



CITY OF NORMAN, OK
PLANNING COMMISSION MEETING - AMENDED
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, November 13, 2025 at 5:30 PM

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 OCTOBER 9, 2025.

Certificates of Survey

- 2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2526-4 WITH A VARIANCE IN THE MINIMUM WIDTH REQUIREMENT MEASURED AT THE FRONT BUILDING SETBACK FROM 330' TO 229.92' FOR TRACTS 1 THROUGH 4, AND A VARIANCE IN THE TEN ACRES REQUIREMENTS FROM 10 ACRES TO 9.980 ACRES: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY 25-NORMAN-40, LLC (GOLDEN LAND SURVEYING) FOR BLANDFORD BLUFF FOR 39.947 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 96TH AVENUE N.E. AND ONE-QUARTER OF A MILE NORTH OF BETHEL ROAD. (WARD 5)**

NON-CONSENT ITEMS

1107 & 1111 Chautauqua Avenue Rezoning

- 3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-14: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1107 & 1111 S. CHAUTAUQUA AVENUE; WARD 7)**

Massage Therapy Establishments Ordinance Amendment

- 4. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ORDINANCE O-2526-16: AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 20-109 TO ADD MASSAGE THERAPY ESTABLISHMENT TO THE FEE SCHEDULE FOR LICENSES; AMENDING SECTION 20-202 TO CLARIFY DEFINITION OF "ADULT ENTERTAINMENT BUSINESS"; ADDING DEFINITIONS AND LICENSURE REQUIREMENTS FOR "MASSAGE THERAPY ESTABLISHMENTS" TO CHAPTER 20; AND DELETING THE DEFINITION OF "MASSAGE PARLOR" AND SEXUAL ENCOUNTER CENTER" FROM SECTION 36-101 OF THE CODE OF THE CITY OF NORMAN, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.**

Liberty Point PUD Ordinance Amendment & Preliminary Plat

- 5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-19: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 2 WEST AND THE EAST HALF (E/2) OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN**

A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST OF US HIGHWAY 77, SOUTH OF E. CEDAR LANE, AND NORTH OF POST OAK ROAD; WARD 5).

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-11: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY LIBERTY POINT LIMITED PARTNERSHIP (SMC CONSULTING ENGINEERS, P.C.) FOR LIBERTY POINT ADDITION, A PLANNED UNIT DEVELOPMENT, FOR 151 ACRES OF PROPERTY GENERALLY LOCATED EAST OF CLASSEN BOULEVARD (US HIGHWAY 77) ONE-HALF MILE SOUTH OF CEDAR LANE ROAD AND NORTH OF POST OAK ROAD. (WARD 5)

Sterling Point PUD Rezoning & Preliminary Plat

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-83: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE AIM NORMAN COMPREHANSIVE LAND USE PLAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE URBAN RESERVE DESIGNATION AND URBAN LOW DESIGNATION AND PLACE THE SAME IN THE URBAN LOW DESIGNATION. (SOUTH SIDE OF E. ROBINSON BETWEEN 48TH AVENUE N.E. AND 58TH AVENUE N.E.; WARD 5)
8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-20: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH SIDE OF E. ROBINSON BETWEEN 48TH AVENUE N.E. AND 58TH AVENUE N.E.; WARD 5)
9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT PP-2526-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY REBECCA BURKETT (GOLDEN LAND SURVEYING) FOR STERLING FIELDS FOR 59.33 ACRES OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF E. ROBINSON BETWEEN 48TH AVENUE N.E. AND 58TH AVENUE N.E. (WARD 5)

765 Jenkins Avenue SPUD Rezoning

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-21: AN ORDINANCE OF THE

COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS FORTY-EIGHT (48) AND FORTY-NINE (49), IN BLOCK FOUR (4), OF STATE UNIVERSITY ADDITION , TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (765 JENKINS AVENUE; WARD 4)

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

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

3400 Classen Boulevard Rezoning & Preliminary Plat

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

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

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

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

Alpha Phi Sorority Special Use

14. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-13: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR A SORORITY HOUSE IN THE R-3, MULTIFAMILY DWELLING DISTRICT FOR THE

NE/4 OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1401 COLLEGE AVENUE; WARD 7)

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

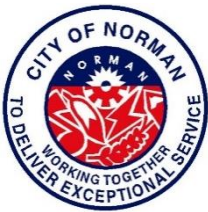
MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

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 OCTOBER 9, 2025.



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, October 09, 2025, at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, will meet in Regular Session in the Council Chambers at the Municipal Building, on Thursday, October 09, 2025 at 5:30 PM. Notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

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

ROLL CALL

PRESENT

Steven McDaniel
Michael Jablonski
Erica Bird
Doug McClure
Jim Griffith
Maria Kindel
Kevan Parker

ABSENT

Cameron Brewer
Liz McKown

STAFF PRESENT

Jane Hudson, Planning and Community Development Director
Lora Hoggatt, Planning Services Manager
Brenda Wolf, Manager of Operations-Planning
Justin Fish, Planner I
Beth Muckala, Assistant City Attorney III
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Whitney Kline, Admin Tech IV
Laci Witcher, Permit Technician

GUEST PRESENT

Alan Tullins, 1600 E. Imhoff Road, Norman, OK
Michael Carter, 1124 Chautauqua Avenue, Norman, OK
Matt Peacock, 121 S. Santa Fe Avenue, Norman, OK
Gunner Joyce, Rieger Sadler Joyce LLC, 136 Thompson Drive, Norman, OK
David Gandesbery, 2124 Oakvista Circle, Norman, OK

CONSENT ITEMS

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

Minutes

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

PLANNING COMMISSION MEETING MINUTES OF SEPTEMBER 11, 2025.

ITEMS SUBMITTED FOR THE RECORD

1. September 11, 2025, Planning Commission Regular Session Minutes

Short Form Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR SFP-2526-1: CONSIDERATION OF SHORT FORM PLAT SUBMITTED BY KNL PROPERTIES, LLC (GOLDEN LAND SURVEYING) FOR 2020 WEST LINDSEY (BLOCK B HILLTOP ADDITION) LOCATED AT 2020 WEST LINDSEY STREET.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Short Form Plat
4. Site Plan

Certificates of Survey

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR COS-2526-2: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY BOOG KNIGHTS PROPERTIES, LLC (ARKOMA SURVEYING & MAPPING) FOR GREGORY ESTATES GENERALLY LOCATED ONE-QUARTER MILE EAST OF 144TH AVENUE N.E. ON THE NORTH SIDE OF INDIAN HILLS ROAD.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Certificate of Survey
4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR COS-2526-3 WITH A VARIANCE IN THE MINIMUM WITH REQUIREMENT MEASURED AT THE FRONT BUILDING SETBACK FROM 330' TO 275.98' FOR TRACTS 1 AND 2, AND A VARIANCE IN THE TEN ACRES REQUIREMENT FROM 10 ACRES TO 9.61 ACRES: CONSIDERATION OF NORMAN

ITEMS SUBMITTED FOR THE RECORD

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

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

The motion passed unanimously with a vote of 7-0.

NON-CONSENT ITEMS

Ironwood Hills PUD Rezoning & Preliminary Plat

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

This item has been withdrawn by the applicant.

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

This item has been withdrawn by the applicant.

Coleraine Multifamily PUD Rezoning & Preliminary Plat

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-6: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP EIGHT NORTH (T8N), RANGE TWO WEST (R2W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT

ITEMS SUBMITTED FOR THE RECORD

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

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-7: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY FOSTER FAMILY LIVING TRUST (CRAFTON TULL & ASSOCIATES, INC) FOR COLERAINE MULTIFAMILY, A PLANNED UNIT DEVELOPMENT, FOR PROPERTY GENERALLY LOCATED 1500' EAST OF CLASSEN BOULEVARD ON THE NORTH SIDE OF IMHOFF ROAD.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Preliminary Site Development Plan
5. Development Review Form Transportation Impacts
6. City of Norman Pre-Development
7. Protest Map
8. Letter of Protest

Staff Presentation

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

Commissioner Bird asked whether the City had plans for road improvements in the area.

Todd McLellan, Development Engineer, responded the developer is required to widen Imhoff Road in front of the property as part of this development.

Applicant Presentation

Gunner Joyce, representing the applicant, provided an overview of the project, highlighting strong attendance at the Pre-Development meeting and a commitment to preserving green space, especially on the property's east side. He noted the proposal aligns with AIM Norman.

Mr. Joyce added the project will be completed in two phases, totaling 456 units—starting with the southern half, followed by the northern half.

Commissioner Jablonski asked if the eastern green space would be preserved to maintain the neighbors' forested views. Mr. Joyce confirmed the developer intends to retain as much natural vegetation as possible.

Public Comments

Alan Tullis, speaking on behalf of his aunt Helen Todd, inquired about the widening of Imhoff Road. He noted that Mr. McLellan from Engineering had already addressed the issue earlier and had no further questions.

City Councilmember David Gandesbury stated he was able to meet with the applicant representing neighbor concerns. He later met with neighbors to discuss their concerns. He emphasized nearby residents wanted their concerns acknowledged, specifically the preservation of trees and maintaining the creek's natural flow to protect wildlife. He also noted the street lighting on Imhoff Road should be carefully considered. He appreciated the drive compromise from three down to two curb cuts along Imhoff Road.

Planning Commission Discussion

Commissioner Jablonski expressed appreciation for the higher-density design, the green space preservation efforts, and applauded the developer for including a walking path.

Commissioner Parker expressed his support for the walking path and asked whether a natural construction method would be used, rather than relying on heavy machinery.

Gunner Joyce agreed with Commissioner Parker's request and said he would include that language in the PUD if the Commissioners recommended it before submitting to City Council.

Commissioner Bird asked if the City would allow an updated plan with a minor change, such as a curved path instead of a straight path.

Ms. Hudson said the narrative could include that Engineering will meet on site with the developer to determine the best location. Mr. McLellan confirmed Engineering staff is willing to meet on site and added that an easement will be required.

Commissioner Bird asked if this could be handled outside the PUD document. Ms. Hudson inquired if the easement could be shown on the plat, and Mr. McLellan confirmed it could, with possible adjustments on the final plat.

Commissioner Bird confirmed with Commissioner Parker that City Staff and the developer should collaborate outside the PUD documents to finalize the easement details. Commissioner Parker agreed.

Commissioner Kindel commented the project's walkability and noted the developer's arrangement with the Parks Department to pay in lieu of parkland.

Motion by Commissioner McDaniel to recommend approval of Ordinance O-2526-6 and PP-2526-7; **Second** by Commissioner Kindel.

The motion passed unanimously with a vote of 7-0.

Alpha Phi Sorority Special Use

9. 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 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)

The applicant requests postponement to the November 13, 2025, Planning Commission meeting.

Motion by Commissioner Jablonski to postpone Ordinance O-2526-13 to the November 13, 2025, Planning Commission Meeting; **Second** by Commissioner Kindel.

The motion passed unanimously with a vote of 7-0.

1107 & 1111 Chautauqua Avenue Rezoning

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-14: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1107 & 1111 S. CHAUTAUQUA AVENUE)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. SPUD Narrative
4. Site Development Plan

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Applicant Presentation

Matt Peacock, representative of the applicant, provided an overview and summarized the project: 24 units total, with eight units per floor. Each 330 square-foot micro-unit has one bedroom and targets young professionals. He noted 21 on-site parking spaces are provided, with ongoing talks for off-site leased parking to cover the remainder.

Commissioner McDaniel asked for the definition of Urban Medium. Mr. Peacock responded it refers to unit per acre. Commissioner Bird added the number is eight or more. Mr. McDaniel sought confirmation the project aligns with this, and Mr. Peacock confirmed it does.

Commissioner McDaniel asked about the setbacks and Mr. Peacock described the setbacks.

Commissioner Griffith raised concerns about having 24 units but only 21 parking spaces. Mr. Peacock explained they are negotiating with nearby properties for long-term off-site leased parking and exploring several options.

Commissioner Jablonski asked about the absence of recycling. Mr. Peacock explained the City does not permit recycling for this project and allows polycarts instead of dumpsters. Ms. Hudson added that as a multi-family designation, individual recycling carts are not provided.

Commissioner Bird asked Mr. Peacock to show the site plan indicating the polycarts and inquired if adding a dumpster would reduce parking. Mr. Peacock confirmed it would eliminate eight parking places.

Commissioner Bird expressed interest in providing one parking spot per bedroom. Mr. Peacock explained this would require moving the building to the back and placing parking in front, eliminating the access drive. When Commissioner Bird asked about adding bike racks in front, Mr. Peacock noted doing so would mean removing a couple of trees.

Commissioner Bird said she would like to see additional bike racks or internal storage such as hanging space for bikes.

Public Comments

Michael Carter, 1124 Chautauqua Ave., spoke in opposition to the project and urged the Commission to deny the item until neighbors are consulted. He expressed frustration that, unlike the previous item, this proposal did not include a Pre-Development meeting with community input.

Commissioner Bird explained the next steps for the item and noted there would be opportunities for public comments as the process continues.

Planning Commission Discussion

Commissioner Jablonski expressed concern about the proposed development's abundant amount of impervious surface.

Commissioner Kindel expressed concern about the high number of micro units for the limited space and shared her disappointment that no Pre-Development meeting was held to engage the neighbors.

Commissioner Bird expressed hope the developer will continue exploring and negotiating options, noting that parking remains a concern. She also emphasized that surrounding properties rely heavily on available parking.

Motion by Commissioner Jablonski to approve Ordinance O-2526-14. The motion dies for lack of a second motion.

Additional discussion took place amongst the Commissioners.

Commissioner Giffith asked why there was no Pre-Development meeting for this proposed development. Ms. Hudson responded that such a meeting is not a requirement.

Commissioner McClure expressed concerns about parking and the lack of communication with the surrounding neighbors.

Mr. Peacock stated he is committed to holding a meeting and working toward a balanced solution with neighbors and interested parties.

Commissioner Kindel said she wants the conversation between neighbors and the developer to happen before the Commission decides on the project.

Ms. Muckala clarified the Commissioners' questions regarding making a motion on the proposed project, noting a motion had been made but not seconded.

Mr. Peacock stated he aims to break ground in May 2026, to meet deadlines. He reiterated his commitment to meet with adjacent owners and interested parties to reach common ground and expressed hope for a yes vote, assuring he will address the concerns raised.

Ms. Hudson highlighted upcoming City Council meeting dates affected by the holiday and noted there should be enough time for the developers and neighbors to meet beforehand.

Mr. Peacock said he feels much more confident about the timeline based on the dates Ms. Hudson outlined.

Mr. Peacock requested postponement to the November 13, 2025, Planning Commission meeting.

Motion by Commissioner Jablonski to postpone Ordinance O-2526-14 to the November 13, 2025, Planning Commission Meeting; **Second** by Commissioner Griffith.

The motion passed unanimously with a vote of 7-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Commissioner Jablonski made three suggestions. First, that the City considers providing recycling poly carts for multi-family properties; second, he praised the inclusion of trees in parking areas and encouraged future developers to do the same to reduce heat. Third, he expressed the importance of an organized approach to managing green space amid increased infill development.

Commissioner Bird expressed appreciation for staff's efforts in updating the staff report format.

ADJOURNMENT

The meeting was adjourned at 6:46 p.m.

Passed and approved this _____ day of _____ 2025.

File Attachments for Item:

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2526-4 WITH A VARIANCE IN THE MINIMUM WIDTH REQUIREMENT MEASURED AT THE FRONT BUILDING SETBACK FROM 330' TO 229.92' FOR TRACTS 1 THROUGH 4, AND A VARIANCE IN THE TEN ACRES REQUIREMENTS FROM 10 ACRES TO 9.980 ACRES: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY 25-NORMAN-40, LLC (GOLDEN LAND SURVEYING) FOR BLANDFORD BLUFF FOR 39.947 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 96TH AVENUE N.E. AND ONE-QUARTER OF A MILE NORTH OF BETHEL ROAD. (WARD 5)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/13/2025

REQUESTER: 25-NORMAN-40, LLC (GOLDEN LAND SURVEYING)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2526-4 WITH A VARIANCE IN THE MINIMUM WIDTH REQUIREMENT MEASURED AT THE FRONT BUILDING SETBACK FROM 330' TO 229.92' FOR TRACTS 1 THROUGH 4, AND A VARIANCE IN THE TEN ACRES REQUIREMENTS FROM 10 ACRES TO 9.980 ACRES: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY 25-NORMAN-40, LLC (GOLDEN LAND SURVEYING) FOR BLANDFORD BLUFF FOR 39.947 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 96TH AVENUE N.E. AND ONE-QUARTER OF A MILE NORTH OF BETHEL ROAD. (WARD 5)

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2526-4 FOR BLANDFORD BLUFF.**

LOCATION: Generally located on the east side of 96th Avenue N.E. and one-quarter of a mile north of Bethel Road.

INFORMATION:

1. Owners. 25-NORMAN-40, LLC.
2. Developer. 25-NORMAN-40, LLC.
3. Surveyor. Golden Land Surveying.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1316 annexing a portion of this property into the City of Norman Corporate Limits without zoning.
2. October 21, 1961. City Council adopted Ordinance No. 1317 annexing the remainder of this property into the City of Norman Corporate Limits without zoning.

3. October 21, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
4. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

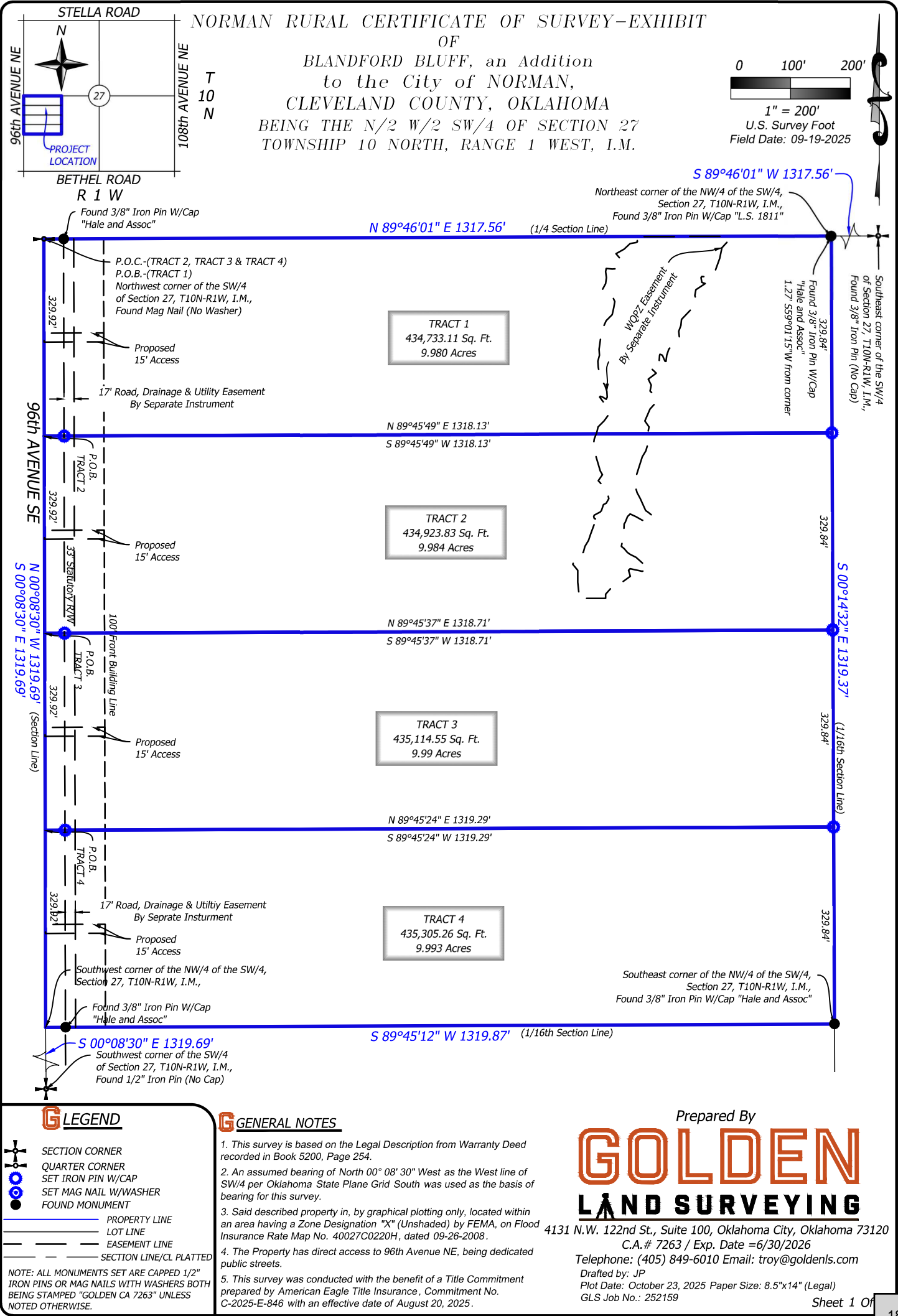
1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Acreage. This property consists of 39.947 acres. Tract 1 consists of 9.980 acres, Tract 2 consists of 9.984 acres, Tract 3 consists of 9.990 and Tract 4 consists of 9.993 acres.
5. WQPZ. Water Quality Protection Zone (WQPZ) is located on Tracts 1 and 2. The owners will be required to protect these areas.
6. Covenants. Covenants addressing the WQPZ will be reviewed as to form by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2526-4 for Blandford Bluff and a letter of request for a variance in the 330-foot minimum front building setback width requirement and a variance in the ten acres requirement for Tracts 1 through 4 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The applicant is requesting a variance in the minimum front setback width requirement from 330' to 229.92' for Tracts 1 through 4. In addition, a request for a variance in the ten (10) acres requirement per tract based on the fact this is a short section. Staff recommends approval of a variance request and approval of Norman Rural Certificate of Survey No. COS-2526-3 for Roadrunner Estates.

ACTION NEEDED: Recommend approval or disapproval of a variance in the minimum width requirement measured at the front building setback from 330' to 229.92' for Tracts 1 through 4 and a variance in the ten acres requirement from 10 acres to 9.980 acres and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2526-4 for Blandford Bluff to City Council.

ACTION TAKEN: _____



Lisa Miller
25101 E 71st Street South,
Broken Arrow, OK 74014
lisa@3dconservationgroup.com
(918) 404-5442

October 6, 2025

Planning and Community Development
City of Norman
201 W Gray Street,
Norman, OK 73069

RE: Request for Variance to Lot Width and Lot Area Regulations Outlined in the A-2, Rural Agricultural District for Blandford Bluff.

Planning Commission and City Council Members,

I am submitting this letter to formally request a variance from the City of Norman's Zoning Ordinance for the property located a ½ mile south of SE 149th Street (Stella Rd), and on the east side of 96th Avenue NE (Willow Bend Rd) parcel id R0169790.

The requested variance pertains to the following:


- A reduction in the minimum setback width requirement from 330' to 329', and
- A reduction in the minimum lot area from 10 acres to slightly over 9.9 acres per lot.

While these changes are minimal, they are necessary for the proposed Norman Rural Certificate of Survey and use of the property. The deviations are modest and do not compromise the overall intent or integrity of the city code. I believe the proposed lot dimensions will remain consistent with the character of the surrounding area and will not adversely impact adjacent properties or the community.

I respectfully request that the Planning Commission and City Council members consider this variance and grant approval.

Thank you for your time and consideration.

Best regards,



Lisa Miller

File Attachments for Item:

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-14: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1107 & 1111 S. CHAUTAUQUA AVENUE; WARD 7)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/13/2025

REQUESTER: Cradle Investments, LLC

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-14: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1107 & 1111 S. CHAUTAUQUA AVENUE; WARD 7)

APPLICANT/REPRESENTATIVE	Cradle Investments, LLC / Peacock Design
LOCATION	1107 & 1111 S. Chautauqua Ave
WARD	7
CORE AREA	Yes
EXISTING ZONING	R-1, Single-Family Dwelling District
EXISTING LAND USE DESIGNATION	Urban Medium
CHARACTER AREA	None
PROPOSED ZONING	SPUD, Simple Planned Unit Development
PROPOSED LAND USE	No Change
REQUESTED ACTION	R-1, Single-Family Dwelling District, to a SPUD, Simple Planned Unit Development

SUMMARY:

The applicant, Cradle Investments, LLC, is requesting a SPUD, Simple Planned Unit Development, to facilitate the redevelopment of the property with a three-story micro-unit apartment building with 24 dwelling units. The micro-units will be less than 500 square feet and offer housing in urban locations near services, reducing the need for personal vehicles and providing a compact living space for a single-resident, prioritizing location over space. The site will have its own parking area with 21 parking spots and trees lining the entire eastern boundary of the property.

EXISTING CONDITIONS:

SIZE OF SITE: 0.32 Acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	R-1	R-1	R-3	R-3	R-1
Land Use	Urban Medium	Urban Medium	Urban Medium	Urban Medium	Urban Low
Current Use	Residential (Single-Family)	Residential (Single-Family)	Vacant	Residential (Multi-Family)	Residential (Single-Family)

EXISTING ZONING DESIGNATIONS**R-1, Single-Family Dwelling District**

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

LAND USE DESIGNATIONS**Urban Medium**

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

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

CHARACTER AREA DESIGNATION**Non-Character Area**

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

SUMMARY OF APPLICATION:

The applicant, Cradle Investments, LLC, is requesting a Simple Planned Unit Development, (SPUD), to allow for the possible development of a three-story micro-unit apartment building. This micro-unit apartment building will consist of 24 dwelling units. Additionally, a parking lot with 21 parking spaces will be provided to accommodate the proposed density.

USE:

The project site consists of two lots, 1107 and 1111 Chautauqua Avenue. The applicant is requesting to combine these two lots and rezone them from R-1, Single-Family Dwelling District, to SPUD, Simple Planned Unit Development. The applicant has requested this rezoning to develop the property with a three-story micro-unit apartment building. A complete list of allowable uses can be found within the attached SPUD Narrative as Exhibit B.

HEIGHT:

The SPUD Narrative states there will be a height maximum of three stories.

AREA REGULATIONS:

The proposed development will maintain a 5' setback from the north property line, a 31' setback from the south property line, a 70' setback from the east property line, and an 11' setback from the west property line as depicted on the Site Development Plan.

IMPERVIOUS COVERAGE:

The impervious area for the property shall not exceed 85%. Additionally, the Applicant will utilize low impact development techniques (LIDs) and best management practices (BMPs) in the development of the Property. The locations and types of LIDs and BMPs are subject to modification during final site development.

TRAFFIC ACCESS, CIRCULATION, PARKING AND SIDEWALKS:

There is one access point shown on the Site Development Plan on Chautauqua Avenue. The proposed parking area will provide 21 total parking spaces. Internal walkways will connect the parking area to building entrances. ADA compliant sidewalks will be installed along the street frontage of the development site as required. Additionally bicycle racks will be installed to further encourage multi-modal transportation options for residents.

LANDSCAPING:

Landscaping areas will be developed as shown on the Site Development Plan, however, some improvements may encroach within the landscape buffers. These improvements include, but are not limited to, the patio deck area, sidewalks, architectural benches, and paved walkways. The manner in which these improvements may encroach is shown on the Site Development Plan.

Three trees are proposed along the southern boundary of the property. The Applicant proposes shrubs around the perimeter of the building. The area along the east Property line is minimal and planned for groundcover. The narrow strip of green space adjacent to the proposed parking lot will contain low-profile landscaping.

OPEN SPACE:

The development site will preserve approximately 2,100 square feet or 15% of the total site as open space.

SCREENING:

The property will feature a new six-foot solid opaque fence along the north and south boundaries of the property along the parking areas. The south fence may tier down to three (3') at the west end of the parallel parking spaces. There will be no fencing required adjacent to the new multi-family structure forward of the parking lot on the north property line. The east boundary abuts a vacant lot where a new multi-family development is planned. There will be no fencing required along the east property line.

SIGNAGE:

All signage for the development will be constructed in accordance with the City of Norman sign regulations, as amended from time to time, under Section 28-507, Medium Density Residential Sign Standards.

LIGHTING:

The Property will comply with Section 36-549, Commercial Outdoor Lighting Standards, as amended from time to time. Additionally, the Property will utilize low-level and/or shielded directional LED lighting in the parking lot areas, to the extent reasonably feasible, to maintain an appropriate level of lighting for safe pedestrian and vehicular use.

SANITATION/UTILITIES:

Polycarts will be located as depicted on the Site Development Plan or in locations approved by City sanitation services. No more than six polycarts will be issued to this site. No recycling polycarts will be issued to this site.

EXTERIOR MATERIALS:

Exterior materials of the building to be constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof.

NEAREST PUBLIC PARK:

There are two parks located approximately one mile from the proposed development site. Lion's Park is located approximately 0.7 miles north of the development site. Walnut Ridge Park is located approximately 1.1 miles south of the development site. Each of these parks can be accessed using existing sidewalks.

REVIEW COMMENTS:

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

CITY DEPARTMENTS

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

COMMENTS BY DEPARTMENT/AGENCY:

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

A.1. FIRE DEPARTMENT

Fire codes will be addressed at the building permit stage.

A.2. BUILDING REVIEW

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

A.3. PUBLIC WORKS/ENGINEERING

If zoning is approved by City Council a Short Form Plat will be utilized to combine the two lots into one.

A.4. TRANSPORTATION ENGINEER

Report from the Transportation Engineer not required for this development.

A.5. PLANNING**ZONING CODE CONSIDERATIONS****a) Purpose – SPUD, Simple Planned Unit Development**

- i) It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of the Comprehensive Plan, including the Land Use Plan. In addition, the SPUD provides for the following:
 - (1) Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.
 - (2) Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.
 - (3) Maintain consistency with the City's zoning ordinance, and other applicable plans, policies, standards and regulations on record, including the Comprehensive Plan.
 - (4) Approval of a zone change to a SPUD adopts the master plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

*The applicant requests a SPUD, Simple Planned Unit Development, to gain flexibility in use, design, and development standards, which are not possible under the current zoning. The proposal promotes innovative use of the land and a use that is compatible with the surrounding areas. For these reasons the proposal is **consistent** with the purpose of a SPUD.*

b) Uses Permitted

- i) The property will be developed as a micro-unit apartment building, with associated parking. A complete list of the allowable uses can be found within the attached SPUD Narrative as Exhibit B.

*This SPUD, Simple Planned Unit Development, proposes a micro-unit apartment building with 24 dwelling units. The proposal is **inconsistent** with surrounding properties as this project is more dense than the abutting existing single-family and two-family residential uses.*

c) Area Regulations

- i) North Setback: The project will maintain a 5' setback from the North property line as shown on the Site Development Plan.
- ii) South Setback: The project will maintain a 31' setback from the South property line as depicted on the Site Development Plan.
- iii) East Setback: The project will maintain a 70' setback from the East property line as shown on the Site Development Plan.
- iv) West Setback: The project will maintain an 11' setback from the West property line as depicted on the Site Development Plan.

*The area regulations for this development require the proposed building to meet the setbacks specified on the Site Development Plan found within the SPUD Narrative as Exhibit A. The required front yard setback in the R-1, Single-Family Dwelling District and the R-3, Multifamily Dwelling District is a minimum of 25'. The applicant proposes the residential structure have an 11-foot front yard setback. Additionally, the applicant is proposing the three-story residential structure have a side yard setback of 5' on the north side. In the zoning districts surrounding the development site, structures three stories in height must be setback from the side yard a minimum of 10'. For these reasons, the development is **inconsistent** with the building setbacks found in the surrounding zoning districts of R-1 and R-3.*

d) Height Regulations

- i) The proposed building for this development will be three-stories in height.

*The proposed three-story height is **consistent** with surrounding properties to the north and west across Chautauqua. The surrounding properties range in height from one- and two-story.*

COMPREHENSIVE PLAN CONSIDERATIONS

a) Character Area Policies

i) General Policies

(1) Residential Policies

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

*The proposed project is **consistent** with the Residential Policies to accommodate a variety of housing sizes/densities. This project also includes a diversity in the built environment.*

b) Character Area Policies

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

c) Land Use Development Policies

i) Description and Context – Urban Medium (UM)

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

*The proposed development will include residential uses. Internal walkways connecting to the sidewalk along Chautauqua Avenue will be provided. The gross density of the site will exceed 8 units per acre because the proposed building will feature 24 dwelling units, resulting in a density of 75 units per acre. For these reasons, the development is **consistent** with the Urban Medium Land Use policy.*

ii) Building Types – Urban Medium

- (1) Mostly small-scale; 2- and 3-story buildings are common. Developments may go up to 4 stories when located along an arterial street.
- (2) A variety of housing types including small-lot single-unit detached, duplex, townhomes, triplex, quadplex, and appropriately scaled multi-unit buildings create cohesive neighborhoods.
 - (a) Higher intensity multi-unit residential housing would be allowed when parcels are located along and with direct access to an arterial street.

- (3) Architectural and design choices (i.e. front porches, visibility of the front door on the primary structure, avoidance of garage door more prominent than front doors) reinforce the built environment and enhance the area's character and history.
- (4) Public and private spaces (i.e. by the prevalence of porches, recreational roof decks, outdoor dining, etc.) are clearly defined and cultivate a sense of place.
- (5) Mixed-use buildings that include retail, work space, and residences are common.

*The proposed three-story micro-unit apartment building is **consistent** with the Urban Medium Land Use policies because it will be multi-unit building offering a different type of housing that is not present in the area.*

iii) Site Design – Urban Medium (UM)

- (1) The scale and layout of the built environment are conducive to walking.
- (2) Parking is secondary to the movement of people and visibility of destinations.
- (3) Layout of the streets and arrangement of lots should be thoughtfully considered with regards to transitioning between neighboring properties and uses and takes precedence over individual lot design.
- (4) Street trees should form a continuous urban canopy over public areas and rights-of-way.

*The development proposes an access point on Chautauqua Avenue that leads to the parking area. Sidewalks along the front property line and walking paths that lead from the parking lot to the proposed building will be installed. The layout is conducive to walking. For these reasons, the development is **consistent** with the Urban Medium Land Use policies.*

iv) Transportation – Urban Medium (UM)

- (1) Existing: The type and arrangement of streets means that most trips require a private vehicle to use at least one arterial road. Some of these areas have connections, or potential connections, to the regional trail network. Most areas do not have easy access to varied public transit at this time.
- (2) Projected: A highly connected multi-modal network is required to support the current and future needs of these important areas. Improving access for active transportation will be a priority, including modernizing multi-modal infrastructure.

*The development site is located approximately 0.15 miles from three existing bus stops. The development site is also located near West Lindsey Street, which provides bike lanes going east and west. Sidewalks running north and south are present. The applicant is proposing the installation of bike racks to further support multi-modal transportation for residents. For these reasons, the project is **consistent** with the Urban Medium Land Use policy.*

v) Utility Access – Urban Medium (UM)

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

development, the developer must upgrade the existing facilities to enhance the capacity of the utility systems.

*The proposed development has existing water and sewer access. The development is **consistent** with Utility Access policies.*

vi) Public Space – Urban Medium (UM)

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

*The proposed development has reserved 15% of the total lot to be preserved as open space. The proposed development is **consistent** with the Urban Medium Land Use policy.*

vii) Neighborhood and/or Special Area Plans

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

A.6. UTILITIES

AIM NORMAN PLAN CONFORMANCE

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

SOLID WASTE MANAGEMENT

Proposed development meets requirements for City streets and provides access for solid waste services. Consistent with the recycling policy in the Center City Form Based Code area and for multi-family developments, this development will not receive City recycling services.

WATER/WASTEWATER AVAILABILITY

a) Water Availability

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

b) Wastewater Availability

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

ALTERNATIVES/ISSUES:

IMPACTS: The SPUD Narrative proposes a three-story micro-unit apartment building consisting of 24 dwelling units and parking lot featuring 21 parking spaces to accommodate the proposed building. The development site is surrounded by single-family and two-family residential uses. The proposed micro-unit apartment building will bring in a larger volume of traffic than the current use of the property, however the project is intended to promote alternative forms of transportation.

The proposed development is consistent with the AIM Norman Comprehensive Land Use Plan because it proposes height regulations similar to those found in the surrounding zoning

districts, connections to City Utilities, encouragement of multi-modal transportation methods, and a residential structure with a gross density greater than 8 units per acre. However, the development is inconsistent in that it proposes setbacks that are not typically found in the surrounding zoning districts.

CONCLUSION: Staff forwards this request for rezoning from R-1, Single-Family Dwelling District, to a SPUD, Simple Planned Unit Development District, and Ordinance O-2526-14, to the Planning Commission for consideration and recommendation to City Council.

0 75 150 Ft.

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**1107 AND 1111 S. CHAUTAUQUA AVE.
NORMAN OK**

SIMPLE PLANNED UNIT DEVELOPMENT

APPLICANT:

CRADLE INVESTMENTS, L.L.C.

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

Submitted September 2, 2025

Revised October 3, 2025

PREPARED BY:

Peacock Design, LLC
121 S Santa Fe Suite 113
Norman, OK 73069

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I. **INTRODUCTION**

This Simple Planned Unit Development (the “**SPUD**”) is being submitted for the property located at the 1107 and 1111 Chautauqua Avenue, Norman, OK (the “**Property**”). The Property consists of two unplatted lots that will be combined into one single lot through a Short Form Plat, to be submitted after the zoning request is reviewed by City Council. Currently, the Property is zoned R-1, Single-Family Dwelling District. The parcels to the south and east of the Property are zoned R-3, Multifamily Dwelling District. The parcel to the north is zoned RM-6, Medium-Density Apartment District. The parcels across Chautauqua Avenue are zoned R-1, Single-Family Dwelling District. All parcels on the block are designated as Urban Medium in the AIM Norman Land Use Plan. This Property sits directly north of the OU Campus area recognized as Greek Row, consisting of most of the fraternities and sororities. The Applicant seeks to develop a microunit residential structure on the Property to redevelop the area and appropriately utilize an essential housing opportunity in Norman, in recognition of the Property’s proximity to Campus, while ensuring compatibility with nearby residential areas.

Micro-units are typically less than 500 square feet and offer housing in urban locations near services, reducing the need for personal vehicles and providing a compact living space for a single-resident prioritizing location over space.

II. **PROPERTY DESCRIPTIONS; EXISTING CONDITIONS**

A. **Location**

The Property is located at 1107 and 1111 Chautauqua Avenue, Norman, Oklahoma.

B. **Existing Land Use and Zoning**

The Property is currently zoned R-1, Single-Family Dwelling District. The Property is currently designated on AIM Norman 2045 as Urban Medium. Through the adoption of the new Comprehensive Plan, AIM Norman, the intent for this area is to continue to increase the overall density. As noted above, the majority of other lots on this block are already zoned for increased density, such as the existing R-2, Two-Family Dwelling District, R-3, Multifamily Dwelling District and RM-6, Medium-Density Dwelling District.

C. **Elevation and Topography; Drainage**

The Property gently slopes southwest. No portion of the Property is in the FEMA 100-year flood plain or the WQPZ. The Applicant will utilize low impact development techniques (“LIDs”) and best management practices (“BMPs”) in the development of the Property to control stormwater runoff.

D. **Utility Services**

The necessary utility services for this project are already located on or near the

Property as this is an already developed location.

E. Fire Protection Services

Fire protection services are as provided by the City of Norman Fire Department and per the City of Norman regulations for such. If required, fire hydrants will be installed on or near the Property in compliance with the applicable provisions of Norman's fire and building codes.

F. Traffic Circulation and Access

There are currently two access points on Chautauqua Avenue for the Property. These will be combined into a single access point on Chautauqua Avenue, as shown on the site development plan EXHIBIT A.

G. Fencing

The Property currently has 6' stockade fences on the south and east property lines and a 4' chain link fence on the north property line. There is a 4' chain link fence separating the two parcels, which will be eliminated with planned development.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in conformance with the Site Development Plan, attached hereto as **EXHIBIT A**, subject to final design development and the changes allowed by Section 36-510 of the City of Norman's Municipal Code, as may be amended from time to time. The exhibits attached hereto are incorporated herein by reference.

A. Uses Permitted

A multi-family residential apartment building containing microunits is planned for this site. A list of the allowable uses for the Property is attached hereto as EXHIBIT B.

The apartment building planned on the Property shall contain no more than 24 dwelling units arranged in a three-story building configuration. The building shall include associated parking and landscaping, as shown on the Site Development Plan.

As planned, the development will consist of "microunits", these units will be what many compared to a "single-room occupancy" or "efficiency apartment" for individual residents.

B. Area Regulations

North Setback: The project will maintain a 5' setback from the North property line as shown on the Site Development Plan.

South Setback: The project will maintain a 31' setback from the South property line as depicted on the Site Development Plan.

East Setback: The project will maintain a 70' setback from the East property line as shown on the Site Development Plan.

West Setback: The project will maintain an 11' setback from the West property line as depicted on the Site Development Plan. The stoop/entry shall be allowed to encroach into the 11' setback along the west side of the lot.

C. Open Space / Impervious Coverage

The impervious area for the Property should not exceed 85%. Additionally, the Applicant will utilize low impact development techniques ("LIDs") and best management practices ("BMPs") in the development of the Property. The locations and types of LIDs and BMPs are subject to modification during final site development. The open space for the Property shall be as shown on the Site Development Plan, at a quantity of approximately 2,100 SF or 15% of the total site.

D. Traffic access/circulation/sidewalks

Primary vehicular access to the Property will be provided from Chautauqua Avenue on the west side of the Property. The development provides twenty-one (21) total parking spaces arranged in three distinct parking areas: seven (7) spaces along the east side of the building, ten (10) spaces along the east property line, and four (4) spaces along the south property line. Pedestrian circulation will be provided through internal walkways connecting parking areas to building entrances. New sidewalks will be installed along street frontages as required. All sidewalks to be ADA compliant.

E. Landscaping/Tree Preservation

The landscaping areas depicted on the Site Development Plan will be developed as shown.

The Applicant proposes three (3) trees along the southern boundary of the Property, as shown on the Site Development Plan. The Applicant proposes shrubs around the perimeter of the building, as shown on the Site Development Plan. The area along the east Property line is minimal, approximately 2 ½ feet up to 3 feet running north and south. This area contains a sanitary sewer line and has an overhead electric line. The parking spaces adjacent to this strip of land will overhang into this narrow strip. Planting of groundcover for this area will be established.

F. Signage

If the Property is developed as a microunit residential building pursuant to this SPUD, the Property may feature signage that complies with the City of Norman's

sign code for medium density residential uses, as may be amended from time to time.

G. Lighting

The Applicant shall meet the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time. The Property will endeavor to utilize low level and/or shielded directional LED lighting in the parking areas, to the extent reasonably feasible to maintain appropriate level of lighting for safe pedestrian and vehicular use.

H. Fencing

The Property will feature a new six (6') foot solid opaque fence along the north and south boundaries of the Property, located only along the parking areas. The south fence may tier down to three (3') at the west end of the parallel parking spaces. There will be no fencing required adjacent to the new multi-family structure forward of the parking lot on the north property line. The east boundary abuts a new development planned for additional multi-family. There will be no fencing required along the east property line.

I. Height

Height shall be three (3) stories for the microunit building structure, as depicted in the building elevations submitted with this SPUD.

J. Parking

The applicant designed the site with twenty-one (21) parking spaces to serve the 24 micro-units, citing the property's proximity to the University of Oklahoma campus, the existing sidewalks and the planned installation of additional bicycle racks to access campus. These measures are intended to encourage and support multi-modal transportation options for residents. There are two (2) bike racks required for this Property; the Applicant is providing five (5).

K. Sanitation

Polycart services will be allowed for this site. There shall be six (6) polycarts issued to this site.

L. Exterior Materials

Exterior materials of the building to be constructed on the Property will be brick as shown on the Elevations submitted with this Project. Accents for the building may be glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials, and any combination thereof.

EXHIBIT A
Site Development Plan
Full Size PDF Provided to City Staff

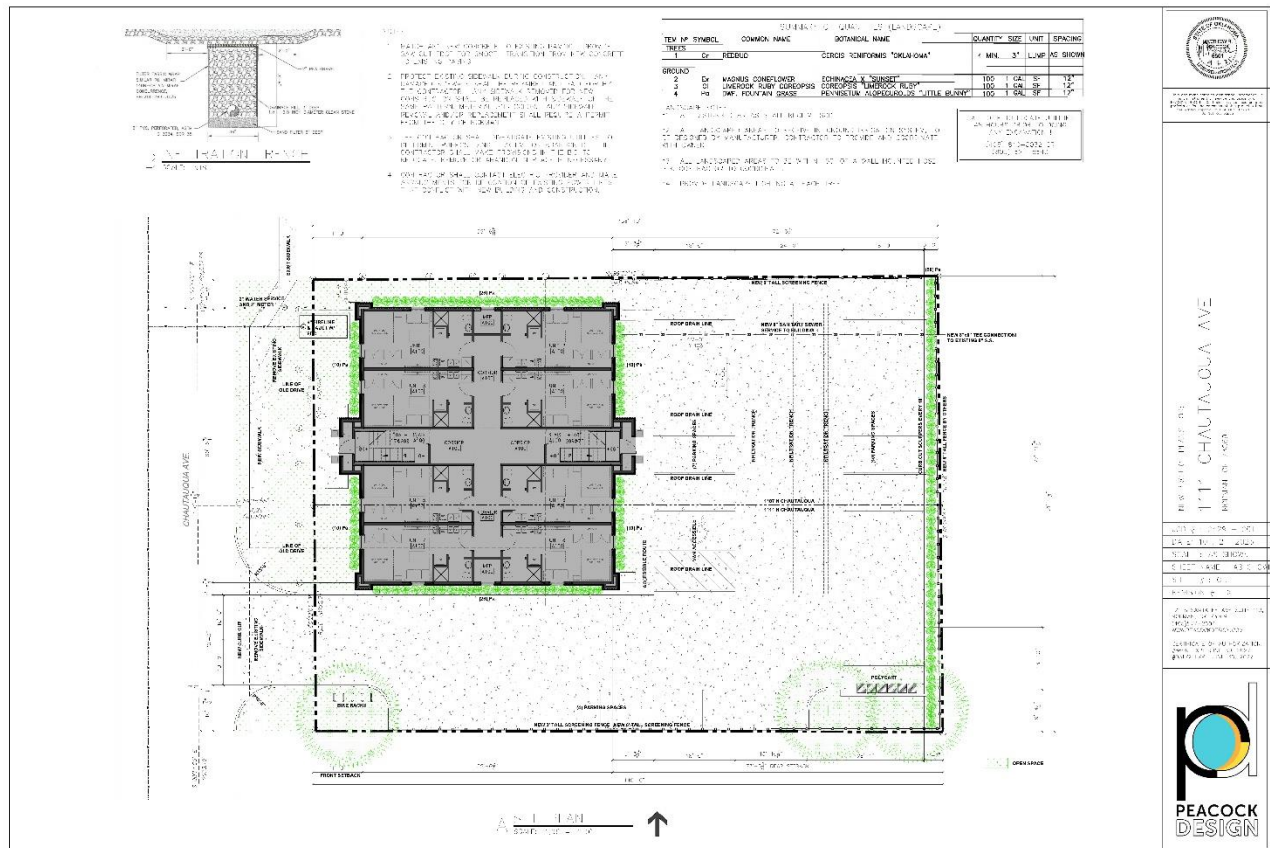
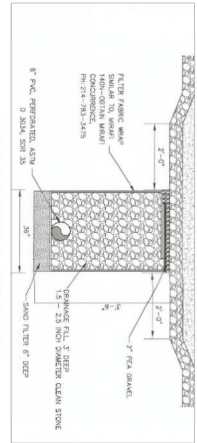


EXHIBIT B

Allowable Uses

- Multi-family residential microunit building with associated parking



B INFILTRATION TRENCH

SCALE: NTS

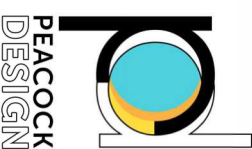
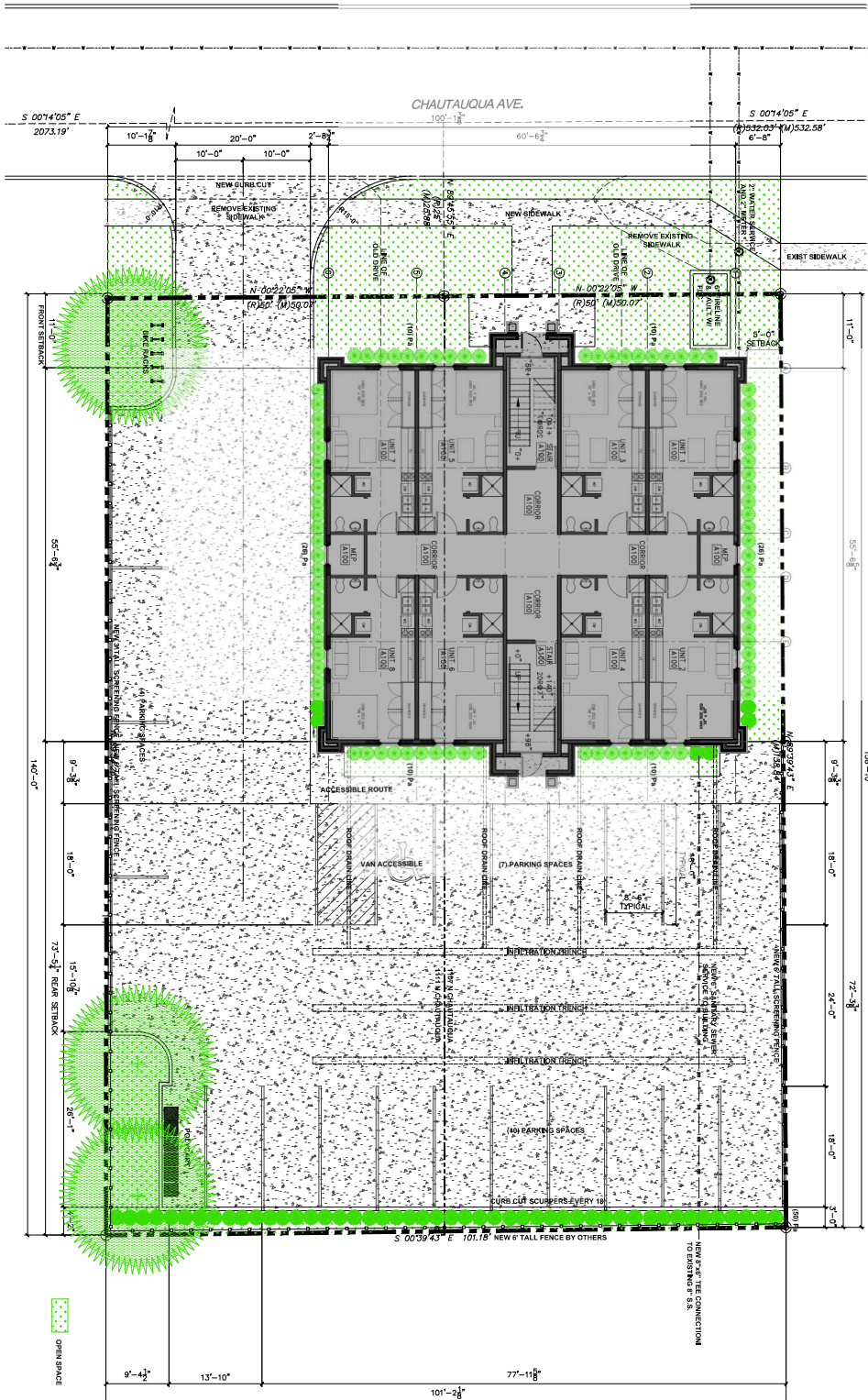
- NOTES:
1. LAYOUT ANY NEW CONCRETE TO EXISTING PAVING. PROVIDE SAW CUT JOINT FOR SMOOTH TRANSITION FROM NEW CONCRETE TO EXISTING PAVING.
 2. PROTECT EXISTING SIDEWALK DURING CONSTRUCTION. ANY EXISTING SIDEWALK REMOVED FOR NEW CONSTRUCTION SHALL BE REPLACED WITH SIDEWALK OF THE SAME PATTERN, MATERIAL, AND COLOR. ANY SIDEWALK REMOVAL AND/OR RELOCATION SHALL REQUIRE A PERMIT FROM THE CITY OF NORMAN.
 3. THE CONTRACTOR SHALL INVESTIGATE EXISTING UTILITIES TO DETERMINE PURPOSE AND LOCATION OR ABANDONED UTILITIES. ANY EXISTING UTILITIES SHALL BE PROTECTED, RELOCATE, REMOVE OR ABANDON IN PLACE IF NECESSARY.
 4. CONTRACTOR SHALL CONTACT ELECTRIC PROVIDER AND MAKE NECESSARY REPAIRS TO EXISTING UTILITIES THAT CONFLICT WITH NEW BUILDING AND CONSTRUCTION.

SUMMARY OF QUANTITIES (LANDSCAPE)				
ITEM #	SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY
1	Gr	REGRUB	GENUS TEMPORARIS "ON-LOOKER"	4 MIN.
2	Gr	MANUS CORNELIOW	EDINBURGH X SUNSET	100
3	Gr	IMPERIAL RUBY CORNELIOW	CONCEPTS "IMPERIAL RUBY"	100
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CALL ONE TO LOCATE UTILITIES
48 HOURS PRIOR TO DOING
ANY EXCAVATION
(405) 844-6022 OR
(405) 844-6023
(800) 522-8545

A SITE PLAN

SCALE: 1/8" = 1'-0"

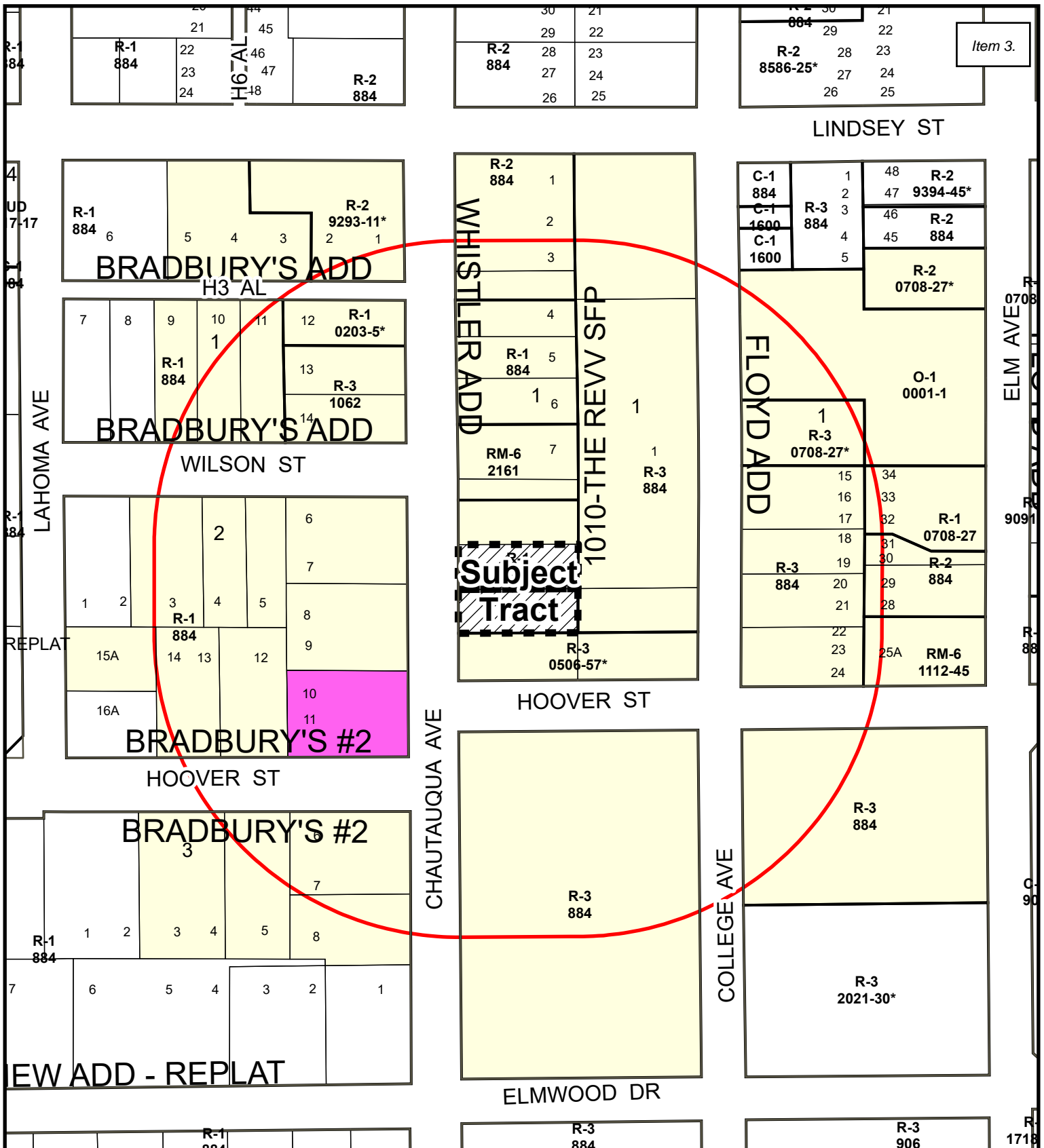


121 S SANTA FE AVE SUITE 111
(405) 844-6022
WWW.PEACOCKDESIGN.COM
CERTIFICATE OF AUTHORIZATION
#8609 EXP. JUNE 30, 2027
#A0172 EXP. JUNE 30, 2027

REVISION # : X
SHEET # : C11
SHEET NAME : AS SHOWN
DATE : 10.2.2025
SCALE : AS SHOWN
JOB # : 0429 - 001

NEW PROJECT PLANS FOR:
1111 CHAUTAUQUA AVE
NORMAN, OK 73069



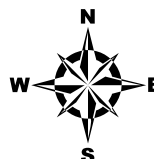


Protest Map



3.4% Protest Within Notification Area

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



0 75 150 Feet

October 9, 2025

-  Subject Tract
-  Notification Area
-  Protest
-  Protest Outside Notification Area



Michael D. Carter
Phone: 405.509.7867
mdcarter@hallboothsmith.com

6301 Waterford Boulevard
Suite 200
Oklahoma City, OK 73118

Office: 405.513.7111
Fax: 405.768.1414
www.hallboothsmith.com

October 6, 2025

Norman Planning Commission
225 N. Webster Ave.
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/25-RW

PROTEST OF REQUEST FOR
REZONING BY CRADLE INVESTMENTS LLC
FOR 1107 and 1111 CHAUTAUQUA AVENUE

To whom it may concern:

The property owners at 1124 Chautauqua Avenue, Michael D. Carter and Barbara O'Brien, protest in writing the Request for Rezoning by Cradle Investments, LLC, of 1107 and 1111 Chautauqua Avenue from R-1, Single Family Dwelling District to SPUD, Simple Planned Unit Development.

This Rezoning Request should be declined for a multitude of reasons, including but not limited to:

1. Increased traffic on Chautauqua Avenue between Hoover and Lindsey. This is already one of the most clogged and backed up intersections in Norman, and the addition of a 24-bedroom "mini-dorm/mini-frat" with accompanying autos and no other access point than Chautauqua will add substantially to the existing traffic burden.
2. Inadequate parking for a 24 bedroom, 3-story mini-dorm/mini-frat. It is naïve to believe that all 24 fraternity members/renters will not own an automobile. Parking for the additional cars as well as those of visitors and guests will be located in the tiny yard space planned, but more likely up and down Hoover and Wilson streets. Since Wilson Street and Lahoma are already choked with Press & Plow parkers, the most likely parking will be on Hoover.
3. This project is a tipping point for mini-dorm/mini-frat development in the Chautauqua/Hoover/Wilson neighborhood. If the Rezoning Request is granted, there is no rational basis to deny similar requests for 1005, 1009, and 1023 Chautauqua, the remaining R-1 lots on the east side of Chautauqua, adding three additional mini-dorm/mini-frats to this area.

OKLAHOMA CITY

HALL BOOTH SMITH, P.C.

Norman Planning Commission
October 6, 2025
Page 2

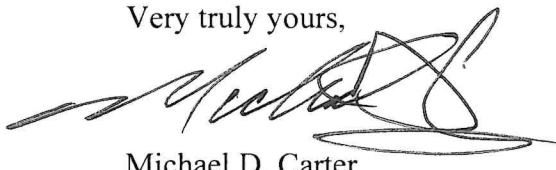
4. The increase in 24 fraternity students or other renters and their autos to our neighborhood, along with the inevitable building of three additional 24+ bedroom mini-dorm/mini-frats on R-1 property on the east side of Chautauqua, will intolerably increase traffic and noise in the area. R-1 renters are much more suitable for this neighborhood.

Norman's unfortunate history with mini-dorm/mini-frats can easily be seen east of campus and campus corner. R-1 zoning is our neighborhood's last line of defense in preventing a similar fate. Once a foothold is gained by mini-dorm/mini-frat developers, however, the result is inevitable as shown above. We respectfully request the Planning Commission consider the inalterable damage that granting this Rezoning Request would do to our neighborhood and property values, and deny Rezoning for 1107 and 1111 Chautauqua Avenue.

I am authorized to state that the following property owners join in this protest:

1108 Chautauqua	Kerry and Jeanette Capshaw
708 Hoover	Jeff and Kathy Nees
719 Hoover	Randy Elliott
720 Hoover	Sara Wallace and Dr. Pamela S. Wallace
725 Hoover	John and Maggie Coffman
729 Hoover	Jim and Dail Cobb
800 Hoover	Michael Roberts

Very truly yours,



Michael D. Carter

Karyn Brazil
k.brazil2@yahoo.com
10/29/2025

FILED IN THE OFFICE
OF THE CITY CLERK
ON 11/7/25-lw

City of Norman Planning Department
201 W Gray St. Building A
Norman, Ok 73069

Subject: Opposition of Proposed Zoning Change from R1 to SPUD at 1107 and 1111 Chautauqua Ave

Dear Members of the Planning and Community Development Dept. and Planning Commission

I am writing to formally express my concerns and opposition to the proposed change in zoning classification from R1 to SPUD for the properties located at **1107 and 1111 Chautauqua Ave.** I believe that this proposed change, particularly as it relates to the **size of the building, the setbacks, coverage allowances, limited parking spaces, only 6 poly carts (no dumpster) and no recycling access presents** significant problems that need to be addressed.

The proposal to allow a 3 story, 24 unit building with only a **5 ft setback** from the adjacent property and an 85% impervious surface coverage is inconsistent with the surrounding R-1 (431.5, 431.7(1)(c) neighborhood and presents serious concerns related to scale, compatibility, environmental impact (flooding) and traffic concerns. Chautauqua Ave is already a very busy street that is difficult and dangerous to exit my driveway already. The plans call for **6 poly carts for 24 units and 21 parking spaces for 24 units** which is ridiculous in itself. Who will be responsible for taking the trash in and out to the street and where are they going to put overflow trash and recycling? You would make anyone else have a **dumpster onsite**. The plat map shows my adjacent property to the north as R1 but the map that was submitted with plans from Peacock has been left blank as to deceive the public and planning commission.

1. Safety and Aesthetic Concerns Due to Setback Reduction

The proposed reduction of the setback to 5 feet on the North side for a 3-story building creates a significant privacy issue and aesthetic concern. A three story structure within such close proximity to neighboring homes would be out of scale with existing homes and would negatively affect privacy, light access, and the established visual character of Chautauqua Avenue. The properties you have already allowed to do this look so stupid when you drive by, you think what idiot approved this. Then you find out who is behind construction or ownership of these new buildings and then you know how something that stupid was approved or "overlooked". The proposed plans do not follow the R1 zoning ordinance that requires an additional 5 ft set back when a 3rd story is added which then totals 15 ft setback total. Article XII Sec. 431.3 (O-0708-36)

This is a busy street with considerable traffic, and the reduced setback would severely limit sightlines for drivers, particularly when attempting to exit my driveway. This would increase the risk of accidents, especially given the street's traffic volume. Maintaining a

proper setback would allow for safer visibility and easier ingress/egress, which is essential for all residents in the area.

2. Excessive Concrete Coverage

The proposal to allow 85% concrete coverage on the site is another point of concern. Under current R1 zoning regulations, concrete coverage is limited to 65%, which is more in line with maintaining the aesthetic character and environmental balance of the neighborhood. Allowing such a high level of concrete coverage would not only impact the visual appeal of the area but also exacerbate stormwater runoff and further contribute to drainage issues and compromises the ability of the land to absorb rainwater. This is particularly concerning given the historical flooding problems in the area, which are already a significant challenge during heavy rain events. Increasing impervious surfaces will worsen drainage and flooding risks for surrounding properties, including mine.

3. Setting a Dangerous Precedent for Future Zoning Requests!!

Finally, I am concerned that approving this zoning change would set a dangerous precedent for future developments in the area. If the Planning Department allows a reduction in setback requirements and an increase in impervious coverage for this project, it could encourage similar requests from many other developers, leading to a proliferation of developments that disregard the established zoning regulations meant to preserve the character and safety of the neighborhood. Zoning laws exist to protect the interests of all residents, and altering them without adequate consideration of long-term impacts can create problems for the entire community.

In conclusion, I respectfully request that the Planning Department reject the proposed zoning change and seek an alternative development plan that better serves the safety, aesthetics and environmental needs of the community

We all know who is behind this project and they have already met with the Mayor and City Council so I'm sure this is already approved behind closed doors just not official. No body has reached out to me to discuss this project as the adjacent property owner to the North where you want to put this monstrosity right on top of my property.

I suggest the planning dept, council members and any others involved in this decision should drive around and look how ridiculous and unsafe it is to allow any kind of decreased set back from a street or side walk (the 11 ft setback for this project) You cannot see around the building safely to back out of your driveway. You have allowed these large buildings to be built on top of a home or duplex and it just looks ridiculous. Examples of these dangerous eye sores you have already approved are 201 E Boyd, 211 E Boyd, and 704 Monnett.

Thank you for your time and consideration. I look forward to hearing from you and hope for a resolution that prioritizes the safety and well-being of all residents in the neighborhood.

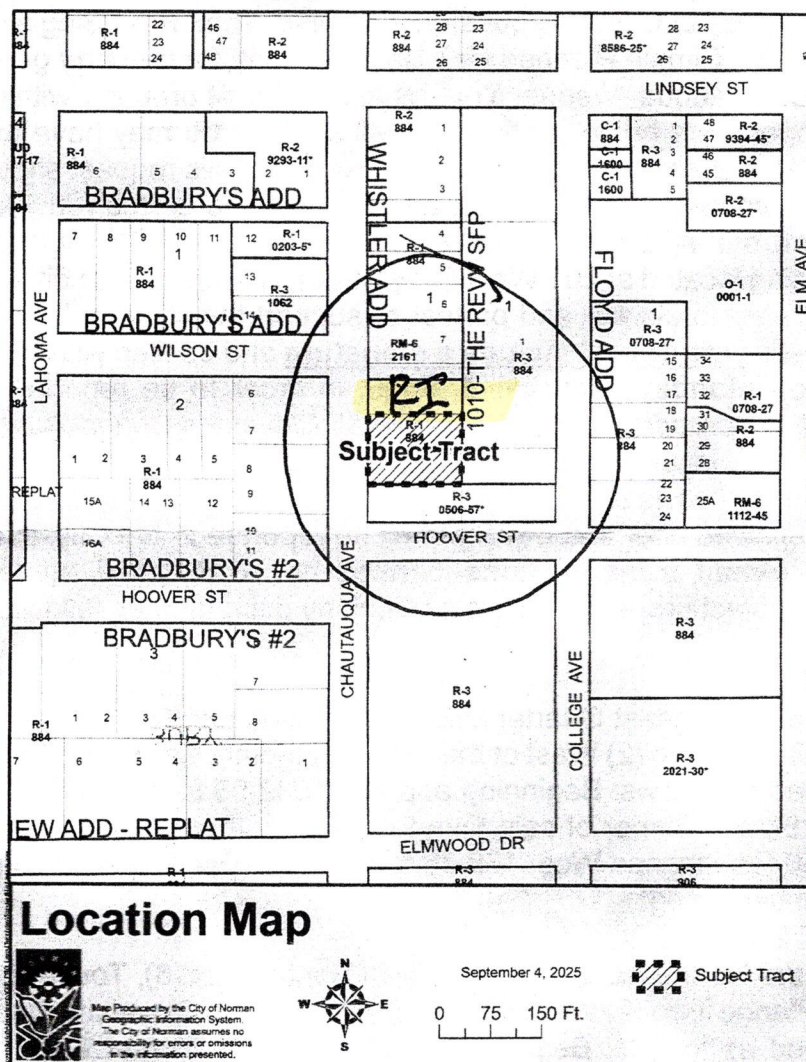
Sincerely,
Karyn Brazil

South of the Northeast Corner of said Northeast Quarter (NE/4) and running thence West 138.75 feet, thence South 50 feet, thence East 138.75 feet, thence North 50 feet to the place of beginning.

Said tract contains 14,000 sqft more or less.

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

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



RI left off
this map
to deceive
you

I. INTRODUCTION

This Simple Planned Unit Development (the "SPUD") is being submitted for the property located at the 1107 and 1111 S Chautauqua Road, Norman OK (the "Property"). The Property consists of two platted lots that will be combined into one single parcel through this SPUD request. Currently, the Property is zoned R-1, Single-Family Dwelling District. However, the parcels on both sides of the Property are zoned R-3 and RM-6. The parcel located directly behind the Property is also zoned R-3. All parcels on the block are AIM Norman 2045 planned Medium Density Residential. The Applicant seeks to develop a a microunit residential structure on the Property that will improve the area and appropriately utilize an essential housing opportunity in Norman, while ensuring compatibility with nearby residential areas.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 1107 and 1111 S Chautauqua Ave, Norman, Oklahoma.

B. Existing Land Use and Zoning

The Property is currently zoned R-1, Single-Family Dwelling District. The Property is currently designated on AIM Norman 2045 as Medium Density Residential. As noted above, the majority of other lots on this block are already zoned for Medium Density Residential, such as existing R-2, R-3, and RM-6.

C. Elevation and Topography; Drainage

The Property gently slopes southwest. No portion of the Property is in the FEMA 100-year flood plain or the WQPZ. The Applicant will utilize low impact development techniques ("LIDs") and best management practices ("BMPs") in the development of the Property to control stormwater runoff.

D. Utility Services

The necessary utility services for this project are already located on or near the Property as this is an already developed location.

E. Fire Protection Services

Fire protection services are as provided by the City of Norman Fire Department and per the City of Norman regulations for such. If required, fire hydrants will be installed on or near the Property in compliance with the applicable provisions of Norman's fire and building codes.

F. Traffic Circulation and Access

THIS IS A LIE, PROPERTY ADJACENT TO THE NORTH IS R-1 and left OFF the MAP!

There are currently two access points on S Chautauqua Road for the Property. These will be combined into one new access point on S Chautauqua Road as shown on the site development plan EXHIBIT A.

G. Fencing

The Property currently has 6' stockade boundary fencing on the south and east property lines, and currently has 4' chain link fence separating the two parcels and on the north property line.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in conformance with the Site Development Plan, attached hereto as **EXHIBIT A**, subject to final design development and the changes allowed by Section 36-510 of the City of Norman's Municipal Code, as may be amended from time to time. The exhibits attached hereto are incorporated herein by reference.

A. Uses Permitted

This SPUD will retain the Property's existing allowable uses, with the addition of multi-family residential apartment building and associated uses depicted on the Site Development Plan. An exhaustive list of the allowable uses for the Property is attached hereto as EXHIBIT B.

The apartment building that is planned to be constructed on the Property shall contain approximately 24 dwelling units arranged in a three-story building configuration. The building shall include associated parking, landscaping, and ancillary uses as shown on the Site Development Plan.

B.

Area Regulations A 5FT Setback for a 3story building is NOT AN APPROPRIATE SET BACK. 15FT IS REQUIRED for 3 stories
North Setback: The apartment building shall maintain appropriate setbacks from the North property line as shown on the Site Development Plan, with **landscape buffer areas and parking facilities** positioned to provide adequate separation from adjacent residential uses.

South Setback: The building shall maintain a minimum setback from the South property line as depicted on the Site Development Plan, with **parking and vehicular circulation areas** located between the building and the property line.

East Setback: The building shall maintain appropriate setbacks from the East property line (S Chautauqua Avenue) as shown on the Site Development Plan, with **landscaping and parking areas** providing adequate buffering.

West Setback: The building shall maintain setbacks from the West property line as depicted on the Site Development Plan.

THE Site Plans WILL Bring this Building 3 way to close to the sidewalk + street hindering visibility.

File Attachments for Item:

4. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ORDINANCE O-2526-16: AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 20-109 TO ADD MASSAGE THERAPY ESTABLISHMENT TO THE FEE SCHEDULE FOR LICENSES; AMENDING SECTION 20-202 TO CLARIFY DEFINITION OF "ADULT ENTERTAINMENT BUSINESS"; ADDING DEFINITIONS AND LICENSURE REQUIREMENTS FOR "MASSAGE THERAPY ESTABLISHMENTS" TO CHAPTER 20; AND DELETING THE DEFINITION OF "MASSAGE PARLOR" AND SEXUAL ENCOUNTER CENTER" FROM SECTION 36-101 OF THE CODE OF THE CITY OF NORMAN, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/13/2025

REQUESTER: Norman Police Department

PRESENTER: Kathryn Walker, Assistant City Attorney

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ORDINANCE O-2526-16: AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 20-109 TO ADD MASSAGE THERAPY ESTABLISHMENT TO THE FEE SCHEDULE FOR LICENSES; AMENDING SECTION 20-202 TO CLARIFY DEFINITION OF "ADULT ENTERTAINMENT BUSINESS"; ADDING DEFINITIONS AND LICENSURE REQUIREMENTS FOR "MASSAGE THERAPY ESTABLISHMENTS" TO CHAPTER 20; AND DELETING THE DEFINITION OF "MASSAGE PARLOR" AND SEXUAL ENCOUNTER CENTER" FROM SECTION 36-101 OF THE CODE OF THE CITY OF NORMAN, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

BACKGROUND:

The Massage Therapy Practice Act (the "Act") was adopted by the Oklahoma Legislature in 2016 and established standards and licensure requirements for massage therapists operating in Oklahoma. Under the Act as adopted in 2016, cities were only permitted to regulate zoning and occupation license fees. Senate Bill 644 was adopted during the 2025 session and amended the Act to ensure it does not affect zoning or licensing requirements that may be enacted by cities.

In recent years, Norman Police have noticed an uptick in establishments locating in Norman that purport to be massage therapy establishments but are instead cover for prostitution, trafficking and other activities. With Senate Bill 644, the City can now implement licensing requirements for massage therapy establishments that will help the police and customers know whether a business purporting to be a massage therapy establishment is legitimate. It also provides additional tools to the police for enforcement to address illegal activity.

In reviewing the City's existing code, it was noted that the zoning ordinance currently allows special uses to be granted for certain adult entertainment uses. The definition of "adult entertainment uses" has not been updated since the 1980's and includes massage parlors and sexual encounter centers, both of which, as defined, include payment of consideration or gratuity for certain sexual contact. This runs afoul of 21 O.S. §1029 and §1030, which defines and criminalizes prostitution.

DISCUSSION:

Ordinance 2526-16 establishes a new business license for Massage Therapy Establishments and sets forth requirements for such establishments, aimed at ensuring a safe environment for patrons and therapists of such establishments. Beginning April 1, 2026, consistent with other occupational licenses in Norman, all massage therapy establishments will be required to be licensed. Licenses will not be issued if the applicant has a particular criminal background, has made any false or misleading statements in its application, or has had a license denied, revoked or suspended in other cities in the previous 5 years.

Massage therapy establishments must meet certain requirements to receive, retain or renew a license, including standards related to sanitation, prices, operating hours, advertising, required clothing, and employment of only licensed massage therapists for therapy services. Indecent conduct is defined in the ordinance and is prohibited.

Finally, Ordinance O-2526-16 amends Section 36-101 of the zoning ordinance to eliminate “massage parlors” and “sexual encounter centers” from the definition of “adult entertainment uses”, which are currently allowed in certain zoning districts with the grant of a special use. Staff have confirmed there are no outstanding special uses granted for these activities.

RECOMMENDATION:

Staff recommends that Planning Commission recommend to City Council that Ordinance O-2526-16 be adopted upon Second and Final Reading.

AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 20-109 TO ADD MASSAGE THERAPY ESTABLISHMENT TO THE FEE SCHEDULE FOR LICENSES; AMENDING SECTION 20-202 TO CLARIFY DEFINITION OF “ADULT ENTERTAINMENT BUSINESS”; ADDING DEFINITIONS AND LICENSURE REQUIREMENTS FOR “MASSAGE THERAPY ESTABLISHMENTS” TO CHAPTER 20; AND DELETING THE DEFINITION OF “MASSAGE PARLOR” AND SEXUAL ENCOUNTER CENTER” FROM SECTION 36-101 OF THE CODE OF THE CITY OF NORMAN, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

- § 1. WHEREAS, massage therapy establishments are currently unregulated by the State of Oklahoma; and
- § 2. WHEREAS, Senate Bill 644 was adopted during the 2025 Oklahoma Legislative session and allows cities to establish licenses for business locations offering massage therapy; and
- § 3. WHEREAS, while there are many legitimate massage therapy establishments in Norman, there are also establishments that use massage therapy as a cover for prostitution, trafficking and other illegal activities; and
- § 4. WHEREAS, requiring licenses for these establishments will enable the City and customers to determine which establishments are legitimate and which may be used for criminal activity.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

- § 5. That, Section 20-109 of the Code of the City of Norman, Oklahoma be amended as follows:

20-109 Fee Schedules for Licenses and Permits and Occupational Taxes

* * * *

(u) Massage therapy establishments, per year.

- § 6. That, Section 20-202 of the Code of the City of Norman, Oklahoma be amended as follows:

20-202 Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Adult entertainment business means such uses as are defined in ~~Ordinance No. O-8788-8~~ and subsequent amendments to NCC 36-101.

- § 7. That, Article 20-XXXIII be added to the Code of the City of Norman, Oklahoma as follows:

ARTICLE 20-XXXIII MASSAGE THERAPY ESTABLISHMENTS

- § 8. That, Section 20-3301 be added to the Code of the City of Norman, Oklahoma as follows:

20-3301 Definitions

The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Employee means any person at least 18 years of age, other than a massage therapist, who renders any service in connection with the operation of a massage business and receives compensation, from the manager of the business or patrons, but has no physical contact with the customer.

Licensee means the person to whom a license or permit has been issued to own, operate or manage a massage therapy establishment or to engage in massage therapy.

Manager means the person owning, controlling, conducting, operating or managing a massage therapy establishment, but shall not include the massage therapist, as defined in this section.

Massage therapy means the skillful treatment of the soft tissues of the human body. Massage is designed to promote general relaxation, improve movement, relieve somatic and muscular pain or dysfunction, stress and muscle tension, provide for general health enhancement, personal growth, education and the organization, balance and integration of the human body and includes but is not limited to: (1) the use of touch, pressure, friction, stroking, gliding, percussion, kneading, movement, positioning, holding, range of motion and nonspecific stretching within the normal anatomical range of movement, and vibration by manual or mechanical means with or without the use of massage devices that mimic or enhance manual measures, and (2) the external application of ice, heat and cold packs for thermal therapy, water, lubricants, abrasives and external application of herbal or topical preparations not classified as prescription drugs.

Massage therapy establishment means any establishment having a source of income or compensation derived from the practice of massage therapy as defined in this section and which has a fixed place of business where any person engages in or carries on any of the activities as defined in the definition of the term "massage therapy" provided in this section.

Massage therapist means an individual who practices massage or massage therapy and is licensed under the Massage Therapy Practice Act. A massage therapist uses visual, kinesthetic, and palpatory skills to assess the body and may evaluate a condition to the extent of determining whether a massage is indicated or contraindicated.

Off-site massage service means any business, the functioning of which is to engage in or carry on massage therapy as defined in this section at a location designated by the patron or at a location other than at a massage therapy establishment. Off-site massage service may include seated massage.

Patron means any person, client or customer at least 18 years of age, or if under 18 years of age with written parental or legal guardian consent, who receives a massage under such circumstances that it is reasonably expected that he will pay money or give any other consideration therefor.

Person means any individual, partnership, firm, association, joint stock company, corporation or combination of individuals of whatever form or character.

Seated massage means any massage therapy of the neck, arms, shoulders and back area above the waist where the client is fully clothed, sitting in a special chair designed for upper body massage and done without the use of supplementary aids, such as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotions, ointments, mud, paraffins, salts, or other similar preparations commonly used in the practice of massage therapy. Seated massage therapy may be performed either at a massage therapy establishment or off-site.

Sexual misconduct means any criminal conviction, either misdemeanor or felony, within the city, the state or any other state for the crime of rape, child molestation, prostitution, acts of lewdness or any crime where the convicted person is required to register as a sex offender under the statutes of the state.

Sexual or genital areas means the genitals, pubic area, buttocks, anus, or perineum of any person, or the vulva or breasts of a female.

§ 9. That, Section 20-3302 be added to the Code of the City of Norman, Oklahoma as follows:

20-3302 License Required

Beginning April 1, 2026, no person shall own, control, lease, act as agent for, conduct, operate, or manage a massage therapy establishment without first securing a license and paying the fee therefor. A separate license shall be required for each place of business.

§10. That, Section 20-3303 be added to the Code of the City of Norman, Oklahoma as follows:

20-3303 Issuance of License

No license shall be issued to a massage therapy establishment if:

(a) The applicant, if an individual; or any of the stockholders holding more than ten percent of the stock of the corporation, any of the officers and directors, if the applicant is a corporation; or any of the partners, including limited partners, if the applicant is a partnership; or the manager or other person principally in charge of the operation of the business, have been convicted of any of the following offenses within 5 years preceding the date of the application for license, provided the applicant has not subsequent felony convictions of any nature:

(1) An offense involving the use of force and violence upon the person of another that amounts to a felony;

(2) An offense involving sexual misconduct as defined in section 20-3301; or

- (3) An offense involving narcotics, dangerous drugs or dangerous weapons that amounts to a felony.
- (b) The applicant has knowingly made any false, misleading, or fraudulent statement of fact in the application or in any document required by the city in conjunction therewith.
- (c) The applicant has had a massage establishment, massage therapist or other similar permit or license denied, revoked, or suspended by the city or any other state or local agency within five years prior to the date of the application.
- (d) The applicant, if an individual; or any of the officers and directors, if the applicant is a corporation; or any of the partners, including limited partners, if the applicant is a partnership; and the manager or other person principally in charge of the operation of the business, is not at least 18 years of age.
- §11. That, Section 20-3304 be added to the Code of the City of Norman, Oklahoma as follows:
- 20-3304 Exemptions**
- The provisions of this chapter shall not apply to the following while they are engaged in the personal performance of the duties of their respective professions:
- (a) Physicians, surgeons, chiropractors, osteopaths, or physical therapists who are duly licensed to practice their respective professions in the state;
- (b) Nurses who are registered under the laws of the state;
- (c) Barbers and beauticians who are duly licensed under the laws of the state, except that this exemption shall apply solely to the massaging of the neck, face, scalp and hair; or manicurists or pedicurists and shall apply solely to the massaging of the hands or feet of the patron for cosmetic or beautifying purposes;
- (d) The giving of massages by a licensee or students currently enrolled in an educational course or program, the purpose of which is to obtain a degree or certification to perform massages, offered by an employer for the benefit of its employees, including, but not limited to, an employer's health benefit or wellness program when offered to employees only, and only during the duration of the employer sanctioned event; and
- (e) Students practicing internships at a state licensed massage school under the direct supervision of a qualified instructor.
- §12. That, Section 20-3305 be added to the Code of the City of Norman, Oklahoma as follows:

20-3305 Requirements for Massage Therapy Establishments.

The following requirements must be met on an ongoing basis in order to receive, retain, or renew a Massage Therapy Establishment License. Failure to meet these requirements may result in license revocation or criminal prosecution as provided herein.

- (a) Sanitation Generally. Every place where a massage is being conducted, including appliances and apparatus, shall be kept clean and operated in a sanitary condition.
- (b) Posting Of Prices. Price rates for massage services, including seated massage and off-site services, shall be prominently displayed in a location available to all prospective customers.
- (c) Employee Register. The licensee or person designated by the licensee of a massage therapy establishment shall maintain a register of all persons employed at any time as massage therapists and copies of their licenses issued by the State Board of Cosmetology and Barbering. Such register shall be posted at the massage establishment at all times.
- (d) Records Required. Every massage establishment, manager or permittee or licensee administering a massage shall maintain an appointment book in which shall be entered the name of each and every patron, the time, date and place of service and the service provided.
- (e) Employment Of Massage Therapists. No person shall employ as an operator a massage therapist any person unless the employee has obtained and has in effect a license issued by the State Board of Cosmetology and Barbering.
- (f) Contagious Diseases. Except as otherwise provided, no manager of any massage therapy establishment shall employ or permit any massage therapist to work and no massage therapist shall work in any establishment or location which is affected with any infectious, contagious or communicable disease or any disease which may, by law, be required to be reported to the health department of the city or of the state.
- (g) Required Dress. All employees of a massage establishment, and all massage therapists, shall be clean and wear clean, nontransparent outer garments, covering the sexual and genital areas.
- (h) Sheets And Towels. All places where massage is being conducted shall have clean laundered sheets and towels in sufficient quantity and which shall be laundered after each use thereof and stored in a sanitary manner.
- (i) Operating Hours. No massage establishment or off-site service shall be kept open or provide massaging between the hours of 10:00 p.m. and 8:00 a.m.
- (j) Advertising. No massage establishment or massage therapist shall place, publish or distribute, or cause to be placed, published or distributed, any advertisement, picture, or statement which is known, or through the exercise of reasonable care should be known, to be false, deceptive or misleading in order to induce any person to purchase or utilize any professional massage services. Any advertisement of a massage therapy establishment or massage therapist shall contain the license number of said establishment or therapist.

- (k) Persons Under 18 Prohibited On Premises. No person shall permit any person under the age of 18 years to come or remain on the premises of any massage establishment as a massage therapist, employee, patron, or in any other capacity without parental/legal guardian presence or written consent, unless such person is on the premises on lawful business.
- (l) Alcoholic Beverages. No person shall sell, give, dispense, provide or keep, or cause to be sold, given, dispensed, provided or kept, any alcoholic beverage as defined in 37A O.S. § 1-103 on the premises of any massage establishment or place where massaging is being conducted without first obtaining a license from the State Alcoholic Beverage Laws Enforcement Commission. If a license is obtained, the requirements set forth in the Oklahoma Alcoholic Beverage Control Act (37A O.S. §1-101 et seq.) must be followed at all times.
- (m) Indecent Conduct.
- (1) It shall be unlawful for any person, conducting a massage, to place his hands upon, to touch with any part of his body, to fondle in any manner, or to massage, a sexual or genital part area of any other person.
 - (2) It shall be unlawful for any person, in a massage establishment conducting a massage, to expose his sexual or genital areas, or any portion thereof, to any other person. It shall also be unlawful for any person, conducting a massage, to expose the sexual or genital areas, or any portions thereof, of any other person.
 - (3) It shall be unlawful for any person, while in the presence of any other person conducting a massage, to fail to conceal with a fully opaque covering, the sexual or genital areas of his body.
 - (4) It shall be unlawful for any person owning, operating or managing a massage establishment, knowingly to cause, allow or permit in or about such massage establishment, any agent, employee, or any other person under his control or supervision to perform such acts prohibited in subsection (A), (B) or (C) of this section.
- (n) Requirements For Cubicles, Booths, Etc. It shall be unlawful for any massage, other than a fully clothed seated massage, to be carried on within any cubicle, room, booth, or any area which is fitted with a door capable of being locked. Nothing contained herein shall be construed to eliminate other requirements of statute or ordinance concerning the maintenance of premises, nor to preclude authorized inspection thereof, whenever such inspection is deemed necessary by the police or county health departments.
- (o) Treatment Of Diseased Persons. No person affected with any contagious disease or with any disease of the skin shall be treated with a massage.

§13. That, Section 36-101 of the Code of the City of Norman, Oklahoma be amended as follows:

36-101 Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

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Adult entertainment uses.

- (a) *Adult amusement or entertainment* means amusement or entertainment which is distinguished or characterized by an emphasis on acts or material depicting, describing or relating to sexual conduct or specified anatomical areas, as defined herein, including, but not limited to, topless or bottomless dancers, exotic dancers, strippers, male or female impersonators or similar entertainment.
- (b) *Adult bookstore* means an establishment having as a significant portion of its stock in trade books, film, magazines, and other periodicals which are distinguished or characterized by an emphasis on depicting or describing sexual conduct or specified anatomical areas.
- (c) *Adult mini motion picture theater* means an enclosed building with a capacity of less than 50 persons used for presenting material distinguished or characterized by an emphasis on depicting or describing sexual conduct or specified anatomical areas.
- (d) *Adult motel* means a motel wherein material is presented, as part of the motel services, via closed circuit television or otherwise, which is distinguished or characterized by an emphasis on depicting or describing sexual conduct or specified anatomical areas.
- (e) *Adult motion picture arcade* means any place at which slug-operated or electronically, electrically- or mechanically-controlled, still or motion picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing sexual conduct or specified anatomical areas.
- (f) *Adult motion picture theater* means an enclosed building with a capacity of 50 or more persons used for presenting material distinguished or characterized by an emphasis on depicting or describing sexual conduct or specified anatomical areas.
- ~~(g) *Massage parlor* means any place where for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs as part of or in connection with sexual conduct or where any person providing such treatment, manipulation or service related thereto exposes specified anatomical areas.~~
- ~~(h) *Sexual encounter center* means any building or structure which contains or is used for commercial entertainment where the patron directly or indirectly is charged a fee to engage in personal contact with or to allow personal contact by, employees, devices, or~~

~~equipment or by personnel provided by the establishment which appeals to the prurient interest of the patron, to include, but not to be limited to bath houses, massage parlors, and related or similar activities.~~

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- §14. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance, except that the effective date provision shall not be severable from the operative provisions of the ordinance.

ADOPTED this _____ day of

NOT ADOPTED this _____ day of

_____, 2025.

_____, 2025.

Mayor Stephen T. Holman

Mayor Stephen T. Holman

ATTEST:

City Clerk

File Attachments for Item:

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-19: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 2 WEST AND THE EAST HALF (E/2) OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST OF US HIGHWAY 77, SOUTH OF E. CEDAR LANE, AND NORTH OF POST OAK ROAD; WARD 5).



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/13/2025

REQUESTER: Wiggins Properties, LLC

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-19: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 2 WEST AND THE EAST HALF (E/2) OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST OF US HIGHWAY 77, SOUTH OF E. CEDAR LANE, AND NORTH OF POST OAK ROAD; WARD 5).

APPLICANT/REPRESENTATIVE	Wiggins Properties, LLC/Rieger Sadler Joyce LLC
LOCATION	Generally located east of US Highway 77, south of East Cedar Lane, and north of Post Oak Road
WARD	5
CORE AREA	No
EXISTING ZONING	PUD, Planned Unit Development
EXISTING LAND USE DESIGNATION	Commercial
CHARACTER AREA	Corridor Area & Suburban Neighborhood Areas
PROPOSED ZONING	PUD, Planned Unit Development

PROPOSED LAND USE

No Change

REQUESTED ACTION

Amend the existing PUD Narrative and Site Development Plan

SUMMARY:

The applicant, Wiggins Properties LLC, is requesting an amendment to the existing PUD, Planned Unit Development (O-2324-33). The proposed amendment would allow for the inclusion of multi-family residential uses on the property and a redesign of the previously approved Site Development Plan. The multi-family residential portion of the development is expected to contain approximately 334 dwelling units.

EXISTING CONDITIONS:**SIZE OF SITE:** 151.16 Acres**SURROUNDING PROPERTIES**

	Subject Property	North	East	South	West
Zoning	PUD	PUD & I-1	PUD	A-2	R-1, A-2, C-2, & I-1
Land Use	Commercial	Urban High	Urban Medium &	Urban High and Outside City limits	Job Center
Current Use	Vacant	Industrial & Residential (Multi-Family)	Residential (Multi-Family) & Vacant	Residential (Single-Family)	Industrial, Commercial & Residential (Single-Family)

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

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

- (1) A maximum choice in the types of environment and living units available to the public.

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

LAND USE DESIGNATION

Commercial (C)

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

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

CHARACTER AREA DESIGNATIONS

Corridor Areas

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

Gateway Corridors

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

Suburban Neighborhood Area

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

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

NEAREST PUBLIC PARK

Bluestem Park is adjacent to the development site; it is a 4 acre park in the southwest corner of The Links development north of the subject property.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:

PD25-28

October 23, 2025

The neighbors in attendance asked if a turn lane or traffic light would be included as part of this project to help with the traffic it will generate. The applicant representative explained to the neighbors that a Traffic Impact Analysis was conducted for this project and if certain thresholds were met a traffic light would need to be installed. The representative then added that as part of the platting process, street improvements must be made by the developer along the frontage of the project site. These improvements include the turn lane mentioned by the neighbors.

BOARD OF PARKS COMMISSIONERS:

November 6, 2025

The applicant requested fee-in-lieu of land for this project, with the collected fees assigned to the Bluestem Park development account. The Board of Parks Commissioners voted to approve the fee-in-lieu decision with a vote of 7-0.

REVIEW COMMENTS:

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

CITY DEPARTMENTS

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

FIRE DEPARTMENT

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

BUILDING REVIEW

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

PUBLIC WORKS/ENGINEERING

Please see attached report from Engineering regarding the Preliminary Plat.

TRANSPORTATION ENGINEER

Please see attached report from the Transportation Engineer regarding the Preliminary Plat.

PLANNING

ZONING CODE CONSIDERATIONS

Purpose – PUD, Planned Unit Development

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

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

Private or public common land and open space must be an essential, major element of the development, which is related to, and affects, the long-term value of the homes and other development. A planned unit development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

*The applicant requests an amendment to the property's existing PUD to add the additional use of multi-family residential and change the Site Development Plan to include additional structures. This proposal remains **consistent** with the purpose of a PUD.*

Uses Permitted

- The project site is currently designated for a mixed-use development consisting of a resort destination and commercial and office uses. The proposed amendment will allow for the development of multi-family residential structures on the subject site. The multi-family residential portion of the development is expected to contain approximately 334 dwelling units. A complete list of allowable uses can be found within the attached PUD Narrative as Exhibit D.

*This PUD, Planned Unit Development, proposes a mixed-use development that will include commercial, office, and multi-family residential uses. This proposal is **consistent** with the surrounding area as there are existing commercial and multi-family residential uses nearby.*

Area Regulations

- Setback off of US Highway 77:
 - Lots within the property that front Classen Blvd. shall have a minimum twenty-five foot building setback from the property line fronting Classen Blvd.
- Setback off of North Property Line:
 - Lots within the property that abut the neighboring property located to the North of the property shall have a minimum ten foot building setback from the North property line. Additionally, there shall be a minimum ten (10') foot building setback from the private drive running along the North property line.
- Setback off of South Property Line:
 - Lots within the property that abut the neighboring property located to the South of the property, including Post Oak Road, shall have a minimum ten-foot building setback from the South property line.
- Setback off of East Property Line:
 - There shall be a minimum one hundred fifty-foot building setback from the Easternmost boundary of the property. Additionally, there shall be a minimum two-hundred-foot setback from the Easternmost boundary of the property for any recreational cabins.
- Setback off of Interior Streets:
 - Lots within the property that abut any interior platted public streets, which are 24th Avenue SE, and Liberty Point Drive, shall have a minimum twenty-five foot building setback from the property line fronting said interior street.
- Setback off of Utility Easements:
 - If a utility easement or other public easement is not located within the building setbacks enumerated above on a lot within the property, all permanent buildings and vertical habitable structures shall be setback a minimum of one foot from said easement located on the lot. Paving and RV parking shall be allowed over drainage, utility, and other public easements.

*The Area Regulations for this development are **consistent** with those found in the surrounding area. The setback requirements for this development, while tailored for this development specifically, still meet or exceed those of the surrounding zoning districts. The development proposes a 25' setback for lots with frontage on US Highway 77, a 10' setback from Post Oak Road, and a 25' setback on the side where a lot has frontage to an interior street.*

Height Regulations

- There shall be no height restriction for commercial or office buildings. Exclusively residential structures may be constructed up to 5 stories in height.

*The proposed development will not have a maximum building height for commercial and office structures. For multi-family residential structures, there will be a maximum building height of five stories. Surrounding zoning districts have a variety of height restrictions. The Armstrong PUD to the northwest has no height limit for commercial and office uses. The Links PUD to the north allows for two-stories for multi-family use. The Destin Landing PUD to the east allows for one- to two-stories for single-family residential development. Across Hwy 77, varied heights are allowed, ranging from three-stories in the I-1 District to no maximum height requirement in C-2. The proposed development is **consistent** with the surrounding allowances in the area.*

Open Space

- The Property shall contain approximately 35% open space comprising approximately 52 acres of the Property. lots containing exclusively multi-family residential uses shall have no more than 65% impervious coverage.

*Approximately 35% of the development site will be open space. The proposed amount of open space far exceeds the required minimum of 10% to 15% under the City's Section 36-509, PUD, Planned Unit Developments. This open space proposal is **consistent** with surrounding developments.*

Traffic Access, Circulation, Parking and Sidewalks

- Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan. The Property shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time. The Property shall be allowed to utilize the maximum number of curb cuts along Classen Blvd that are permissible in accordance with ODOT approval.

*There are three access points from Hwy 77 shown on the Site Development Plan. Two additional access points are shown on the south boundary of the development site along Post Oak Road. Access points along Hwy 77 require ODOT approval. Access points along Post Oak Road were reviewed and approved by the City Transportation Engineer. Access as shown on the Site Development Plan is **consistent** with City and ODOT regulations. Parking and sidewalks are planned and shown on the Site Development Plan. Trails and RV spaces are proposed and shown on the Site Development Plan in the resort area.*

Landscaping

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

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

Lighting

- All exterior lighting for any lots with a commercial use shall be installed in conformance with any applicable City of Norman Commercial Outdoor Lighting Standards, as amended from time to time.

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

Signage

- Signage for all lots shall comply with the City of Norman's applicable signage restrictions then in effect for the actual use of the lot, as may change from time to time. In addition to the signage allowances contained herein, the Property shall be allowed to feature the following signs:
 - Development Entrance Signs: Up to six signs within the Property advertising the Property and any tenants located therein. Each Development Entrance Sign may be a maximum of 300 square feet per side, each sign having no more than two sides.
 - Directional Signs: Up to ten Directional Signs within the Property indicating directions to the different offices, locations, services, or entrances contained within the Property. The Directional Signs are intended to contain directions to multiple locations or destinations on each sign, such as directions to the main entrance, specific offices or services, and parking locations. Each Directional Sign may be a maximum of 150 square feet per side.
 - Façade Signs: Each building within the Property may feature up to two Façade Signs per each side of the building. Each Façade Sign may be a maximum of 300 square feet and a portion of each Façade Sign may extend above the roof line of the building.
 - Illumination: All of the signage discussed herein may be illuminated in accordance with the maximum extent allowable under the City of Norman's applicable commercial signage restrictions, as amended from time to time.
 - Banner Signage: Banners, flag signs, and other similar decorative signage may be displayed within the Property. Banners may be attached to private light poles or to the buildings to advertise holidays, events, the Property, and any tenants located therein.
 - Sight Triangle Protection: All signage within the Property shall be placed in appropriate locations to not interfere with applicable traffic sight triangles.
 - Platted Easements: Signs may not be placed in any platted easements without first obtaining consent to such encroachment from the applicable utility providers and City Council.

*The PUD allows for the signage permitted by Chapter 28, Sign Regulations, along with these additional allowances listed above. The proposed signage is similar to that of the Armstrong PUD to the northwest. The requests for the additional square footage and signage are **inconsistent** with the City signage codes.*

Screening

- Fencing, such as, but not limited to, wrought iron, stockade wood, composite, and other fencing types, is permissible but is not required within the Property. In conformance with City Code the Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review of fencing within the development. The Property may, but is not required to, install perimeter fencing along all or portion of the Property.

*The proposed development does not require fencing; however, fencing may be permitted, provided it complies with the regulations under Section 36-552, Fencing, Walls, And Screening. The proposed development would be required to provide fencing along the eastern property line under Section 36-552. Should the applicant choose not to provide this fencing, they would be **inconsistent** with City screening requirements.*

Exterior Materials

- Exterior materials of the buildings to be constructed on the Property shall be a minimum of eighty percent (80%) brick, wood, stone, synthetic stone, stucco, EIFS, masonry, metal accents, metal exteriors with aggregate, sandblasted or textured coating finish, or other comparable materials, and any combination thereof, exclusive of all window, doors, roofs, or glass. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

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

Sanitation/Utilities

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

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

Phasing

- It is anticipated that the Property will be developed in multiple phases. The initial phase is anticipated to be the Retail and Commercial areas in the western portion of the Property. The timing and number of future phases will be determined by market demand and absorption rates.

*While the applicant has stated the commercial uses located in the western portion of the property will be developed initially, no timeline has been presented. Additionally, the applicant has not produced an exhibit depicting the development's expected phasing. For these reasons, the development is **inconsistent** with the phasing requirements of Section 36-509, PUD, Planned Unit Developments.*

COMPREHENSIVE PLAN CONSIDERATIONS

Character Area Policies

General Policies

Residential Policies

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

*The residential component of the proposed development will be comprised of multi-family residential structures containing approximately 334 dwelling units in approximately 20 buildings, which can be a maximum of five-stories in height. There will be a mix of townhomes and multi-family structures. The development is **consistent** with the Residential Character Area General Policies.*

Non-Residential

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

*The development proposes an 80% masonry requirement for all structures built within the development site. Additionally, loading areas are shown to be screened from view. For these reasons, the proposed development is **consistent** with the non-residential Character Area General Policies.*

Suburban Neighborhood Areas Policies

- Infrastructure extensions should occur incrementally, and new developments must connect to City water and sewer, which may require extension of lines.
- Protect drainageways in accordance with WQPZ ordinance within new development and expand their use for public trail access.
 - Treat water quality volume from runoff for volume recommended in stormwater master plan and in accordance with EDC Section 7000.
 - The open spaces created around drainageways should be connected when feasible to create wildlife corridors.
- Reduce the impact of higher intensity uses to adjacent lower intensity uses with screening and landscaping. Native landscaping is encouraged.
 - Prioritize preservation of existing mature street trees.

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

*The proposed development is **consistent** with the Suburban Neighborhood Areas Policies because it promotes a mix of uses, utilizes interconnectivity, connects to City infrastructure, and reduces the impact of higher intensity uses from lower intensity uses by providing additional open space along the entire length of the east side of the development.*

Corridor Area 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 Corridor Area Policies apply to the triangular area between Hwy 77 and 24th Ave SE and the frontage along Hwy 77. The proposed development is **consistent** with the Character Area Policies of the Corridor Area because the development promotes internal connections using interior streets and sidewalks and provides density through the development of sites behind street-facing properties.*

Land Use Development Policies

Commercial Land Use

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

*The proposed development includes a mix of commercial, office, and residential uses. Sidewalks and trails are proposed throughout the development. Due to the location on the southern boundary of the City, the proposed development is an auto-centric design, with several interior streets providing connections to the various commercial and office areas of the development. The mix of uses for the development is predominately non-residential. For these reasons, the development is **consistent** with the Commercial Land Use policy.*

Building Types

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

*The proposed development is **consistent** with the Commercial Land Use policies because it features a variety of retail and office uses, including opportunities for big-box retail. Multi-family residential is proposed and will transition to the resort area, where small, short-term rental spaces are proposed.*

Site Design

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

*The development proposes interconnectivity within both the residential and commercial areas of the development. Additionally, the development proposes appropriate landscaping throughout the development. The development is **consistent** with the Commercial Land Use policies.*

Transportation

- Projected: High-connectivity grid pattern providing viable locations for higher intensity land uses, and allowing multiple access points and routes between uses. Most of the arterials have or will have adequate pedestrian facilities, giving people the option of walking to get to and from these locations. Existing surface parking lots at these locations often present an opportunity to modify the circulation pattern, improve access, and add other benefits. Improving access for pedestrians and bicyclists will be a priority, including modernizing multi-modal infrastructure. Locations at major transit stations highly preferred, transit accommodations should be integrated, if not already established.

*The development is **consistent** with the Commercial Land Use Transportation policy because it provides access points on both Hwy 77 and Post Oak Road. As this area of Norman continues to develop, future development should meet many of the development guidelines under Projected growth.*

Utility Access

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

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

Public Space

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

*The resort area of the proposed development offers a large amount of open space and an internal system of trails and sidewalks. The commercial area also offers sidewalks. For these reasons, the development is **consistent** with the Commercial 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

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

WATER/WASTEWATER AVAILABILITY

Water Availability

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

Wastewater Availability

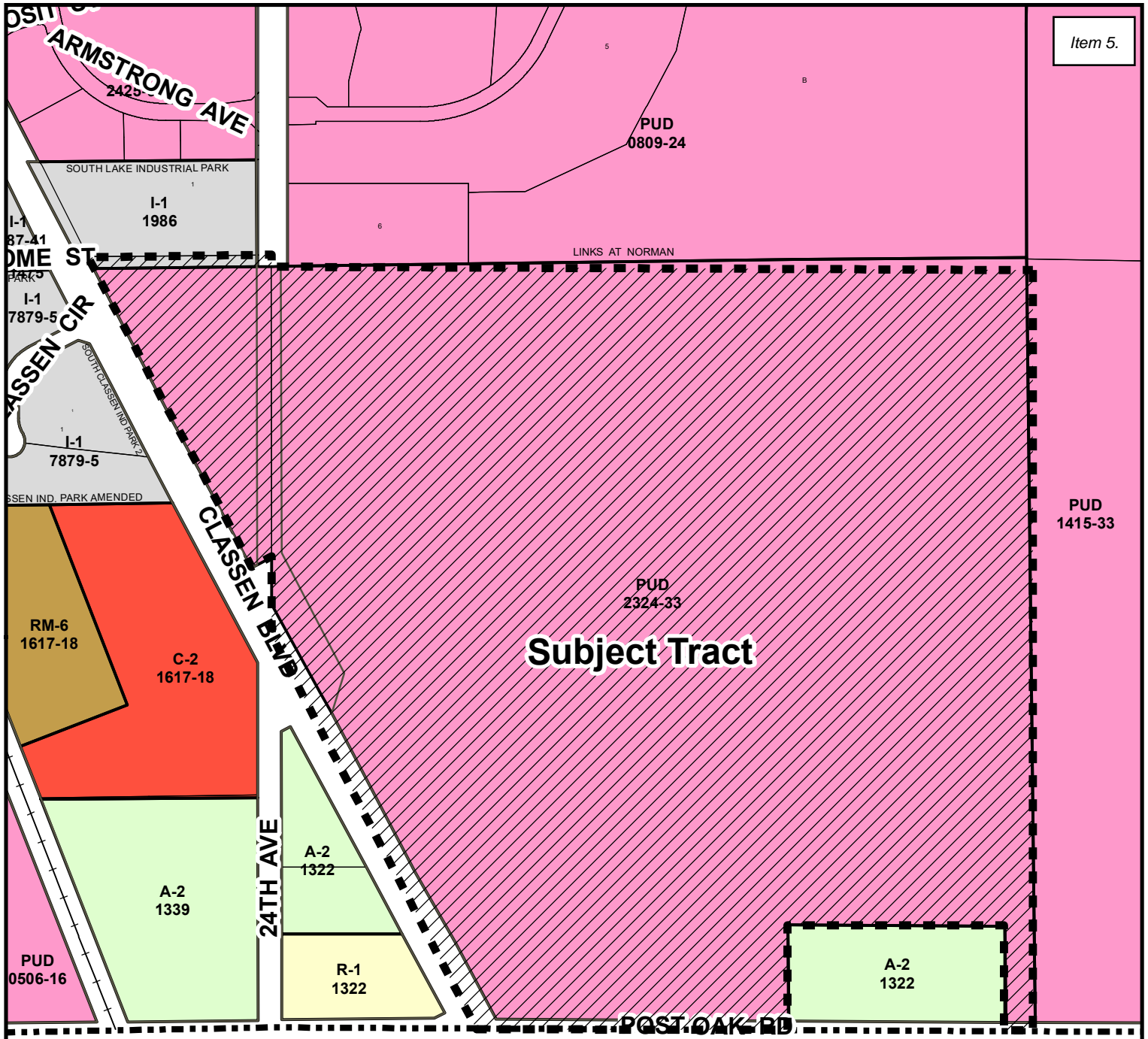
Adequate capacity within the wastewater system exists to serve the proposed development.

ALTERNATIVES/ISSUES:

IMPACTS: The proposed PUD includes a mixed-use project with commercial, office, resort, and multi-family residential uses. The site is currently vacant. To the north, there is multi-family. To the northwest, the area continues to develop with a mix of retail and office uses. To the south is a church and outside the City limits. There is one single-family property abutting the subject property on the north side of Post Oak Road. To the east, is vacant land planned to be developed as single-family as part of a master planned development. Across Hwy 77, there is a mix of industrial and residential uses, with several vacant properties. The proposed development will generate more traffic than the vacant site currently experiences.

The proposed development is consistent with the AIM Norman Comprehensive Land Use Plan by promoting mixed-use, incorporating interconnectivity via streets, sidewalks, and trails, providing landscaping, including opportunities for big-box stores, and preserving open space.

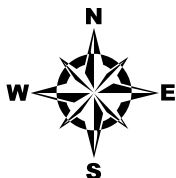
CONCLUSION: Staff forwards this request for amendment to PUD, Planned Unit Development District, O-2324-33, to a PUD, Planned Unit Development District, O-2526-19, to the Planning Commission for consideration and recommendation to City Council.



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.



October 7, 2025

0 250 500 Ft.

 Subject Tract

LIBERTY POINT

A PLANNED UNIT DEVELOPMENT

NORMAN, OKLAHOMA

APPLICANT:

WIGGIN PROPERTIES, LLC

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT

Submitted October 1, 2025
Revised November 6, 2025

PREPARED BY:

RIEGER SADLER JOYCE
136 Thompson Drive
Norman, Oklahoma 73069

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I. INTRODUCTION

Wiggin Properties, LLC (the “**Applicant**”) seeks to rezone a property currently located in Ward 5 of the City of Norman. More particularly, the site is located East of US Highway 77, South of East Cedar Lane, and North of Post Oak Road, as more particularly described on the attached **Exhibit A** (collectively referred to herein as the “**Property**”).

The Applicant intends to put forth the parameters for which the Property may develop over time. Through the use of this Planned Unit Development (“**PUD**”), the Property may be developed as a mixed-use development including a resort destination and multi-family, office, and commercial uses. The resort will include RV camp sites, glamping tents, and cabins, as well as expansive open space and traditional amenities, as further laid out within this PUD.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property lies East of US Highway 77, South of East Cedar Lane, and North of Post Oak Road. A location map is included on the attached Preliminary Site Development Plan and Preliminary Plat.

B. Existing Land Use and Zoning

The Property is currently vacant and zoned PUD. The Property’s AIM Character Area designation is Suburban and AIM Land Use designation is Commercial.

The Property is located North of Post Oak Road which is the southern border of the City of Norman. The Links development is to the North of the Property and is zoned PUD. The property to the East is zoned PUD. The properties to the West of the Property, across Classen Boulevard, are zoned I-1, Light Industrial, A-2, Rural Agricultural, R-1, Single Family Dwelling, and C-2, General Commercial. A property to the South is zoned A-2, Rural Agricultural, as well.

C. Elevation and Topography

The Property is currently unimproved raw land. The Property generally slopes towards to the center of the Property, as more particularly discussed in the preliminary drainage report provided to City Staff as part of the Preliminary Plat application.

D. Drainage

A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application. The Applicant shall comply with all City ordinances and regulations unless otherwise indicated on the attached site plans.

E. Utility Services

The necessary utility services for this project are already located in close proximity to the Property or shall be extended to the Property, as necessary. The Applicant will extend a 12" waterline along State Highway 77 and to the southeast corner of the Property along Post Oak Road prior to opening the Resort. The previous lift station agreement approved for the original zoning, Contract K-2324-109, will be utilized for the appropriate lift station charges for this Property which is being served by the Post Oak Lift Station.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by adopted City codes. The Applicant proposes to utilize the public water system but will then have a private water system within the Resort which will include private fire hydrants.

G. Traffic Circulation and Access

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

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate a mixed-use development including a resort destination and multi-family, office, and commercial uses. The resort will include RV camp sites, glamping tents, and cabins, as well as expansive open space amenities and natural buffers. The resort will also include traditional amenities, such as a swimming pool, clubhouse, restaurant, and bar, as further laid out within this PUD. The multi-family residential portion of the Property is expected to contain approximately 334 units. To the extent possible, the Property shall be developed in compliance with the preliminary site development plan, attached to this PUD, subject to final design development and the changes allowed by Section 36-509(g) of the City of Norman's PUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

As contemplated herein, the Property will be allowed to develop over time as a mixed-use development, featuring uses aligned with the resort and multi-family, office, and

commercial development. A complete list of the allowable uses is attached as **Exhibit D**.

B. Area Regulations:

1. Setback off of US Highway 77:

All Lots within the Property that front Classen Blvd. shall have a minimum twenty-five (25') foot building setback from the property line fronting Classen Blvd.

2. Setback off of North Property Line:

All Lots within the Property that abut the neighboring property located to the North of the Property shall have a minimum ten (10') foot building setback from the North property line. Additionally, there shall be a minimum ten (10') foot building setback from the private drive running along the North property line

3. Setback off of South Property Line:

All Lots within the Property that abut the neighboring property located to the South of the Property, including Post Oak Road, shall have a minimum ten (10') foot building setback from the South property line.

4. Setback off of East Property Line:

There shall be a minimum one hundred fifty (150') foot building setback from the Easternmost boundary of the Property. This 150' setback is made up of a one hundred (100') foot utility easement and an additional fifty (50') foot natural wooded buffer area. No buildings, parking lots, or dumpsters will be allowed within the 150' natural buffer setback. Additionally, there shall be a minimum two hundred (200') foot setback from the Easternmost boundary of the Property for any recreational cabins.

5. Setback off of Interior Streets:

All Lots within the Property that abut any interior platted public streets, which are 24th Avenue SE, and Liberty Point Drive, shall have a minimum twenty-five (25') foot building setback from the property line fronting said interior street.

6. Setback off of Utility Easements:

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

7. Landscape Buffers:

For all Lots that front an interior street within the Property, there shall be a minimum five (5') foot landscaping buffer along all interior streets within the Property. For all Lots within the Property that front Classen Blvd., there shall be a minimum ten (10') foot landscaping buffer along Classen Blvd.

8. No Other Setbacks:

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

9. Height:

There shall be no height restriction for the commercial and office uses within the Property. The maximum height for any Lot with an exclusive use of multi-family residential within the Property shall be five (5) stories.

10. Minimum Lot Frontage:

The minimum lot frontage along a public road shall be thirty-four (34') feet.

H. Parking:

Parking will meet or exceed the requirements of Norman's ordinances. All RV parking pads shall be asphalt or concrete, and not gravel. Small defined areas of crushed granite, or similar stone, may be used for personal vehicular parking at each RV site.

D. Dumpster and Trash Enclosures

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

E. Miscellaneous Development Criteria

1. Site Plan

The Preliminary Site Development Plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD and the development of the Property shall be substantially constructed as presented thereon, subject to final design development and

the changes allowed Section 36-509(g) of the City of Norman's PUD Ordinance, as amended from time to time.

2. **Open Space/Landscaping**

Open space and landscaping shall be located throughout the Property as shown on the attached Green Space Exhibit, attached as **Exhibit E**. The Property shall contain approximately 35% open space comprising approximately 52 acres of the Property. Lots containing exclusively multi-family residential uses shall have no more than 65% impervious coverage. The Property shall contain drainage and detention solutions that adequately control, contain, and channel stormwater runoff from the Property in accordance with all applicable City ordinances and regulations. Landscape buffers within the Property may be located within and/or may contain utility easements, waterline easements, and drainage easements. Landscaping shall be provided in conformity with the City of Norman ordinances, as amended from time to time. Final landscaping types, quantities, and locations may change during final design and construction.

3. **Signage**

Signage for all Lots shall comply with the City of Norman's applicable signage restrictions then in effect for the actual use of the Lot, as may change from time to time. In addition to the signage allowances contained herein, the Property shall be allowed to feature the following signs:

- a. **Development Entrance Signs** – Up to six signs within the Property advertising the Property and any tenants located therein. Each Development Entrance Sign may be a maximum of 300 square feet per side, each sign having no more than two (2) sides.
- b. **Directional Signs** – Up to ten Directional Signs within the Property indicating directions to the different offices, locations, services, or entrances contained within the Property. The Directional Signs are intended to contain directions to multiple locations or destinations on each sign, such as directions to the main entrance, specific offices or services, and parking locations. Each Directional Sign may be a maximum of 150 square feet per side.
- c. **Façade Signs** – Each building within the Property may feature up to two Façade Signs per each side of the building. Each Façade Sign may be a maximum of 300 square feet and a portion of each Façade Sign may extend above the roof line of the building.
- d. **Illumination** – All of the signage discussed herein may be illuminated in accordance with the maximum extent allowable under the City of Norman's applicable commercial signage restrictions, as amended from time to time.

- e. **Banner Signage** – Banners, flag signs, and other similar decorative signage may be displayed within the Property. Banners may be attached to private light poles or to the buildings to advertise holidays, events, the Property, and any tenants located therein.
- f. **Sight Triangle Protection** – All signage within the Property shall be placed in appropriate locations to not interfere with applicable traffic sight triangles.
- g. **Platted Easements** – Signs may not be placed in any platted easements without first obtaining consent to such encroachment from the applicable utility providers and City Council.

4. **Traffic access/circulation/parking and sidewalks**

Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan. The Property shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time. The Property shall be allowed to utilize the maximum number of curb cuts along Classen Blvd that are permissible in accordance with ODOT approval.

5. **Lighting**

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

6. **Fencing**

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

7. **Phasing**

It is anticipated that the Property will be developed in multiple phases. The initial phase is anticipated to be the Retail and Commercial areas in the western portion of the Property. The timing and number of future phases will be determined by market demand and absorption rates.

8. **Exterior Materials**

Exterior materials of the buildings to be constructed on the Property shall be a minimum of eighty percent (80%) brick, wood, stone, synthetic stone, stucco, EIFS, masonry, metal accents, metal exteriors with aggregate, sandblasted or textured coating finish, or other comparable materials, and any combination thereof, exclusive of all window, doors, roofs, or glass. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

EXHIBIT A

Legal Description of the Property

A tract of land, being in a part of the Southwest Quarter (SW/4) of Section 15, Township 8 North, Range 2 West and the East Half (E/2) of Section 16, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, described by metes and bounds as follows:

BEGINNING at the Southeast corner of said southwest (SW/4) of Section 15;
 THENCE N 89°53'33" W along the South Line of said SW/4 a distance of 100.00 feet;
 THENCE N 00°00'07" E and parallel with the East Line of said SW/4 a distance of 363.00 feet;
 THENCE N 89°53'33" W and parallel with said South Line a distance of 750.00 feet;
 THENCE S 00°00'07" W and parallel with said East Line a distance of 363.00 feet to a point on said South Line;
 THENCE N 89°53'33" W along said South Line a distance of 1076.44 feet;
 THENCE N 27°30'23" W a distance of 1538.58 feet to a point on the West Line of said SW/4;
 THENCE N 00°01'19" W along said West Line a distance of 130.01 feet to a point on the East right of way line of US Highway No. 77;
 THENCE N 27°30'23" W a distance of 127.80;
 THENCE S 62°24'49" W a distance of 12.05 feet to a point on said East right of way line of US Highway No. 77;
 THENCE N 27°35'11" W, on said East right of way line of US Highway No. 77 for a distance of 300.00 feet;
 THENCE N 28°32'28" W on said East right of way line of US Highway No. 77 for a distance of 300.04 feet;
 THENCE N 27°35'11" W on said East right of way line of US Highway No. 77 for a distance of 567.94 feet to a point on the North Line of the SE/4 of said Section 16;
 THENCE continuing N 27°35'11" W on said East right of way line of US Highway No. 77 for a distance of 44.60 feet to a point on the South Line of South Lake Industrial Park Addition (Recorded in book of plats, Bk. 15, Pg. 116);
 THENCE N 89°08'24" E on said South Line of South Lake Industrial Park Addition (Recorded in book of plats, Bk. 15, Pg. 116) for a distance of 635.17 feet to a point on the East Line of said Section 16;
 THENCE S 00°00'24" W on said East Line of the NE/4 of Section 16 for a distance of 41.65 feet to the Southeast Corner of said NE/4;
 THENCE S 89°44'29" E along the North Line of said SW/4 a distance of 2637.64 feet to the Northeast Corner of said SW/4;
 THENCE S 00°00'07" W along the East Line of said SW/4 a distance of 2634.38 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 6,584,654 square feet, or 151.1629 acres, more or less.

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

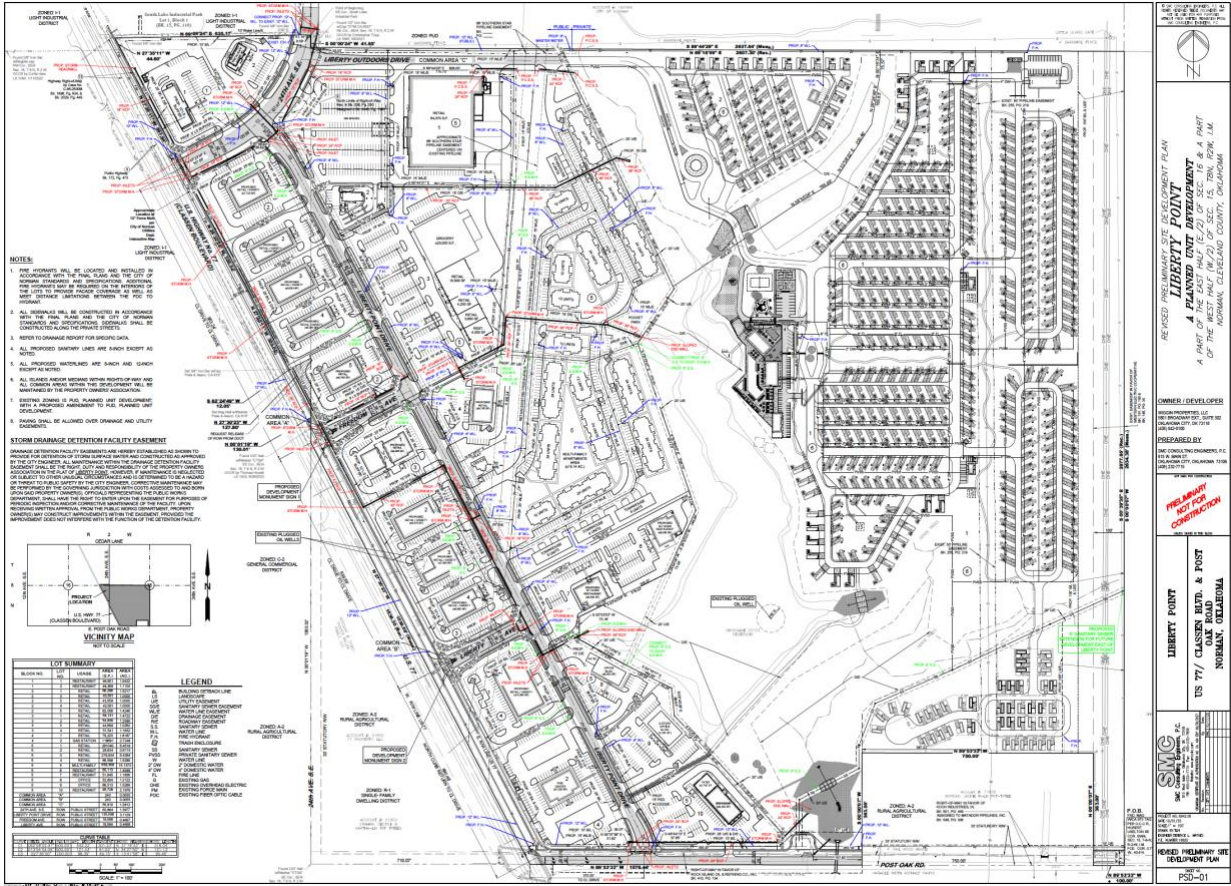


EXHIBIT C **Preliminary Plat** *Full Size Documents Submitted to City Staff*

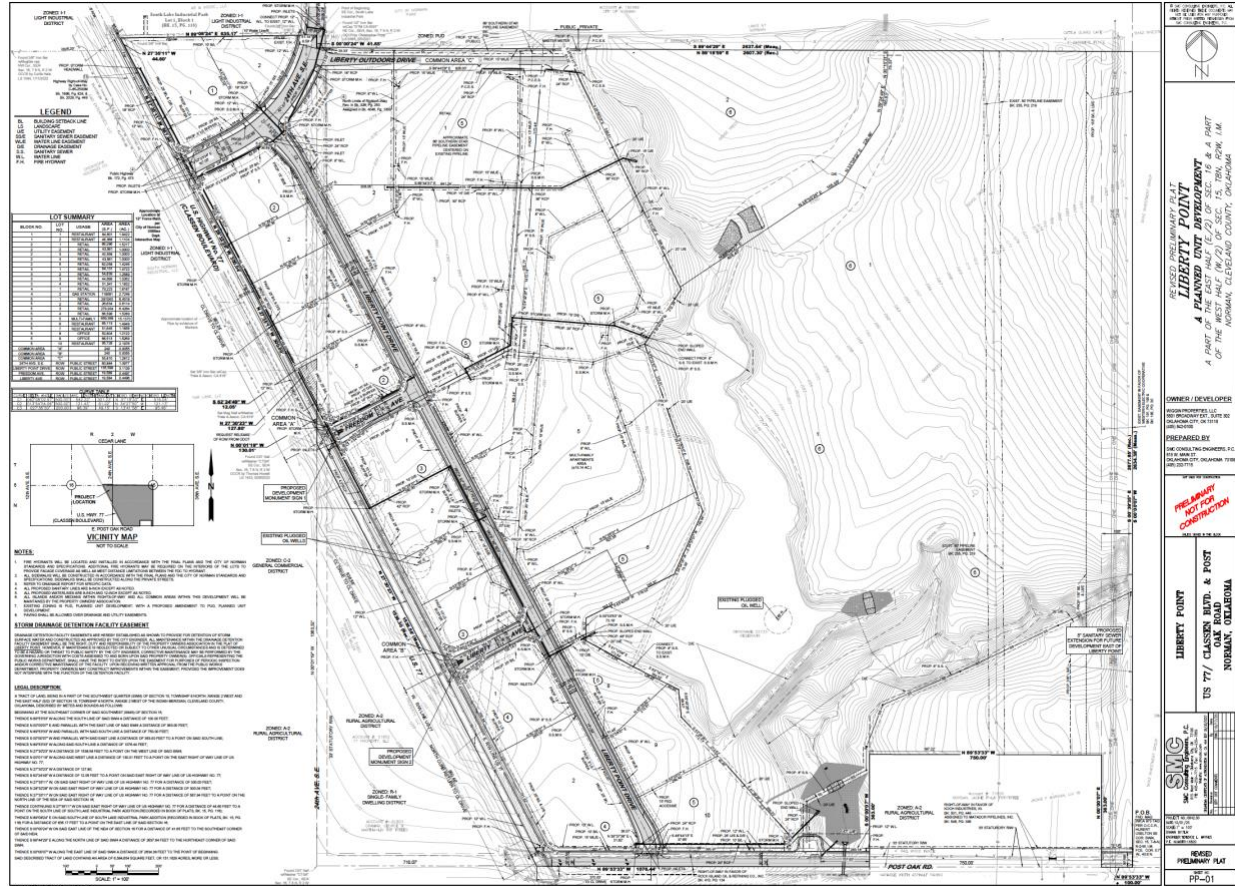


EXHIBIT D
Allowable Uses

- RV, Cabin, Glamping, and Camping Resort. For clarity purposes, in no event shall the Property be utilized for a mobile home park allowing continuous nonrecreational residential domiciles. Recreational cabins, RVs, camping, and other types of recreational lodging are permitted within the resort.
- Clubhouse with restaurant, bar, swimming pool, and similar amenities commonly associated with resort destinations, such as, but not limited to, business center, marketplace, walking trails, dog park, and fitness center.
- Adventure Park.
- Live Outdoor Entertainment.
- Outdoor Amphitheater
- Dog Park
- Mini-Golf
- Meeting Rooms
- Fitness Center
- Pickleball Courts and Similar Athletic Facilities/Courts
- Art Gallery/Studio.
- Assembly Halls of non-profit corporations.
- Libraries.
- Museums.
- Music Conservatories.
- Office buildings and office uses.
- Trade schools and schools for vocational training.
- Churches and other places of worship.
- Short-term rentals.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Baby shop.
- Bakery/Baked Goods store.
- Bank.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Child Care / Day Care establishment.
- Clothing or apparel store.
- Coffee house or coffee shop.
- Commercial uses/shops/or services.
- Dairy products or ice cream store.
- Delicatessen store.

- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Establishment.
- Dry goods store.
- Fabric or notion store.
- Florist/Flower Shop.
- Furniture Store.
- Gift Shop.
- Grocery or supermarket.
- Hardware store.
- Hotel or motel.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Locksmith.
- Medical Marijuana Dispensary, as allowed by state law.
- Music, Radio, Electronics, Telephone, or Television Store.
- Painting and decorating shop.
- Pet shop/or Small Animal Hospital.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern - may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Smoke, Tobacco, Vape, or Similar Shop.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- Shopping Center.
- T-Shirt Printing
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Theater (excluding drive-in theaters), Bowling Alley, Arcade, or Similar Establishments, including those that sell alcoholic beverages in compliance with state law.
- Tier I Medical Marijuana Processor, as allowed by state law.
- Tier II Medical Marijuana Processor, as allowed by state law.
- Toy store.
- Apartments/Multi-Family Residential Dwelling Units.

EXHIBIT E

GREEN SPACE EXHIBIT

Full Size Documents Submitted to City Staff

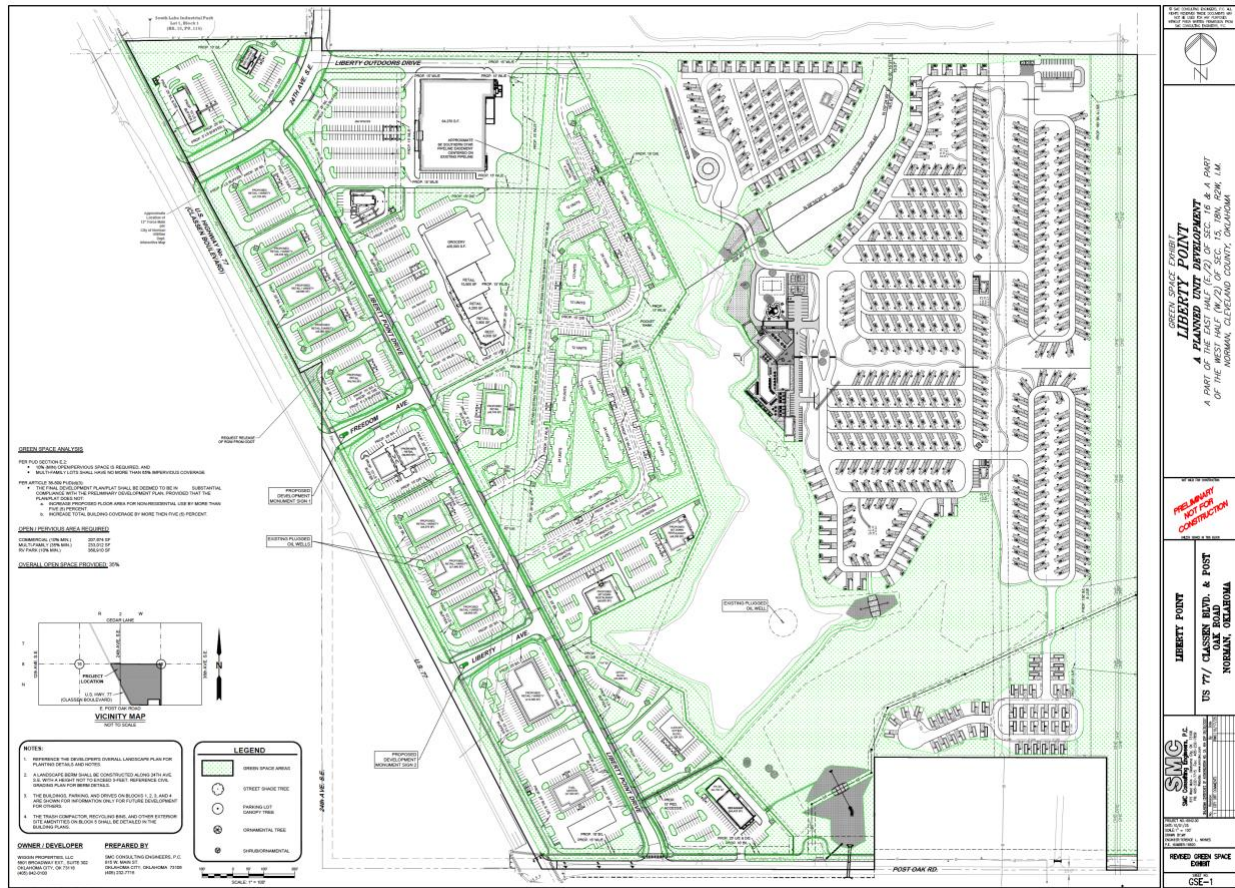
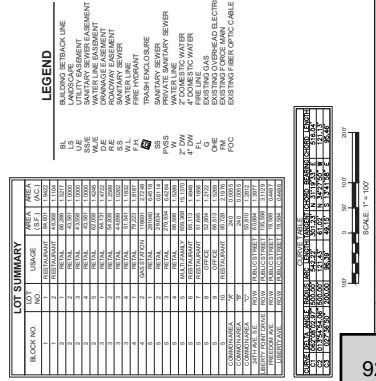


EXHIBIT F





SMC
S.M. Consulting Engineers, P.C.
10000 N. 10TH AVENUE, SUITE 100
DALLAS, TEXAS 75243
PHONE: (214) 343-1111
FAX: (214) 343-1112
WWW.SMC-ENGINEERS.COM

LIBERTY POINT
US 77 / CLASSEN BLVD. & POST
NORMAN, OKLAHOMA

OWNER / DEVELOPER
WAGON PROPERTIES, LLC
10000 N. 10TH AVENUE, SUITE 100
DALLAS, TEXAS 75243
PHONE: (214) 343-1111
FAX: (214) 343-1112
WWW.WAGONPROPERTIES.COM

PREPARED BY
S.M. CONSULTING ENGINEERS, P.C.
10000 N. 10TH AVENUE, SUITE 100
DALLAS, TEXAS 75243
PHONE: (214) 343-1111
FAX: (214) 343-1112
WWW.SMC-ENGINEERS.COM

A PLANNED UNIT DEVELOPMENT
LIBERTY POINT
REVISED PRELIMINARY PLAN
OF THE WEST HALF (W/2) OF SEC. 15, T8N, R2W, 1M,
NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOTES

1. THE INFORMATION HEREIN IS FOR THE SOUTH-EAST QUARTER OF SECTION 15, T8N, R2W, 1M, AND THE CITY OF NORMAN, OKLAHOMA. THE INFORMATION HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES.
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STORM DRAINAGE DETENTION FACILITY ASSESSMENT

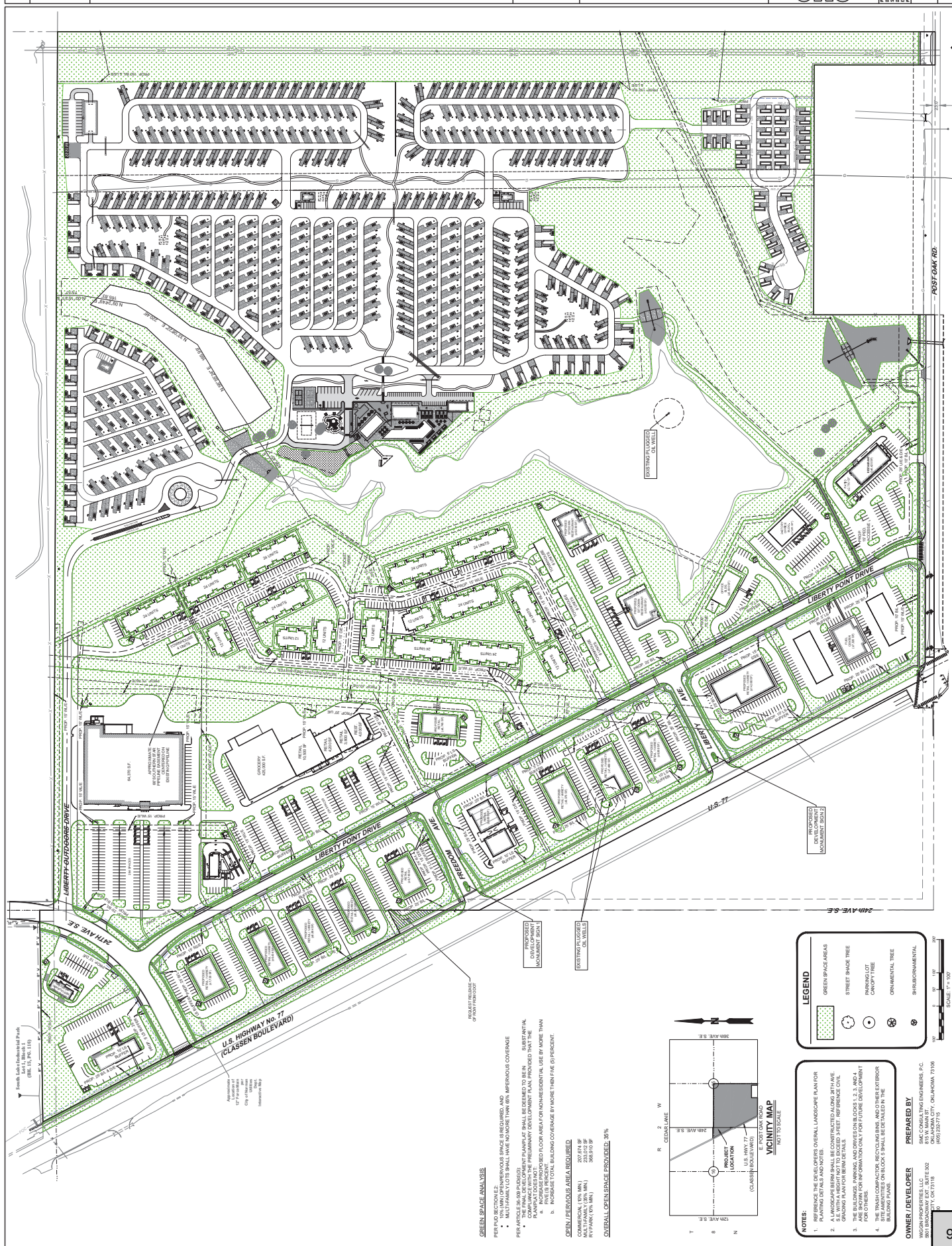
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LEGAL DESCRIPTION

THE INFORMATION HEREIN IS FOR THE SOUTH-EAST QUARTER OF SECTION 15, T8N, R2W, 1M, AND THE CITY OF NORMAN, OKLAHOMA. THE INFORMATION HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES.

LOT SUMMARY		AREA		PERCENT	
LOT NO.	ACRES	LOT NO.	ACRES	LOT NO.	ACRES
1	1.00	6	1.00	11	1.00
2	1.00	7	1.00	12	1.00
3	1.00	8	1.00	13	1.00
4	1.00	9	1.00	14	1.00
5	1.00	10	1.00	15	1.00
6	1.00	11	1.00	16	1.00
7	1.00	12	1.00	17	1.00
8	1.00	13	1.00	18	1.00
9	1.00	14	1.00	19	1.00
10	1.00	15	1.00	20	1.00

- LEGEND**
- 1. BOUNDARY LINE
 - 2. EASEMENT
 - 3. RIGHT-OF-WAY
 - 4. WATER LINE
 - 5. SANITARY SEWER
 - 6. FILL
 - 7. FILL
 - 8. FILL
 - 9. FILL
 - 10. FILL
 - 11. FILL
 - 12. FILL
 - 13. FILL
 - 14. FILL
 - 15. FILL
 - 16. FILL
 - 17. FILL
 - 18. FILL
 - 19. FILL
 - 20. FILL



File Attachments for Item:

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-11: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY LIBERTY POINT LIMITED PARTNERSHIP (SMC CONSULTING ENGINEERS, P.C.) FOR LIBERTY POINT ADDITION, A PLANNED UNIT DEVELOPMENT, FOR 151 ACRES OF PROPERTY GENERALLY LOCATED EAST OF CLASSEN BOULEVARD (US HIGHWAY 77) ONE-HALF MILE SOUTH OF CEDAR LANE ROAD AND NORTH OF POST OAK ROAD. (WARD 5)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/13/2025

REQUESTER: Liberty Point Limited Partnership (SMC Consulting Engineers, P.C.)

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-11: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY LIBERTY POINT LIMITED PARTNERSHIP (SMC CONSULTING ENGINEERS, P.C.) FOR LIBERTY POINT ADDITION, A PLANNED UNIT DEVELOPMENT, FOR 151 ACRES OF PROPERTY GENERALLY LOCATED EAST OF CLASSEN BOULEVARD (US HIGHWAY 77) ONE-HALF MILE SOUTH OF CEDAR LANE ROAD AND NORTH OF POST OAK ROAD. (WARD 5)

ITEM: Consideration of a Revised Preliminary Plat for **LIBERTY POINT ADDITION, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located east of Classen Boulevard (US Highway 77) one-half mile south of Cedar Lane Road and north of Post Oak Road.

INFORMATION:

1. Owners. Liberty Point Limited Partnership.
2. Developer. Wiggins Properties, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1315 annexing a portion of this property into the Norman Corporate City limits without zoning.
2. October 21, 1961. City Council adopted Ordinance No. 1318 annexing the remainder of this property into the Corporate City limits without zoning.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.

4. June 20, 1967. Planning Commission, on a vote of 8-0, recommended to City Council placing the property west of 24th Avenue S.E. into the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
5. September 12, 1967. City Council adopted Ordinance No. 1986 placing the property west of 24th Avenue S.E. in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
6. July 8, 1968. Planning Commission, on a vote of 8-0, recommended to City Council that this property located east of 24th Avenue S.E. be placed in the I-1, Light Industrial District and removed from A-2, Rural Agricultural District.

HISTORY, (con't):

7. February 27, 1968. City Council adopted Ordinance No. 2033 placing this property east of 24th Avenue S.E. in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
8. December 13, 1984. Planning Commission, on a vote of 9-0, approved the preliminary plat for South Lake Industrial Park Addition (located on the west side of 24th Avenue S.E.).
9. December 13, 1989. Approval of the preliminary plat became null and void.
10. December 14, 2023. Planning Commission, on a vote of 8-0, recommended amending the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation and Low Density Residential Designation to Mixed Use Designation and from Future Urban Service Area to Current Urban Service Area and removal from Special Planning Area 7 (SPA-7) for approximately 151 acres.
11. December 14, 2023. Planning Commission, on a vote of 8-0, recommended placing this property into the PUD, Planned Unit Development and removing it from I-1, Light Industrial District.
12. December 14, 2023. Planning Commission, on a vote of 8-0, recommended to City Council the closure of 24th Avenue S.E. right-of-way (full width).
13. December 14, 2023. Planning Commission, on a vote of 8-0 recommended to City Council that the preliminary plat for Liberty Point Addition, a Planned Unit Development be approved.
14. February 13, 2024. City Council adopted Resolution No. R-2324-83 amending the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation and Low-Density Residential Designation to Mixed Use Designation and from Future Urban Service Area to Current Service Area and removal from Special Planning Area 7 (SPS-7).

15. February 13, 2024. City Council adopted Ordinance No. O-2324-33 placing this property in the PUD, Planned Unit Development District and removing it from I-1, Light Industrial District.
16. February 13, 2024. City Council adopted Ordinance No. O-2324-34 closing 66' of 24th Avenue S.E. Statutory Right-of-Way.
17. February 13, 2024. City Council approved the preliminary plat for Liberty Point Addition, a Planned Unit Development.
18. November 6, 2025. The Norman Board of Parks Commissioner is scheduled to consider the revised preliminary plat for Liberty Point Addition, a Planned Unit Development with regards to the proposed residential component. Results of that review will be presented separately.
19. November 13, 2025. The applicant has made a request to Planning Commission to amend the existing PUD, Planned Unit Development District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been reviewed by the Fire Department. Additional fire hydrants will be required for the large tracts when a final site development plan is submitted with a final plat.
2. Permanent Markers. Permanent markers will be installed prior to filing of any final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed to serve this property in accordance with approved plans and City and State Department of Environmental Quality standards. This area will be served by an existing lift station. Utilities Department supports the sanitary sewer solution as long as the developer and City Council approve a Lift Station Agreement and Fee to be included on future utility bills for this development.
4. Sidewalks. Sidewalks will be constructed adjacent to Classen Boulevard, 24th Avenue S.E., Post Oak Road and interior public streets.
5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately-maintained detention facility located on the east property. A property owner association will be responsible for maintenance of the detention pond, common open area and public rights-of-way.
6. Streets. Classen Boulevard is existing as a Principal Urban Arterial street and part of the State Highway System (US Highway 77). Twenty-fourth Avenue S.E. is proposed to be relocated to the northern portion of the property and connect to

Classen Boulevard and constructed as a Minor Urban Arterial street. Post Oak Road will be constructed as a Minor Urban Arterial street. The proposed interior streets will be constructed in accordance with approved plans and City paving standards.

7. Water Main. Twelve-inch water mains will be installed adjacent to Classen Boulevard, Post Oak Road and interior streets. Water lines will serve the RV facility.

PUBLIC DEDICATIONS:

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

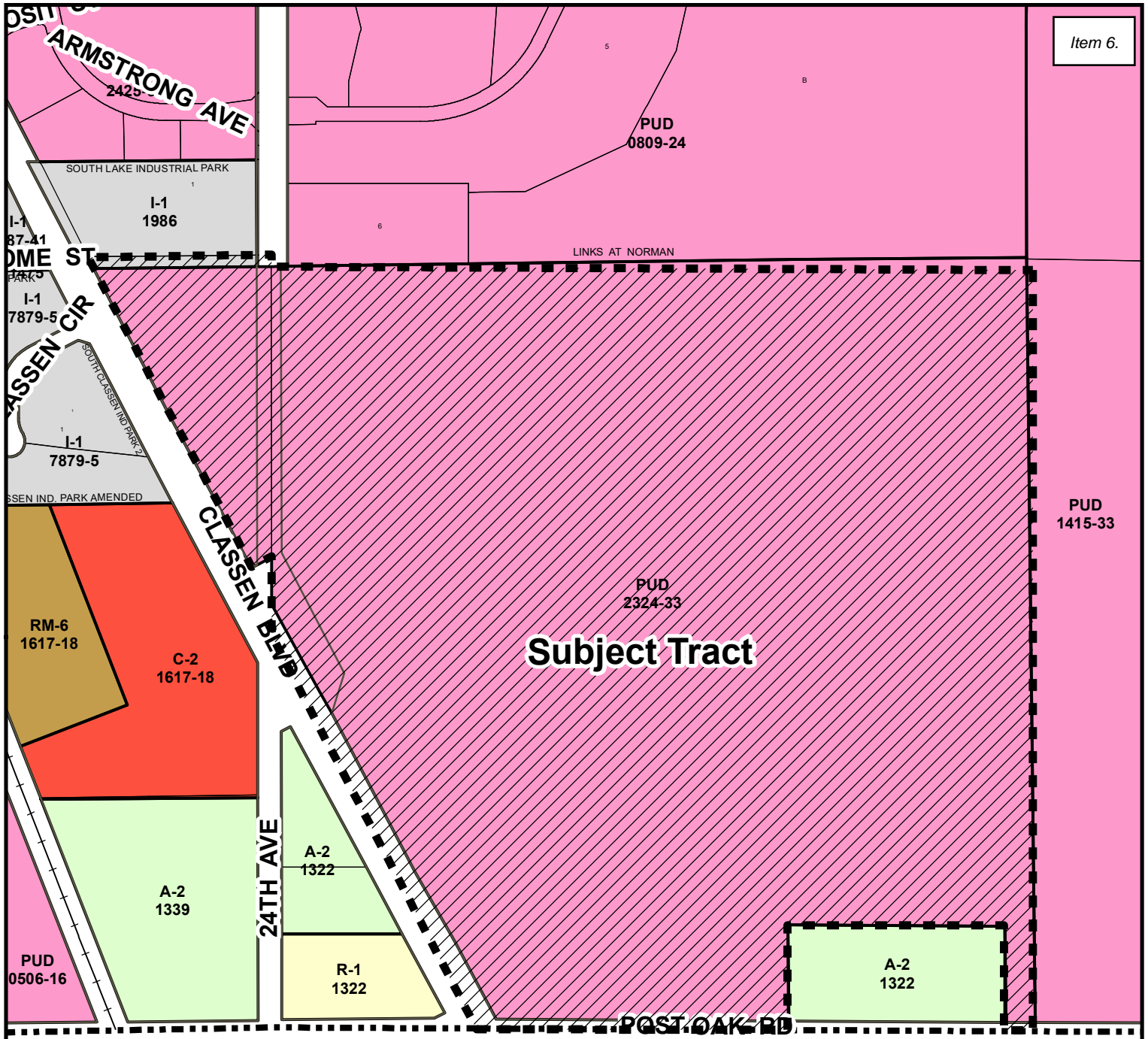
SUPPLEMENTAL MATERIAL: Copies of a location map, revised preliminary site development plan and revised preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The developer has proposed mixed uses for the property. The property consists of 151 acres. There are several commercial/office lots, apartments/duplexes and a large RV facility.

ACTION NEEDED: Recommend approval or disapproval of the revised preliminary plat for Liberty Point Addition, a Planned Unit Development to City Council.

ACTION

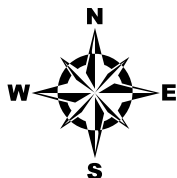
TAKEN:



Location Map




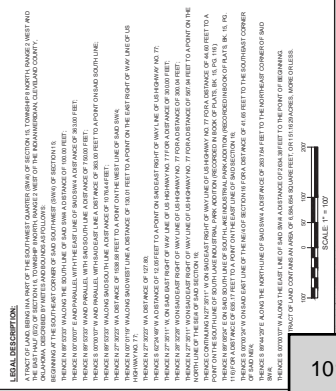
Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



October 7, 2025

0 250 500 Ft.

 Subject Tract







CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: October 7, 2025

STAFF REVIEW BY: David Riesland, P.E.
City Transportation EngineerPROJECT NAME: Liberty Point

PROJECT TYPE: PUD

Owner: Wiggin Investments, LLC

Developer's Engineer: SMC

Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Very low density residential surrounds the proposed site.

ALLOWABLE ACCESS:The site proposes two access points along US-77/Classen Boulevard, one access point along Post Oak Road, and two access points along 24th Avenue SE,. All access points meet minimum driveway requirement in the Engineering Design Criteria.**EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)**US 77/Classen Boulevard: 5 lanes (existing). Speed Limit - 50 mph. No sight distance problems. Median center turn lane.24th Avenue SE: 2 lanes (existing). Speed Limit - 40 mph. No sight distance problems. No median.Post Oak Road: 2 lanes (existing). Speed Limit - 50 mph. No sight distance problems. No median.Cedar Lane Road: 4 lanes (existing). Speed Limit - 40 mph. No sight distance problems. No median.**ACCESS MANAGEMENT CODE COMPLIANCE:**YES ☒ NO ☐

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

TRIP GENERATION

Time Period	Total	In	Out
Weekday	11,124	5,562	5,562
A.M. Peak Hour	324	155	169
P.M. Peak Hour	903	458	445

TRANSPORTATION IMPACT STUDY REQUIRED?YES ☒ NO ☐

Being well above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact analysis in September, 2025, documenting the trip generation characteristics of the site as well as the proposed access locations with respect to existing driveways and/or streets on the US-77/Classen Boulevard, 24th Avenue SE, and Post Oak Road corridors. The development will feature two access points along US-77/Classen Boulevard, one on Post Oak Road, and two along 24th Avenue SE. All proposed access points will afford full access.

Signalization of the US-77/Classen Boulevard intersection with the realigned 24th Avenue SE/Home Street is warranted in the traffic impact analysis. The traffic impact analysis has been submitted to the Oklahoma Department of Transportation (ODOT) for review. Initial approval of this new traffic signal is not expected to be granted by ODOT. This traffic signal is crucial to accommodate the future traffic to be generated by the site.

While no negative traffic impacts were anticipated, an assessment of impact fees was previously established in an earlier traffic study for the Destin Landing development for a number of intersections in the area. These impact fees will cover a portion of the costs associated with improvements at of US-77/Classen Boulevard at Cedar Lane Road, US-77/Classen Boulevard at Post Oak Road, and Cedar Lane Road at 24th Avenue SE. The Liberty Point TIA identified 468 PM peak hour trips through US-77/Classen Boulevard at Cedar Lane Road, 161 PM peak hour trips through US-77/Classen Boulevard at Post Oak Road, and 25 PM peak hour trips through Cedar Lane Road at 24th Avenue SE. The fees for the intersections are \$20,348.64, \$18,267.06, and \$2,822.50 respectively. In total, \$41,438.20 in traffic impact fees for three identified intersections will need to be collected with the filing of the Final Plat. In addition, to the traffic impact fees collected, the developer would be responsible to install the traffic signal at the realigned intersection of US-77/Classen Boulevard and 24th Avenue SE should ODOT approve the installation of this traffic signal.

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 development is expected to generate approximately 11,124 trips per day, 324 AM peak hour trips, and 903 PM peak hour trips. Future traffic capacities on US-77/Classen Boulevard and Post Oak Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. Regardless, \$41,438.20 in traffic impact fees will need to be collected with the filing of the Final Plat for future improvements at the Cedar Lane Road and Post Oak Road intersections along US-77/Classen Boulevard as well as the Cedar Lane Road intersection with 24th Avenue SE. Should future signalization of the realigned intersection at Classen Boulevard/24th Avenue SE be granted by ODOT, the developer will install this new traffic signal.

Liberty Point Preliminary Plat

The proposed development is a recreational campground development with approximately 395 recreational lots as well as supporting amenities available to the patrons. Additionally, the site features approximately 254,900 square feet of commercial/retail space, 208 multifamily residential units, and 22 townhomes. In total, the development is expected to generate approximately 11,124 trips per day, 324 AM peak hour trips, and 903 PM peak hour trips. Obviously being well above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact analysis documenting the trip generation information for this addition as well as a discussion regarding the proposed access points relative to existing streets and/or driveways along the US-77/Classen Boulevard corridor, 24th Avenue SE, and Post Oak Road. On behalf of the developer, TEC submitted the traffic impact analysis. Traffic operational issues are not anticipated due to the development.

STREET	NO. OF LANES	BACKGROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
US-77/Classen Boulevard	5	21,000	11,740*	32,740	36,000	58.33	90.94
24 th Avenue SE	2	1,000	494*	1,494	17,100	5.85	8.74
Post Oak Road	2	1,950	494*	2,444	17,100	11.40	14.29
Cedar Lane Road	4	10,000	1,360*	11,360	34,200	29.24	33.22

* Trip distribution splits are 95% on US-77/Classen Boulevard, 11% on Cedar Lane Road, 4% on 24th Avenue SE, and 4% on Post Oak Road

The proposed development proposes two access points along Classen Boulevard, one access point along Post Oak Road, and two access points along 24th Avenue SE. With regards to the location of the access points, all driveways meet the minimum driveway requirement in the Engineering Design Criteria. Capacity exceeds demand in this area. As such, additional off-site improvements are not anticipated.

Signalization of the US-77/Classen Boulevard intersection with the realigned 24th Avenue SE is warranted in the traffic impact analysis. The traffic impact analysis has been submitted to the Oklahoma Department of Transportation (ODOT) for review. Initial approval of this new traffic signal is not expected to be granted by ODOT. This traffic signal is crucial to accommodate the future traffic to be generated by the site.

While no negative traffic impacts were anticipated, an assessment of impact fees was previously established in an earlier traffic study for the Destin Landing development for a number of intersections in the area. These impact fees will cover a portion of the costs associated with improvements at of US-77/Classen Boulevard at Cedar Lane Road, US-77/Classen Boulevard at Post Oak Road, and Cedar Lane Road at 24th Avenue SE. The Liberty Point TIA identified 468 PM peak hour trips through US-77/Classen Boulevard at Cedar Lane Road, 161 PM peak hour trips through US-77/Classen Boulevard at Post Oak Road, and 25 PM peak hour trips through Cedar Lane Road at 24th Avenue SE. The fees for the intersections are \$20,348.64, \$18,267.06, and \$2,822.50 respectively. In total, \$41,438.20 in traffic impact fees for three identified intersections will need to be collected with the filing of the Final Plat. In addition, to the traffic impact fees collected, the developer would be responsible to install the traffic signal at the realigned intersection of US-77/Classen Boulevard and 24th Avenue SE should ODOT approve the installation of this traffic signal.

Applicant: Wiggin Properties, LLC

Project Location: Generally located east of US Highway 77, south of east Cedar Lane,
and north of Post Oak Road

Case Number: PD25-28

Time: 6:00 p.m.

Applicant Representative:
Gunner Joyce

Attendees:
Erica Bird
John Nelson
Derrick Baungardner

City Staff:
Justin Fish, Planner I
Todd McClellan, Public Works
Beth Muckala, Assistant City Attorney

Application Summary:
The applicant submitted a request to amend the previously approved PUD, Planned Unit Development (O-2324-33). The requested amendment would increase the number of commercial structures on the site, including a new use and structures for multi-family residential. An amendment to the previously approved PUD Narrative and Site Development Plan is required for this change to occur.

Neighbor's Comments/Concerns/Responses:
The neighbors in attendance asked if a turn lane or traffic light would be included as part of this project to help with the traffic it will generate. The applicant representative explained to the neighbors that a Traffic Impact Analysis was conducted for this project, and if certain thresholds were met, a traffic light would need to be installed. The representative then added that as part of the plating process, street improvements must be made by the developer along the frontage of the project site. These improvements include the turn lane mentioned by the neighbors.

File Attachments for Item:

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-83: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE AIM NORMAN COMPREHANSIVE LAND USE PLAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE URBAN RESERVE DESIGNATION AND URBAN LOW DESIGNATION AND PLACE THE SAME IN THE URBAN LOW DESIGNATION. (SOUTH SIDE OF E. ROBINSON BETWEEN 48TH AVENUE N.E. AND 58TH AVENUE N.E.; WARD 5)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/13/2025

REQUESTER: Premium Land, LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-83:
A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE AIM NORMAN COMPREHANSIVE LAND USE PLAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE URBAN RESERVE DESIGNATION AND URBAN LOW DESIGNATION AND PLACE THE SAME IN THE URBAN LOW DESIGNATION. (SOUTH SIDE OF E. ROBINSON BETWEEN 48TH AVENUE N.E. AND 58TH AVENUE N.E.; WARD 5)

APPLICANT/REPRESENTATIVE	Premium Land, LLC/Rieger Sadler Joyce LLC
LOCATION	South side of E Robinson, between 48 th Avenue NE and 58 th Avenue NE
WARD	5
CORE AREA	No
EXISTING ZONING	A-2, Rural Agricultural District
EXISTING LAND USE DESIGNATION	Urban Reserve and Urban Low
CHARACTER AREA	Suburban
PROPOSED ZONING	PUD, Planned Unit Development
PROPOSED LAND USE	Urban Low

REQUESTED ACTION

Rezoning from A-2, Rural Agricultural District, to a PUD, Planned Unit Development and accompanied by an AIM Norman Comprehensive Land Use Plan Amendment request

SUMMARY:

The applicant, Premium Land, LLC, is requesting a Planned Unit Development to allow for the development of a large-lot, single-family residential neighborhood. Each lot will contain approximately 0.75 acres. This rezoning request is accompanied by an AIM Norman Comprehensive Land Use Plan amendment request from Urban Reserve and Urban Low to Urban Low.

EXISTING CONDITIONS**SIZE OF SITE**

59.33 Acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	A-2	A-2	A-2 with Public Utility Special Use	A-2	A-2
Land Use	Urban Reserve & Urban Low	Urban Low	Urban Low & Civic	Urban Reserve & Urban Low	Urban Reserve & Urban Low
Current Use	Vacant	Residential & Vacant	Residential & Vacant	Residential	Residential & Vacant

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

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

- (1) Address unique conditions in the area commonly known as Ten Mile Flat, much of which land lies within the historical floodplain of Ten Mile Creek and the South Canadian River;
- (2) To protect exceptional and irreplaceable natural resources located in the Ten Mile Flat area; and

- (3) To protect against flood damage in the 100-year floodplain and other floodprone areas within the Ten Mile Flat area.

LAND USE DESIGNATIONS

Urban Low

An efficient, walkable pattern of lower-density urban development. Moderate to high building spacing and separation of uses, with further distances between destinations and fewer shared amenities.

- Low-intensity areas will be predominately residential over non-residential uses at compatible densities and scales.
- Gross densities in any single development **should be greater than 3 units per acre.**

Urban Reserve

Areas generally in agricultural use, and likely to experience limited development during the life of this plan. These areas consist of natural vegetation and wildlife habitat.

Commercial uses are inappropriate exclusive of:

- Small-scale services, where appropriate to support the surrounding community.
- Small businesses using accessory structures associated with a primary residence.

* * *

New Development:

- Residential developments should have a **minimum lot size of 30 acres**. Lots down to two acres may be allowed as part of a Planned Unit Development (or other appropriate regulatory process) where 65% of the area is reserved for future urban level densities.

CHARACTER AREA DESIGNATION

Suburban Neighborhood Areas

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

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

NEAREST PUBLIC PARK

The nearest public park is Royal Oaks Park. Royal Oaks is approximately 2.5 miles from this location. This park is not accessible via sidewalks.

PROCEDURAL REQUIREMENTS

PRE-DEVELOPMENT

PD25-25

September 25, 2025

Neighbors inquired about storm water runoff and how the developer plans to control it. The applicant representative stated they are required by the City of Norman to provide engineered solutions at the next stage of the project. The representative further explained the applicant may remove some lots to build more detention ponds if deemed necessary.

Neighbors asked why the developer chose this location for the proposed development and mentioned concerns of leapfrog development. The representative addressed these concerns stating that under the AIM Norman Land Use Plan this parcel is designated for the type of development the applicant is proposing. The representative further explained that development cannot be done layer by layer because that would rely on the willingness of owners to sell their land to developers. This is the reason why residents may see isolated development.

BOARD OF PARKS COMMISSIONERS

November 6, 2025

The applicant proposed a private park decision. The proposal would include approximately 3.6 acres of private park land. The Board of Parks Commissioners voted to approve this request by a vote of 7-0.

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

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

FIRE DEPARTMENT

Items regarding fire hydrants and fire code will be considered at the building permit stage.

BUILDING REVIEW

Items regarding building code will be considered at the building permit stage.

PUBLIC WORKS/ENGINEERING

Please see attached report from Engineering regarding the proposed Preliminary Plat.

TRANSPORTATION ENGINEER

Please see the attached report from the Transportation Engineer.

PLANNING*

ZONING CODE CONSIDERATIONS

Purpose – PUD, Planned Unit Development

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

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

*The applicant is seeking a change in the zoning district from A-2 to PUD to allow for a large-lot, single-family development with approximately 0.75 acres per lot. The current zoning of A-2 requires a minimum lot width of 330' and a minimum lot size of 10 acres. The PUD ordinance seeks superior built environments that protect existing and future surrounding areas in achieving the goals of the comprehensive plan of record. The proposal as designed is inconsistent with the land uses assigned this property in the newly-adopted AIM Land Use Plan and requires a land use amendment. As discussed below, the proposal is also inconsistent with the requested land use amendment. Thus this proposal is **inconsistent** with the encouraged policies outlined within the PUD Ordinance.*

Uses Permitted

- The Property is proposed as a residential development only, featuring uses similar to those found within Norman's R-1 District, as follows:

- Detached single-family dwelling;
- Family day care home;
- General purpose farm or garden;
- Home occupation;
- Municipal recreation or water supply;
- Accessory buildings;
- Model homes, subject to an annual permit, as defined in NCC 36-101, for no more than four years, and/or Sales Office;
- Parking lot for model home(s);
- Short-term rentals; and
- One Accessory Dwelling Unit per lot.

This PUD proposes uses similar to those found within the R-1 District. The applicant has included Accessory Dwelling Units as an allowable use but without size or siting requirements/limits. No mixed or commercial use is proposed by applicant.

Area Regulations

- Front Yard: The minimum depth of the front yard setback shall be forty (40') feet.
- Side Yard: The minimum depth of the side yard setback shall be twenty-five (25') feet.
- Rear Yard: The minimum depth of the rear yard setback shall be twenty (20') feet.
- Density and Lot Size: The maximum lot coverage for all structures, as well as impervious area, shall be no more than sixty-five percent (65%) of the total lot area. The minimum lot size shall be 0.75 acres. The development shall consist of fifty-nine (59) residential lots.

The proposed area regulations are not similar to those of any Zoning District. As the PUD is proposed, the maximum density achievable, assuming all lots have ADUs, is 2.6667 units per acre.

Height Regulations

- Height: The maximum building height shall be thirty-five (35) feet.

The building height regulation for the proposed development is the same as the height regulation within the RE, Residential Estates Dwelling District. For further reference, neither A-1 nor A-2 have height limits, and R-1/R-2/R-3 would allow up to three stories with setbacks of the size proposed in this PUD.

COMPREHENSIVE PLAN CONSIDERATIONS

Compatibility with Adjacent Land Uses

The further apart uses are on the intensity scale, the greater the level of mitigation is needed to protect or buffer - as defined in the zoning code - the less intense use. A compatibility score of 5 indicates a complete overlap of proposed uses; whereas a compatibility score of 1 represents a complete lack of overlap in proposed uses. Potential mitigation techniques, and

necessary documentation as determined by the Director of Planning and Community Development, should be outlined with the Zoning and Subdivision ordinances.

	UL	UM	UH	ULC	RR	AR	UR	MX	IMX	CBD	LC	C	JC	TOD	OP	CIV
UL	-	4	3	2	4	4	5	3	3	3	4	3	2	3	5	5
UM	4	-	4	3	2	2	2	4	4	4	5	4	3	4	5	5
UH	3	4	-	4	2	2	1	5	5	5	4	4	4	5	5	5
ULC	2	3	4	-	1	1	1	5	5	4	3	4	4	5	5	5
RR	4	2	2	1	-	5	5	1	1	1	2	1	1	1	5	5
AR	3	2	1	1	5	-	5	1	1	1	2	1	1	1	5	5
UR	5	2	1	1	5	5	-	1	1	1	2	2	2	1	5	5
MX	3	4	5	5	1	1	1	-	5	5	4	5	4	5	5	5
IMX	3	4	5	4	1	1	1	5	-	2	4	5	5	5	3	5
CBD	3	4	5	4	1	2	1	5	2	-	4	2	2	5	4	5
LC	4	5	4	3	2	2	2	4	4	4	-	4	4	4	4	5
C	3	4	4	4	1	2	2	5	5	2	4	-	5	5	3	5
JC	2	3	4	4	1	2	2	4	5	2	4	5	-	4	4	5
TOD	3	4	5	5	1	2	1	5	5	5	4	5	4	-	4	5
OP	5	5	5	5	5	5	5	5	3	4	4	3	4	5	-	5
CIV	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	-

Note: Larger numbers represent a higher level of compatibility between land uses.

	Subject Property Proposed	North	East	South	West
Land Use	Urban Low	Urban Low	Urban Low/ Civic	Urban Low	Urban Reserve/ Urban Low
Rating	-	-	-/5	-	5/-

The proposed project has land use compatibility scores of 5 where abutting land use categories other than Urban Low. Civic abuts the subject project to the east. Urban Reserve abuts the subject property to the west. A score of 5 means the proposed use overlaps completely. Development should be designed consistent with good planning practices.

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 General Residential Policies regarding the public spaces defined in the UL Land Use category. The applicant is proposing a private park of approximately 3.6 acres. Walking trails are planned to be installed around the detention pond. The development does not include a variety of densities. It is unknown at this stage if the development will include a variety of styles, sizes, or price points. It is also unknown if the development will use a variety of styles to avoid the appearance of identical homes.*

Suburban Neighborhood Areas Policies

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

- Connect streets between land uses and include complete street approaches for undeveloped sites.
- Use the most recent Transportation Master Plan to fill pedestrian system gaps along streets, to trails, and within developments.
- Encourage network of multi-modal transportation options to neighborhood centers and local mixed-use developments.

*The proposed development is **inconsistent** with the Suburban Neighborhood Area policies because the development does not include the extension of public utilities. Potable City water and City sewer facilities currently do not extend beyond 36th Ave NE. The proposed development lots are nearly identical in size and are subject to identical development standards. The design, as proposed, does not include a mix of uses or housing and density variety. The proposed development does not account for multi-modal transportation and does not allow for connectivity to the west, where Urban Low is adjacent.*

Land Use Development Policies

Urban Low (UL)

An efficient, walkable pattern of lower-density urban development. Moderate to high building spacing and separation of uses, with further distances between destinations and fewer shared amenities.

- Low-intensity areas will be predominately residential over non-residential uses at compatible densities and scales.
- Gross densities in any single development should be greater than 3 units per acre.

*The proposed development is **inconsistent** with the Urban Low Land Use policy. As designed, it is not possible for the development to achieve three units per acre and allows a low housing density as low as 1.5 units per acre. Further, the development is entirely residential, including no mixed or commercial uses.*

Building Types – New Development

- Varied types of residential structures
 - Emphasis on single-unit detached and attached residential developments, including small-, standard, and large-lot single-unit detached, duplexes, and townhomes.
- Attached housing may transition to higher intensities along collector and arterial streets, or adjacent to higher intensity uses.
 - Attached housing may be allowed throughout a development to create variety.
 - Higher intensity multi-unit residential housing would be allowed when parcels are located along and with direct access to an arterial street
- 2 or 3 story commercial and higher density residential on arterials with limited parking areas

*The proposed development is comprised entirely of single-family dwellings and is **inconsistent** with the Land Use policies. Although ADUs are proposed, there is little variety in the proposed residential types or densities.*

Site Design

- It is critical that these locations take every opportunity to improve connectivity and help mitigate missing connections to nearby developed areas in order to strengthen neighborhood connectivity.
- The variety and diversity of housing stock should be improved as should the functionality of these areas, such as extensive street and sidewalk connections, a wider variety of lot sizes, and integration of and access to open spaces and other nearby activities should be incorporated into the design of new areas

*The development does not propose a variety of lot sizes or housing stock; all the lots are approximately 0.75 acres and propose identical potential residential development. As designed, there is little opportunity for fostering connections to adjacent areas. Further, the development is proposed ahead of municipal utility extension and adjacent development, further lessening the ability to connect to nearby developed areas. For these reasons, the proposed development is **inconsistent** with the Land Use policies.*

Transportation

- Existing: The type and arrangement of streets means that almost all trips require a private vehicle to use at least one arterial road. Some of these areas have connections, or potential connections, to the regional trail network. Few of these areas have easy access to transit at this time.
- Projected: A highly connected multi-modal network is required to support the current and future needs of these important areas. Improving access for pedestrians and bicyclists will be a priority, including modernizing multi-modal infrastructure

*The proposed development does not account for multi-modal infrastructure or pedestrian access. Sidewalks are not proposed within the development. For these reasons, the proposed development is **inconsistent** with the Land Use policies.*

Utility Access

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

*The proposed development is **inconsistent** with the Land Use policies as the applicant is not extending public utilities to the development.*

Public Space

- This UL Land Use supports a variety of public spaces including parks of various sizes, regional trails, natural areas including wildlife corridor, and walking paths.

*Approximately 6.16 acres of the development will be preserved as common area, with 1.31 acres of this common area covered by water. Proposed open space is shown on the Open Space Plan found in the PUD Narrative as Exhibit E. These open spaces will include a private park. For this reason, the development is **consistent** with Land Use policies.*

Locational Criteria

- Low intensity residential uses shall be adequately buffered or spaced from intensities posing adverse effects including noise, odors, air and light pollution, and heavy traffic.
- Lower intensity residential uses are not appropriate along arterial streets and should be located behind higher intensity residential, commercial, or mixed-use developments along arterial streets.
- Non-residential development is appropriate along arterial and collector streets, primarily at intersections.
- Urban Low is most compatible adjacent to: UM, RR, AR, UR, LCC, TOD, and OP.
- Urban Low is least compatible adjacent to: ULC, CBD, and C and requires additional buffering from uses that generate more noise, odors, air and light pollution, and heavy traffic.

The proposed development is largely inconsistent with the Locational Criteria for the Urban Low Land Use policies. The lack of variety in proposed uses, lot sizes, and development standards does not allow for adequate internal buffering. Further, the UL policies state lower intensity residential uses are not appropriate along arterial streets. E. Robinson St. is a Minor Arterial – Rural in the AIM Norman Comprehensive Transportation Plan. The AIM Norman vision for Urban Low Land Use is to include varied types of housing that are still compatible with single-family detached housing, including duplexes, townhomes, and single-family attached. This applicant is solely proposing single-family detached housing with an optional ADU on this application. This project would have a net density of less than 3 units per acre if developed with ADUs on every lot.

Neighborhood and/or Special Area Plans

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

UTILITIES*

AIM NORMAN PLAN CONFORMANCE

The AIM Water Utility Master Plan and Wastewater Utility Master Plan showed that this proposed tract of land would be part of the future service areas for water and wastewater, respectively. However, this proposed development is not in compliance with these plans since water and wastewater service are proposed to be through private wells and onsite systems, respectively. Additionally, the United States Bureau of Reclamation provided conditions for the development as shown in the attached letter dated November 3, 2025. The same protection of the Norman raw water line will be applied as stipulated by the United States Bureau of Reclamation for the federally-owned raw water line.

SOLID WASTE MANAGEMENT

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

WATER/WASTEWATER QUALITY

Water Availability

The proposed development does not propose to utilize the City water system.

Wastewater Availability

The proposed development does not propose to utilize the City wastewater system.

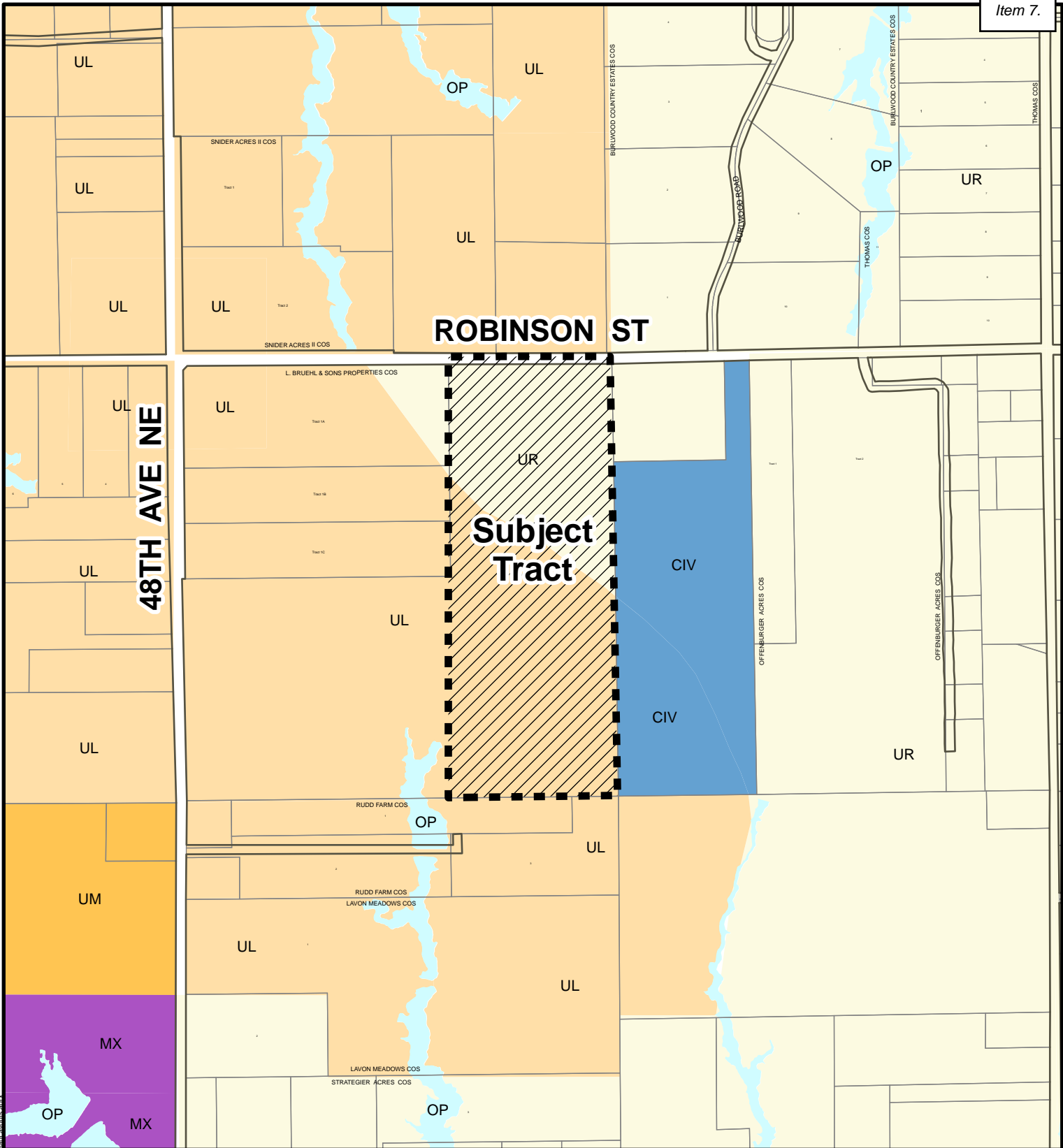
ALTERNATIVES/ISSUES:

The proposed development required a land use amendment due to facial inconsistency with either existing land use designation. However, the applicant requested an amendment to make the entire parcel Urban Low land use, but the development as proposed remains largely inconsistent with the Urban Low land use policies. A portion of the subject property is currently designated as Urban Reserve on the AIM Norman Land Use Plan. The western boundary of Urban Reserve land use designation in this area was determined based upon topography, which resulted in several places where parcels were partially designated. In that regard, the line of Urban Reserve designation was intentionally drawn to honor the natural topography of this historically rural property in guiding its future potential urban development.

The applicant has the ability and opportunity under current land use designations to achieve the same number of lots/dwelling units proposed here while honoring both current designations but has pursued this proposal instead. While the Urban Reserve designation generally calls for a minimum lot size of 30 acres, lots down to two acres may be allowed as part of a Planned Unit Development where 65% of the area is reserved for future urban level densities. If the applicant appropriately utilized the Urban Low designated area, increasing the density to greater than 3 units per acre, they could still achieve the same number of lots in total. In order to allow for lots down to 0.75 acres, the applicant chose to request a Land Use Plan Amendment to Urban Low for the full 59.33 acres. However, as proposed, the development does not meet the greater than 3 dwelling units per acre minimum of Urban Low, instead establishing an overall density between 1.5 and 2.6667 (met only if every single lot includes an ADU) units/acre, which is a density level not represented in any adopted AIM Norman Land Use category.

CONCLUSION:

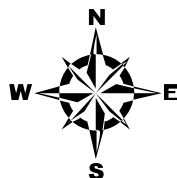
Staff forwards this request for rezoning from A-2, Rural Agricultural District, to a PUD, Planned Unit Development, and Ordinance O-2526-20, to the Planning Commission for consideration and recommendation to City Council.



AIM Norman Future Land Use



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

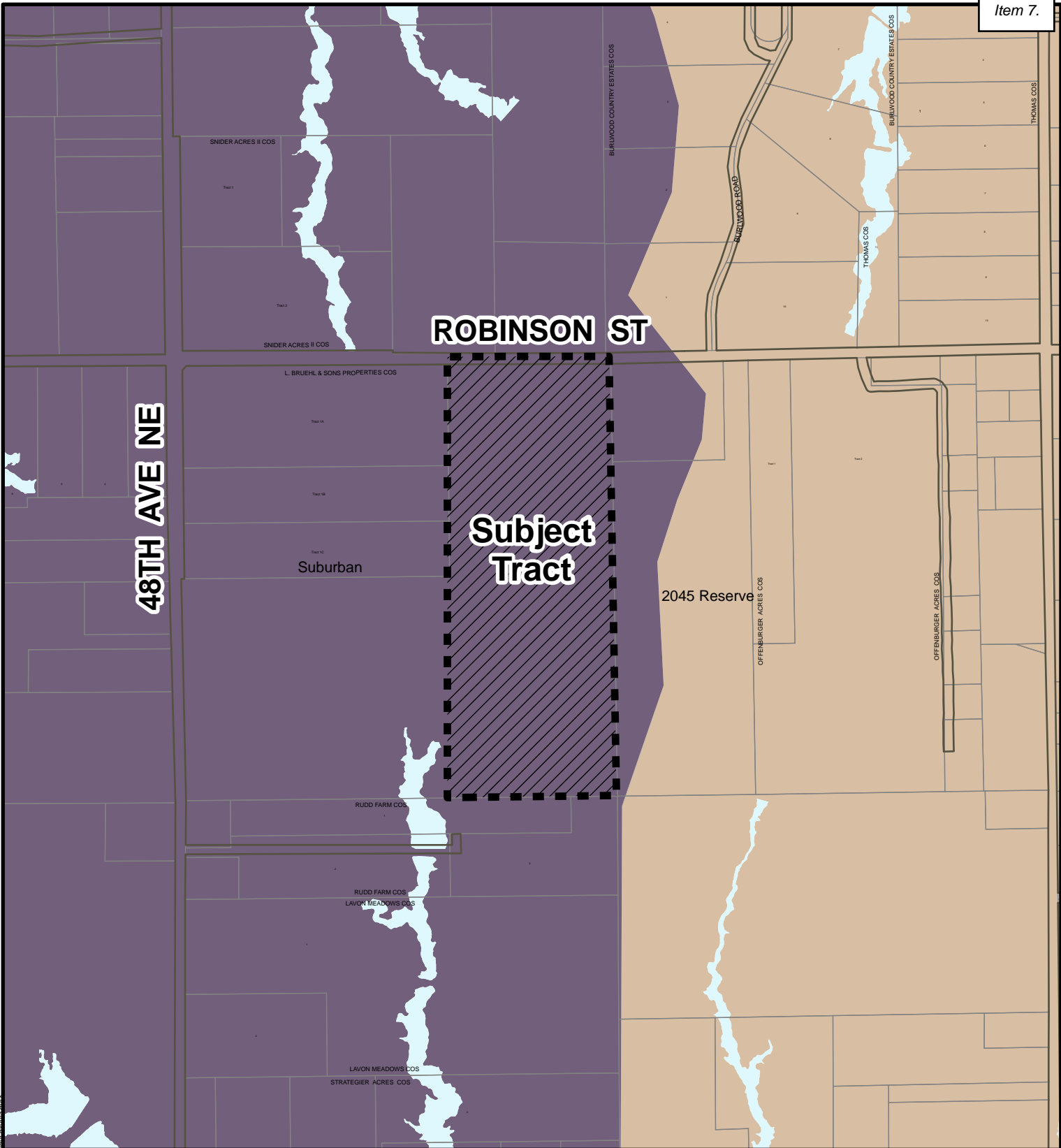


November 7, 2025

0 400 800 Ft.



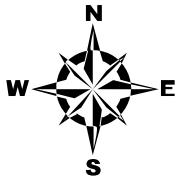
Subject Tract



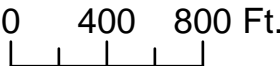
AIM Norman Character Areas



Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
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in the information presented.



November 7, 2025



Subject Tract

Applicant: Premium Homes, LLC

Project Location: Generally located on the south side of E Robinson St between 48th Ave NE and 58th Ave NE

Case Number: PD25-25

Time: 5:30 p.m.

Applicant Representative:

Sean Reiger
Gunner Joyce

Attendees:

Mike Bruehl
Jeremy Been
Dianna Hutzler
Cheryl Blake
Bill Swain
Erica Bird

City Staff:

Justin Fish, Planner I
Beth Muckala, Assistant City Attorney

Application Summary:

The applicant submitted a request for a rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development District, for approximately 49.45 acres of property generally located on the south side of E Robinson St between 48th Ave NE and 58th Ave NE. The rezoning is required for the applicant to develop the site into a single-family development. At this time the applicant has not provided the required preliminary plat and land use amendment for this request.

Neighbor's Comments/Concerns/Responses:

Neighbors inquired about storm water runoff and how the developer plans to control it. The applicant representative stated they are required by the City of Norman to provide engineered solutions at the next stage of the project. The representative further explained the applicant may remove some lots to build more detention ponds if deemed necessary.

Neighbors asked why the developer chose this location for the proposed development and mentioned concerns of leapfrog development. The representative addressed these concerns stating that under the AIM Norman Land Use Plan this parcel is designated for the type of development the applicant is proposing. The representative further explained that development cannot be done layer by layer because that would rely on the

willingness of owners to sell their land to developers. This is the reason why residents may see isolated development.

File Attachments for Item:

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-20: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH SIDE OF E. ROBINSON BETWEEN 48TH AVENUE N.E. AND 58TH AVENUE N.E.; WARD 5)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/13/2025

REQUESTER: Premium Land, LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-20:
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH SIDE OF E. ROBINSON BETWEEN 48TH AVENUE N.E. AND 58TH AVENUE N.E.; WARD 5)

APPLICANT/REPRESENTATIVE	Premium Land, LLC/Rieger Sadler Joyce LLC
LOCATION	South side of E Robinson, between 48 th Avenue NE and 58 th Avenue NE
WARD	5
CORE AREA	No
EXISTING ZONING	A-2, Rural Agricultural District
EXISTING LAND USE DESIGNATION	Urban Reserve and Urban Low
CHARACTER AREA	Suburban
PROPOSED ZONING	PUD, Planned Unit Development
PROPOSED LAND USE	Urban Low

REQUESTED ACTION

Rezoning from A-2, Rural Agricultural District, to a PUD, Planned Unit Development and accompanied by an AIM Norman Comprehensive Land Use Plan Amendment request

SUMMARY:

The applicant, Premium Land, LLC, is requesting a Planned Unit Development to allow for the development of a large-lot, single-family residential neighborhood. Each lot will contain approximately 0.75 acres. This rezoning request is accompanied by an AIM Norman Comprehensive Land Use Plan amendment request.

EXISTING CONDITIONS**SIZE OF SITE**

59.33 Acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	A-2	A-2	A-2 with Public Utility Special Use	A-2	A-2
Land Use	Urban Reserve & Urban Low	Urban Low	Urban Low & Civic	Urban Reserve & Urban Low	Urban Reserve & Urban Low
Current Use	Vacant	Residential & Vacant	Residential & Vacant	Residential	Residential & Vacant

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

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

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

LAND USE DESIGNATIONS

Urban Low

An efficient, walkable pattern of lower-density urban development. Moderate to high building spacing and separation of uses, with further distances between destinations and fewer shared amenities.

- Low-intensity areas will be predominately residential over non-residential uses at compatible densities and scales.
- Gross densities in any single development **should be greater than 3 units per acre.**

Urban Reserve

Areas generally in agricultural use, and likely to experience limited development during the life of this plan. These areas consist of natural vegetation and wildlife habitat.

Commercial uses are inappropriate exclusive of:

- Small-scale services, where appropriate to support the surrounding community.
- Small businesses using accessory structures associated with a primary residence.

* * *

New Development:

- Residential developments should have a **minimum lot size of 30 acres**. Lots down to two acres may be allowed as part of a Planned Unit Development (or other appropriate regulatory process) where 65% of the area is reserved for future urban level densities.

CHARACTER AREA DESIGNATION

Suburban Neighborhood Areas

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

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

NEAREST PUBLIC PARK

The nearest public park is Royal Oaks Park. Royal Oaks is approximately 2.5 miles from this location. This park is not accessible via sidewalks.

PROCEDURAL REQUIREMENTS

PRE-DEVELOPMENT

PD25-25

September 25, 2025

Neighbors inquired about storm water runoff and how the developer plans to control it. The applicant representative stated they are required by the City of Norman to provide engineered

solutions at the next stage of the project. The representative further explained the applicant may remove some lots to build more detention ponds if deemed necessary.

Neighbors asked why the developer chose this location for the proposed development and mentioned concerns of leapfrog development. The representative addressed these concerns stating that under the AIM Norman Land Use Plan this parcel is designated for the type of development the applicant is proposing. The representative further explained that development cannot be done layer by layer because that would rely on the willingness of owners to sell their land to developers. This is the reason why residents may see isolated development.

BOARD OF PARKS COMMISSIONERS

November 6, 2025

The applicant proposed a private park decision. The proposal would include approximately 3.6 acres of private park land. The Board of Parks Commissioners voted to approve this request by a vote of 7-0.

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

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

FIRE DEPARTMENT

Items regarding fire hydrants and fire code will be considered at the building permit stage.

BUILDING REVIEW

Items regarding building code will be considered at the building permit stage.

PUBLIC WORKS/ENGINEERING

Please see attached report from Engineering regarding the proposed Preliminary Plat.

TRANSPORTATION ENGINEER

Please see the attached report from the Transportation Engineer.

PLANNING*

ZONING CODE CONSIDERATIONS

Purpose – PUD, Planned Unit Development

It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design

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

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

*The applicant is seeking a change in the zoning district from A-2 to PUD to allow for a large-lot, single-family development with approximately 0.75 acres per lot. The current zoning of A-2 requires a minimum lot width of 330' and a minimum lot size of 10 acres. The PUD ordinance seeks superior built environments that protect existing and future surrounding areas in achieving the goals of the comprehensive plan of record. The proposal as designed is inconsistent with the land uses assigned this property in the newly-adopted AIM Land Use Plan and requires a land use amendment. As discussed below, the proposal is also inconsistent with the requested land use amendment. Thus this proposal is **inconsistent** with the encouraged policies outlined within the PUD Ordinance.*

Uses Permitted

- The Property is proposed as a residential development only, featuring uses similar to those found within Norman's R-1 District, as follows:
 - Detached single-family dwelling;

- Family day care home;
- General purpose farm or garden;
- Home occupation;
- Municipal recreation or water supply;
- Accessory buildings;
- Model homes, subject to an annual permit, as defined in NCC 36-101, for no more than four years, and/or Sales Office;
- Parking lot for model home(s);
- Short-term rentals; and
- One Accessory Dwelling Unit per lot.

This PUD proposes uses similar to those found within the R-1 District. The applicant has included Accessory Dwelling Units as an allowable use but without size or siting requirements/limits. No mixed or commercial use is proposed by applicant.

Area Regulations

- Front Yard: The minimum depth of the front yard setback shall be forty (40') feet.
- Side Yard: The minimum depth of the side yard setback shall be twenty-five (25') feet.
- Rear Yard: The minimum depth of the rear yard setback shall be twenty (20') feet.
- Density and Lot Size: The maximum lot coverage for all structures, as well as impervious area, shall be no more than sixty-five percent (65%) of the total lot area. The minimum lot size shall be 0.75 acres. The development shall consist of fifty-nine (59) residential lots.

The proposed area regulations are not similar to those of any Zoning District. As the PUD is proposed, the maximum density achievable, assuming all lots have ADUs, is 2.6667 units per acre.

Height Regulations

- Height: The maximum building height shall be thirty-five (35) feet.

The building height regulation for the proposed development is the same as the height regulation within the RE, Residential Estates Dwelling District. For further reference, neither A-1 nor A-2 have height limits, and R-1/R-2/R-3 would allow up to three stories with setbacks of the size proposed in this PUD.

COMPREHENSIVE PLAN CONSIDERATIONS

Compatibility with Adjacent Land Uses

The further apart uses are on the intensity scale, the greater the level of mitigation is needed to protect or buffer - as defined in the zoning code - the less intense use. A compatibility score of 5 indicates a complete overlap of proposed uses; whereas a compatibility score of 1 represents a complete lack of overlap in proposed uses. Potential mitigation techniques, and necessary documentation as determined by the Director of Planning and Community Development, should be outlined with the Zoning and Subdivision ordinances.

	UL	UM	UH	ULC	RR	AR	UR	MX	IMX	CBD	LC	C	JC	TOD	OP	CIV
UL	-	4	3	2	4	4	5	3	3	3	4	3	2	3	5	5
UM	4	-	4	3	2	2	2	4	4	4	5	4	3	4	5	5
UH	3	4	-	4	2	2	1	5	5	5	4	4	4	5	5	5
ULC	2	3	4	-	1	1	1	5	5	4	3	4	4	5	5	5
RR	4	2	2	1	-	5	5	1	1	1	2	1	1	1	5	5
AR	3	2	1	1	5	-	5	1	1	1	2	1	1	1	5	5
UR	5	2	1	1	5	5	-	1	1	1	2	2	2	1	5	5
MX	3	4	5	5	1	1	1	-	5	5	4	5	4	5	5	5
IMX	3	4	5	4	1	1	1	5	-	2	4	5	5	5	3	5
CBD	3	4	5	4	1	2	1	5	2	-	4	2	2	5	4	5
LC	4	5	4	3	2	2	2	4	4	4	-	4	4	4	4	5
C	3	4	4	4	1	2	2	5	5	2	4	-	5	5	3	5
JC	2	3	4	4	1	2	2	4	5	2	4	5	-	4	4	5
TOD	3	4	5	5	1	2	1	5	5	5	4	5	4	-	4	5
OP	5	5	5	5	5	5	5	5	3	4	4	3	4	5	-	5
CIV	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	-

Note: Larger numbers represent a higher level of compatibility between land uses.

	Subject Property Proposed	North	East	South	West
Land Use	Urban Low	Urban Low	Urban Low/ Civic	Urban Low	Urban Reserve/ Urban Low
Rating	-	-	-/5	-	5/-

The proposed project has land use compatibility scores of 5 where abutting land use categories other than Urban Low. Civic abuts the subject project to the east. Urban Reserve abuts the subject property to the west. A score of 5 means the proposed use overlaps completely. Development should be designed consistent with good planning practices.

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 General Residential Policies regarding the public spaces defined in the UL Land Use category. The applicant is proposing a private park of approximately 3.6 acres. Walking trails are planned to be installed around the detention pond. The development does not include a variety of densities. It is unknown at this stage if the development will include a variety of styles, sizes, or price points. It is also unknown if the development will use a variety of styles to avoid the appearance of identical homes.*

Suburban Neighborhood Areas Policies

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

- Use the most recent Transportation Master Plan to fill pedestrian system gaps along streets, to trails, and within developments.
- Encourage network of multi-modal transportation options to neighborhood centers and local mixed-use developments.

*The proposed development is **inconsistent** with the Suburban Neighborhood Area policies because the development does not include the extension of public utilities. Potable City water and City sewer facilities currently do not extend beyond 36th Ave NE. The proposed development lots are nearly identical in size and are subject to identical development standards. The design, as proposed, does not include a mix of uses or housing and density variety. The proposed development does not account for multi-modal transportation and does not allow for connectivity to the west, where Urban Low is adjacent.*

Land Use Development Policies

Urban Low (UL)

An efficient, walkable pattern of lower-density urban development. Moderate to high building spacing and separation of uses, with further distances between destinations and fewer shared amenities.

- Low-intensity areas will be predominately residential over non-residential uses at compatible densities and scales.
- Gross densities in any single development should be greater than 3 units per acre.

*The proposed development is **inconsistent** with the Urban Low Land Use policy. As designed, it is not possible for the development to achieve three units per acre and allows a low housing density as low as 1.5 units per acre. Further, the development is entirely residential, including no mixed or commercial uses.*

Building Types – New Development

- Varied types of residential structures
 - Emphasis on single-unit detached and attached residential developments, including small-, standard, and large-lot single-unit detached, duplexes, and townhomes.
- Attached housing may transition to higher intensities along collector and arterial streets, or adjacent to higher intensity uses.
 - Attached housing may be allowed throughout a development to create variety.
 - Higher intensity multi-unit residential housing would be allowed when parcels are located along and with direct access to an arterial street
- 2 or 3 story commercial and higher density residential on arterials with limited parking areas

*The proposed development is comprised entirely of single-family dwellings and is **inconsistent** with the Land Use policies. Although ADUs are proposed, there is little variety in the proposed residential types or densities.*

Site Design

- It is critical that these locations take every opportunity to improve connectivity and help mitigate missing connections to nearby developed areas in order to strengthen neighborhood connectivity.

- The variety and diversity of housing stock should be improved as should the functionality of these areas, such as extensive street and sidewalk connections, a wider variety of lot sizes, and integration of and access to open spaces and other nearby activities should be incorporated into the design of new areas

*The development does not propose a variety of lot sizes or housing stock; all the lots are approximately 0.75 acres and propose identical potential residential development. As designed, there is little opportunity for fostering connections to adjacent areas. Further, the development is proposed ahead of municipal utility extension and adjacent development, further lessening the ability to connect to nearby developed areas. For these reasons, the proposed development is **inconsistent** with the Land Use policies.*

Transportation

- Existing: The type and arrangement of streets means that almost all trips require a private vehicle to use at least one arterial road. Some of these areas have connections, or potential connections, to the regional trail network. Few of these areas have easy access to transit at this time.
- Projected: A highly connected multi-modal network is required to support the current and future needs of these important areas. Improving access for pedestrians and bicyclists will be a priority, including modernizing multi-modal infrastructure

*The proposed development does not account for multi-modal infrastructure or pedestrian access. Sidewalks are not proposed within the development. For these reasons, the proposed development is **inconsistent** with the Land Use policies.*

Utility Access

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

*The proposed development is **inconsistent** with the Land Use policies as the applicant is not extending public utilities to the development.*

Public Space

- This UL Land Use supports a variety of public spaces including parks of various sizes, regional trails, natural areas including wildlife corridor, and walking paths.

*Approximately 6.16 acres of the development will be preserved as common area, with 1.31 acres of this common area covered by water. Proposed open space is shown on the Open Space Plan found in the PUD Narrative as Exhibit E. These open spaces will include a private park. For this reason, the development is **consistent** with Land Use policies.*

Locational Criteria

- Low intensity residential uses shall be adequately buffered or spaced from intensities posing adverse effects including noise, odors, air and light pollution, and heavy traffic.

- Lower intensity residential uses are not appropriate along arterial streets and should be located behind higher intensity residential, commercial, or mixed-use developments along arterial streets.
- Non-residential development is appropriate along arterial and collector streets, primarily at intersections.
- Urban Low is most compatible adjacent to: UM, RR, AR, UR, LCC, TOD, and OP.
- Urban Low is least compatible adjacent to: ULC, CBD, and C and requires additional buffering from uses that generate more noise, odors, air and light pollution, and heavy traffic.

The proposed development is largely inconsistent with the Locational Criteria for the Urban Low Land Use policies. The lack of variety in proposed uses, lot sizes, and development standards does not allow for adequate internal buffering. Further, the UL policies state lower intensity residential uses are not appropriate along arterial streets. E. Robinson St. is a Minor Arterial – Rural in the AIM Norman Comprehensive Transportation Plan. The AIM Norman vision for Urban Low Land Use is to include varied types of housing that are still compatible with single-family detached housing, including duplexes, townhomes, and single-family attached. This applicant is solely proposing single-family detached housing with an optional ADU on this application. This project would have a net density of less than 3 units per acre if developed with ADUs on every lot.

Neighborhood and/or Special Area Plans

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

UTILITIES*

AIM NORMAN PLAN CONFORMANCE

The AIM Water Utility Master Plan and Wastewater Utility Master Plan showed that this proposed tract of land would be part of the future service areas for water and wastewater, respectively. However, this proposed development is not in compliance with these plans since water and wastewater service are proposed to be through private wells and onsite systems, respectively. Additionally, the United States Bureau of Reclamation provided conditions for the development as shown in the attached letter dated November 3, 2025. The same protection of the Norman raw water line will be applied as stipulated by the United States Bureau of Reclamation for the federally-owned raw water line.

SOLID WASTE MANAGEMENT

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

WATER/WASTEWATER QUALITY

Water Availability

The proposed development does not propose to utilize the City water system.

Wastewater Availability

The proposed development does not propose to utilize the City wastewater system.

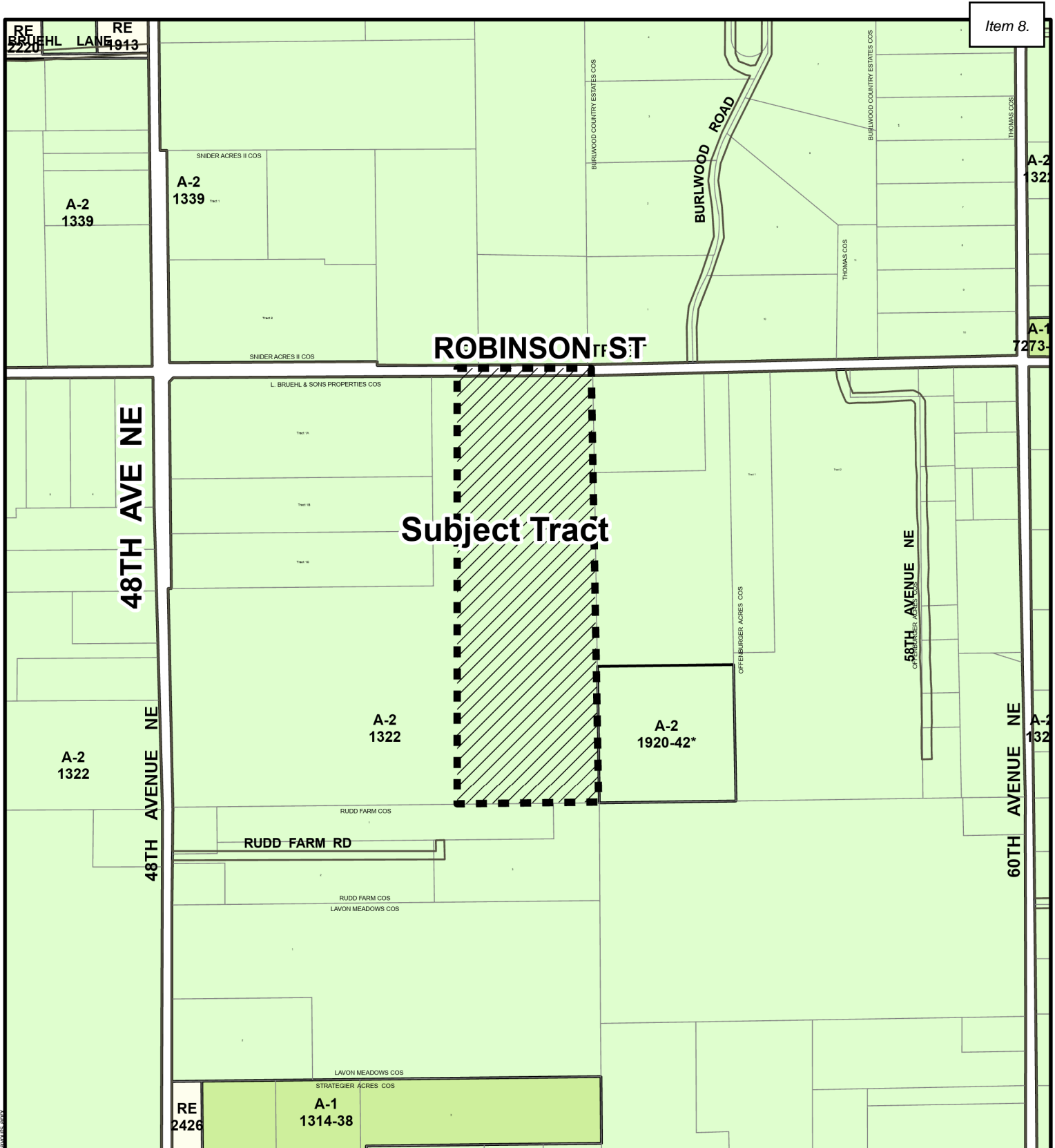
ALTERNATIVES/ISSUES:

The proposed development required a land use amendment due to facial inconsistency with either existing land use designation. However, the applicant requested an amendment to make the entire parcel Urban Low land use, but the development as proposed remains largely inconsistent with the Urban Low land use policies. A portion of the subject property is currently designated as Urban Reserve on the AIM Norman Land Use Plan. The western boundary of Urban Reserve land use designation in this area was determined based upon topography, which resulted in several places where parcels were partially designated. In that regard, the line of Urban Reserve designation was intentionally drawn to honor the natural topography of this historically rural property in guiding its future potential urban development.

The applicant has the ability and opportunity under current land use designations to achieve the same number of lots/dwelling units proposed here while honoring both current designations but has pursued this proposal instead. While the Urban Reserve designation generally calls for a minimum lot size of 30 acres, lots down to two acres may be allowed as part of a Planned Unit Development where 65% of the area is reserved for future urban level densities. If the applicant appropriately utilized the Urban Low designated area, increasing the density to greater than 3 units per acre, they could still achieve the same number of lots in total. In order to allow for lots down to 0.75 acres, the applicant chose to request a Land Use Plan Amendment to Urban Low for the full 59.33 acres. However, as proposed, the development does not meet the greater than 3 dwelling units per acre minimum of Urban Low, instead establishing an overall density between 1.5 and 2.6667 (met only if every single lot includes an ADU) units/acre, which is a density level not represented in any adopted AIM Norman Land Use category.

CONCLUSION:

Staff forwards this request for rezoning from A-2, Rural Agricultural District, to a PUD, Planned Unit Development, and Ordinance O-2526-20, 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.



September 4, 2025

0 400 800 Ft.



Subject Tract

Sterling Fields

A PLANNED UNIT DEVELOPMENT NORMAN, OKLAHOMA

APPLICANT:
Premium Land, LLC

APPLICATION FOR:

**PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT**

Submitted October 1, 2025
Revised November 5, 2025

PREPARED BY:

RIEGER SADLER JOYCE LLC
136 Thompson Drive
Norman, Oklahoma 73069

TABLE OF CONTENTS

- I. INTRODUCTION
 - Background and Intent
- II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS
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 - E. Utility Services
 - F. Fire Protection Services
 - G. Traffic Circulation and Access
- III. DEVELOPMENT PLAN AND DESIGN CONCEPT
 - A. Uses Permitted
 - B. Area Regulations
 - C. Miscellaneous Development Criteria

EXHIBITS

- A. Legal Description of the Property
- B. Preliminary Site Development Plan & Typical Lot Layouts
- C. Preliminary Plat
- D. Allowable Uses
- E. Open Space

I. **INTRODUCTION**

Premium Land, LLC (the “**Applicant**”) seeks to rezone a tract of property, containing approximately 59.33 acres, located in Ward 5 of the City of Norman. More particularly, the site is located on the South side of East Robinson, generally between 48th Ave. NE and 58th Ave. NE., more particularly described on the attached **Exhibit A** (the “**Property**”).

The Applicant intends to use this Planned Unit Development (“**PUD**”) to put forth the parameters for which the Property may be developed over time. The Property is currently zoned A-2, Rural Agricultural. This PUD will allow for the Property to develop as a single-family residential development.

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

A. **Location**

The Property is located on the South side of East Robinson, generally between 48th Ave. NE and 58th Ave. NE.

B. **Existing Zoning**

The Property is currently zoned A-2, Rural Agricultural.

The abutting properties are all currently zoned A-2, Rural Agricultural. The property immediately east of the Property also has Special Use for Public Utility.

C. **Elevation and Topography**

The Property consists of unimproved land and is generally flat.

D. **Drainage**

A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application. There are no floodplain or water quality protection zone (WQPZ) areas on the property.

E. **Utility Services**

The lots shall utilize private well and septic utilities in accordance with all applicable ordinances, rules, and regulations of the City of Norman and ODEQ.

F. **Fire Protection Services**

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

G. **Traffic Circulation and Access**

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

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property is planned to accommodate a single-family residential development. The Property shall be developed in general compliance with the preliminary site development plan, attached hereto, subject to final revisions or adjustments allowed by the City of Norman's PUD ordinance. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

A complete list of the allowable uses for the Property is attached as **Exhibit D.**

B. Area Regulations:

The lots shall comply with the following development regulations:

Front Yard: The minimum depth of the front yard setback shall be forty (40') feet.

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

Rear Yard: The minimum depth of the rear yard setback shall be twenty (20') feet.

Density and Lot Size: The maximum lot coverage for all structures, as well as impervious area, shall be no more than sixty-five percent (65%) of the total lot area. The minimum lot size shall be 0.75 acres. The development shall consist of sixty (60) residential lots.

Height: The maximum building height shall be thirty-five (35) feet.

C. Miscellaneous Development Criteria

1. Site Plan

The Site Development Plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD. The development of the property shall be constructed as presented thereon, subject to final design development and changes allowed by the City of Norman's PUD Ordinance, as may be amended from time to time.

2. Open Space/Common Area

Approximately 6.10 acres of common open space are contained within the Property, as shown on **Exhibit E**.

3. Signage

The entrance to the Property may contain entryway signage and associated walls, fences, and decorative features, in order to identify the addition. Such signage and features shall not be located within any public or private easement areas, except as expressly permitted by the terms of the applicable easement. The signage may be lighted and landscaped with appropriate vegetation and planter boxes designed so as not to interfere with traffic sight lines. The maximum square footage shall comply with Chapter 28 of the City of Norman's Code of Ordinances for low density residential.

4. Traffic access/circulation/parking and sidewalks

Access to the Property shall be permitted in the manner depicted on the attached Site Development Plan. The Property shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time. Vehicular maneuvering shall be permitted within the streets and/or rights-of-way, as some common area amenities may feature parallel or similar parking spaces. Sidewalks are not required along interior streets.

5. Landscaping

Landscaping shall be provided in conformity to Section 36-551 of the City of Norman's Zoning Ordinance, as may be amended from time to time.

6. Phasing

It is anticipated that the Property will be developed in multiple phases. The actual timing and number of development phases will be determined by various factors outside of the Applicant's control, including, but not limited to, market demand and absorption rates.

EXHIBIT A

Legal Description of the Property

LEGAL DESCRIPTION:**TRACT 1**

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 89°26'43" EAST, ALONG THE NORTH LINE OF SAID NW/4, A DISTANCE OF 1631.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING 89°26'43" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 155.07 FEET, SAID POINT BEING 816.34 FEET, SOUTH 89°26'43" WEST OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH 00°54'12" EAST, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 2638.81 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4), SAID POINT BEING 816.33 FEET, SOUTH 89°23'36" WEST OF THE CENTER OF SAID SECTION 25; THENCE SOUTH 89°23'36" WEST, ALONG SAID SOUTH LINE, A DISTANCE 171.40 FEET TO A POINT BEING 1631.89 FEET, NORTH 89°23'36" EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 00°32'56" WEST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 2638.92 FEET TO THE POINT OF BEGINNING.

TRACT 2

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 89°26'43" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 1786.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°26'43" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 816.34 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH 00°54'12" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 2638.07 FEET TO THE CENTER OF SAID SECTION 25; THENCE SOUTH 89°23'36" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 816.33 FEET; THENCE NORTH 00°54'12" WEST, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 2638.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,584,266.17SQ. FT. OR 59.3265 ACRES, MORE OR LESS.

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

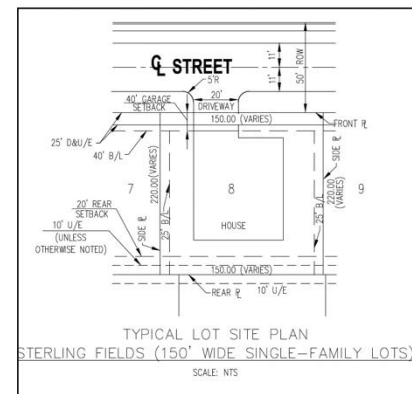


EXHIBIT C
Preliminary Plat
Full Size Documents Submitted to City Staff

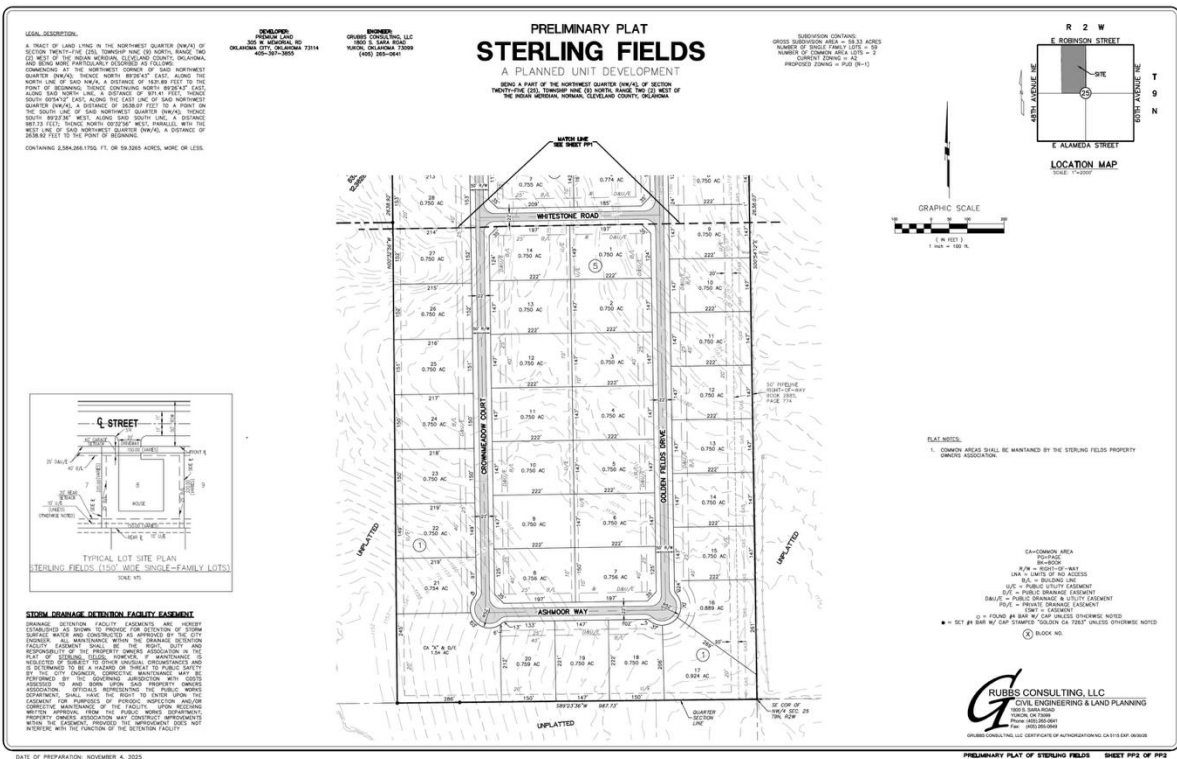
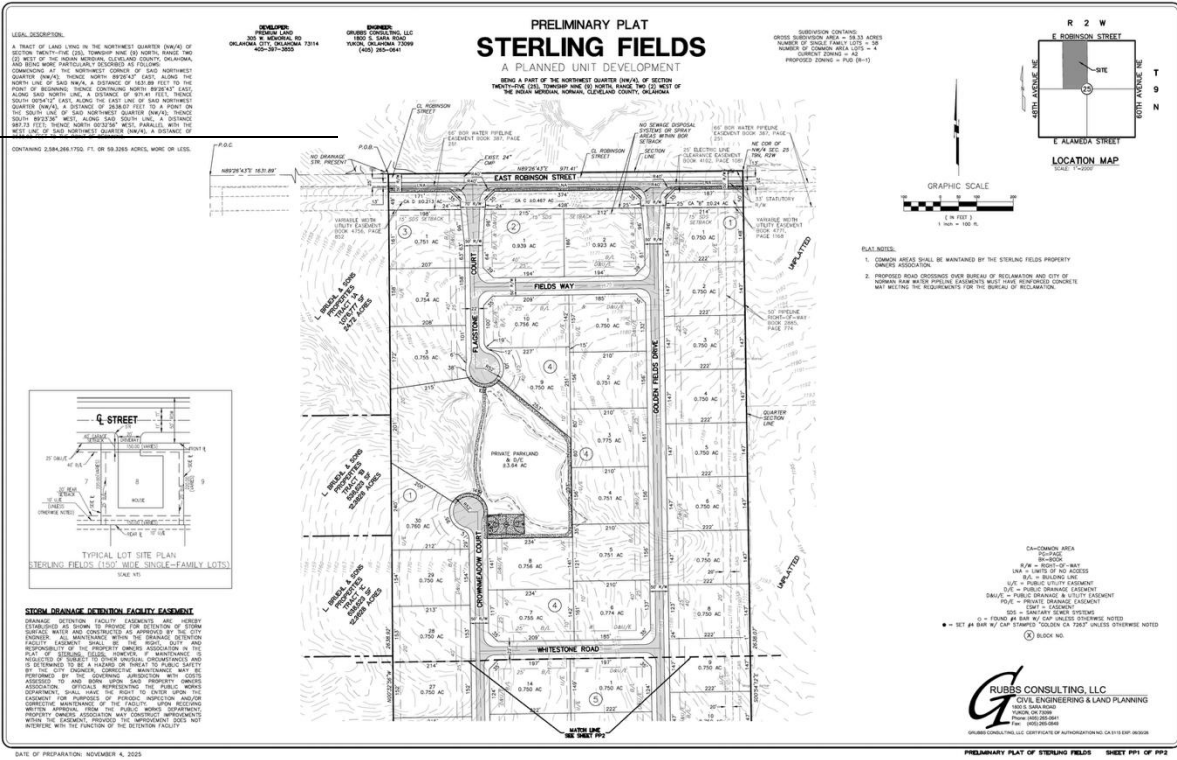
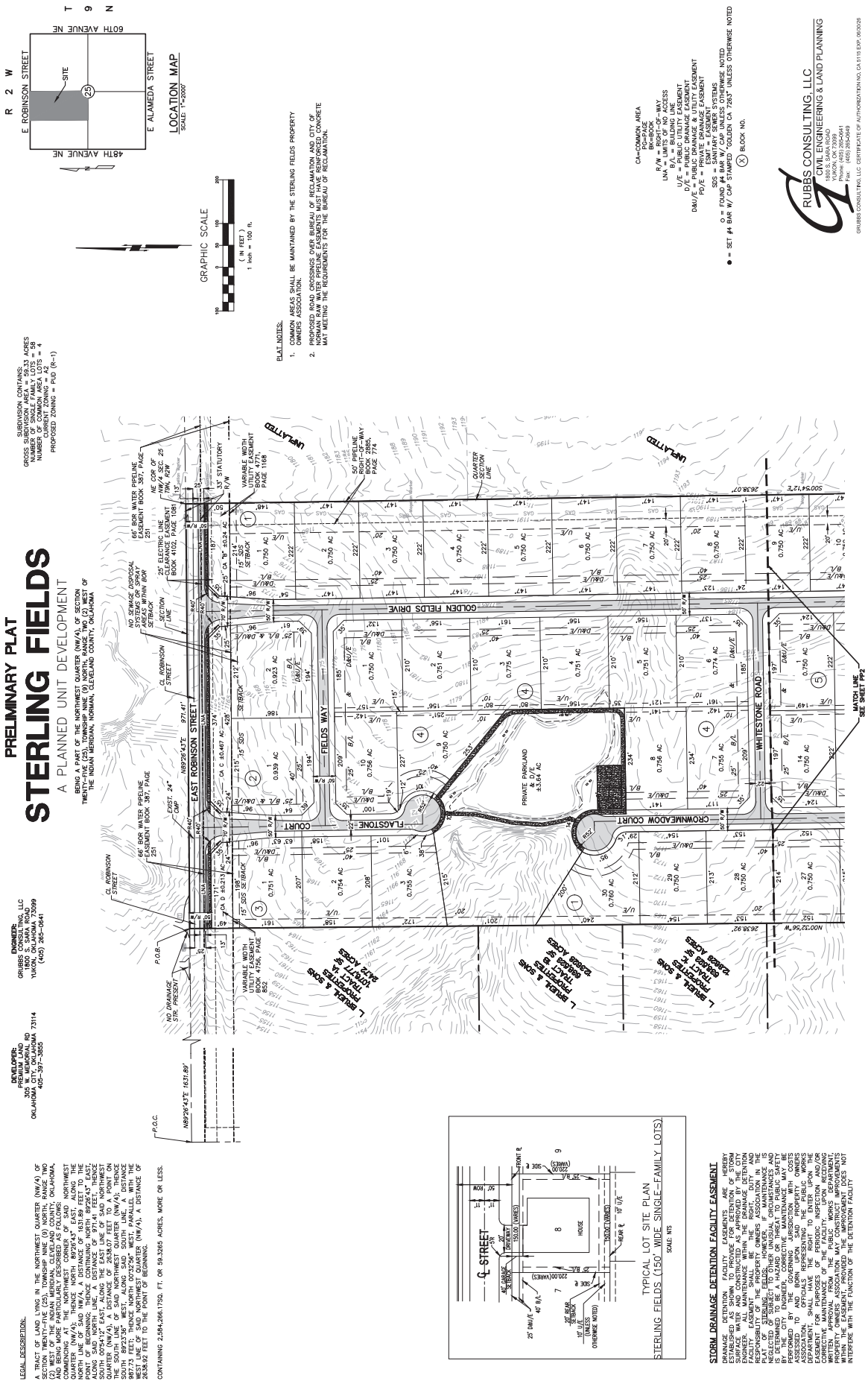


EXHIBIT D
Allowable Uses

- Detached single-family dwelling;
- Family day care home;
- General purpose farm or garden;
- Home occupation;
- Municipal recreation or water supply;
- Accessory buildings;
- Model homes, subject to an annual permit, as defined in NCC 36-101, for no more than four years, and/or Sales Office;
- Parking lot for model home(s);
- Short-term rentals; and
- One Accessory Dwelling Unit per lot.

EXHIBIT E
Open Space
Full Size Documents Submitted to City Staff



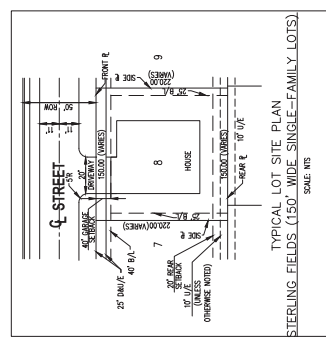
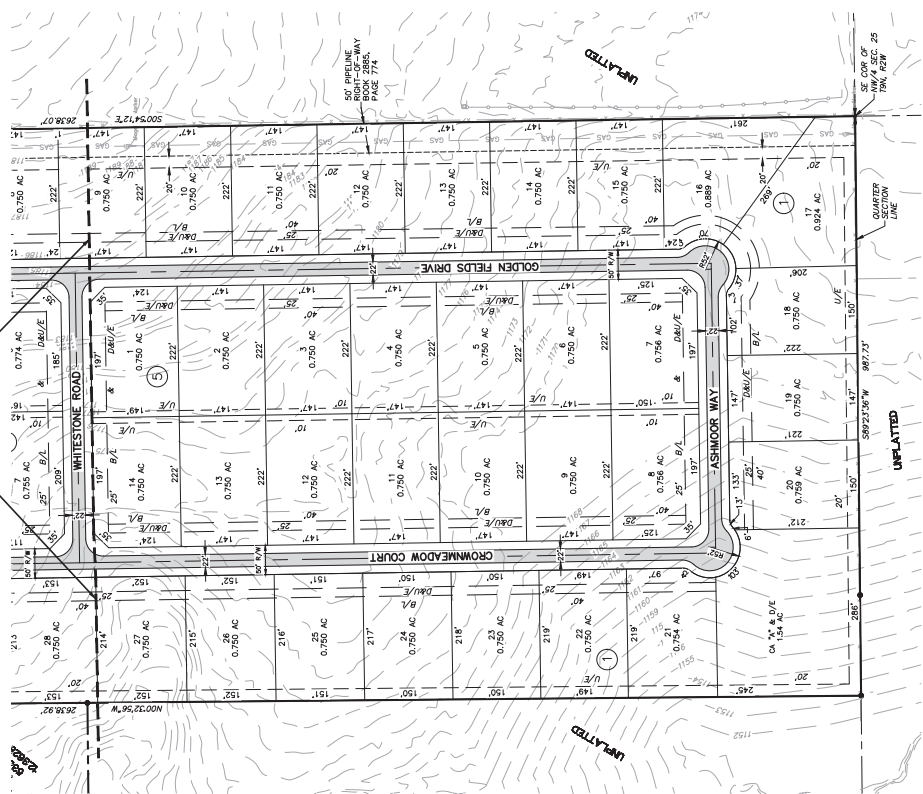
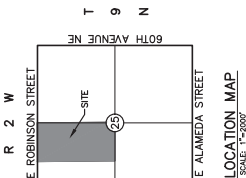


DEVELOPER:
HUBBS CONSULTING, LLC
305 N. WILSON AVE. 2ND FLOOR
OKLAHOMA CITY, OKLAHOMA 73114
(405) 361-3635

ENGINEER:
HUBBS CONSULTING, LLC
305 N. WILSON AVE. 2ND FLOOR
OKLAHOMA CITY, OKLAHOMA 73114
(405) 361-3635

PRELIMINARY PLAT STERLING FIELDS A PLANNED UNIT DEVELOPMENT

SUBDIVISION CONTAINING:
GROSS SUBDIVISION AREA = 99.33 ACRES
NUMBER OF SINGLE FAMILY LOTS = 59
NUMBER OF CONDOMINIUM UNITS = 2
PROPOSED ZONING = A-2



STORM DRAINAGE DETENTION FACILITY EASEMENT
THE DRAINAGE DETENTION FACILITY EASEMENT IS HEREBY
GRANTED TO THE CITY OF OKLAHOMA FOR THE PURPOSES OF
SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY
ENGINEER. THE EASEMENT SHALL BE THE RIGHT OF EASEMENT
AND THE EASEMENT SHALL BE THE RIGHT OF EASEMENT
PLAT OF STERLING FIELDS. HOWEVER, IF MAINTENANCE IS
DETERMINED TO BE A BURDEN OR THREAT TO PUBLIC SAFETY
BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE
PERFORMED BY THE CITY ENGINEER. THE CITY ENGINEER
SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT
DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE
CORRECTIVE MAINTENANCE OF THE FACILITY. A UTILITY RECORDING
PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS
WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT
INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

BLANK NOTES:
1. COMMON AREAS SHALL BE MAINTAINED BY THE STERLING FIELDS PROPERTY OWNERS ASSOCIATION.

- CA-GRANITE AREA
- PO-PAVE
- R/W = RIGHT-OF-WAY
- UNA = LIMITS OF NO ACCESS
- U/E = PUBLIC UTILITY EASEMENT
- DAU/E = PUBLIC DRAINAGE & UTILITY EASEMENT
- PO/E = PRIVATE DRAINAGE EASEMENT
- o = FOUND #4 BAR W/ CAP UNLESS OTHERWISE NOTED
- = SET #4 BAR W/ CAP STAMPED "GOLDER CA 7267" UNLESS OTHERWISE NOTED
- x = BLOCK NO.

HUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
305 N. WILSON AVE. 2ND FLOOR
OKLAHOMA CITY, OKLAHOMA 73114
(405) 361-3635
GOLDER CONSULTING, LLC (CERTIFICATE OF AUTHORIZATION NO. CA 5118 EXP. 06/30/28)

Proj. No.: 25-047 Date: 11/03/2025 Scale: (Horizontal)=100' (Vertical)=N/A Drawn By: JCB Checked By: MCO Approved By: MCO		NO. DESCRIPTION DATE
REVISIONS		

STERLING FIELDS
E. ROBINSON ST & 0.36 MILE E. OF
48TH AVE SE, NORMAN OK
GREENSPACE EXHIBIT

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING

1800 S. State Road
Tulahoma, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649

GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA1515EXP. 06/06/20





United States Department of the Interior

BUREAU OF RECLAMATION
Oklahoma-Texas Area Office
Oklahoma City Field Office
5924 NW Second Street, Suite 200
Oklahoma City, OK 73127-6514



IN REPLY REFER TO:

OK-AD
2.2.3.19

VIA ELECTRONIC MAIL

Mr. Zach Holland
Director of Land Development
Premium Land, LLC
305 W. Memorial Rd.
Oklahoma City, OK 73114

Subject: Proposed Road Crossings of the Norman Pipeline in the Northwest Quarter of Section 25, Township 9 North, Range 2 West of the Indian Meridian in Cleveland County, Oklahoma (Norman Project)

Dear Mr. Holland:

This letter describes the conditions under which the Bureau of Reclamation does not object to the subject crossings, shown on the enclosed Preliminary Plat for Sterling Fields and located at approximate Station 319+31 and 327+47 along the Norman Pipeline as shown on the enclosed plan and profile drawing. The referenced conditions are:

1. Premium Land, LLC (hereinafter referred to as Developer) and/or their successors and assigns shall contact the Central Oklahoma Master Conservancy District by phone at (405) 329-5228 in sufficient time to permit, if necessary, inspection on behalf of the United States of any approved work in progress and at the completion of work within the United States right-of-way.
2. Developer and/or their successors and assigns shall accomplish installation, operation, and maintenance of the roads on United States rights-of-way in a manner which avoids damage to or obstruction of Norman Project facilities or interference in any way with the operation and maintenance of these facilities.
3. Developer and/or their successors and assigns shall construct the roadways on grade within the United States right-of-way.
4. Developer and/or their successors and assigns shall not remove or place additional overburden on United States rights-of-way. Developer and/or their successors and assigns are advised that deep-rooted vegetation planted within the pipeline easement is subject to removal.

5. The minimum requirements Developer and/or their successors and assigns shall follow for permanent road crossings over Reclamation pipeline easements are as follows:
 - a. The pipeline easement grants Reclamation the exclusive right to add or remove material in the easement area. Therefore, no removal or placement of additional overburden (soil, rock, etc.) on the easement shall occur without the prior written approval of Reclamation.
 - b. Reclamation requires a road crossing composed of a steel reinforced concrete pad to be placed over the pipeline for protection. The concrete pad shall be six inches thick with #5 reinforcing bars at 12 inches on center each direction. The slabs shall be continuous and extend at least six feet on either side of the center of the pipeline. Other paving materials are acceptable for the remaining portion of the road that lies within the Reclamation easement.
6. The minimum requirements Developer and/or their successors and assigns shall follow for temporary road crossings over Reclamation pipeline easements are as follows:
 - a. The pipeline easement grants Reclamation the exclusive right to add or remove material in the easement area. Therefore, no removal or placement of additional overburden (soil, rock, etc.) on the easement shall occur without the prior written approval of Reclamation.
 - b. Temporary crossings shall consist of three layers of wooden railroad ties laid over the pipeline, for a total roadway width of 16 feet and a length that extends a minimum of 5 feet on each side of the pipeline centerline. Each layer shall be laid perpendicular to the previous, and dirt ramps shall be constructed on either side of the temporary crossing to facilitate vehicle use.
7. During the entirety of the construction activities and future maintenance activities, all vehicular traffic needing to cross over the pipeline shall be required to cross via an approved crossing. All heavy equipment shall remain outside of the easement area except when conducting Reclamation approved construction activities.
8. Developer and/or their successors and assigns assume the entire responsibility for the installation, maintenance, and use of the subject roadways within the United States rights-of-way. Developer and/or their successors and assigns understand that should damage occur to the roadways as a result of the operation, maintenance, repair or replacement of the Norman Pipeline, repairs to the roadways shall be Developer and/or their successors and assigns' sole responsibility. Nothing herein shall ever be construed to place upon the United States or the District any manner of liability for injury to or death of person or persons, or for damage to or loss of property arising from or in any manner connected with the installation, maintenance, or use of the subject roadways; less and except the gross negligence or willful misconduct of the United States or the District, its employees, agents, or assigns.

9. Developer and/or their successors and assigns agree that the United States, its officers, agents, employees, and successors and assigns shall not be held liable for any improvements or works by reason of the exercise of the rights herein reserved; nor shall anything contained in this paragraph be construed in any manner as limiting other reservations in favor of the United States contained in this letter.
10. The conditions of this letter shall inure to the benefit of and be binding upon the successors and assigns of Reclamation and Developer and/or their successors and assigns.
11. The conditions of this letter shall continue so long as the subject roadways remain in the United States rights-of-way.
12. All rights acquired by the United States at the crossing locations, including the right of ingress and egress, remain in full force and effect.
13. This letter only supplies concurrence for installation of the subject roadways at the location indicated in the plans supplied by Developer and/or their successors and assigns. Requests for other uses such as utilities within the United States right-of-way shall be submitted to the United States for review and concurrence prior to installation.

Please acknowledge receipt and acceptance of these conditions by completing the signature and date spaces below and returning an electronic copy to this office. If you have any questions, please feel free to contact me at 405-470-4800.

Sincerely,

Jeff Tompkins
Supervisor, Resource Management Division

Enclosures – 2

cc: Kyle Arthur
General Manager
Central Oklahoma Master Conservancy District
12500 Alameda Drive
Norman, Oklahoma 73026
(by email; w/encl)

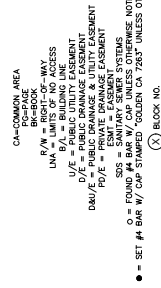
ACCEPTANCE:

SIGNATURE _____ **DATE** _____

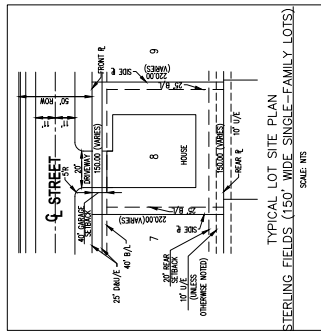
TITLE _____

DEVELOPER:
PREMIUM LAND
105 W. MEMORIAL
TULSA CITY, OKLAHOMA
405-397-3855

CONTAINING 2,584,266.17SQ. FT. OR 59.3265 ACRES, MORE OR LESS.



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1000 S. 54TH AVE. ROAD
YUKON, OK 73098
Phone: (405) 265-6641
Fax: (405) 265-0648



STORM DRAINAGE DETENTION FACILITY EASEMENT



File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/13/2025

REQUESTER: Rebecca Burkett (Golden Land Surveying)

PRESENTER: Ken Danner, Subdivision Development Manager

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

ITEM: Consideration of a Preliminary Plat for **STERLING FIELDS, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located one-quarter mile east of 48th Avenue N.E. on the south side of East Robinson Street.

INFORMATION:

1. Owners. Rebecca Burkett.
2. Developer. Premium Land, LLC.
3. Engineer. Grubbs Consulting, LLC.
4. Surveyor. Golden Land Surveying

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the City of Norman Corporate City limits without zoning.
2. October 30, 1961. Planning Commission recommended this property be placed in the A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.

4. November 6, 2025. The Norman Board of Parks Commissioners is scheduled to consider the preliminary plat for Sterling Fields. Results of that review will be presented separately.
5. November 13, 2025. The applicants have made a request to place this property in the Planned Unit Development District and remove it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Private individual sewage systems will be installed in accordance with approved plans and City and State Department of Environmental Quality standards for each lot.
4. Sidewalks. Sidewalks will be installed adjacent to East Robinson Street. Sidewalks are not proposed adjacent to the interior streets.
4. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facility will be installed for the conveyance of storm water. A property owners association will be established for the maintenance of the detention facility.
5. Streets. Interior streets will be constructed in accordance with approved plans and City paving standards as residential estates streets without curb and gutter. East Robinson Street will be constructed as minor urban arterial street.
6. Water Mains. Private water wells for each lot will be utilized in accordance with City and State Department of Environmental Quality standards

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat. There is a raw water line easement parallel to Robinson Street. The developer will be required to meet standards and conditions as specified by the Bureau of Reclamation regarding street crossings serving the development.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.

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

STAFF COMMENTS AND RECOMMENDATION: The owners are proposing 59 single-family residential estates lots on 59.3265 acres including 2 common areas to be maintained by a property owners association. Staff recommends approval of the preliminary plat for Sterling Fields, a Planned Unit Development.

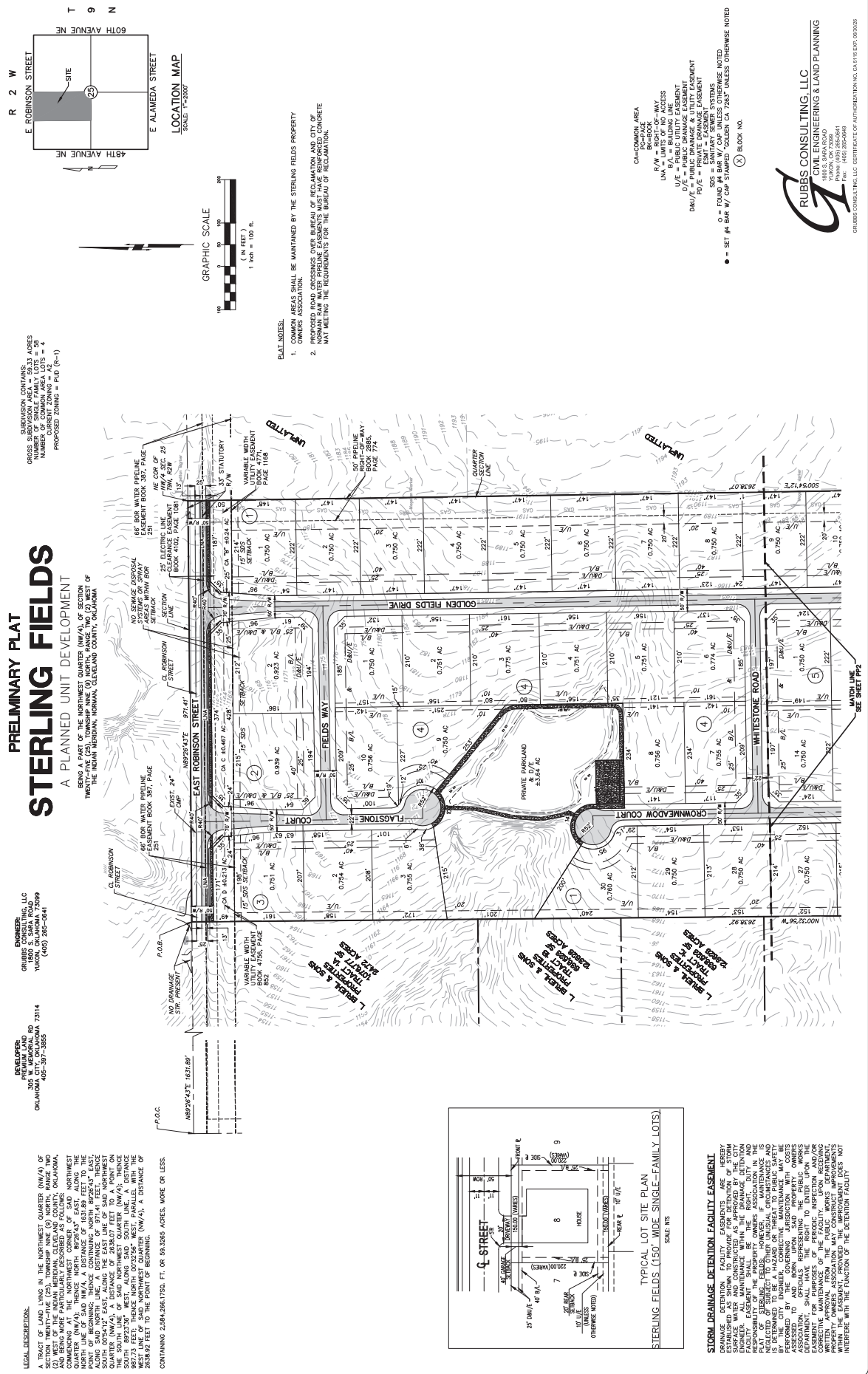
ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Sterling Fields, a Planned Unit Development to the City Council.

ACTION TAKEN:_____

0 400 800 Ft.



160



SHEET NUMBER
EXH

[illegible]

STERLING FIELDS
E. ROBINSON ST & 0.36 MILE E. OF
48TH AVE SE, NORMAN OK
GREENSPACE EXHIBIT

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING

1800 S. State Road
Yakima, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649

COLUMBIAS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 515 EXP. 08/05/2018





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

DATE: November 9, 2025

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

PROJECT NAME: Sterling Fields Preliminary Plat

PROJECT TYPE: Residential

Owner: Premium Land
Developer's Engineer: Grubbs Consulting, LLC
Developer's Traffic Engineer: Traffic Engineering Consultants, Inc.

SURROUNDING ENVIRONMENT (Streets, Developments)

The area surrounding the property at the southeast corner of the intersection of Robinson Street and 48th Avenue NE is a mixture of Country Residential, Very Low Density Residential, and Floodplain. Robinson Street is the main east-west roadway, and 48th Avenue NE is the main north-south roadway in the area.

ALLOWABLE ACCESS:

The development will take access to Robinson Street by way of two full-access drives and to 48th Avenue NE by way of two private, full-access drives. The proposed access points are shown in locations that satisfy the requirements in the City's Engineering Design Criteria for driveway spacing and corner clearance requirements. As such, no Request for Variance will be required because of inadequate driveway spacing or location with respect to existing streets. Capacity exceeds demand in this area.

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

Robinson Street: 2 lanes (existing), Speed Limit—50 mph. No sight distance problems. No median.

48th Avenue NE: 2 lanes (existing), Speed Limit—50 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	545	273	272
A.M. Peak Hour	42	11	31
P.M. Peak Hour	56	35	21

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), 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. All proposed connections to public roadways will afford full access.

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

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

The proposed 60 single-family residential lots are proposed for location on the east side of 48th Avenue NE and the south side of Robinson Street. The site will contain two full-access drives on Robinson Street and two full-access private driveways on 48th Avenue NE. The development is expected to generate 42 AM peak hour trips, 56 PM peak hour trips, and 545 trips on an average weekday. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), 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 Robinson Street by way of two full-access driveways and 48th Avenue NE by way of two private, full-access driveways. The proposed access points are shown in locations that satisfy the requirements in the City's Engineering Design Criteria for driveway spacing and corner clearance requirements. As such, no Request for Variance will be required because of inadequate driveway spacing or location with respect to existing streets. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

Sterling Fields Preliminary Plat

The proposed 60 single-family residential lots are proposed for location on the east side of 48th Avenue NE and the south side of Robinson Street. The site will contain two full-access drives on Robinson Street and two full-access private driveways on 48th Avenue NE. The development is expected to generate 42 AM peak hour trips, 56 PM peak hour trips, and 545 trips on an average weekday. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), 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)
Robinson Street	2	2,000	280	2,280	17,100	11.70	13.33
48 th Avenue NE	2	1,100	265	1,365	17,100	6.43	7.98

The proposed development will access Robinson Street by way of two full-access driveways and 48th Avenue NE by way of two private, full-access driveways. The proposed access points are shown in locations that satisfy the requirements in the City's Engineering Design Criteria for driveway spacing and corner clearance requirements. As such, no Request for Variance will be required because of inadequate driveway spacing or location with respect to existing streets. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

Applicant: Premium Homes, LLC

Project Location: Generally located on the south side of E Robinson St between 48th Ave NE and 58th Ave NE

Case Number: PD25-25

Time: 5:30 p.m.

Applicant Representative:

Sean Reiger
Gunner Joyce

Attendees:

Mike Bruehl
Jeremy Been
Dianna Hutzler
Cheryl Blake
Bill Swain
Erica Bird

City Staff:

Justin Fish, Planner I
Beth Muckala, Assistant City Attorney

Application Summary:

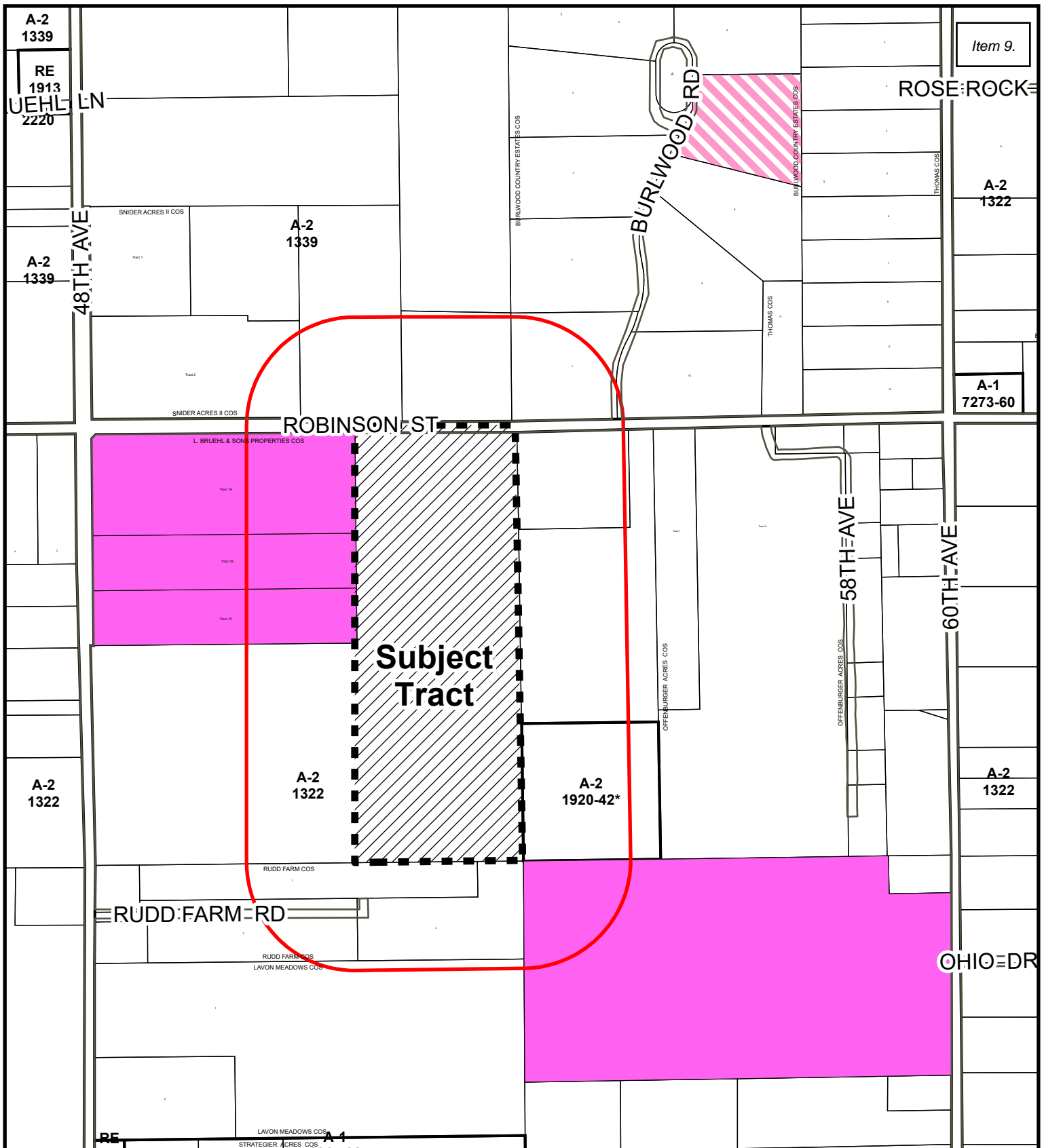
The applicant submitted a request for a rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development District, for approximately 49.45 acres of property generally located on the south side of E Robinson St between 48th Ave NE and 58th Ave NE. The rezoning is required for the applicant to develop the site into a single-family development. At this time the applicant has not provided the required preliminary plat and land use amendment for this request.

Neighbor's Comments/Concerns/Responses:

Neighbors inquired about storm water runoff and how the developer plans to control it. The applicant representative stated they are required by the City of Norman to provide engineered solutions at the next stage of the project. The representative further explained the applicant may remove some lots to build more detention ponds if deemed necessary.

Neighbors asked why the developer chose this location for the proposed development and mentioned concerns of leapfrog development. The representative addressed these concerns stating that under the AIM Norman Land Use Plan this parcel is designated for the type of development the applicant is proposing. The representative further explained that development cannot be done layer by layer because that would rely on the

willingness of owners to sell their land to developers. This is the reason why residents may see isolated development.

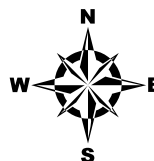


Protest Map



19.6% Protest Within Notification Area

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



0 400 800 Feet

November 10, 2025

-  Subject Tract
-  Notification Area
-  Protest
-  Protest Outside Notification Area

November 4, 2025

Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK

ON 11/7/25

RE: Premium Homes, LLC
Requested Amendment of AIM Norman Comprehensive Land Use Plan

From: Urban Reserve Designation and Urban Low Density
To: Urban Low Designation and from A-2, Rural Agricultural District, to a PUD
Case Number: PD25-25

Applicant: Premium Homes, LLC

Planning Commission:

Thank you for allowing the Public & surrounding residents the opportunity to express our sincere input into whether this proposed change to the AIM Norman Comprehensive Land Use Plan (Plan) should be approved. As a directly adjacent resident I respectfully request patient consideration of the value of the change as well as intent as this decision will represent a "precedence" in how future applications will be evaluated and decided. **I am sternly opposed to the requested Amendment of the AIM Plan and the proposed PUD resulting in densifying an area of rural east Norman that is not currently an established need or consistent with the character of the area.**

I have been a resident of Norman my entire life and grew up on this land. My grandparents used to own the property in question and now my father, brother, uncles, and I own the surrounding properties. Our family properties align with the length of the west property line in question, and I own property immediately west of the proposed re-zoning. I would potentially be affected by watershed coming off the developed property as well as concerns for erosion and water quality. I am a full-time math teacher at Norman High School and support my family's history of being ranchers and farmers with use to the property I own.

Reviewing the proposed documents provided amongst our affected family, the proposed request does not appear to be in keeping with the current approved AIM Plan as publicly presented by the City of Norman in council and the website. Our family properties, homes, and acreages are already being threatened by the Turnpike Authority (OTA) and we hope to preserve what lifestyle & heritage we have for as long as we can.

I know my immediate family and friends thereof have provided quite extensive reasons to back concerns about this development should it be approved and why we as a family are sternly opposed, for ourselves, our neighbors, and adjacent property owners. I am in full support of those reasons and hope to protect the interests & investments of rural east Norman residents.

In summary, I sternly do NOT support the proposed PUD as it does not appear to be in keeping with the current city development plan, lacks supporting infrastructure, does not meet the stated AIM Plan projections implied intent, and lacks many of the noted requirements to justify any consideration for this kind of development.

As a property owner raised in a family utilizes the land in an honest agricultural capacity for a living and supporting neighbor, the sense of rush in this development is a concern.

I politely ask for consideration of the comments & concerns noted and appreciate your time.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jake Bruehl".

Jake Bruehl

951 48th Ave N.E.

November 4, 2025

Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

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I have been a resident of Norman my entire life and grew up on this land, having been passed down through generations for the last 137 years. My parents used to own the property in question and now my brothers, sons, and I own the surrounding properties. My oldest son's home and our family properties align with the length of the west property line in question. I am a self-employed business owner with a yard service supporting Norman residents. As often as possible I take the collected yard clippings from clients in town and feed the cattle with it. I also support my two brothers in maintaining the properties owned in the area clearing cedars, scrub trees, and unwanted native rose bushes for the cattle. We are ranchers and farmers of the land. We hope to continue that decades-old tradition. Reviewing the proposed documents provided amongst our affected family, the proposed request does not appear to be in keeping with the current approved AIM Plan as thought out and presented by the City of Norman. Our properties, homes, and acreage are already being threatened by the Turnpike Authority (OTA). We had taken some comfort and hope in

preservation for our way of life when we viewed the City of Norman AIM Plan mapping, specifically the Reserve 2045 Map.

Nearly all of the properties in the surrounding areas are currently zoned A2, at least those that I am aware of. When the new mapping got posted from the City of Norman, we had some serious concerns that almost of our properties when planned to be zoned as future Urban Development. A sinking feeling as we do not plan to move or sell. The land has been in my family far longer than I can remember. The Reserve 2045 Map at least notes conditions that appear to preserve the rate of expansion in the city to protect rural east Norman residents, or perhaps we read into that wrong. We hope not.... Also concerning the noted radius of the notification letters. While some properties do not have a residence on them, MANY have livestock leases and are used with the honest intent of agriculture. Those individuals may be unaware of the zoning request, and it allowed in this instance could set an example for others to do the same. It certainly does not mean the outcome of this decision would not have a greater impact on others in the surrounding area.

Of real concern is the proposed developments intend to place (60) sixty homes on this property. Having been raised on this land and have worked it all my life so I can confidently say ALL drainage of this site literally comes to me. I would be acutely aware of erosion, damage to the landscape natural growth, and the likely increase introduction of pesticides, fertilizers, soaps, detergents, etc into the watershed. My location on the property has not one but two of the largest sandstone /rose rock shelves in the surrounding area and these formations continue north along this creek line to the property where my brothers and I grew up. What makes this significant is that the sandstone is naturally porous and the creek below contains three natural drip springs pools. Pools that drip continuously year-round, so we do not have to break ice in the winter to assure the cattle have water (we are losing the only other source with the pond that currently exists in the zoning request area). My son, who is an architect and has worked closely with City Planning in previous years, noted strict rules regarding development water runoff and not increasing what goes onto adjacent properties more than before it was developed. I quite honestly do not see how that would be possible in this location with the amount of hard surface that is proposed to be introduced. I would also be highly suspect of the assumed required review and approval of the Department of Environmental Quality (DEQ) regarding storm water (no existing infrastructure and required per the Reserve 2045 Map), septic proximity, well permit use & proximity to septic, and where the water would ultimately go, but what might be introduced to the watershed from this proposed development and the number of homes to be on well service and septic as well. How might the increased demand on ground water (if the infrastructure of treated water does not suffice) with sixty homes potentially affect the naturally occurring dripping springs below?

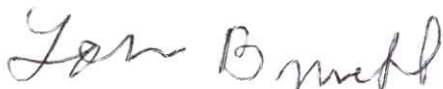
As a property owner in the area we are all now very aware of the proposed OTA Turnpike North /South pathway and a property zoned A2 would not profit as much in damages from acquisition /eminent domain, but sixty houses in a PUD would be financially different if approved. If the OTA process were halted, the developer has still deviated from the AIM Plan and gained property graphically shown in the Reserve 2045 Map. The developer called me personally and noted that even if the turnpike goes through, if the zoning request passed the intent would still be to place as many homes allowed immediately adjacent to the turnpike route. The developer continues to call and press me to sell my property which extends to the corner of Robinson & 48th Ave because I believe if the turnpike comes through, they will not have enough road frontage to safely enter & exit the property, let alone develop it. It truly feels like a complete disregard to the AIM Plan Mapping and the assumed preservation of rural east Norman Residents as they are requesting approval to not adhere to Reserve 2045 Map conditions that appear clearly stated.

In summary, I sternly do NOT support the proposed PUD as it does not appear to be in keeping with the current city growth & development plan, lacks need and supporting infrastructure, and does not meet the stated AIM Plan projections, intent, and lacks many of the noted requirements to justify any consideration for this kind of development.

I would like to hang my hat on the idea that The City of Norman had intent in presenting these AIM Maps and they are well thought out for growth but also stand up for rural east Norman residents against the turnpike and others coming in hoping to rush developments in east Norman (seemingly ahead of OTA). If allowed, this rezoning would present a reference for other non-resident developers to justify to the City of Norman a precedent set for other PUD's like this in any of the other 2045 Reserve allocations they wanted as it was already allowed in this location. As a property owner raised rancher and farmer that continues to utilize the land in this fashion, these developments are a concern when it has been made clear in the first presentation from Taber Homes these concerns have clearly not been considered.

I politely ask for consideration of the comments & concerns noted and appreciate your time.

Sincerely,



Louis Bruehl

1101 48th Ave N.E.

November 4, 2025

Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 11/7/25

RE: Premium Homes, LLC
Requested Amendment of AIM Norman Comprehensive Land Use Plan

From: Urban Reserve Designation and Urban Low Density
To: Urban Low Designation and from A-2, Rural Agricultural District, to a PUD
Case Number: PD25-25

Applicant: Premium Homes, LLC

Planning Commission:

Thank you for allowing the Public & surrounding residents the opportunity to express our sincere input into whether this proposed change to the AIM Norman Comprehensive Land Use Plan (Plan) should be approved. As a directly adjacent resident I respectfully request patient consideration of the value of the change as well as intent as this decision will represent a "precedence" in how future applications will be evaluated and decided. **I am sternly opposed to the requested Amendment of the AIM Plan and the proposed PUD resulting in densifying an area of rural east Norman that is not currently an established need or consistent with the character of the area.**

I have been a resident of Norman my entire life and grew up on this land, having been passed down through generations for the last 137 years. My parents used to own the property in question and now my brothers, and I own the surrounding properties. Our family properties align with the length of the west property line in question, and I own properties both East and North that abut to or would potentially be affected by watershed into the creek below. I am a self-employed (technically retired), now full-time rancher /farmer. I raise and trade cattle livestock, farm hay for us to feed our livestock & surrounding neighbors who do the same. I also support my two brothers in maintaining the properties owned in the area clearing cedars, scrub trees, and unwanted native rose bushes for the cattle. We are generational born ranchers and farmers of the land taught to us by our parents and their parents. Reviewing the proposed documents provided amongst our affected family, the proposed request does not appear to be in keeping with the current approved AIM Plan as thought out and presented by the City of Norman. Our properties, homes, and acreages are already being threatened by the Turnpike Authority (OTA), mine

probably more than most. Our family collectively had taken some comfort and hope in preservation for our way of life when we viewed the City of Norman AIM Plan mapping, specifically referencing the Reserve 2045 Map.

Nearly all the properties in the surrounding areas are currently zoned A2, and I farm and cut hay on many of them. When the new mapping got posted from the City of Norman, we had some serious concerns that almost of our properties were planned to be zoned as future Urban Development. The land is truly our way of life; we do not plan to move or sell. The land has been in my family far longer than we can remember, some as old as the Land Run and for decades we have fought to keep it. The Reserve 2045 Map at least notes conditions that appear to preserve the rate of expansion in the city to protect rural east Norman residents and we personally value that stance very much. Also concerning the noted radius of the notification letters. While some properties do not have a residence on them, MANY have livestock leases and are used with the honest intent of agriculture. Those individuals may be unaware of the zoning request, and it allowed in this instance could set an example for others to do the same. It certainly does not mean the outcome of this decision would not have a greater impact on others in the surrounding area.

Of real concern is the proposed developments intend to place (60) sixty homes on this property. I traverse and have farmed this land almost every day all my life so I can confidently say ALL drainage of this site gets confined to one location. The location is a starting inlet to the Thunderbird Watershed and directly affects every home, rancher, and farmer north of this location until it turns back east to the lake. Our family has strived hard to maintain the natural landscape of native grasses for the cattle, so we are acutely aware of erosion, potential damage to the landscape's natural growth, and the likely increased introduction of pesticides, fertilizers, soaps, detergents, etc into the watershed should this rezoning occur. The abutting property immediately west of the proposed rezoning has not one but two of the largest sandstone /rose rock shelves in the surrounding area and these formations continue north along this creek line to the property where my brothers and I grew up. What makes this significant is that the sandstone is naturally porous and the creek below contains three natural drip springs pools. Pools that drip continuously year-round, so we do not have to break ice in the winter to assure the cattle have water (we are losing the only other source with the pond that currently exists in the zoning request area, the overflow of that pond runs directly toward one of the rock shelves). We have all been made aware of rules regarding development water runoff and not increasing what goes onto adjacent properties more than before it was developed. Like my other family members quite honestly do not see how that would be possible in this location with the amount of hard surface that is proposed to be introduced and not be a frowned upon development with the Department of Environmental Quality (DEQ) regarding storm water

(no existing infrastructure and required per the Reserve 2045 Map), septic proximity, well permit use & proximity to septic, and where the water would ultimately go, but what might be introduced to the watershed from this proposed development and the number of homes to be on well service and septic as well. How might the increased demand on ground water (if the infrastructure of treated water does not suffice) with sixty homes potentially affect the naturally occurring dripping springs below?

As currently proposed, I will be a very direct target affected by OTA Turnpike North /South pathway. I stand to lose significant property from acquisition /eminent domain, and we are concerned sixty houses in a PUD would dramatically affect the water quality & water table in this location. If the OTA progresses and developments like this continue, quite frankly ranchers /farmers are running out of acreage to sustain a living. For some, this is all we know and does not appear to coincide with the intent of the Reserve 2045 Map.

In summary, I sternly do NOT support the proposed PUD as it does not appear to be in keeping with the current city development plan, lacks supporting infrastructure, does not meet the stated AIM Plan projections implied intent, and lacks many of the noted requirements to justify any consideration for this kind of development.

The Rural East City of Norman Residents are being asked and will continue to face a lot of assumed compromise, but the intent as residents understood shown in the AIM Maps and clearly denote "planned growth and infrastructure." The proposed appears to be neither, but in fact a rushed effort to get a zoning passed with utter disregard for the surrounding owner. East Norman residents very sincerely hope the City of Norman considers the real need, the real intent (knowing a Turnpike through this area appears imminent), but also the precedent that would be set for other PUD's like this in the future that would directly affect properties graphically represented in the 2045 Reserve plan. As a property owner raised rancher and farmer that continues to utilize the land as we always have, these developments are a concern.

I politely ask for consideration of the comments & concerns noted and appreciate your time.

Sincerely,



Elmer Bruehl
510 60th Ave N.E.

November 4, 2025

Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 11/7/25

RE: Premium Homes, LLC
Requested Amendment of AIM Norman Comprehensive Land Use Plan

From: Urban Reserve Designation and Urban Low Density
To: Urban Low Designation and from A-2, Rural Agricultural District, to a PUD
Case Number: PD25-25

Applicant: Premium Homes, LLC (AKA Premium Land, LLC., Whispering Hills
Premium Land, LLC, Taber Homes)

Planning Commission:

Thank you for allowing the Public & surrounding residents the opportunity to express our sincere input into whether this proposed change to the AIM Norman Comprehensive Land Use Plan (Plan) should be approved. As a directly adjacent resident I respectfully request patient consideration of the value of the change as well as intent as this decision will represent a "precedence" in how future applications will be evaluated and decided. **I am sternly opposed to the requested Amendment of the AIM Plan and the proposed PUD resulting in densifying an area of rural east Norman that is not currently an established need or consistent with the character of the area.**

I have been a resident of Norman my entire life and my family has previously owned the property in question and surrounding properties far longer (some dating back as far as the Land Run). My home and family properties align with the extent of the property in question directly adjacent of the west property line. I am a licensed architect & interior designer in the state and professionally familiar with the development process in Norman having worked on an extensive number of projects over the last 25 years. When not an architect, we are ranchers and farmers of the land. As an architect I am not against development, though I am fiercely thoughtful to responsible development and design intent. The proposed request does not appear in keeping with the current approved AIM Plan as thought out and presented by the City of Norman, DEQ general requirements, and City of Norman development requirements.

As described in the original notice letter the current property, and most of the adjacent properties are zoned A-2. While the letter notes a 350' foot notification to adjacent properties, a zoning request change affects a far larger community in the area than the potential recipients noted. When I built my home approximately 16 ½ years ago the minimum allowable plat to build a home was 10 acres. Our family were made to believe that intent was to preserve the open acreages in rural Norman and promote the densification of homes closer to the central part of town. A notion that appears still in keeping with the current AIM Plan strategy. However, that also suggests that the population of homeowners & land owners are more "spread out" and to that end a potentially smaller response to voice concern to this zoning change request simply because they are out of the noted radius. It certainly does not mean the outcome of this decision would not have a greater impact on others in the surrounding area.

I would like to specifically draw attention to three important points about the new AIM Planning Maps as it specifically notes in Bullet Item #1 of Property Owners Decide that these changes were anticipated to occur "slowly." The submission occurs on the heels of many residents in the affected areas already losing homes & property to the Turnpike and makes this specific request appear **very** suspect as to its intent and need. The original issuance of this proposed change included a plan of intent to the planned development with represented (60) sixty homes in a slightly less than 50 acre area. When asked during the residents presentation the developer admitted sixty homes would not be realistic if they were forced to comply with water detention nor were they prepared to address compliance to Department of Environmental Quality (DEQ) regarding storm water, septic, well permit use, and where the water would ultimately go. As a property owner I am left with an assumption that the property is in the proposed OTA Turnpike North /South pathway and a property zoned A2 would not profit as much in damages from acquisition /eminent domain, but sixty houses in a PUD would be financially different if approved. If the OTA process were halted, the developer has still deviated from the AIM Plan and gained property graphically shown in the Reserve 2045 Map. The developer noted even if the turnpike goes through, if the zoning request passed the intent would still be to place as many homes allowed immediately adjacent to the turnpike.

The AIM Future Land Use Map denoting the affected area in reference to Bullet Item #3 states The Generalized Land Use locations and transitions are meant to show APPROXIMATE areas for transition, rather than rigid boundaries. This development is a significant jump or "leap" into the current planned uses of the land and is geographically far from a similar development and would not in my opinion be a reasonable "transition" based on the City of Norman's projected pace of needed growth to allow a PUD

development in density this far east of established natural progression and are supposed to develop “evenly.”

As shown below, no other zoning (PUD) with this density has progressed even remotely close to this location so there is a good argument that the PUD density zoning is not progressing at an appropriate transitional pace based on surrounding uses and need. Additionally, the proposed density jump location has not had progressive roadway improvements capable of safely supporting this type residential development onto Robinson at the frontage due to the existing roadway profile and line of sight. The current intersection of Robinson & 48th Street has over the years been a dangerous intersection with a number of fatalities due to poor line of sight and the current 50 mph speed limit. The proposed PUD would exponentially increase the threat to driver safety for any increased traffic pulling out onto Robinson with the blind spot of traffic coming from westbound traffic as well as any westbound traffic potentially pulling off of Robinson. Should the OTA extension move forward they generally prefer to bridge under roadways. The proposed location has a significant large diameter City of Norman Treatment Plant water line (running East /West) which would force OTA to go above Robinson Street, further restricting safe line of sight. Other site plan feasibility issues are the gas transmission pipeline easement and development limitations.



The gas transmission pipeline and its easement is designated “plow depth” which plainly means just that farm plow depth. The physical line itself in a number of locations within the length of this acreage are only a few inches deep. When asked of the developer how they intended to control or detail water they noted a likelihood of significant grading would be required (the gas line is the highest point on the ridge and all of the acreage slopes down to the west) and I would question if the current line depth complies with the City of Norman depth requirements to have a residence in proximity that shallow and knowing it is fuel.

All of the proposed acreage are graphically represented and shown in the AIM Mapping as 2045 Reserve. The proposed PUD does not reflect the noted 2045 Reserve Areas Characteristics & Intent and I would specifically note the clause "New Development in this area should be done with sensitivity and ONLY when City services are available to adequately serve future use." The current location has a 12" reduced well line extension on the north side of Robinson (originally installed to help service the lift station of the Water Treatment Plant line), no existing storm water or sanitary sewer infrastructure exists in the area and the Reserve 2045 clause clearly states a development like the proposed would require this infrastructure and be at the cost of the developer. The slide that was graphically presented during the initial presentation by the developer appeared to take some liberty with the extents of the purple Urban boundary (incorrectly) where the AIM Plan shows the property as Reserve 2045. I personally believe the boundary is reflected in the AIM Plan as Reserve 2045 due to the extents of acreage grade sloping west which is a origin point to the Thunderbird Watershed and there is not any infrastructure to control it or support this type of development.

The proposed PUD plan represented 60 houses on $\frac{3}{4}$ acre lots and unclear as to how permanent structures would sit on these lots and still provide access to easements. As previously noted the insufficient and complete lack of City service infrastructure would require all residences to use septic systems and well-line water. DEG regulations Title 252 Oklahoma Administrative Code Chapter 641 specifically states 10,000 sqft separation between septic and well systems. It does not appear that the site, the proposed layout, nor the number of residents could be supported under those conditions and still meet DEQ regulations & qualified registration.

The proposed PUD appears to eliminate the existing pond and has no apparent provisions for detention or storm water run-off. All City Planning Developments are supposed to NOT increase storm water run-off onto adjacent developments, and property holders than what was naturally occurring before said development. Extensive site modifications would be required to prevent uncontrolled, excess storm water from the proposed increased paved hard scape & roof shed surfaces and would violate a number of City development requirements as well as create a dramatic increase to the watershed and residences to the north.

Existing PUD developments that back up to green belts often require additional fencing setbacks and must be mowed /maintained. The existing abutting properties are zoned and actively used as agricultural & grazing (in keeping with the intent of why the 2045 Reserve designation was implemented) meaning the only separation between residence and livestock cattle is implied fencing or setback.

In summary, the proposed PUD does not appear to be in keeping with the current city growth & development, lacks need and supporting infrastructure, and does not meet the stated AIM Plan projections, intent, and requirements to justify any consideration of the proposed development.

The PUD request appears to be a property flip effort in light of the recent Turnpike South Extension announcements. The property has changed ownership twice since the end of July 2025 making the rushed intent of this PUD request very suspect to adjacent property owners and developers alike. The property is shown to be in the direct path of the proposed Turnpike extension and allowing a zoning change would enable the current owner grounds to claim development damages on 60 houses, significantly more than what they could be claimed with 50 acres of undeveloped agricultural land. Similar instances can be referenced in Moore City Council Meeting Agendas with PUD requests of properties within the OTA Turnpike East /West Corridor path.

I personally believe The City of Norman was standing up for rural east Norman residents in support against the turnpike and others coming in to adversely push developments in east Norman, but this change if we make it would be self-imposed and difficult to not step back and say "we did this to ourselves." The damage that would do to the City of Norman would be that this instance would set a precedent to other developers and land grabbers to file for PUD's in any 2045 Reserve allocations they wanted as it was already allowed in this location. Now, this developer can potentially still claim development damage even without a City of Norman approved zoning change and the City of Norman would still protect the implied intent of the AIM Mapping plans.

As a resident, and property owner in rural east Norman, I politely ask for that consideration and appreciate your time. If you would like to discuss any of these comments, please feel free to call me at 405.550.6220 or email at fattylebruski@gmail.com

Sincerely,



Mike Bruehl, AIA, ID

1001 48th Ave NE

November 4, 2025

Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RECEIVED IN THE OFFICE
OF THE CITY CLERK
ON 11-7-25

RE: Premium Land, LLC
Requested Amendment of AIM Norman Comprehensive Land Use Plan

From: Urban Reserve Designation and Urban Low Density
To: Urban Low Designation and from A-2, Rural Agricultural District, to a PUD

Planning Commission:

Thank you for allowing the Public the opportunity to express our sincere input into whether this proposed change to the AIM Norman Comprehensive Land Use Plan (Plan) should be approved. I encourage you to consider deeply this decision as it represents "precedence" in how future applications will be evaluated and decided. **I am opposed to the requested Amendment of the AIM Plan and the proposed PUD resulting in densifying an area of rural east Norman that is not currently an established need or consistent with the character of the area.**

I am not located within the required 350' notification radius, my residence is approximately 2000' from the proposed development (see attached Map & required Trust identifying myself as Trustee with authority to sign this protest). However, our subdivision (Burlwood Country Estates - 10 acre minimum) has parcels located within the required Public Notice radius of the proposed development. I encourage you to consider each letter of comment seriously. One of the problems in rural Norman is that our voices seem very small since our area of notification only includes around 10 property owners due to current parcel size of 10 acres and larger. **I request that my protest, and any other protests within the recently expanded "Urban Reserve Designation" also be shown on the protest map, even though we may be beyond the 350' radius required notification. The results of this application in front of the Commission will significantly affect all property owners in this area. This is a precedence setting action on how the new AIM Plan will be interpreted and implemented by the Commission on every subsequent application whether the Turnpike comes through this area or not.**

I have been a resident in this location for over 25 years and have been keenly aware of the historical City planning for rural east Norman throughout the last 35 years. I am a civil engineer and land surveyor who has worked extensively on development projects throughout Norman and fully understand the process. The developer has the right to pursue a requested change in the land use designation and rezoning. However, **approval of that request is not in any way an obligation associated with the AIM Plan.** I am pro-development, but also for the logical progression of extending our development core at the right time and in the right locations to promote in-fill,

redevelopment, and the natural progression of development with reasonably congruent transition development.

I would like to remind you of a few items as you consider this application:

1. **Historical Planning & Cultural Preservation** – The City of Norman has consistently and repeatedly expressed a desire to preserve the cultural diversity and natural environment of rural east Norman, most notably by consistently and consciously allowing developments consisting of 10-acre parcels or larger.
2. **Recent AIM Plan Approval** – As you are aware, the City of Norman recently approved the AIM Plan. The City chose to extend and create the potential to “encroach” into rural east Norman by designating this subject property as “Urban Reserve”. However, **the Plan does not guarantee that a proposed development warrants any specific change from “Urban Reserve” to “Urban Low”** since **many other factors are required to be satisfied to be consistent with the overall expressed intent of the AIM Plan.**
 - a. The Plan itself talks extensively about **encouraging in-fill development, avoiding urban sprawl**, avoiding unnecessary extensions of infrastructure and preserving and protecting the natural environment.

Contiguous development and developing on infill sites reduces costly infrastructure extensions and improves communities. With the extension of any service, the long-term costs, both fiscal and environmental, should be considered.

GOALS

- Identify key mixed-use priority areas that enhance neighborhoods and reuse urban services.
- Balance new development with infill development to reduce infrastructure extensions and promote connectivity.
- To reduce infrastructure extensions and promote connectivity, maintain and improve existing services necessary to support infill development.

The proposed development represents a “leapfrog” development that does not represent “contiguous development”, provides no transitional development, will unnecessarily extend City infrastructure and services, and will promote, by precedence, other similar, premature encroachments into east Norman.

Perhaps the time will come, and maybe by 2045 as the Plan suggests, that some encroachment into rural east Norman may be a logical need.

However, that sequence should be driven by need and transitional progression after encouraging in-fill, redevelopment, and contiguous growth rather than “leapfrog” development. That time is not now.

- b. The Generalized Land Use Map is not intended to be absolute and is intended to consider the local uses, cultural & environmental sensitivity, transitional development, and “character” of the local area in making land use and zoning changes.

3. GENERALIZED MAP

The Land Use Map should be interpreted generally and is not intended to include the specificity or the rigidity of a zoning map or engineering document. The map is meant to show:

- Generalized land use locations and transitions: The boundaries between land uses on the map are meant to show approximate areas for transition, rather than rigid boundaries.
- Collector and Arterial Street connections: Critical arterial and collector street connections are specified on this map, though the exact routes will depend on detailed engineering studies. Local streets will be determined as development occurs.
- Preservation or protection of sensitive areas: The map identifies the largest sensitive areas, where non-recreation oriented development should not occur. The policies within the AIM Norman Master Plans and the Character Areas provide a neighborhood level of detail for sensitive areas and local circulation that apply with the land use categories.

The proposed development is on the extreme eastern edge of the newly mapped Urban Reserve Designation. The AIM Plan encourages that the exact mapping is not considered an absolute rigid boundary. The Planning Commission is given the latitude within the AIM Plan to consider whether the requested change in designation and zoning is appropriate for this specific parcel, at this place in time.

Timing of expanding urban development is relevant within the AIM Plan. Just because the Plan recognizes there “may” be a need by 2045 does not signify that it is appropriate to exercise that potential need today. Things change over time that could accelerate the need or reduce the need. However, once the land is changed, it is changed forever.

- c. To be consistent with the AIM Plan, “Character Areas” is a major item of consideration for the Planning Commission. The location specific character of the area is a major point of emphasis within the AIM plan for decision making.

The character of not only the specific parcel but of the larger surrounding area is one well established as rural. The 10-acre minimum of this area has been fiercely protected by residents and City leaders who recognize the value of preserving this “planned” rural area for decades. Only a very few, “Grandfathered” developments of less than 10 acres exist in the general vicinity of this specific property. This proposed development is not

consistent with the character of history and planning for this area or contiguous development.

Environmentally, this area is within the corridor of 1 of only 2 significant rose rock formations in the world. I personally have significant rose rocks on my property within the same corridor, and it is highly likely that this parcel is within that rose rock band also.

Years ago, when the area had been plagued by erosion and loss of topsoil, the land was stabilized through construction of planned terracing to prevent erosion of the vulnerable soils on this parcel, the vegetation has since been stabilized for decades for the current agricultural use. There are no established channelized stormwater conveyances to the west of this property and stormwater from this development will not be able to reach City controlled drainage easements or rights of way without crossing neighboring parcels to the west whose Owners are also protesting this change in land use and proposed PUD.

3. **Unnecessary Expansion of Infrastructure and Service Area** - The AIM Plan has a major theme of avoiding unnecessary expansion and extension of infrastructure and service areas. This expansion of Infrastructure and Service Area is frequently overlooked with developments as it ultimately discourages infill while placing future financial burdens on the City. It is typical for a new development to have Publicly Dedicated infrastructure such as roads, water lines, sewer service, drainage improvements etc.
 - a. The proposed development density is made possible by the availability of potable water from the existing water well field in east Norman and the water lines along Robinson Avenue that bring the water back to urbanized Norman. It is important to note that this water line and well field was not put in for the purpose of densifying the development in rural east Norman but to provide additional potable water to urbanized Norman that cannot adequately be served by individual water wells. The existing land use designation imposes no water utility burden on the City of Norman. The proposed development will have internal water lines dedicated to the City of Norman requiring maintenance and service.
 - b. The proposed development will have Publicly Dedicated roadways that will be the responsibility of the City of Norman for maintenance. However, the most significant infrastructure burden with densifying development in rural east Norman is roadway safety. Anyone living, or traveling through east Norman knows firsthand how hazardous driving is beyond 24th Avenue NE. Roadway designs, excessive speeds, and distracted or disoriented drivers make it a daily hazard.

If Norman approves this request, many similar densification requests will follow. The City will likely have to accelerate arterial roadway improvements to these areas due to increased major traffic accidents. The section of Robinson Avenue, which will be the frontage road for this development, has significant vertical curve issues and blind spots for a subdivision entrance in that location. Significant vertical curve realignment for the current speed limit would likely be required and is typically a burden born by the City due to complete roadway reconstruction being outside the limits of the proposed development.

- c. Other City Services such as trash, fire, police, water, roadway maintenance, etc. will also have response increased unnecessarily when "leap-frog", non-contiguous developments densify populations further than necessary from those responding providers.

Finally, I would like to remind the Commission of the repeated efforts and actions of others to change rural east Norman for their benefit. These interests once implemented take rural property away forever. This is their right to pursue, and the American way, **we as individual property owners rely on representatives such as yourselves to consider the overarching picture, including smart development progression, when the timing for encroachment of densifying development is right, protection of individuals, conserving resources and culture, and making Norman good for ALL.**

The time may come when Norman must grow into some of the Reserve Urban designation. That time does not seem appropriate for many years, and certainly not for this parcel at this particular time.

I appreciate your consideration of my comments. If you would like to discuss any of these comments, please feel free to call me at 405.740.9777 or email at wrsokswain@gmail.com.

Sincerely,

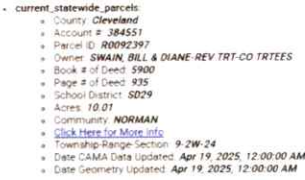


Bill Swain, PE, PLS
Trustee – The Bill & Diane Swain Revocable Trust
1501 Burlwood Road, Norman, OK 73026

Attachments:

Parcel Map showing Proximity to Proposed Development

Trust excerpts showing signatory as authorized Trustee of Parcel Ownership



File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/13/2025

REQUESTER: BMH Jenkins 2022, LLC

PRESENTER: Justin Fish, Planner I

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

APPLICANT/REPRESENTATIVE	BMH Jenkins 2022, LLC/Rieger Sadler Joyce LLC
LOCATION	765 Jenkins Ave
WARD	4
CORE AREA	Yes
EXISTING ZONING	SPUD, Simple Planned Unit Development
EXISTING LAND USE DESIGNATION	Urban High
CHARACTER AREA	Core Neighborhood Areas
PROPOSED ZONING	SPUD, Simple Planned Unit Development
PROPOSED LAND USE	No Change
REQUESTED ACTION	Amend the existing SPUD

SUMMARY:

The applicant, BMH Jenkins 2022, LLC, is requesting an amendment to the existing SPUD Simple Planned Unit Development (O-2223-3). The proposed amendment will remove the previously approved commercial uses on the ground floor and instead allow for multi-family residential uses. This change will make the subject site exclusively a multi-family residential development.

EXISTING CONDITIONS:

SIZE OF SITE: 0.16 Acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	SPUD	R-3	CCFBC Urban Residential	C-1	R-O & R-3
Land Use	Urban High	Urban High	Urban High	Urban High	Core Business Districts & Urban High
Current Use	Vacant	Residential (Single-Family) & Commercial	Residential (Single-Family)	Commercial	Commercial and Residential (Single-Family)

EXISTING ZONING DESIGNATION**SPUD, Simple Planned Unit Developments**

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

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

LAND USE DESIGNATION

Urban High (UH)

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

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

CHARACTER AREA DESIGNATION

Core Neighborhood Areas

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

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

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

NEAREST PUBLIC PARK

There are two parks within one mile of the proposed development site. Earl Sneed Park is located approximately 0.4 miles southeast of the development site. Legacy Trail Park is located approximately 0.2 miles northeast of the development site. Each of these parks can be accessed using available sidewalks and crosswalks along the streets.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:

PD25-29

October 23, 2025

The neighbors present at the meeting asked why the development was being amended from its original approval. The applicant representative stated that the original concept for commercial uses on the ground floor was not a good fit for the development site. This was due to the parking availability and layout of the parking area. If a resident were to park behind a customer, the customer would essentially be blocked in. As a result of this unforeseen error, a request to remove the commercial use and make the development site exclusively a residential development seemed like the best option.

The neighbors then asked about the project's start date. The applicant representative stated that if the project was approved, they believed construction would start in a couple of years.

REVIEW COMMENTS:

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

CITY DEPARTMENTS

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

FIRE DEPARTMENT

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

BUILDING REVIEW

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

PUBLIC WORKS/ENGINEERING

The subject property is platted as part of the State University Addition. No additional subdivision is requested.

TRANSPORTATION ENGINEER

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

PLANNING

ZONING CODE CONSIDERATIONS

Purpose – SPUD, Simple Planned Unit Development

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

- Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.
- Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.

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

The applicant requests an amendment to the property's existing SPUD to change the ground floor use from commercial to multi-family residential.

Uses Permitted

- The proposed amendment will allow for a three-story multifamily structure with units on the first and second floors. The third floor will include a common space for residents. Additionally, mail, laundry, storage spaces, and rooftop amenities will be allowed on the site. Accessory uses that are customarily incidental to residential occupancy, such as mechanical rooms or trash enclosures, will also be allowed on site. A complete list of uses can be found within the attached SPUD Narrative as Exhibit C.

*This SPUD proposes a three-story multi-family residential building. The building will consist of six units with six bedrooms on the first floor, six bedrooms on the second floor, and a common space on the third floor. The proposal is **consistent** with surrounding zoning, as the development is residential and abuts existing residential uses to the north, east, and west across Jenkins Avenue. Commercial uses are north, south, and west of the development area. This property is in the area anticipated to be adopted into the CCFBC area when a parking structure is constructed or funded. The density of this development is consistent with the anticipated densities of this area.*

Area Regulations

- The development will have a required 18' setback from the front property line. A 5' side back will be required on the north side of the property. A 10' setback will be required along the south property line. The required rear setback will be 40' from the rear property line. Additionally, no structures may encroach upon or within 1' foot of public easements, private easements, or rights-of-way.

*The proposed side setbacks will be 5' on the north and 10' on the south, while the rear setback will be 40'. These setbacks either meet or exceed the typical setbacks required for the surrounding zoning districts. The development proposes a front setback of 18' rather than the typical 25' found in the surrounding zoning districts. However, the CCFBC allows for smaller setbacks in order to facilitate a more pedestrian friendly environment. The house to the north is approximately 18' from the front property line. For this reason, the proposed development is **consistent** with the area regulations and existing conditions of the surrounding area.*

Height Regulations

- The proposed building for this development will be three stories in height.

*The proposed three-story building is **consistent** with the height regulations for the surrounding zoning districts.*

Open Space

- The impervious area for the property shall not exceed 66%, leaving 44% of the development site as open space.

*The proposed development allows for 1% additional impervious coverage when compared to the 65% impervious coverage limit standard in surrounding zoning districts. The CCFBC allows up to 85% impervious coverage if engineered solutions are proposed to mitigate the effects of the increase in coverage. For these reasons, the open space is **consistent** with the surrounding area.*

Traffic Access, Circulation, Parking and Sidewalks

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

*The proposed development will be accessed off the rear alley, as shown on the Site Development Plan. This access point can be accessed from East Boyd Street or from East Duffy Street. The proposed parking area will provide 12 parking spaces in total. An internal walkway along the north property line will connect the parking area to a building entrance. This property is in the area anticipated to be adopted into the CCFBC area when a parking structure is constructed or funded. The CCFBC does not allow curb cuts along street frontages when alley access is provided. For this reason, the access is **consistent** with the surrounding area.*

Landscaping

- The applicant will utilize low-impact development techniques (“LIDs”) and best management practices (“BMPs”) in the development of the property to assist in drainage management on-site. Greenspace will be provided in the locations shown on the Site Development Plan. A minimum of two (2) trees of two-inch (2”) caliper or greater will be planted and maintained in the front yard area of the property. Additional landscaping will be utilized on site, such as, flower beds, bushes, or shrubbery, in locations and types to be finalized during final site development.

*The proposed development is **inconsistent** with the regulations found under Section 36-551, Landscaping Requirements For Off-Street Parking Facilities as the applicant is not proposing to meet the City’s landscaping requirements. The development does not propose any form of screening along the north property line where the parking area is located and abutting residential use.*

Signage

- All signage for the development will be constructed in accordance with the City of Norman sign regulations, as amended from time to time.

*The proposed development will be **consistent** with the regulations under Section 28-507, Medium Density Residential Sign Standards.*

Screening

- Fencing shall not be required on the property. The absence of perimeter fencing will assist vehicular and pedestrian ingress and egress to the property from the sidewalk and alley.

*The proposed development is **inconsistent** with the regulations found under Section 36-552, Fencing, Walls, And Screening. Staff have requested a fence along the north property line to screen the parking area from the property to the north. The fence staff requested would start at an initial 6' and taper down to a 3' fence at the alley. The applicant has requested to maintain the original language of the SPUD Narrative.*

Exterior Materials

- The exterior of the buildings constructed within the property may be constructed of brick, stone, synthetic stone, wood, glass, high impact quality stucco or EIFS, masonry, metal accents, metal exteriors with aggregate, sandblasted or textured coating finish, and any combination thereof. The exterior façade of the buildings on the property shall contain no less than 80% masonry, exclusive of all windows, doors, roofs, or glass. The Applicant may file restrictive covenants against the property to more narrowly tailor architectural review within the development.

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

Sanitation/Utilities

- Sanitation services for the Property shall be consistent with the City of Norman's applicable sanitation standards and regulations applicable to apartment units, as amended from time to time, such as poly cart service for each lot. No curbside recycling services will be provided on the Property.

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

COMPREHENSIVE PLAN CONSIDERATIONS

Character Area Policies

General Policies

Residential Policies

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

*The proposed development is **consistent** with the Character Area General Residential Policies because it promotes a type of housing that is not common in the surrounding area. Proposed at three stories, the proposed development will not look identical to the surrounding residential uses, but will blend with the existing housing in the area.*

Core Neighborhood Areas Policies

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

*The proposed multi-family residential development is located on an infill lot and addresses parking by proposing a rear alley-loaded parking area and a building design compatible with the existing area. For these reasons, the proposed development is **consistent** with the Core Neighborhood Character Area policies.*

Land Use Development Policies

Urban High Policies

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

*The proposed development consists of a three-story multi-family residential structure featuring six units with a total of 12 bedrooms. Six bedrooms will be located on the first floor, and the remaining six bedrooms will be located on second floor. The development site is in close proximity to local services and jobs. The site's gross density will be 37.5 units per acre. For these reasons, the development is **consistent** with the Urban High 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 housing types from townhomes to apartments are expected.
- Mixed-use buildings including retail, work-spaces, and residences are most common.
- Public and private spaces (i.e. balconies, recreational roof decks, outdoor dining, etc.) are clearly defined and cultivate a sense of place.
- New developments that are single-use developments or predominantly single-unit or garden apartments are not appropriate.

*The proposed development features a three-story multi-unit building, however this type of housing is the main form of development in the CCFBC area, which surrounds this property. Common and rooftop spaces are also provided for the building's residents. The removal of commercial uses on the ground floor makes this development **inconsistent** with the Urban High Land Use policy, as it removes the mixed-use aspect of the original development.*

Site Design

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

*The development proposes an access point on the alley along the east side of the property. A sidewalk is present along the front property line. A walking path that leads from the parking lot to the proposed building will be installed. The applicant is proposing low impact development techniques to mitigate stormwater. For these reasons, the development is **consistent** with the Urban High Land Use policies.*

Transportation

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

access for pedestrians and bicyclists will continue to be a priority, including modernizing multi-modal infrastructure.

*The development site is located less than half a mile from several bus stops. The development site is also located near the University of Oklahoma, where infrastructure supporting multi-modal transportation exists. Bicycle racks are included in the Site Development Plan, further enhancing support for multimodal transportation. For these reasons, the development is **consistent** with the Urban High Land Use policy.*

Utility Access

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

*The proposed development has existing water and sewer access. The development is **consistent** with Utility Access policies.*

Public Space

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

The proposed development, at only .16 acres, is unable to accommodate the various forms of public spaces listed in the Urban High Land Use policy.

Neighborhood and/or Special Area Plans

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

UTILITIES

AIM NORMAN PLAN CONFORMANCE

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

SOLID WASTE MANAGEMENT

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

WATER/WASTEWATER AVAILABILITY

Water Availability

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

Wastewater Availability

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

ALTERNATIVES/ISSUES:

IMPACTS: The SPUD Narrative proposes amending the currently approved SPUD to remove commercial ground-floor uses and replace them with multi-family residential. The development will include 12 bedrooms and 12 parking spaces. The site borders residential properties to the north, east, and west, and commercial properties to the south and west. The site is currently vacant; any development of the site will increase traffic volume.

This development aligns with the AIM Norman Comprehensive Land Use Plan by adding higher density housing options. It will be a three-story, multi-family building on an infill lot with rear-loaded parking. Bicycle racks will be provided, and the site is less than half a mile from several bus stops, supporting multi-modal transportation options. The building and lot layout are designed to match the street front of the surrounding area, promoting compatibility with neighboring properties.

CONCLUSION: Staff forwards this request to amend the existing SPUD, Simple Planned Unit Development (O-2223-3), to a new SPUD, Simple Planned Unit Development District (O-2526-21), to the Planning Commission for consideration and recommendation to City Council.



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765 JENKINS AVE

**A SIMPLE PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA**

APPLICANT:

BMH JENKINS 2022, LLC

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

Submitted: October 1, 2025

Revised: November 5, 2025

PREPARED BY:

RIEGER SADLER JOYCE LLC
136 Thompson Drive
Norman, Oklahoma 73069

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- A. Legal Description
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- C. Allowable Uses

I. INTRODUCTION

This Simple Planned Unit Development (the “**SPUD**”) is being submitted for the property located at 765 Jenkins Avenue, as more particularly described on **Exhibit A** (the “**Property**”). This SPUD seeks to amend the previous SPUD (O-2223-3) to remove the previously approved commercial uses on the ground-floor and allow for the development of the Property featuring exclusively multi-family residential uses.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 765 Jenkins Avenue, which is near the intersection of West Boyd Street and Jenkins Avenue.

B. Existing Land Use and Zoning

The existing zoning is a SPUD; Simple Planned Unit Development.

C. Elevation and Topography

The Property is currently vacant, and the topography of the Property is relatively flat.

D. Utility Services

The necessary utility services for this project are already located on or near the Property.

E. Fire Protection Services

Fire protection services shall be provided in accordance with all applicable City of Norman regulations for such services.

F. Traffic Circulation and Access

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

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Uses Permitted

This SPUD will allow for the development of a multi-family residential structure on the Property. The previously approved commercial uses on the ground floor are being removed, and the entire building will be used for residential purposes. The

current plan contemplates approximately six (6) units with a total of twelve (12) bedrooms and is comprised of six (6) bedrooms on the first floor, six (6) bedrooms on the second floor, and common residential space on the third floor. A complete list of allowable residential uses is attached as **Exhibit C**.

B. Site Plan

The Property shall be developed as depicted on the Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 36-510 of the City of Norman's SPUD Ordinance, as may be amended from time to time.

The following shall be the required building setbacks:

- Front: 18 feet
- Side:
 - North: 5 feet
 - South: 10 feet
- Rear: 40 feet
- Buildings may not encroach upon or within one (1') foot of public easements, private easements, or rights-of-way.

C. Traffic access/circulation/sidewalks

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

D. Open Space / Greenspace

The impervious area for the Property shall not exceed 66%. The applicant will also endeavor to utilize low impact development techniques ("LIDs") and best management practices ("BMPs") in the development of the Property to further assist in drainage management on site. The locations and types of LIDs and BMPs will be determined during site development. Greenspace will be provided in the locations shown on the Site Development Plan. A minimum of two (2) trees of two-inch caliper or greater will be planted and maintained in the front yard area of the Property. Additional landscaping will be utilized on site, such as, by way of example, flower beds, bushes, or shrubbery, in locations and types to be finalized during final site development.

E. Signage

All signage shall comply with Medium Density Residential Sign Standards contained in the City of Norman Sign Code, as amended from time to time.

F. Lighting

All new exterior lighting shall comply with the applicable provisions of the City of Norman's Lighting Standards, as the same may be amended from time to time.

G. Height

The maximum height for the structure shall be three (3) stories, with a useable rooftop space.

H. Parking

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

I. Exterior Materials

The exterior of the buildings constructed within the Property may be constructed of brick, stone, synthetic stone, wood, glass, high impact quality stucco or EIFS, masonry, metal accents, metal exteriors with aggregate, sandblasted or textured coating finish, and any combination thereof (collectively, "**Masonry**"). The exterior façade of the buildings on the Property shall contain no less than 80% Masonry, exclusive of all windows, doors, roofs, or glass. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

J. Fencing

Fencing shall not be required on the Property. The absence of perimeter fencing will assist vehicular and pedestrian ingress and egress to the Property from the sidewalk and alley.

K. Sanitation

Sanitation services for the Property shall be consistent with the City of Norman's applicable sanitation standards and regulations applicable to apartment units, as amended from time to time, such as poly cart service for each lot. No curbside recycling services will be provided on the Property.

EXHIBIT A

Legal Description of the Property

Lots Forty-Eight (48) and Forty-Nine (49), in Block Four (4), of STATE UNIVERSITY ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

EXHIBIT B

Site Development Plan
(A full size document has been provided to City Staff)

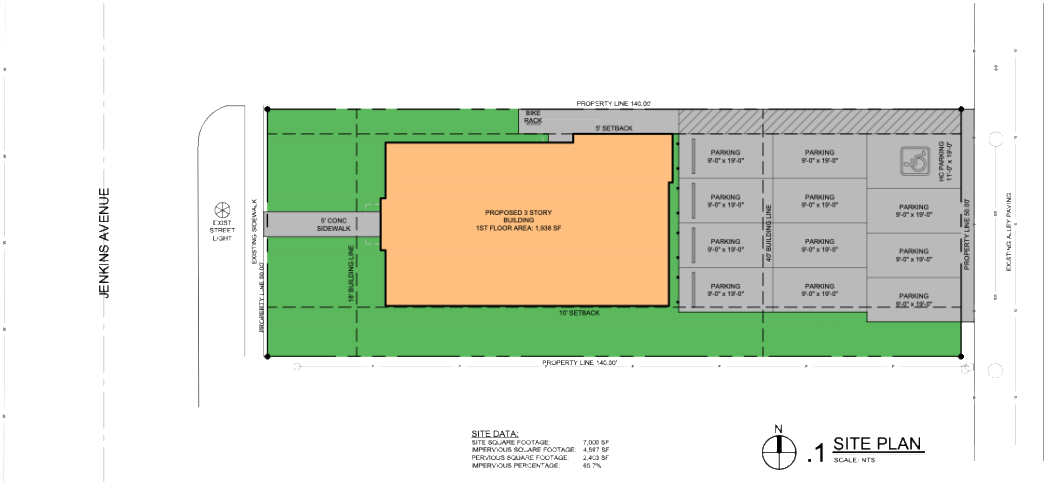
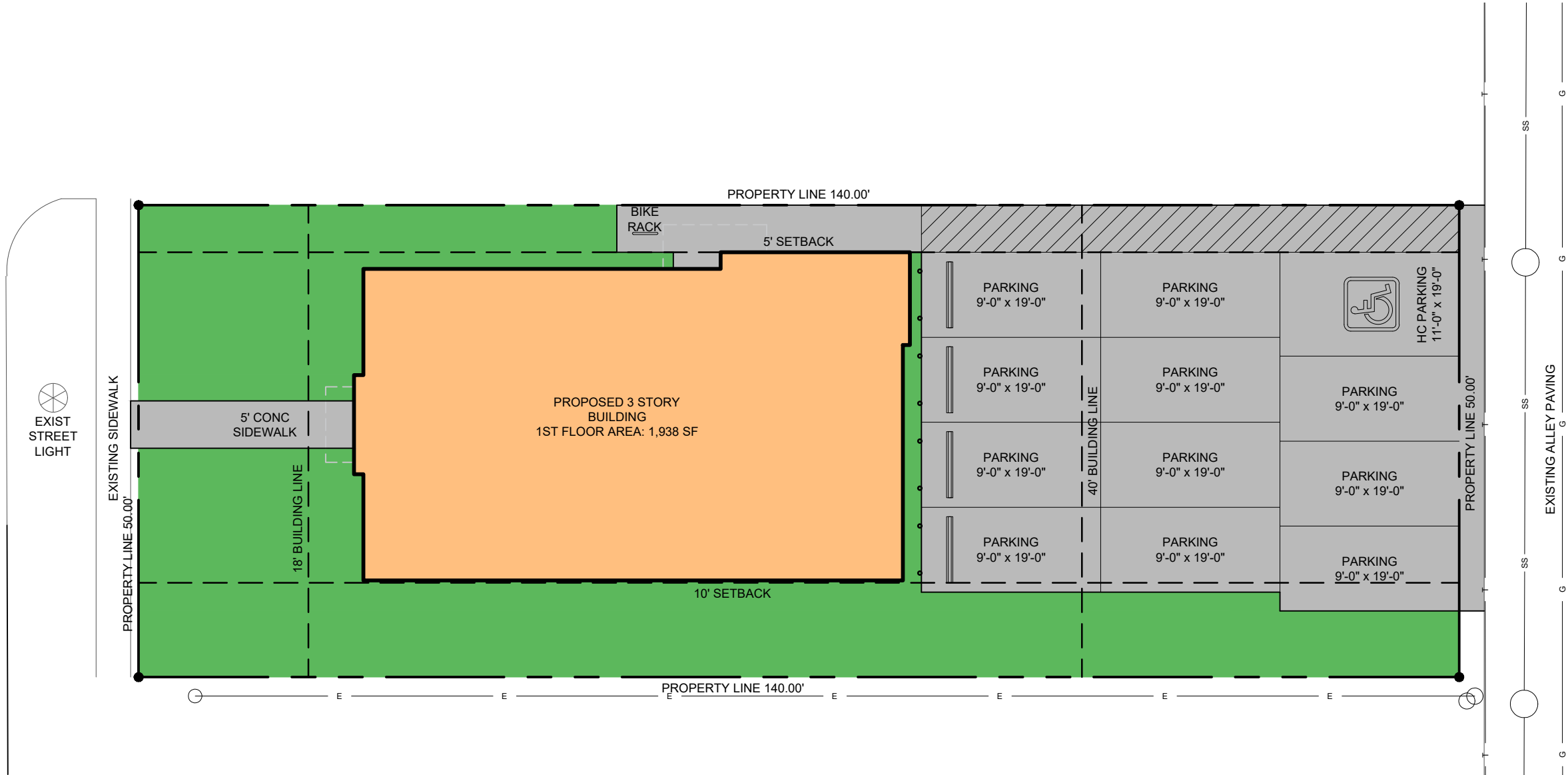


EXHIBIT C
Allowable Uses

- Multi-family residential
- Common areas and lounges for residents
- Laundry facilities for residents
- Mail and package rooms
- Storage rooms and bicycle storage areas
- Rooftop or upper-story amenity spaces for residents
- Accessory uses customarily incidental to residential occupancy (e.g., mechanical rooms, trash enclosures, parking areas)

JENKINS AVENUE



SITE DATA:
SITE SQUARE FOOTAGE: 7,000 SF
IMPERVIOUS SQUARE FOOTAGE: 4,597 SF
PERVIOUS SQUARE FOOTAGE: 2,403 SF
IMPERVIOUS PERCENTAGE: 65.7%

N
1 SITE PLAN
SCALE: NTS

Applicant: BMH Jenkins 2022, LLC

Project Location: 765 Jenkins Avenue

Case Number: PD25-29

Time: 5:30 p.m.

Applicant Representative:
Libby Smith

Attendees:
Erica Bird
Lois Huang
Yihru Huang

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

Application Summary:

The applicant submitted a request to amend the previously approved SPUD, Simple Planned Unit Development (O-2223-3). The requested amendment would remove the commercial uses on the ground floor of the proposed structure and replace those uses with more multi-family residential. An amendment to the previously approved SPUD Narrative is required for this change to occur.

Neighbor's Comments/Concerns/Responses:

The neighbors present for the meeting inquired about why the project was being amended from its original approval. The applicant representative stated that the original concept for commercial uses on the ground floor was not a good fit for the development site. This was due to the parking availability and layout of the parking area. If a resident were to park behind a customer, the customer would essentially be blocked in. As a result of this unforeseen error, a request to remove the commercial use and make the project site exclusively a residential development seemed like the best option.

The neighbors then inquired about the start date for the project. The applicant representative stated that if the project was approved, they believed construction would start in a couple of years.

File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/13/2025

REQUESTER: City of Norman

PRESENTER: Lora Hoggatt, Planning Services Manager

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

Background

The City's Zoning Ordinance, Chapter 36, has generally defined family as "three unrelated persons living together" since 1954. This definition was originally intended to preserve neighborhood character and address issues related to traffic, parking, and noise. Over the years, enforcement has focused on maintaining health and safety standards, as well as protecting the quality and character of residential neighborhoods.

Current Challenges

Despite these intentions, the current definition has proven increasingly difficult to enforce and may no longer reflect modern living arrangements or housing needs of our community. City Council and staff have observed there are separate code provisions available for the enforcement of health and safety standards, as well as other neighbor concerns, such as parking.

Key challenges include:

- **Enforcement Complexity-**
Enforcement requires significant staff time to verify familial relationships, gather evidence, and manage investigations. Neighbors are often asked to provide detailed logs and documentation, creating additional burdens.
- **Limited Impact-**
Between 2023 and 2025, a total of 28 complaints were filed, resulting in only one citation. Most cases were closed due to insufficient evidence or proof of compliance.
- **Disproportionate impacts-**
The existing restriction disproportionately affects certain groups, including:
 - Multi-generational or extended family households

- Low-income residents
- Students
- Elderly, disabled, and immigrant residents
- Unhoused individuals seeking cooperative living arrangements

Rationale for Change

Many U.S. cities are reevaluating traditional occupancy definitions in response to housing shortages and rising living costs. Updating the City's definition of family will:

- Increase Housing Flexibility and Affordability:
Allowing more flexible living arrangements supports residents who share housing to manage costs.
- Promote Equity:
Prevents discrimination against non-traditional or cooperative households.
- Streamline Enforcement:
Reduces administrative burden and focuses City resources on genuine health and safety issues.
- Modernize City Code:
Aligns with forthcoming Development Code updates and contemporary approaches to zoning and housing policy.

Definition of Dwelling Unit Amendment

For consistency purposes, and in conjunction with the amendment of the definition of family, staff included a minor amendment to the definition of "dwelling unit".

Proposed Amendments:

Existing Definition of Family

Family means a single family comprised of one of the following:

- a) An individual, or two or more persons related by blood, marriage, or legal adoption living together as a single housekeeping unit in a dwelling unit, including foster children, domestic servants, and not more than two roomers;
- b) Three unrelated persons living together in a quasi-unit quarter; or
- c) A group home as defined by 60 O.S. § 862.

Proposed Definition of Family, Annotated

Family means a number of persons cohabitating in a single dwelling, ~~family comprised of one of the following:~~

- ~~a) An individual, or two or more persons related by blood, marriage, or legal adoption living together as a single housekeeping unit in a dwelling unit, including foster children, domestic servants, and not more than two roomers;~~
- ~~b) Three unrelated persons living together in a quasi-unit quarter; or~~
- a) And includes a group home as defined by 60 O.S. § 862.

Existing Definition of Dwelling Unit

Dwelling unit means any room or group of rooms located within a dwelling and forming a single habitable unit with facilities (including cooking facilities, as defined herein) which are used or intended to be used for living, sleeping, cooking, and eating. In quasi-unit quarters, accommodations for every three persons shall be counted as a dwelling unit.

Proposed Definition of Dwelling Unit - Annotated

Dwelling unit means any room or group of rooms located within a dwelling and forming a single habitable unit with facilities (including cooking facilities, as defined herein) which are used or intended to be used for living, sleeping, cooking, and eating. ~~In quasi-unit quarters, accommodations for every three persons shall be counted as a dwelling unit.~~

Conclusion

The proposed change modernizes the City's Zoning Ordinance by removing outdated occupancy restrictions that no longer serve their intended purpose. It supports a more inclusive and equitable approach to housing, while preserving the City's ability to address health, safety, and nuisance issues through existing codes related to parking, noise, and property maintenance.

Recommendation:

Staff forwards this Zoning Ordinance amendment to the definition of "family" and "dwelling unit" as Ordinance O-2526-17 to the Planning Commission for consideration and recommendation to City Council.

Ordinance No. O-2526-17

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-101 (“DEFINITIONS”) OF ARTICLE 36-I (“ZONING IN GENERAL”) WITHIN CHAPTER 36 (“ZONING”) OF THE CODE OF THE CITY OF NORMAN TO REVISE THE DEFINITIONS FOR “FAMILY” AND “DWELLING UNIT”; AND PROVIDING FOR THE SEVERABILITY THEREOF.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

§ 1. That Section 30-101 of the Code of the City of Norman shall be amended as follows:

SEC. 36-101. – DEFINITIONS.

The following words, terms and phases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

* * *

Dwelling means any building or portion thereof which is designed for use for residential purposes.

- (a) *Dwelling, multiple*, means a building designed for occupancy by three or more families living independently of each other, exclusive of auto or trailer courts or camps, hotels or resort type hotels.
- (b) *Dwelling, single-family*, means a building designed to be occupied by one family. (See NCC 36-101.)
- (c) *Dwelling, two-family*, means a building designed to be occupied by not more than two families.
- (d) *Dwelling unit* means any room or group of rooms located within a dwelling and forming a single habitable unit with facilities (including cooking facilities, as defined herein) which are used or intended to be used for living, sleeping, cooking, and eating. ~~In quasi-unit quarters, accommodations for every three persons shall be counted as a dwelling unit.~~

Family means a number of persons cohabitating in a single dwelling~~single family comprised of one of the following:~~

- ~~(a) An individual, or two or more persons related by blood, marriage, or legal adoption living together as a single housekeeping unit in a dwelling unit, including foster children, domestic servants, and not more than two roomers;~~
- ~~(b) Three unrelated persons living together in a quasi-unit quarter; or~~
- ~~(c) A, and includes a group home as defined by 60 O.S. § 862.~~

Family day care home means a structure used as a residence in which the resident receives seven or fewer children under the age of 18 years (including the caregiver's own resident preschool children under the age of five) for part-time care apart from their parents, legal guardians or custodians, when such care is received for regular periods of time for compensation.

* * * *

§ 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance, except that the effective date provision shall not be severable from the operative provisions of the ordinance.

ADOPTED this _____ day

of _____, 2025.

NOT ADOPTED this _____ day

of _____, 2025.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)

File Attachments for Item:

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

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/13/2025

REQUESTER: Battison Properties, LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

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

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

File Attachments for Item:

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

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/13/2025

REQUESTER: Greatest Hopes, LLC (Golden Land Surveying)

PRESENTER: Ken Danner, Subdivision Development Manager

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

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

File Attachments for Item:

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

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/13/2025

REQUESTER: Alpha Phi Sorority

PRESENTER: Kelly Abell, Planner I

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

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