE OFFICE
OF THE CITY CLERK

ON 12-29-25

REZONING OPPPOSITION LETTER

From: JAY S. LIPSHY
320 WATERFRONT DR
NORMAN, OK 73071

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: JAY S. LIPSHY

Print Name: _____

Signature: _____

Signature: _____

Jay S. Lipsky

12-26-25

Item 3.

REZONING OPPPOSITION LETTER

From: JULIANNA P. LIPSHY
320 WATERFRONT DRIVE
ORMAN, OKLAHOMA 73071

FILED IN THE OFFICE
OF THE CITY CLERK

ON 12/29/0588

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: JULIANNA P. LIPSHY

Print Name: _____

Signature:



Signature: _____

REZONING OPPPOSITION LETTER

FILED IN THE
OF THE CITY CLERK
Item 3.

From: Korey and Loryn Wheeler
2401 Broadwell Oaks Dr
Norman, OK 73071

ON 12/29/2588

To: **City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069**

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and only consider requests that will prioritize the preservation of the natural space.

Thank you for your time and consideration.

Respectfully submitted,

Korey Wheeler
Loryn Wheeler

*Korey Wheeler
Loryn Wheeler*

ON 12-29-2588**REZONING OPPOSITION LETTER**

From: Mr. Kim Stephens
112 Lochwood Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to you letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

The subject property is currently zoned C-2, General Commercial District, and R-1, Single-Family Dwelling District. The application requests rezoning of a portion of the property from R-1, Single-Family Dwelling District, to RM-6, Medium Density Apartment District.

As property owners within the 350-foot notification boundary, **we respectfully submit this letter to formally state our opposition to the proposed rezoning.**

Our opposition is based on several concerns, including but not limited to:

- The existing zoning and development pattern in this area reflect intentional planning decisions that have functioned effectively, the proposed RM-6 zoning would disrupt a land-use framework that currently works well for the surrounding community;
- The loss of open space and wildlife habitat, which currently serves as an important environmental buffer and natural area for local wildlife;
- The importance of preserving this space for its environmental, ecological, and community value, including stormwater absorption, natural green space, and neighborhood character;
- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Kim Stephens Signature: Kim Stephens
Print Name: Kaaren Stephens Signature: Kaaren Stephens

ON 12-29-2588**REZONING OPPOSITION LETTER**

From: Steven Walls
301 Waterfront Dr.
Norman, OK 73071

**To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069**

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Steven Walls
Print Name: Lauren Walls

Signature: Steven Walls
Signature: Lauren Walls

REZONING OPPOSITION LETTER

From: Ashcraft
2904 Line Drive
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Ashland Ashcraft

Signature: Ashland Ashcraft

Print Name: Justin Ashcraft

Signature: Justin

ON 12/29/25 88**REZONING OPPOSITION LETTER**

From: Laurie Scrivener
Joseph Soliz
2907 Sandstone Cir.

**To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069**

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Laurie Scrivener

Signature: Laurie Scrivener

Print Name: Joseph Soliz

Signature: Joe Soliz

REZONING OPPOSITION LETTER

From: Susan J. Parker
312 Waterfront Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Susan J. Parker

Signature:

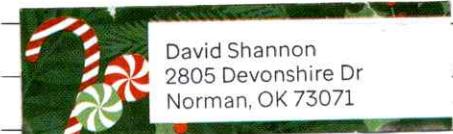
Susan J. Parker

Print Name: _____

Signature:

REZONING OPPOSITION LETTER

From:



**To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069**

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: David Shannon Signature: David Shannon
Print Name: Connie Shannon Signature: Connie Shannon

REZONING OPPOSITION LETTER

From: Nathan Underwood and Micci Underwood
537 Bethany Oaks Dr
Norman, OK 73071

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Nathan Underwood
Print Name: Micci Underwood

Signature:  12-22-25
Signature: 12-22-25 Micci
Underwood

REZONING OPPOSITION LETTER

From: JEFF'S KATINA & Murray
428 Waterfront Dr
Norman, OK 73071

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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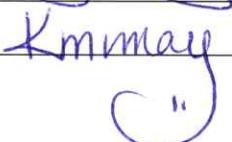
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Jefferson Murray

Signature: 

Print Name: Katina Murray

Signature: 

REZONING OPPOSITION LETTER

From: JEFF & KATINA MURRAY
425 Waterfront Dr
NORMAN, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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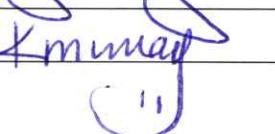
Thank you for your time and consideration.

Respectfully submitted,

Print Name: JEFFERSON MURRAY

Signature: 

Print Name: Katina Murray

Signature: 

ON 12-29-25 88**REZONING OPPOSITION LETTER**

From: Tony + Connie Oubre
2921 Coach St
Norman, OK

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Anthony Oubre

Signature: 

Print Name: Connie Oubre

Signature: 

FILED IN THE OFFICE
OF THE CITY CLERK

ON 12-29-2588

REZONING OPPOSITION LETTER

From: Victor & Laura Teran
2513 Broadwell Oaks Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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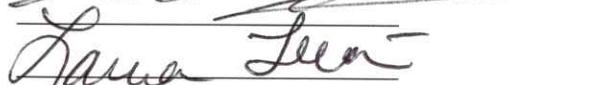
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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Victor Teran Jr. Signature: 

Print Name: Laura Teran Signature: 

REZONING OPPOSITION LETTER

From: Jeff Crabtree
Janice Moore
324 Waterfront

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Jeff Crabtree

Signature: JMSCrabtree

Print Name: Janice Moore

Signature: JKmoore

REZONING OPPOSITION LETTER

From: Deanna + Cezary Poljanowski
2913 Rockingham Drive
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Deanna Poljanowski

Signature: Deanne Poljanowski

Print Name: Cezary Poljanowski

Signature: Cezary Poljanowski

REZONING OPPOSITION LETTER

From: Wanda Wildin
2917 Rockingham Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Wanda Wildin Signature: Wanda Wildin
Print Name: _____ Signature: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/25 88

REZONING OPPOSITION LETTER

From: Andrew + Stefanie Thomas
3021 Line Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Andrew Thomas
Print Name: Stefanie Thomas

Signature:

Am. Thomas
Stefanie Thomas

REZONING OPPOSITION LETTER

From: B. Wolfe
501 Bethany Oaks Dr.
Norman, OK 73071

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Brian Wolfe

Signature: B. Wolfe

Print Name: _____

Signature: _____

REZONING OPPOSITION LETTER

From: Tristan Martin
Julia Martin
2929 Coach Court
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name:

Tristan Martin
Julia Martin

Signature:

Tristan Martin
Julia Martin

Print Name:

REZONING OPPOSITION LETTER

From: Leon R Browne
2917 Ed-Bury Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to you letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

The subject property is currently zoned C-2, General Commercial District, and R-1, Single-Family Dwelling District. The application requests rezoning of a portion of the property from R-1, Single-Family Dwelling District, to RM-6, Medium Density Apartment District.

As property owners within the 350-foot notification boundary, **we respectfully submit this letter to formally state our opposition to the proposed rezoning.**

Our opposition is based on several concerns, including but not limited to:

- The existing zoning and development pattern in this area reflect intentional planning decisions that have functioned effectively, the proposed RM-6 zoning would disrupt a land-use framework that currently works well for the surrounding community;
- The loss of open space and wildlife habitat, which currently serves as an important environmental buffer and natural area for local wildlife;
- The importance of preserving this space for its environmental, ecological, and community value, including stormwater absorption, natural green space, and neighborhood character;
- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Leon R Browne

Signature: 

Print Name: _____

Signature: _____

ON 12-29-2588

REZONING OPPOSITION LETTER

From: ALEXANDRA MURRAY
124 DEVONSHIRE DR.
NORMAN, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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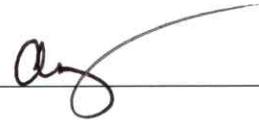
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- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: ALEXANDRA MURRAY Signature: 
Print Name: _____ Signature: _____

ON 12/29/2018

REZONING OPPOSITION LETTER

From: Jersey Deming
2804 Lochwood Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Jersey Deming
Print Name: n/a

Signature: 
Signature: 

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/2008

REZONING OPPOSITION LETTER

From: Logan & Sandra Whalen
325 Waterfront Dr
Norman, OK 73071

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Sandra Whalen Signature: Sandra Whalen
Print Name: LOGAN WHALEN Signature: Logan Whalen

12/18/2025

To the City Planning Commission/Council Members:

I am writing to strongly object to the proposed rezoning of Property located at NE Corner of 24th Avenue NE and Alameda Street WARD 6 from C-2 and R-1 Zoning to Medium Density Apartment District Zoning RM-6 requested by Norman Premium Real Estate,LLC.

•

My primary concerns, which I believe are shared by many residents, include:

- * **Traffic Congestion:** Increased vehicle trips on already busy roads like Alameda Street and 24th Avenue NE, impacting safety and commute times.
- * **Infrastructure Strain:** Added burden on local schools, water/sewer systems, and emergency services.
- * **Environmental and Storm Water (SWPP) impact:** Loss of [trees/green space/wetlands], increased stormwater runoff and or disruption to local wildlife.
- * **Neighborhood Character:** Incompatibility with the existing single-family character and scale of our neighborhood.
- * **Safety:** Potential for increased pedestrian/vehicle conflicts or reduced access for emergency vehicles.
- * **Inconsistency with Planning Goals:** This project seems to contradict the City's Comprehensive Plan, Neighborhood Master Plan].

I urge the Commission/Council to deny this rezoning request and uphold existing zoning regulations that protect our community's quality of life and infrastructure. I request this letter be entered into the official public record for this application.

Sincerely,



Roger and Ann Gallagher
2513 Woodsong Drive
Norman, OK 73071

ON 12-29-2022**REZONING OPPOSITION LETTER**

From: Teresa Bailey
Madison Bailey
2913 Edinburg Dr. Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Teresa Bailey

Signature: Teresa Bailey

Print Name: Madison Bailey

Signature: Madison Bailey

ON 12-29-2588**REZONING OPPOSITION LETTER**

From: Javier & Kelly Clark
2504 Black Oaks Circle
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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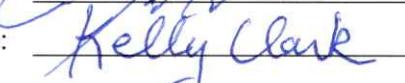
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Javier Clark

Signature: 

Print Name: Kelly Clark

Signature: 

REZONING OPPOSITION LETTER

From: Dr. Cheryl McBee
2429 Arbor Drive
Norman, OK 73071

**To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069**

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Dr. Cheryl McBee

Print Name: _____

Signature: Cheryl McBee

Signature: _____

ON 12-29-2588

REZONING OPPOSITION LETTER

From: MICHAEL THOMAS
2917 SANDSTONE DR
NORMAN, OK 73071

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

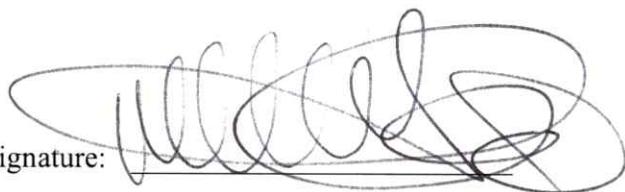
Respectfully submitted,

Print Name: MICHAEL THOMAS

Print Name: _____

Signature: _____

Signature: _____



REZONING OPPOSITION LETTER

From: John TANTON
109 GREAT OAKS
Norman

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: John TANTON

Print Name: _____

Signature: John P. Tanton

Signature: _____

REZONING OPPOSITION LETTER

From: Kelly Gillespie
313 Ridge Bluff Ct.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Kelly Gillespie

Print Name: _____

Signature: _____

Kelly Gillespie

Signature: _____

ON 12-29-2585

REZONING OPPOSITION LETTER

From: Cal Stoltzenberg
309 Waterfront Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Cal Stoltzenberg

Print Name: _____

Signature: _____

Signature: _____

ON 12-29-2018**REZONING OPPOSITION LETTER**

From: Angelica Harper
2905 Sandstone Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Angelica Harper

Print Name: _____

Signature: 

Signature: _____

ON 12/29/2018**REZONING OPPOSITION LETTER**

From: The Duys
2902 Sandstone Cir
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

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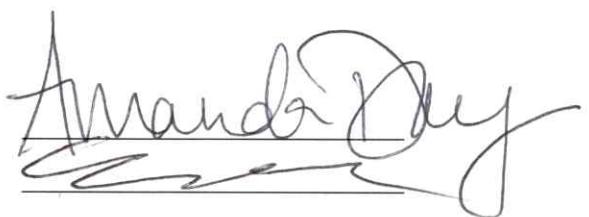
Respectfully submitted,

Print Name: Amanda Day

Signature:

Print Name: Eric Day

Signature:



REZONING OPPOSITION LETTER

From: WILLIAM and MARYANN FOLEY
2513 BLACK OAKS CIRCLE
NORMAN OK

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

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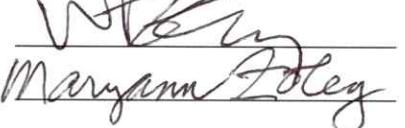
Thank you for your time and consideration.

Respectfully submitted,

Print Name: WILLIAM FOLEY

Signature: 

Print Name: MARYANN FOLEY

Signature: 

REZONING OPPOSITION LETTER

From: 505 Bethany Oaks Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: William M. Horton

Signature: William M. Horton

12-27-25

Print Name: Nurgul Phaltai

Signature: Nurgul Phaltai

12/27/25

REZONING OPPPOSITION LETTER

From: David + Norma Albritton
509 Lone Oak Dr
Norman OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: David Albritton

Signature:

David Albritton

Print Name: Norma Albritton

Signature:

Norma Albritton

REGINA SOUTHERN
REZONING OPPOSITION LETTER

From: 2921 LINE DR.
ORMAN, OK
73071

**To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069**

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

The subject property is currently zoned C-2, General Commercial District, and R-1, Single-Family Dwelling District. The application requests rezoning of a portion of the property from R-1, Single-Family Dwelling District, to RM-6, Medium Density Apartment District.

As property owners within the 350-foot notification boundary, we respectfully submit this letter to formally state our opposition to the proposed rezoning.

Our opposition is based on several concerns, including but not limited to:

- The existing zoning and development pattern in this area reflect intentional planning decisions that have functioned effectively, the proposed RM-6 zoning would disrupt a land-use framework that currently works well for the surrounding community;
- The loss of open space and wildlife habitat, which currently serves as an important environmental buffer and natural area for local wildlife;
- The importance of preserving this space for its environmental, ecological, and community value, including stormwater absorption, natural green space, and neighborhood character;
- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: REGINA SOUTHERN

Signature:



Print Name: _____

Signature:



REZONING OPPOSITION LETTER

From: *Wanda Dame*
2424 Line Drive
Norman OK 73071

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

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- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: *Wanda Dame*

Print Name: _____

Signature: *Wanda Dame*

Signature: _____

ON 12-31-25**REZONING OPPOSITION LETTER**

From: Wanda Dame
2924 Line Drive
Norman OK 73071

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Wanda Dame

Signature: Wanda Dame

Print Name: _____

Signature: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12-31-25

REGINA SOUTHERN
REZONING OPPOSITION LETTER

From: 2921 LINE DR.
ORMAN, OK
73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: REGINA SOUTHERN Signature: Regina Southern
Print Name: _____ Signature: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/31/25

REZONING OPPOSITION LETTER

From: T. Launer
2905 Arbor Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Katina Launer Signature: Katina Launer
Print Name: Madison Launer Signature: M Launer

FILED IN THE OFFICE
OF THE CITY CLERKON 12/31/25REZONING OPPOSITION LETTER

From: JAMES + CAROL Stone
2420 ARBOR DRIVE
NORMAN, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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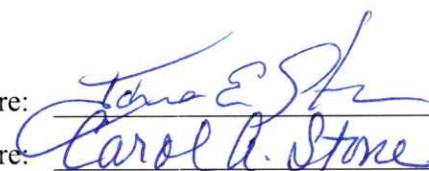
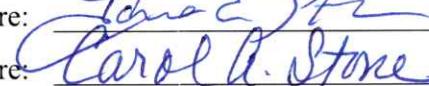
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- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: JAMES STONE
Print Name: CAROL A. STONE

Signature: 
Signature: 

REZONING OPPOSITION LETTER

From: Michael & Angela Nicholson
2849 Lochwood Dr.
Norman, OK 73071

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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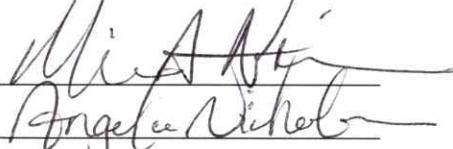
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Michael Nicholson

Signature: 

Print Name: Angela Nicholson

Signature: 

REZONING OPPOSITION LETTER

From: Deborah Niemeier
305 Pine Cove Ct
Norman OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Deborah Niemeier

Signature: Deborah Niemeier

Print Name: _____

Signature: _____

ON 12-31-05**REZONING OPPOSITION LETTER**

From: Colton i Marisa Lindsey
2806 Devonshire Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Colton Lindsey
Print Name: Marisa Lindsey

Signature: 
Signature: 

ON 12.31.25REZONING OPPOSITION LETTER

From: ALMA WILLIAMS / ISAAC WILLIAMS III
2828 SANDSTONE DR / ISAAC WILLIAMS IV
NORMAN, OK 73071

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: ALMA WILLIAMS Signature: 

Print Name: ISAAC WILLIAMS III Signature: 

ISAAC WILLIAMS IV

ISAAC IV

FILED IN THE OFFICE
OF THE CITY CLERK

ON 12-31-25

REZONING OPPOSITION LETTER

From: Delaney Cooley & Vince Sandifer
2932 Canyon Oaks Court
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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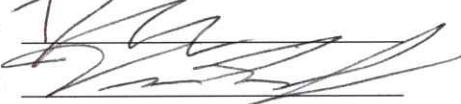
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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Delaney Cooley
Print Name: Vince Sandifer

Signature: 
Signature: 

FILED IN THE OFFICE
OF THE CITY CLERK

ON 1-2-2019

REZONING OPPOSITION LETTER

From: Christi and Charles Duncan
2929 Edinburg Dr
Norman OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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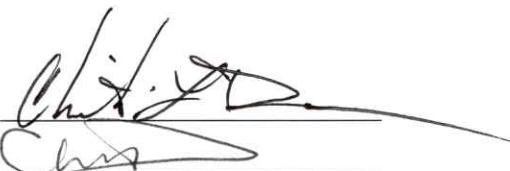
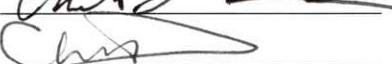
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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Christi Duncan
Print Name: Charles Duncan

Signature: 
Signature: 

ON 1-2-24 *gn*REZONING OPPOSITION LETTER

From: John & Madi Kelly
2905 Line Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: John Kelly
Print Name: Madi Kelly

Signature: John T. Kelly
Signature: Madi Kelly

REZONING OPPOSITION LETTER

From: ROBERT + APRIL TROTTER
220 SANDSTONE DR
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: ROBERT TROTTER
Print Name: April Trotter

Signature: 
Signature: 

REZONING OPPOSITION LETTER

From: BRIAN & SARAH SCHETTLER
532 WOODSONG DR
NORMAN, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: BRIAN SCHETTLER

Signature: 

Print Name: Sarah Schettler

Signature: 

FILED IN THE OFFICE
OF THE CITY CLERK

ON 1-2-2024

REZONING OPPOSITION LETTER

From: Kara Stoltenberg
513 Lone Oak Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Kara Stoltenberg

Print Name: _____

Signature: _____

Signature: _____

Kara Stoltenberg

FILED IN THE OFFICE
OF THE CITY CLERK

ON 1-2-26 pm

REZONING OPPOSITION LETTER

From: STEPHEN DEVoss PAMELA DEVoss
316 WHITE OAKS DR
NORMAN, OK 73071

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to you letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

The subject property is currently zoned C-2, General Commercial District, and R-1, Single-Family Dwelling District. The application requests rezoning of a portion of the property from R-1, Single-Family Dwelling District, to RM-6, Medium Density Apartment District.

As property owners within the 350-foot notification boundary, **we respectfully submit this letter to formally state our opposition to the proposed rezoning.**

Our opposition is based on several concerns, including but not limited to:

- The existing zoning and development pattern in this area reflect intentional planning decisions that have functioned effectively, the proposed RM-6 zoning would disrupt a land-use framework that currently works well for the surrounding community;
- The loss of open space and wildlife habitat, which currently serves as an important environmental buffer and natural area for local wildlife;
- The importance of preserving this space for its environmental, ecological, and community value, including stormwater absorption, natural green space, and neighborhood character;
- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: STEPHEN DEVoss

Signature: Stephen D. Devoss

Print Name: PAMELA DEVoss

Signature: Pamela C. Devoss

REZONING OPPOSITION LETTER

From: Amber Koch
312 Edge Brook Ln
Norman OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

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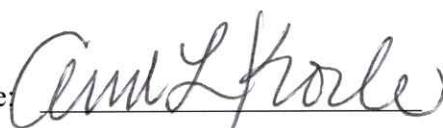
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Amber Koch

Print Name: _____

Signature: _____



Signature: _____

REZONING OPPOSITION LETTER

From: Stephen and Deanna Carter
109 Mountain Oaks Drive
Norman, OK 73071

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/2018

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

— We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Stephen L Carter
Print Name: Deanna Carter

Signature: Stephen L Carter
Signature: Deanna Carter

FILED IN THE OFFICE
OF THE CITY CLERK

ON 1-2-21e QM

REZONING OPPOSITION LETTER

From: Donna Dray
300 Lone Oak Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Donna Dray

Print Name: _____

Signature: Donna Dray

Signature: _____

REZONING OPPOSITION LETTER

From: Thomas & Virginia Apke
120 Lochwood
Norman OK

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Thomas Apke
Print Name: Virginia Apke

Signature: TM Apke
Signature: SC Apke

REZONING OPPOSITION LETTER

From: Jerry D. and Carol G. White
2501 Broadwell Oaks Dr.
Norman, OK 73071

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/25-YW

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to you letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Jerry D. White

Signature: J. D. White

Print Name: Carol G. White

Signature: Carol G. White

REZONING OPPOSITION LETTER

From: Peggy Stottemberg
1631 Sandstone Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Peggy Stottemberg
Print Name: _____

Signature: Peggy Stottemberg
Signature: _____

FILED IN THE OFFICE
OF THE CITY CLERK

ON 12/29/05

REZONING OPPOSITION LETTER

From: Carmel LLC - AMIR
532 Lone Oak Drive
Norman, OK

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: DANIEL AMIR

Signature: Daniel Amir

Print Name: _____

Signature: _____

REZONING OPPOSITION LETTER

From: Karmel LLC - AMIR
2920 shortstop way
Norman, OK

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: DANIEL AMIR

Signature: 

Print Name: _____

Signature: _____

REZONING OPPPOSITION LETTER

From: Philip Scott
2937 COACH CT
NORMAN, OK 74071

**To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069**

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Philip T. Scott

Signature:

Signature:

are:
are: AP2Scott

REZONING OPPOSITION LETTER

From: JENNIFER GOLDEN
120 DEVONSHIRE DR
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: JENNIFER GOLDEN

Signature: 

Print Name: _____

Signature: _____

REZONING OPPPOSITION LETTER

From: JJC Family LLC owner of: 2913 Coach Ct.
13237 SE 94th St.
OKC, OK 73165

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Joe C. Christian

Signature: Joe C. Christian

Print Name: Judy Christian

Signature: Judy Christian

REZONING OPPOSITION LETTER

From: JJC Family LLC Owner of: 125 Lochwood Dr.
13237 SE 94th St.
OKC, OK 73165

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Joe C. Christian

Signature: Joe C. Christian

Print Name: Judy Christian

Signature: Judy Christian

REZONING OPPOSITION LETTER

From: Vytautas Rungus, Owner
2912 Line Drive
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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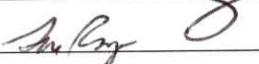
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Vytautas Rungus

Signature: 

Print Name: Sue Rungus

Signature: 

REZONING OPPOSITION LETTER

From: Emmanuel Tellez
2505 Black Oaks Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Emmanuel Tellez

Signature: 

Print Name: _____

Signature: _____

REZONING OPPOSITION LETTER

From: Bonita Pierson Cubert
aka Bonita Pierson Cubert Revocable Trust
aka Bonnie Cubert



To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted, 12/23/2025

Print Name: Bonita Pierson Cubert

Signature: Bonnie Cubert

Print Name: Bonnie Cubert

Signature: Bonnie Cubert

REZONING OPPOSITION LETTER

From: Emmanuel Terry Property: 205 Lone Oak
600 W. Rock Creek Rd #117 Norman, OK
Norman, OK 73071 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Emmanuel Terry Signature: Emmanuel Terry
Print Name: _____ Signature: _____

ON 12-29-25 88**REZONING OPPOSITION LETTER**

From: David R. Osborne
3912 SWINKING OAK DR.
OK 73150-2912

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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As property owners within the 350-foot notification boundary, **we respectfully submit this letter to formally state our opposition to the proposed rezoning.**

Our opposition is based on several concerns, including but not limited to:

- The existing zoning and development pattern in this area reflect intentional planning decisions that have functioned effectively, the proposed RM-6 zoning would disrupt a land-use framework that currently works well for the surrounding community;
- The loss of open space and wildlife habitat, which currently serves as an important environmental buffer and natural area for local wildlife;
- The importance of preserving this space for its environmental, ecological, and community value, including stormwater absorption, natural green space, and neighborhood character;
- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: David R. Osborne

Signature: 

Print Name: _____

Signature: _____

FILED IN THE OFFICE
OF THE CITY CLERKON 12-31-25REZONING OPPOSITION LETTER

From: Thomas Worthing
2421 White Oaks Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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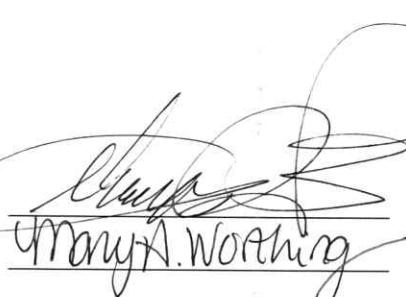
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Thomas M. Worthing

Signature: 

Print Name: Mary Worthing

Signature: 

REZONING OPPOSITION LETTERFILED IN THE OFFICE
OF THE CITY CLERKON 1-2-2009

From: SALLY FARRIS
2913 Devonshire Dr
Norman OK 73069

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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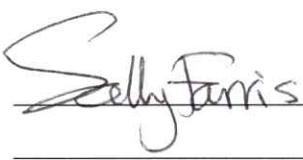
- The existing zoning and development pattern in this area reflect intentional planning decisions that have functioned effectively, the proposed RM-6 zoning would disrupt a land-use framework that currently works well for the surrounding community;
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- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: SALLY FARRIS

Signature: 

Print Name: _____

Signature: _____

FILED IN THE OFFICE
OF THE CITY CLERKON 1-2-2024REZONING OPPOSITION LETTER

From: Daniel Munson
208 Waterfront Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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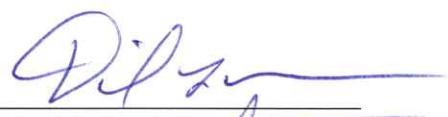
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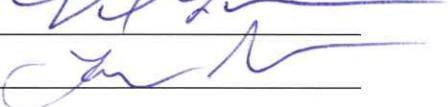
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Daniel Munson

Signature: 

Print Name: Laura Munson

Signature: 

FILED IN THE OFFICE
OF THE CITY CLERK

ON 1-2-2019

REZONING OPPOSITION LETTER

From: Kent Hancock
1210 manor DR.
Bartlesville OK.

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Kent Hancock

Signature: Kent Hancock

Print Name: Michele Hancock

Signature: Michele Hancock

FILED IN THE OFFICE
OF THE CITY CLERK

ON 1-2-2016

REZONING OPPOSITION LETTER

From: Andrea M. Goldman and Bryan A.D. Muse
2508 Arbor Drive
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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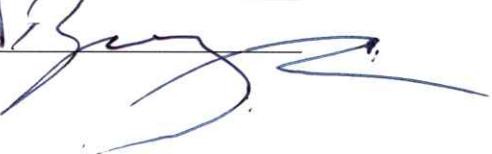
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Andrea M. Goldman

Signature: 

Print Name: Bryan Muse

Signature: 

REZONING OPPOSITION LETTER

From: Carrie Boylan
533 Bethany Oaks
Norman OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Carrie Boylan Signature: Carrie Boylan
Print Name: _____ Signature: _____

FILED IN THE OFFICE
OF THE CITY CLERK

ON 1-2-2009

REZONING OPPOSITION LETTER

From: Rickard M. Lindley
2500 Black Oaks Circle
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Rickard M. Lindley Signature: 

Print Name: _____ Signature: _____

File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/08/2026

REQUESTER: Petitioners Marshal Britton, Douglas Burton, Nicole Burton

PRESENTER: Elisabeth Muckala, Asst. City Attorney

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

BACKGROUND:

The City of Norman has not adopted a procedure or ordinance directly addressing a process for consideration of detachment petitions; thus the process is largely dictated by state law set forth in Oklahoma Statutes, Title 11 §§ 21-110, 21-111 and 21-112. However, in addition to this state law, City Code Section 4-1201, does provide that the Planning Commission “shall” review all “deannexation … petitions.”

On November 12, 2025 Petitioners Marshall Britton, Douglas Burton, and Nicole Burton (Petitioners), submitted a petition requesting detachment of approximately twenty (20) acres, over two separate legal parcels of property located along the southernmost municipal boundary of Norman located south of Imhoff Road, east of 144 Ave SE and addressed off of Hensley Road. Per state law, an unsigned petition was published twice, circulated and signed, and the signed petition was provided to the City in order to begin the detachment process.

Following Planning Commission review, an ordinance granting the petition will then proceed to City Council for consideration. Pursuant to state law, the City must publish notice of the petition within ten (10) days of City Council consideration. Per § 21-110(C), the City Council may approve, deny or defer its decision on the petition.

DISCUSSION:

Considerations Regarding the Parcels in Question

The two parcels included in the Petition are legally addressed as 2800 and 2801 Hensley Road, and combine to form an area comprising 20.1 acres mol, the tracts each being approximately near 10 acres in size. Both tracts are zoned A-2 Rural Agricultural and, while they are identified in record documents referencing a certificate of survey known as “H&L No. 9” (as lots 48 and 49), said survey is not a City of Norman approved subdivision. A copy of H&L No. 9 survey is

attached for review. No portion of either tract falls within Norman's adopted Stream Planning Corridor. This combined 20 acres mol is owned by the named Petitioners pursuant to the deeds attached hereto. Thus, the Petitioner's constitute 100% of the implicated ownership, and there is no portion of the subject property that is not represented in these proceedings.

Considerations Regarding Applicable Law

The Oklahoma statutory procedure for detaching territory from municipalities by petition is limited to "land which is within the limits of the municipality and upon its border and not laid out in lots and blocks." See § 21-110(A).

The Norman Public Works Department has confirmed that both parcels subject to the detachment Petition currently lie within Norman municipal boundaries. This land is not recognized as being "platted" in lots and blocks according to state law.

Oklahoma law also requires that the Petition be "signed by at least three-fourths (3/4) of the registered voters and by the owners of at least three-fourths (3/4), in value, of the property to be detached." See § 21-110(B)(1). Here, all known property owners are petitioners.

The Norman Public Works Department and City Attorney's office have evaluated the properties subject to the detachment Petition and have confirmed that this requirement appears to have been met by Petitions, as more than 3/4 of the property, in value (according to Cleveland County Assessor values), is owned by the Petitioner, as well as 3/4 in size. The Petition is signed by all three named Petitioners, who are in turn represented by legal counsel.

The City Clerk has reviewed the Petition and finds that it appears to be sufficient in form and as to the signatures. Norman's Public Works Department has reviewed the legal descriptions and confirmed that the parcels are correctly identified within the Petition. The City Attorney's office has verified compliance with state law, City Code and valid execution of the Petition in accordance therewith.

Finally, "[a]ny lands detached from a municipality and the owners thereof shall be liable to the municipality only for the cost of public improvements which may have been constructed on the detached lands at the expense of the municipality." See § 21-111.

City staff has reviewed the parcels and verified that neither benefitted from infrastructure improvements constructed at the expense of the City of Norman/NMA/NUA. While this detachment would result in a loss of potential future service area, if granted, the properties at issue are unlikely to have been serviced anytime soon. Thus, there are no objectionable circumstances identified by City Staff regarding the proposed detachment at this time.

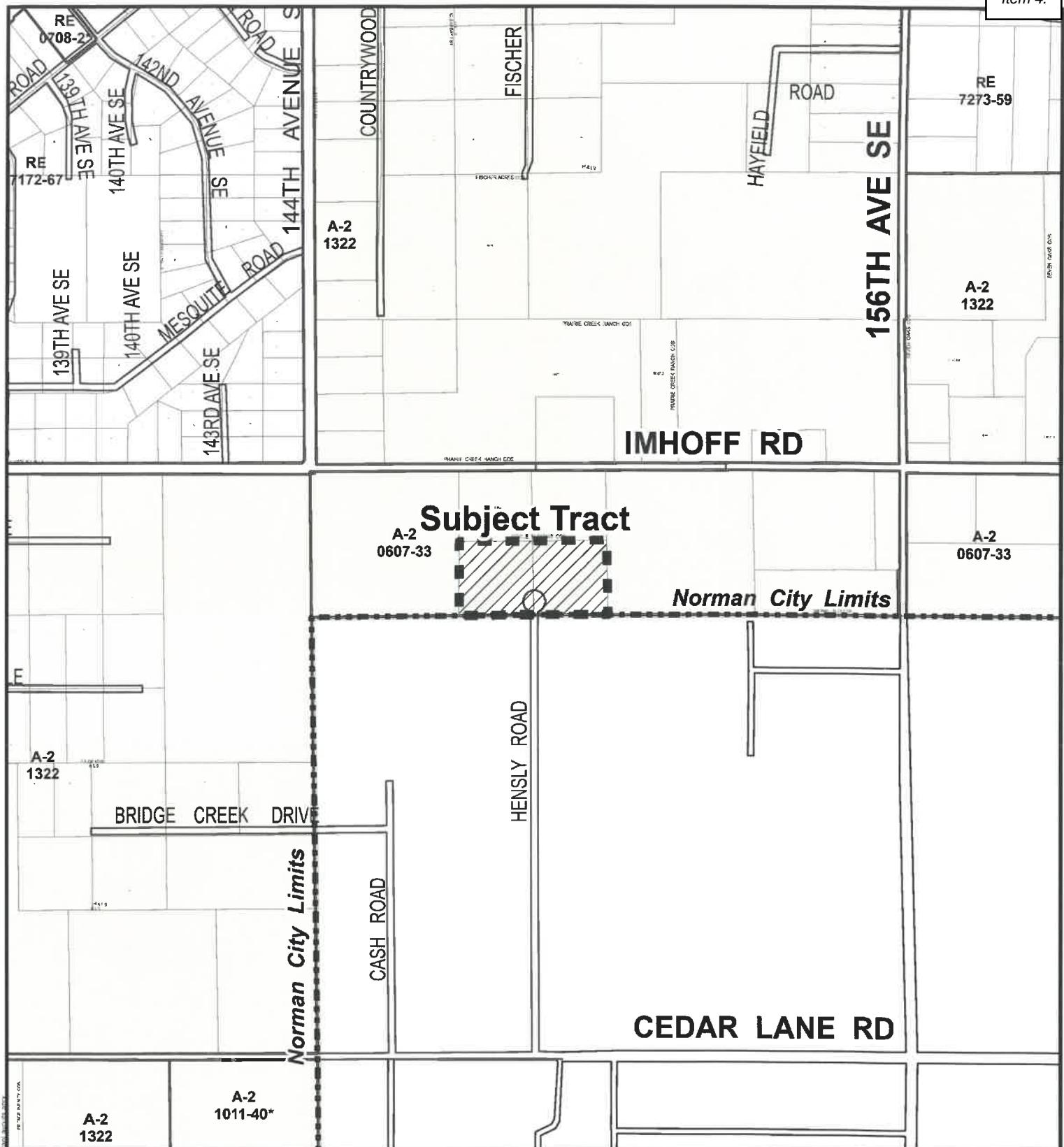
Upon approval of an ordinance detaching municipal property, the mayor of said municipality "shall file and record a duly certified copy of the ordinance ... together with an accurate map or plat of the territory, in the office of the county clerk of the county in which the territory, or the greater portion of it, is located and with the Ad Valorem Division of the Oklahoma Tax Commission." See § 21-112.

RECOMMENDATION:

All implicated city departments have reviewed the Petition for Detachment and have verified that all requirements have been met and that this matter is ripe for consideration by City Council, which may approve, deny or defer its decision on Ordinance No. O-2526-37. In the case of approval, City Staff recommends the filing of O-2526-37, and the map exhibit attached thereto, with the Cleveland County Clerk and the Ad Valorem Division of the Oklahoma Tax Commission.

Reviewed By: Darrel Pyle, City Manager
 Jamie Meyer, Deputy City Clerk
 Rick Knighton, City Attorney
 Jane Hudson, Director of Planning and Community Development
 Scott Sturtz, Director of Public Works
 Chris Mattingly, Director of the Norman Utilities Authority

Item 4.



Location Map



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



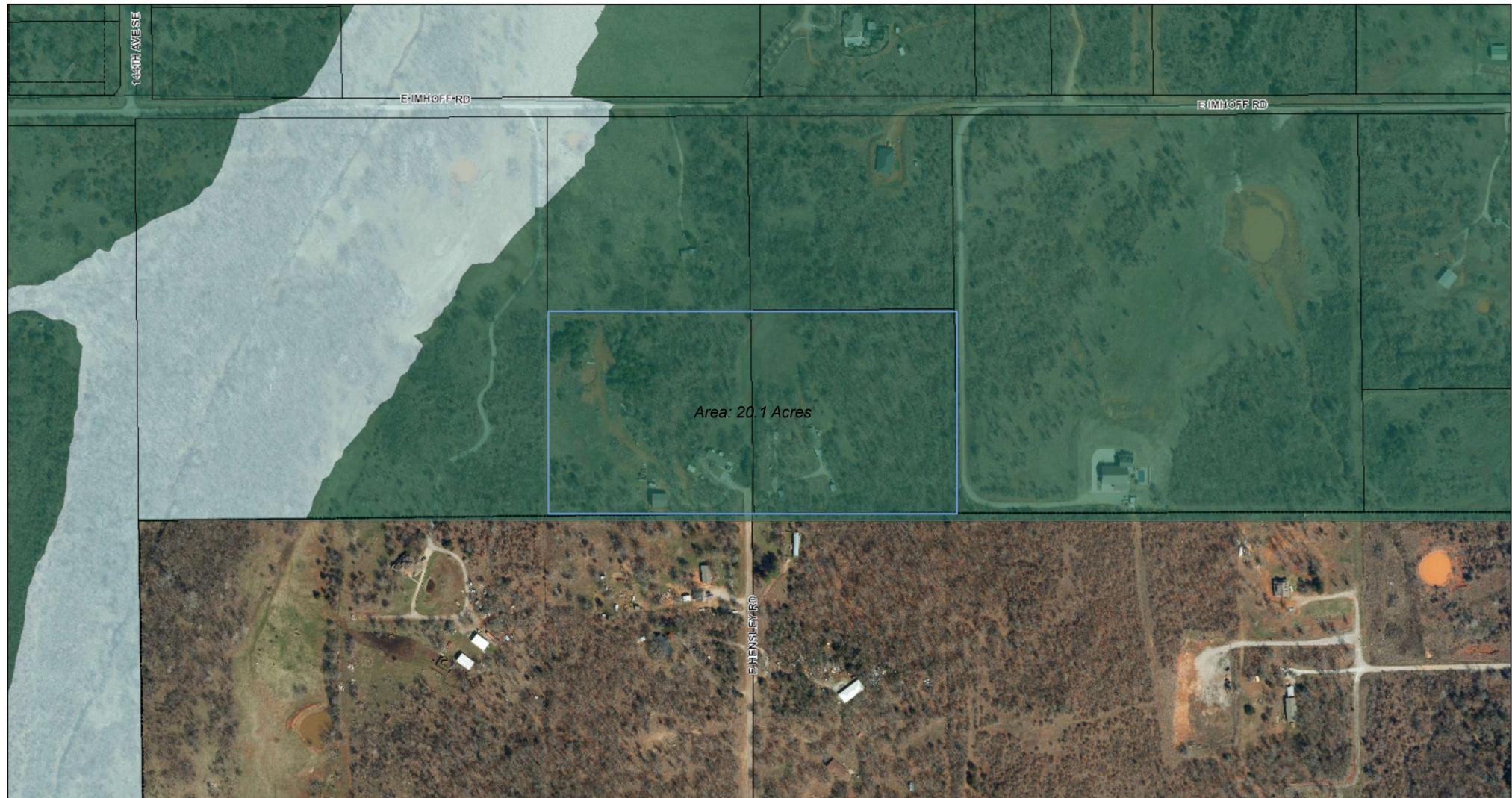
November 14, 2025

0 600 1,200 Ft.



Subject Tract

Burton Britton Properties



9/15/2025, 11:32:15 AM

Override 1

AIM Character Areas

Sensitive Protected Areas

2045 Reserve

Suburban

Rural

Core

Classic

Corridor

NonCharacterAreas

Storm Drainage Area

Storm Drainage Lines

Storm Drainage Points

Gravity Main

Force Main

Manhole

WMains

Hydrant

Easement

Conservation Easements

Lot Line

Parcel

City Boundary

School

OU

Park

Lake Thunderbird

Railroad

Streets

Centerline Labels (10,000+)

AerialPhoto2023

Red: Band_1

Green: Band_2

Blue: Band_3

1:3,730

0 0.04 0.09 0.18 mi
0 0.07 0.15 0.3 km

City of Norman, GIS Services Division

City of Norman, IN
The City of Norman assumes no responsibility of errors or omissions in the information

CITY OF NORMAN, COUNTY OF CLEVELAND, STATE OF OKLAHOMA

In the Matter of:

DETACHMENT OF MUNICIPAL
TERRITORY FROM CITY OF NORMAN

Case No. 2025-

**PETITION FOR DETACHMENT
OF MUNICIPAL TERRITORY****FILED IN THE OFFICE
OF THE CITY CLERK
ON 11/12/25-gew**

MARSHALL BRITTON, DOUGLAS BURTON, and NICOLE BURTON (“Petitioners”), pursuant to 11 OKLA. STAT. § 21-103 and 21-110, petition the City of Norman (the “City”) to enact an ordinance detaching certain real property from within the municipal boundaries and state as follows:

1. This petition relates to the S½ NE¼ NW¼ of Section 8, Township 8 North, Range 1 East of the I.B.M., **Cleveland** County, Oklahoma (the “Subject Property”), which property sits on the southeastern boundary of the City’s municipal limits.
2. MARSHALL BRITTON is the owner of record of that certain real property in **Cleveland** County, Oklahoma, identified as follows:

The SE¼ NE¼ NW¼ of Section 8, Township 8 North, Range 1 East of the I.B.M., which real property sits on the southeastern boundary line of the City’s municipal limits, and is a part of the Subject Property.

3. DOUGLAS BURTON and NICOLE BURTON, husband and wife, as joint tenants and not as tenants in common, are the owners of record of that certain real property in **Cleveland** County, Oklahoma identified as follows:

The SW¼ NE¼ NW¼ of Section 8, Township 8 North, Range 1 East of the I.B.M., which real property is adjacent to that property described in paragraph 2 above, and also sits on the southeastern boundary line of the City’s municipal limits, and is the other part of the Subject

Property.

4. Both parcels identified in paragraphs 2 and 3 above make up the Subject Property.
5. Reference is made in the county records to the Subject Property as "HNL #9," but no evidence is readily available to Petitioners to show that the Subject Property was platted or otherwise subdivided in the records of the Cleveland County Clerk.
6. Petitioners account for 100% of the registered voters residing on and owning the Subject Property.
7. The Subject Property: does not include an intervening strip less than four rods wide; is not separated from the corporate limits of a municipality only by a railway right-of-way; is not a highway right-of-way adjacent to or contiguous with a municipality; and does not include properties that will be split in two, resulting in part of the property falling inside the corporate limits of a municipality and part of it falling outside the corporate limits of a municipality.

For the above stated reasons, Petitioners respectfully submit this petition for the City to enact an ordinance detaching the Subject Property from its municipal territory.

GARVIN AGEE CARLTON, P.C.

By



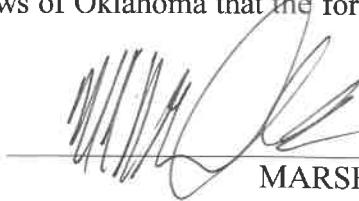
Brinley Hutson, OBA# 35644
brinley.hutson@gaclawyers.com
207 E. Gray St., Ste. 102
Norman, OK 73071
Telephone: 405-238-1000
Facsimile: 405-238-1001
Attorneys for Petitioners

STATEMENT UNDER PENALTY OF PERJURY
 (In lieu of verification, pursuant to 12 OKLA. STAT. § 426)

I state under penalty of perjury under the laws of Oklahoma that the foregoing petition is true and correct.

Date: 06 Nov 2025

Where signed: Norman, OK



MARSHALL BRITTON

STATEMENT UNDER PENALTY OF PERJURY
 (In lieu of verification, pursuant to 12 OKLA. STAT. § 426)

I state under penalty of perjury under the laws of Oklahoma that the foregoing petition is true and correct.

Date: 11-6-2025

Where signed: Norman, OK



DOUGLAS BURTON

STATEMENT UNDER PENALTY OF PERJURY
 (In lieu of verification, pursuant to 12 OKLA. STAT. § 426)

I state under penalty of perjury under the laws of Oklahoma that the foregoing petition is true and correct.

Date: 11-6-2025

Where signed: Norman, OK



NICOLE BURTON

CITY OF NORMAN, COUNTY OF CLEVELAND, STATE OF OKLAHOMA

In the Matter of:

DETACHMENT OF MUNICIPAL
TERRITORY FROM CITY OF NORMAN

Case No. 2025-

NOTICE OF PROPOSED DETACHMENT

Pursuant to 21 OKLA. STAT. § 21-103, notice is hereby given that on _____, 2025, MARSHALL BRITTON, DOUGLAS BURTON, and NICOLE BURTON filed with the Clerk of the City of Norman a Petition for Detachment of Municipal Territory. The Clerk of the City of Norman hereby states as follows:

1. The Subject Property proposed to be detached from the Municipal Boundaries of the City of Norman, Oklahoma, is as follows:

The S½ NE¼ NW¼ of Section 8, Township 8 North, Range 1 East of the I.B.M., Cleveland County, Oklahoma.

2. The date, time, and place that the governing body of the City of Norman shall conduct a public hearing on the question of the detachment/deannexation is to be on _____, 202____, at ____:_____.m. at _____, Norman, Oklahoma.

Dated this _____, 2025.

CLERK OF THE CITY OF NORMAN

INSTRUCTIONS TO PUBLISHER (NORMAN TRANSCRIPT):

This Notice shall be published in a legally qualified newspaper of general circulation in Cleveland County, Oklahoma, between 30 and 14 days prior to the hearing date stated above. If the publication will be made more than 30 days prior to the hearing date or less than 14 days prior to the hearing date, then a new Notice will need to be issued for a new hearing date. Publish the notice ONCE during the permitted time.

Send invoice by email or mail to brinley.hutson@gaclawyers.com; 207 E. Gray St., Ste. 102, Norman, OK 73071.

Filing: \$13.00
 Revenue: \$159.00

Doc# R 2012 33629
 Bk&Pg RB 5048 169
 Filed 08-30-2012
 04 04 44 PM
 Cleveland County, OK

BB
WD

Item 4.

WARRANTY DEED
 (Statutory Form)

KNOW ALL MEN BY THESE PRESENTS

THAT **Helen Senter a/k/a Helen P. Senter and Mark L. Senter, wife and husband**, party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Marshall Britton**, party of the second part, the following described real property and premises situated in Cleveland County, State of Oklahoma, to-wit:

TRACT 48 H&L #9

The Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Eight (8), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma.

Mobile Home VIN TXFLX12A34585FD12 Year 2000 Make FleetW Title No. 723099218068A

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same

TOGETHER WITH any interest in and to all of the oil, gas, other minerals and water rights in and under and that may be produced from the Property, LESS AND EXCEPT however, any mineral interests and/or water rights which have been previously conveyed or reserved of record AND SUBJECT to Existing Zoning Ordinances, Easements, Rights-of-Way or Restrictive Covenants of record

TO HAVE AND TO HOLD said described premises unto the said party of the second part, their heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature

Signed and delivered this 29th day of August, 2012

Helen Senter
 Helen Senter

Mark L. Senter
 Mark L. Senter

**State of Oklahoma
 Cleveland County
 Documentary Stamps**

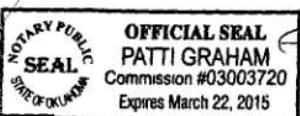
\$ 159.00

State of Oklahoma
 County of Cleveland

Before me, the undersigned, a Notary Public, in and for said County and State, on this 29th day of August, 2012, personally appeared **Helen Senter a/k/a Helen P. Senter and Mark L. Senter, wife and husband**, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth

Given under my hand and seal the day and year last above written

My Commission Expires:



Patti Graham
 Notary Public

Cleveland County Abstract Company
 2460 Boardwalk, Norman, Ok 73069
 CCA File #2124004

Mail Tax Statement to
 Wells Fargo Bank, N A
 4101 Wiseman Blvd
 San Antonio, Texas 78251

Mail Deed To: 2801 Hensley Road
Norman OK 73026

DOC# R2025-24283 BT: RB B: 6849 P: 1246 QC
 08/26/2025 11:38:51 AM Pages: 4
 Pam Howlett - Cleveland County Clerk, OK
 Fee: \$24.00 bp
 Electronically Filed



**JOINT TENANCY QUITCLAIM DEED
 EXEMPT PER 68 O.S. 3202(4)**

KNOW ALL MEN BY THESE PRESENTS:

THAT **Douglas L. Burton and Nicole Burton, as Trustees of the Douglas L Burton and Nicole Burton Revocable Trust dated the 18th day of August 2023**, party of the first part, in consideration of the sum of Ten And No/Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby quitclaim, grant, bargain, sell and convey unto **Douglas L. Burton and Nicole Burton** as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor in the event of the death of either, parties of the second part, the following described real property and premises situate in Cleveland County, State of Oklahoma, to-wit:

For Tax Map ID(s): 70119

The Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Eight (8), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma.

AKA TRACT 49 H & L NO. 9

together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor forever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered August 18, 2025.


 Douglas L. Burton


 Nicole Burton

The State of OKLAHOMA

TRUSTEE ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 18 day of August 2025 personally appeared Douglas L. Burton and Nicole Burton, as Trustees of the Douglas L Burton and Nicole Burton Revocable Trust dated the 18th day of August 2023 of the to me known to be the identical person(s) who executed the within foregoing instrument as its trustee, and acknowledged to me that (he/she/they) executed the same as (his/her/their) free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.



Notary Public in and for the State of _____
 Notary's Printed Name: _____
 Notary's Commission Expires: _____

Item 4.

JOINT TENANCY QUITCLAIM DEED
(continued)

Mail Deed and Tax Statements To:
Douglas L. Burton and Nicole Burton
2800 Hensley Rd
Norman, OK 73026

Presented for filing by and return to:
Chicago Title Oklahoma Co.
1601 NW Expressway, Suite 1000
Oklahoma City, OK 73118
File No.: 710062501329
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Company

Item 4.

OAG 2024-1 - INDIVIDUAL

Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL**STATE OF OKLAHOMA _____ }
COUNTY OF CLEVELAND _____ } ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Douglas L. Burton (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I have personal knowledge of the statements made herein.
2. I am
 - the person obtaining the real property identified in the Deed to which this Affidavit is attached (the "Property").
 - the person obtaining the Property's attorney in fact.
 - the person obtaining the Property's court appointed guardian or personal representative.
3. The person obtaining the Property is:
 - a citizen of the United States; or
 - not a citizen of the United States, but an alien who is or who shall become a bona fide resident of the State of Oklahoma.
4. The person obtaining the Property acquired title to the Property.
5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.

6. I acknowledge and understand that 60 O.S. § 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that 60 O.S. § 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.
7. The person obtaining the Property acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIANT, individually and as authorized agent of Entity

The foregoing instrument was subscribed and sworn to before me this 18 day of Aug, 2025,
by Douglas L. Burton.

Date

NOTARY PUBLIC



My Commission Expires:

My Commission No.:

Item 4.

OAG 2024-1 - INDIVIDUAL

Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL**

STATE OF OKLAHOMA)
) ss.
 COUNTY OF CLEVELAND)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Nicole Burton (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I have personal knowledge of the statements made herein.
2. I am:
 - the person obtaining the real property identified in the Deed to which this Affidavit is attached (the "Property").
 - the person obtaining the Property's attorney in fact.
 - the person obtaining the Property's court appointed guardian or personal representative.
3. The person obtaining the Property is:
 - a citizen of the United States; or
 - not a citizen of the United States, but an alien who is or who shall become a bona fide resident of the State of Oklahoma.
4. The person obtaining the Property acquired title to the Property.
5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.

6. I acknowledge and understand that 60 O.S. § 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that 60 O.S. § 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.
7. The person obtaining the Property acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIANT, individually and as authorized agent of Entity

Date

8-18-2025

The foregoing instrument was subscribed and sworn to before me this 18 day of Aug, 2025,
 by Nicole Burton

NOTARY PUBLIC

My Commission Expires:

My Commission No.:



PUBLISHED IN
THE NORMAN TRANSCRIPT
NOVEMBER 13TH, 2025
1 TIME
LPXLP
CITY OF NORMAN, COUNTY OF
CLEVELAND, STATE OF OKLA-
HOMA

In the Matter of:
DETACHMENT OF MUNICIPAL
TERRITORY FROM CITY OF
NORMAN

Case No. 2025-
PETITION FOR DETACHMENT
OF MUNICIPAL TERRITORY
MARSHALL BRITTON, DOUGLAS
BURTON, and NICOLE BURTON
("Petitioners"), pursuant to 11 OK-
LA. STAT. §21-103 and 21-110,
petition the City of Norman (the
"City") to enact an ordinance de-
taching certain real property from
within the municipal boundaries
and state as follows:

1. This petition relates to the S1/2 NE1/4 NW1/4 of Section 8, Township 8 North, Range 1 East of the I.B.M., Cleveland County, Oklahoma (the "Subject Property"), which property sits on the southeastern boundary of the City's municipal limits.
2. MARSHALL BRITTON is the owner of record of that certain real property in Cleveland County, Oklahoma, identified as follows: The SE 1/4 NE1/4 NW1/4 of Section 8, Township 8 North, Range 1 East of the I.B.M., which real property sits on the southeastern boundary line of the City's municipal limits, and is a part of the Subject Property.
3. DOUGLAS BURTON and NICOLE BURTON, husband and wife, as joint tenants and not as tenants in common, are the owners of record of that certain real property in Cleveland County, Oklahoma identified as follows: The SW1/4 NE1/4 NW1/4 of Section 8, Township 8 North, Range 1 east of the I.B.M., which real property is adjacent to that property described in paragraph 2 above, and also sits on the southern boundary line of the City's municipal limits, and is the other part of the Subject Property.
4. Both parcels identified in paragraphs 2 and 3 above make up the Subject Property.
5. Reference is made in the country records to the Subject Property as "HNL #9," but no evidence is readily available to Petitioners to show that the Subject Property was platted or otherwise subdivided in the records of the Cleveland County Clerk.
6. Petitioners account for 100% of the registered voters residing on and owning the Subject Property.
7. The Subject Property: does not include an intervening strip less than four rods wide; is not separated from the corporate limits of a municipality only by a railway right-of-way; is not a highway right-of-way adjacent to or contiguous with a municipality; and does not include properties that will be split in two, resulting in part of the property falling inside the corporate limits of a municipality and part of it falling outside the corporate limits of a municipality.

For the above states reason, Petitioners respectfully submit this petition for the City to enact an ordinance detaching the Subject Property from its municipal territory.

GARVIN AGEE CARLTON, P.C.
BY
Brinley Hutson, OBA #35644
brinley.hutson@gaclawyers.com
207 E. Gray St., Ste. 102
Norman, OK 73071
Telephone: 405-238-1000
Facsimile: 405-238-1001
Attorneys for Petitioners

Holm Mantor

PROOF OF PUBLICATION
In the District Court of Cleveland County, State of Oklahoma

BURTON

Affidavit of Publication

State of Oklahoma, County of Cleveland, ss:
I, the undersigned publisher, editor or Authorized Agent of the Norman Transcript, do solemnly swear that the attached advertisement was published in said paper as follows:

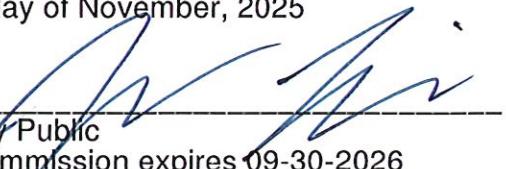
11/13/2025 11/21/2025

That said newspaper is Daily, in the city of Norman, Cleveland County, Oklahoma, a Daily newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.


Signature

Subscribed and sworn before me on this 21st day of November, 2025


Notary Public
My commission expires 09-30-2026
Commission # 22013298

Cost of Publication \$ 203.66

Ad # 146617 Acct # 26038 Copies: 1

PAY TO:
The Norman Transcript
P.O. Drawer 1058
Norman, OK 73070



its, and is the other part of the Subject Property.

4. Both parcels identified in paragraphs 2 and 3 above make up the Subject Property.
5. Reference is made in the country records to the Subject Property as "HNL #9," but no evidence is readily available to Petitioners to show that the Subject Property was platted or otherwise subdivided in the records of the Cleveland County Clerk.
6. Petitioners account for 100% of the registered voters residing on and owning the Subject Property.
7. The Subject Property: does not include an intervening strip less than four rods wide; is not separated from the corporate limits of a municipality only by a railway right-of-way; is not a highway right-of-way adjacent to or contiguous with a municipality; and does not include properties that will be split in two, resulting in part of the property falling inside the corporate limits of a municipality and part of it falling outside the corporate limits of a municipality.

For the above states reason, Petitioners respectfully submit this petition for the City to enact an ordinance detaching the Subject Property from its municipal territory.

GARVIN AGEE CARLTON, P.C.
BY
Brinley Hutson, OBA #35644
brinley.hutson@gaclawyers.com
207 E. Gray St., Ste. 102
Norman, OK 73071
Telephone: 405-238-1000
Facsimile: 405-238-1001
Attorneys for Petitioners

File Attachments for Item:

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-31: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A REPLAT OF THE EAST 236 FEET OF LOT SIX (6) AND THE EAST 200 FEET OF LOT SEVEN (7), OF ELMWOOD ADDITION, AND LOT TWELVE (12), IN BLOCK ONE (1), OF PARKVIEW ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (542 AND 534 S. UNIVERSITY BOULEVARD; WARD 4)

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 1/8/2026

REQUESTER: Noun Hotel, LLC

PRESENTER: Anais Starr, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-31: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A REPLAT OF THE EAST 236 FEET OF LOT SIX (6) AND THE EAST 200 FEET OF LOT SEVEN (7), OF ELMWOOD ADDITION, AND LOT TWELVE (12), IN BLOCK ONE (1), OF PARKVIEW ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (542 AND 534 S. UNIVERSITY BOULEVARD; WARD 4)

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

File Attachments for Item:

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

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/08/2026

REQUESTER: Islamic Society of Norman

PRESENTER: Lora Hoggatt, Planning Services Manager

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

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

File Attachments for Item:

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

This item has been withdrawn by the applicant.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 1/8/2025

REQUESTER: NMG Properties, LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

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

This item has been withdrawn by the applicant.