

CITY OF NORMAN, OK PLANNING COMMISSION MEETING

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

AGENDA

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

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

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

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

ROLL CALL

CONSENT ITEMS

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

Minutes

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

PLANNING COMMISSION MEETING MINUTES OF FEBRUARY 12, 2026.

NON-CONSENT ITEMS

521 E Frank Street Rezoning

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

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

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-43: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW/4), SOUTHWEST QUARTER (SW/4) AND SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE NORTH (T9N), RANGE THREE WEST (R3W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF W MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF W LINDSEY STREET, AND EAST OF 36TH AVENUE SW; WARD 3)
4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE PP-2526-15: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY BOB MOORE FARMS NORTH, LLC (SMC CONSULTING ENGINEERS, PC) FOR BOB MOORE FARMS NORTH, A PLANNED UNIT DEVELOPMENT, FOR 55.7 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF WEST MAIN STREET ON THE EAST SIDE OF 36TH AVENUE SW.
5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-46: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING AND VACATING A PORTION OF NORMAN CENTER COURT RIGHT-OF-WAY TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

City of Norman Amendment and Resolutions

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

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

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

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 FEBRUARY 12, 2026.



CITY OF NORMAN, OK
PLANNING COMMISSION MEETING - AMENDED
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, February 12, 2026 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Thursday, February 12, 2026 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Commissioner Jablonski called the meeting to order at 5:33 p.m.

ROLL CALL

PRESENT

- Commissioner Cameron Brewer
- Commissioner Liz McKown
- Secretary Kevan Parker
- Vice Chair Michael Jablonski
- Commissioner Steven McDaniel
- Commissioner Jim Griffith
- Commissioner Maria Kindel

ABSENT

- Commissioner Douglas McClure
- Chair Erica Bird

STAFF PRESENT

- Jane Hudson, Planning & Community Development Director
- Lora Hoggatt, Planning Services Manager
- Anais Starr, Planner II
- Bailey LaChance, Admin Tech III
- Brandon Brooks, Capital Projects Engineer
- Beth Muckala, Assistant City Attorney
- David Riesland, Transportation Engineer
- Bryce Holland, Multimedia Specialist

GUEST PRESENT

- Sean Rieger, 136 Thompson Dr., Norman, OK, Rieger Sadler Joyce, LLC
- Matt Peacock, 121 S Santa Fe Ave., Suite 113, Norman, OK Peacock Design, LLC
- Gunner Joyce, 136 Thompson Dr., Norman, OK, Rieger Sadler Joyce, LLC
- Mark & Jayne Crumpley, 423 Elm Ave., Norman, OK
- Marielle Hoefnagels, 425 Elm Ave., Norman, OK
- Glenn Secrest, 430 Park Dr., Norman, OK
- Fred Schmidt, 914 Elm Ave., Norman, OK
- Mitch Baroff, 421 Park Dr., Norman, OK

Michael Carter, 1124 Chautauqua Ave., Norman, OK
 Barbara O'Brien, 1124 Chautauqua Ave., Norman, OK
 Doug Gaffin, 425 Elm Ave., Norman, OK
 Carol Baylor, 505 Cypress, Norman, OK
 Helen Grant, 201 West Gray, Norman, OK
 Paul Harris, 435 Park Dr., Norman, OK
 Sara Wallace Boyd, 720 Hoover St., Norman, OK
 Sandra Longcrier, 3305 Woodsboro Dr., Norman, OK
 Joseph Grzybowski, 715 Elmwood Dr., Norman, OK

ELECTION

1. ELECTION OF OFFICERS FOR 2026

Motion made by Commissioner McDaniel to retain the current slate of officers, **Seconded** by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McKown, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

The motion was approved.

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

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

PLANNING COMMISSION MEETING MINUTES OF JANUARY 8, 2026.

Motion made by Commissioner McKown, **Seconded** by Commissioner Kindel. Voting Yea: Commissioner Brewer, Commissioner McKown, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

The motion was approved.

NON-CONSENT ITEMS

Chautauqua-Hoover-College Rezoning

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-40: 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 1010- THE REVV, LOT 1, BLOCK 1, AND A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND R-3, MULTIFAMILY

DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNDEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1107 THROUGH 1111 CHAUTAUQUA AVENUE AND 601 THROUGH 615 HOOVER STREET AND 1010 THROUGH 1030 COLLEGE AVENUE; WARD 7)

ITEMS SUBMITTED FOR THE RECORD

- 1. Staff Report
- 2. Location Map
- 3. Narrative
- 4. Site Plan
- 5. Pre-Development Summary, 1-22-26
- 6. Protest Map & Letters

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the Chautauqua-Hoover-College application.

Commission had no questions for staff.

Applicant Presentation

Matt Peacock, representative of the applicant, presented the PowerPoint for the Chautauqua-Hoover-College project that was submitted by the applicant.

Commissioner Parker asked whether stormwater detention is planned in the parking lot.

Mr. Peacock stated infiltration trenches will run through the middle of the parking lot, connecting to an underground detention system, and all roof drains will be directed to the infiltration trenches.

Commissioner Griffith asked about estimated cost per unit.

Mr. Peacock stated although costs are still being finalized, they anticipate monthly rent for the microunits to be approximately \$800-\$900 and expect the mortgage payments to be similar. Mr. Peacock stated their strategy is to pursue a pre-sale to test market viability before making a final decision on unit pricing.

Public Comments

- Michael Carter, 1124 Chautauqua Ave., Norman, OK (Protest)
- Fred Schmidt, 914 Elm Ave., Norman, OK (Protest)
- Barbara O'Brien, 1124 Chautauqua Ave., Norman, OK (Protest)

Planning Commission Discussion

Commissioner Kindel requested clarification regarding the story height ordinance and whether the submitted plan exceeds the allowable story height.

Ms. Hoggatt explained the City of Norman zoning code does not state a number of feet for the height of a single story. The zoning code states the allowable number of stories.

Commissioner Brewer emphasized the adopted Land Use Plan is intended to protect the neighborhood and limit density. Any proposed development west of Chautauqua Ave. would require Planning Commission review to ensure consistency with the plan and the lower-density context. He noted that while future Commissions may differ, Commissioners are trained to follow the adopted plan.

He expressed support for the project's design, highlighting efforts to soften the buildings' height and locate most parking away from the street, showing building views over visible street parking. He viewed the project positively, highlighting the addition of smaller, potentially more affordable units that could appeal to young professionals or graduate students and help meet housing needs.

Commissioner Jablonski stated the project is a strong improvement and supports infill development in higher-density areas. He expressed concern that, as density increases, parks are not easily accessible from this area. While he appreciates recent efforts to add pocket parks, he emphasized the importance of continuing to prioritize small green spaces within infill areas to provide nearby recreational opportunities for residents.

Commissioner Kindel noted the project is a significant improvement from its previous presentation and better suited to the site. She appreciated the increased setback and smoother transition, which she said better respects the nearby family neighborhood across Chautauqua Ave. She also commended the development team for regularly engaging with neighbors, incorporating feedback, and exploring alternatives in response to concerns.

Motion made by Commissioner Brewer, **Seconded** by Commissioner Griffith. Voting Yea: Commissioner Brewer, Commissioner McKown, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended approval of O-2526-40.

The Noun Hotel Rezoning

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

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Subject Tract

3. Location Map
3. Narrative
4. Site Plan
6. Traffic Impact Memo
7. Pre-Development Summary, 12-18-25
8. Protest Map & Letters

Staff Presentation

Anais Starr, Planner II, presented The Noun Hotel application.

Commissioner Jablonski noted that the CCPUD signage section refers to the Center City Form Based Code (CCFBC), stating in cases of ambiguity or conflict, the CCPUD exhibit shall control. He asked if there are any conflicts with the proposed signage.

Ms. Starr responded stating the existing hotel and the new structure already have approved signage, and no additional permanent signage is proposed. The applicant is requesting temporary signage, which is currently permitted for the hotel and is being extended to an additional lot. She confirmed the proposal complies with the referenced city code.

Applicant Presentation

Sean Rieger, representative of the applicant, presented the PowerPoint for The Noun Hotel application.

Commissioner Brewer asked whether the economic impact figures presented by the applicant reflect the combined effect of the existing hotel and the proposed addition.

Mr. Rieger confirmed the figures represent the estimated impact of the existing hotel and the new addition.

Commissioner Brewer asked about the dumpster's location, noting public concerns and questioning its necessity.

Mr. Rieger explained City staff and the Sanitation department determine dumpster placement to ensure safe truck access and prevent property damage. After extensive coordination, the current location is considered the safest and most functional option.

Commissioner Brewer asked whether the dumpster was added for operational needs or at staffs request.

Gunner Joyce, the applicant's second representative, stated the dumpster was added solely to support the thrift store's operations.

Public Comments

Marielle Hoefnagels, 425 Elm Ave., Norman, OK (protest)

Mark Crumpley, 423 Elm Ave., Norman, OK (protest)

Jayne Crumpley, 423 Elm Ave., Norman, OK (protest)
Mitch Baroff, 421 Park Dr., Norman, OK (protest)
Doug Gaffin, 425 Elm Ave., Norman, OK (protest)
Carol Baylor, 2424 Cypress Ave., Norman, OK (protest)

Planning Commission Discussion

Commissioner Brewer asked whether the developer had considered a setback like the previous application and whether it would still allow for the required number of rooms.

Mr. Rieger invited Kara Hall, the project architect, to respond.

Ms. Hall explained given the required number of rooms for the project, moving the setback would force the building to be taller to fit them all.

Mr. Rieger added AIM Norman explicitly allows buildings in this urban high-character area to be up to two stories taller than surrounding properties. The proposal places four-story sections next to two-story structures, adhering to AIM guidance.

Commissioner Jablonski noted the adjacent property is one-story and asked if the design could do a step up from three to four stories to reduce the height near neighboring homes.

Mr. Rieger stated all options were considered, and the current design is the only way to accommodate the number of rooms required for the project's economic viability.

Commissioner Kindel asked whether alternative designs were considered, specifically placing the ballroom on the top floor with higher windowsills. She noted this could allow natural light, improve the building's appearance and limit privacy impacts on neighbors. She acknowledged larger windows would increase costs and asked if design adjustments could reduce the visual impact of a tall blank wall while maintaining building height.

Mr. Rieger explained placing the ballroom on the top floor would create logistical challenges, for moving large numbers of guests efficiently via elevators or escalators. He also noted potential noise and privacy concerns, emphasizing a rooftop ballroom with windows could negatively impact neighbors.

Commissioner Kindel clarified her suggestion for higher windowsills was primarily for aesthetic purposes, interior and exterior, rather than for improving views. She acknowledged it may not solve all concerns but viewed it as a potential design improvement where setbacks or other adjustments are not feasible.

Commissioner Brewer praised the project's stormwater plan, noting it is exceptional and unlikely to negatively impact neighbors. He commended the developers for improving the project over time and following through on commitments, which he noted is uncommon in development. Regarding building mass and height, he stated that the proposed two- to four-story scale is appropriate under AIM Norman, but recommended design strategies such as landscaping, green walls, or varied materials to soften visual impact.

Commissioner Brewer further cautioned removing windows entirely can create an imposing wall, while retaining windows may raise privacy concerns. He highlighted site buffering efforts, including planting a row of trees behind the existing eight-foot concrete wall to create a softer edge over time. Overall, he expressed support for the project while encouraging thoughtful mitigation of visual impacts.

Mr. Rieger stated a “tree wall” is planned along the back of the property, behind the existing eight-foot concrete wall, to soften the building’s edge creating a more visually appealing buffer over time.

Commissioner Jablonski asked about the expected size of the trees at maturity and their size at planting.

Mr. Rieger responded the trees will meet a two-inch caliber at planting and they have a list of suitable species, with plans to coordinate with the City Forester for recommendations.

Commissioner Jablonski stated The Noun Hotel project is a positive addition to the community and a good neighbor. He acknowledged nearby residents’ concerns, noting that quieter neighborhoods naturally experience “growing pains” as higher-density development occurs, consistent with the AIM Norman Plan. He suggested softening impacts, through artistic approaches, like murals or other creative design, rather than solely physical modifications. While these measures cannot address issues like sunlight loss, they can help the building feel more integrated. He emphasized the importance of maintaining good neighborly relations, noting the hotel has consistently been a considerate presence in the area.

Motion made by Commissioner McKown, **Seconded** by Commissioner Brewer.
Voting Yea: Commissioner Brewer, Commissioner McKown, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended approval of O-2526-31.

Islamic Society of Norman Rezoning

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

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

Motion made by Commissioner Kindel, **Seconded** by Commissioner McDani
Voting Yea: Commissioner Brewer, Commissioner McKown, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

1130 Rambling Oaks Drive Rezoning

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

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

Motion made by Commissioner Kindel, **Seconded** by Commissioner McKown.
Voting Yea: Commissioner Brewer, Commissioner McKown, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

GENERAL DISCUSSION REGARDING THE WARRANTING OF TRAFFIC SIGNALS

David Riesland, Transportation Engineer, presented his discussion regarding the warranting of traffic signals.

Public Comments

No public comments.

Planning Commission Discussion

No further discussion from commission.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

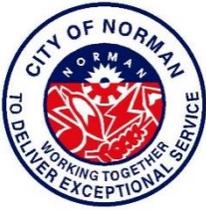
ADJOURNMENT

The meeting was adjourned at 7:11 p.m.

Passed and approved this _____ day of _____ 2026.

File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/12/2026

REQUESTER: Ken & Sarah Hall

PRESENTER: Kelly Abell, Planner I

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

APPLICANT/REPRESENTATIVE	Ken and Sarah Hall/Rieger, Sadler, Joyce, LLC
LOCATION	521 E Frank Street
WARD	1
CORE AREA	Yes
EXISTING ZONING	R-1, Single-Family Dwelling District
EXISTING LAND USE	Mixed-Use
CHARACTER AREA	Core Neighborhood Area
PROPOSED ZONING	SPUD, Simple Planned Unit Development
PROPOSED LAND USE	No change

REQUESTED ACTION

Rezoning from R-1, Single-Family Dwelling District, to SPUD, Simple Planned Unit Development

SUMMARY:

The applicants, Ken and Sarah Hall, are requesting to rezone approximately 0.24 acres from R-1, Single-Family Dwelling District, to SPUD, Simple Planned Unit Development. The applicant is proposing a residential unit on the second floor and a low intensity commercial unit on the first floor for a tattoo studio. No expansion of the building is planned; all activity will take place within the existing building footprint.

EXISTING CONDITIONS:

SIZE OF SITE: 0.24 Acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	R-1	PUD	R-1	R-1	R-1
Land Use	Mixed-Use	Park (City of Norman Adult Wellness & Education Center)	Mixed-Use	Mixed-Use	Mixed-Use
Current Use	Residential	City of Norman Adult Wellness and Education Center	Residential	Residential	Residential

EXISTING ZONING DESIGNATION

R-1, Single-Family Dwelling District

This residential district is intended for single-family detached development, including accessory dwelling units (ADU’s) 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 in the urbanized area.

LAND USE DESIGNATION

Mixed-Use

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

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

CHARACTER AREA DESIGNATION

Core Neighborhood Area

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

NEAREST PUBLIC PARK

Francis Cate Park is located approximately 0.38 miles east of the subject property, traveling east on Frank Street to N. Carter Avenue.

PROCEDURAL REQUIREMENTS

PRE-DEVELOPMENT: PD26-1 February 26, 2026

Neighbors expressed concerns about parking and the proposed commercial use. The applicant stated the tattoo studio will operate by appointment only with one staff member, and no appointments scheduled after 9:00 p.m. The property includes three on-site parking spaces, with three additional on-street spaces available if needed.

BOARD OF PARKS COMMISSIONERS:

The property is considered legal non-conforming and is not required to plat as a part of this process. Board of Parks Commissioners review is not required for this rezoning.

REVIEW COMMENTS SECTION

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

CITY DEPARTMENTS

Fire Department

Building Permitting Review
 Public Works/Engineering
 Transportation Engineer
 Planning
 Utilities

FIRE DEPARTMENT

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

BUILDING REVIEW

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

PUBLIC WORKS/ENGINEERING

The proposal does not include any subdivision requirements or utility placement; therefore, Engineering has no comments.

TRANSPORTATION ENGINEER

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

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 comprehensive plan of record. In addition, the SPUD provides for the following:

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

*This request is **consistent** with the purpose of a SPUD, Simple Planned Unit Development, as the proposal is compatible and harmonious with adjacent uses. It allows for uses not allowed under conventional zoning while maintaining the exterior's residential character.*

Uses Permitted

- The applicant proposes to include all R-1 uses allowed by right, while allowing a non-residential use on the first floor. For a complete list of uses see Exhibit C.

*The proposed uses are **consistent** with and compatible with the surrounding uses. The area is predominantly occupied by single-family dwellings. Single-family dwellings are located to the east, west, and south.*

Area Regulations

- The SPUD Narrative states the existing buildings will be allowed to remain as shown on the Site Development Plan. Should the building be demolished and rebuilt, the property owner would be required to follow the setback requirements for the R-1 District. The area regulations for R-1 are as follows: a minimum front yard depth of 25', a minimum side yard of 5', and a minimum rear yard of 20'.

*The proposed project involves an existing structure, as shown on the Site Development Plan labeled Exhibit B. The front setback is legally nonconforming under current zoning regulations. The side and rear setbacks are compliant with R-1 zoning regulations and exceed the minimum required distances. The proposal is **consistent** with the surrounding properties.*

Height Regulations

- The SPUD Narratives states buildings are allowed to be two stories in height.

*The proposal is **consistent** with the height regulations in the surrounding area.*

Traffic Access, Circulation, Parking and Sidewalks

- Access to the property shall remain as depicted on the attached Site Development Plan, Exhibit B.

*The Site Plan shows two existing driveways, one on the west, one additional on the east, and an existing front walkway. The access and parking configuration are generally **consistent** with the surrounding neighborhood. While the narrative limits customer vehicles to three near the subject tract at any one time, it does not establish a maximum number of vehicles permitted to park on approved surfaces on the premises.*

Landscaping and Open Space

- Landscaping and Open Space shall remain as currently depicted on the Site Development Plan, Exhibit B.

*The SPUD Narrative and the Site Development Plan do not outline open space percentage, but the site is planned to continue as shown. Landscaping is not required. Due to the applicant's desire to maintain the residential character of the property, the proposal is **consistent** with the surrounding area.*

Signage

- Signage for the property will comply with the City's signage regulations for Low Density Residential Zones in Chapter 28, Sign Regulations.

*The proposal is **consistent** with the surrounding area as the Low-Density Residential sign regulations were created for signs in the R-1 District. The applicant will be required to submit a sign permit application for any signs requested by the applicant. No signs were labeled on the Site Development Plan.*

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.

*No exterior modifications are proposed for the existing structure on the property. The existing structure is **consistent** with the AIM Character Area General Residential Policies.*

Non-Residential Policies

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

The Non-Residential policies are not applicable, as the proposal involves an existing structure and does not include new construction, site redevelopment, or exterior building modifications.

Core Neighborhood Area 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 impact 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 if scale transitions and architectural elements achieve continuity.

*The project is **consistent** with Core Neighborhood policies, as the proposal maintains the existing structure and does not introduce significant changes in height, setbacks, or massing, supporting compatibility with adjacent properties. While this proposal does not place parking in the rear of the property off the alley, existing curb cuts are being utilized and no new curb cuts are proposed.*

Land Use Development Policies

Mixed-Use Policies

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

*The proposal is **consistent** with the establishment of a mixed-use environment by combining commercial and residential uses in a single structure. Without a complete redevelopment of the site, the proposal cannot meet the desired density because it is an existing structure being repurposed to allow for mixed uses.*

Building Types

- Medium and Small-scale 3 to 5-story buildings are common. Within existing developed areas, buildings may go up to 2-stories higher than surrounding properties.
- Multi-unit structures are the priority, but a variety of residential uses including townhomes, walk-ups, apartments, lofts, condominiums are present.
- Mixed-use buildings that include retail, workspaces, and residences are the most common.

- Public and private spaces (i.e. balconies, recreational roof decks, outdoor dining, etc.) are clearly defined and cultivate a sense of place.
- Single-use buildings are limited. Large single-use, single-story structures are not appropriate.

*The proposal is **consistent** with building types, as it incorporates a mixed-use building that combines a ground-floor commercial workspace with a residential unit above, reflecting the encouraged pattern of integrating retail or workspaces with residential uses within a single structure.*

Site Design

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

*The proposal is **consistent** with Site Design, as it introduces a mix of uses within the existing structure and discourages single-use development patterns.*

Transportation

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

*The proposal is **consistent** with the Transportation Policy as existing sidewalks allow users to move through the area safely.*

Utility Access

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

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

Public Space

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

The Public Space Policy does not apply to this project as the structure is existing in a single-family neighborhood.

Neighborhood and/or Special Area Plans

*This location is **within** the Central Norman Neighborhoods Neighborhood Study Area.*

UTILITIES

AIM NORMAN PLAN CONFORMANCE

The proposal is in accordance with AIM Water and Wastewater Utility Master Plans.

SOLID WASTE MANAGEMENT

The proposal meets requirements and provides access for solid waste services.

WATER/WASTEWATER AVAILABILITY

Water Availability

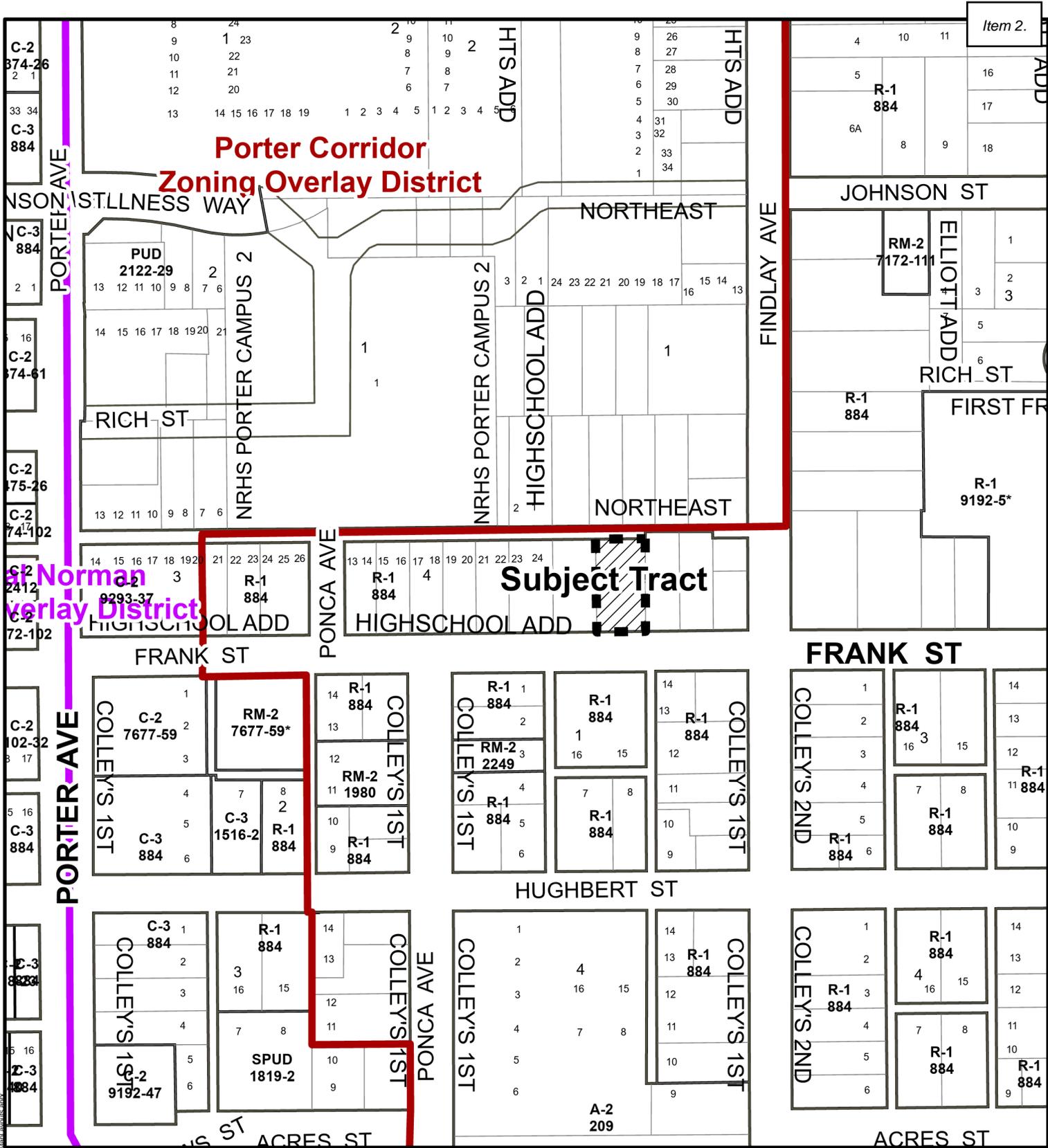
Adequate capacity within the water system exists to serve the existing project.

Wastewater Availability

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

Discussion The proposal is consistent with AIM Norman Land Use Plan and Character Area policies as it preserves the existing structure without significant changes to height, setbacks, or massing, thereby maintaining compatibility with adjacent properties. The proposal maintains the existing residential character of the property and does not disrupt the residential fabric of the area. Additionally, the integration of commercial and residential uses within a single structure supports the establishment of a mixed-use environment.

Conclusion: Staff forwards this request for rezoning from R-1, Single-Family Dwelling District, to SPUD, Simple Planned Unit Development, and Ordinance O-2526-38 to the Planning Commission for consideration and recommendation to City Council.



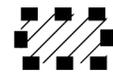
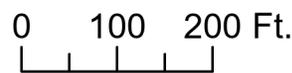
Location Map



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.



January 6, 2026



Subject Tract

521 E. Frank St.

A Simple Planned Unit Development

Applicant: Ken and Sarah Hall

521 E. Frank Street
Norman, Oklahoma

Application for:
Simple Planned Unit Development
Submitted January 2, 2026
Revised February 26, 2026

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

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I. INTRODUCTION

A. **Background and Intent.** This Simple Planned Unit Development (“**SPUD**”) is proposed by Ken and Sarah Hall (collectively, the “**Applicant**”) for the property located at 521 E. Frank Street, Norman, Oklahoma, more particularly described on Exhibit A (the “**Property**”). The Property contains approximately 0.24 acres and is improved with an existing two-story building, a garage, and three (3) parking spaces.

The intent of this SPUD is to incorporate and preserve any and all uses permitted in the R-1, Single-Family Dwelling District, as amended from time to time, while allowing for a limited, low-intensity personal service use within the first floor of the existing building in a manner compatible with the surrounding area. No expansion of the existing building, additional structures, or material site modifications are proposed as part of this request. The proposed uses are confined entirely within the existing building footprint.

This SPUD is intended to provide flexibility for the use of the existing building while maintaining compliance with applicable City of Norman (the “**City**”) development standards and without necessitating redevelopment of the Property.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

- A. Location.** The Property is generally situated on E. Frank Street, between N. Ponca Avenue and N. Findlay Avenue, backing up to the AWE, Adult Wellness and Education Center.
- B. Existing Land Use and Zoning.** The Property's current zoning is R-1: Single-Family Dwelling District. The AIM Norman Future Land Use designation is Mixed Use and Character Area is Core.
- C. Elevation and Topography.** The Property is essentially flat with little to no elevation change throughout the entirety of the site.
- D. Drainage.** The drainage on the Property shall remain unchanged. In the event of redevelopment, the Property shall meet or exceed all applicable drainage ordinances.
- E. Utility Services.** No change to utility services is necessary. All necessary utilities for the Property (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve the Property.
- F. Fire Protection Services.** No change is necessary. Fire protection services will be provided by the City of Norman Fire Department and by the Owner of the Property where required by building and fire protection codes in the structures.
- G. Traffic Circulation and Access.** No change to traffic circulation or access is requested.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

- A. Permissible Uses.** The Property is currently zoned R-1, Single-Family Dwelling District. The Property shall be permitted to be used for any and all uses allowed as a matter of right in the R-1, Single-Family Dwelling District, as amended from time to time. In addition to such permitted R-1 uses, the existing single-family home may contain, on the first floor only, a limited, low-intensity personal service use, subject to applicable City ordinances, codes, and regulations, as may be amended from time to time. The uses are more specifically set forth in Exhibit C.

No new construction, expansion, or exterior modification of the existing building is proposed or authorized by this SPUD. The additional permitted use of a low-intensity personal service use shall be conducted within the existing building footprint and in a manner consistent with the surrounding neighborhood character.

Legal Non-Conforming Use. This property is not platted but is recognized as a Legal Non-Conforming Lot.

- B. Development Criteria.**

1. **Site Plan.** The existing buildings shall be allowed to remain as shown on the Property, as shown on Exhibit B. Building setbacks shall mirror City of Norman R-1 Single-Family Dwelling District setback requirements, as may be amended from time to time.
2. **Building Height.** Buildings are allowed to be two (2) stories in height.
3. **Signage.** All signage for the Property shall comply with the City's applicable "Low Density Residential Zone Sign Standards", as amended from time to time.
4. **Traffic Access and Sidewalks.** Access to the Property shall remain as it currently exists.
5. **Open Space.** Open space for the Property shall remain as currently exists.
6. **Parking.** The Property shall utilize its current parking layout, as shown on the Site Plan. There are three (3) parking locations, two (2) located on the west and one (1) on the east side of the Property, all belonging to this Property. On-street parking is currently allowed in this location.
7. **Landscaping.** The Property shall not be subject to any additional landscaping requirements.

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Part of the Northwest Quarter (NW1/4) of Section Twenty-nine (29), Township Nine (9) North, Range Two (2) West of Indian Meridian, Cleveland County, Oklahoma, described as follows: Beginning at a point 60 feet North of the NE/Corner of Lot Fifteen (15), in Block One (1) of G.H. COLLEY'S FIRST ADDITION, to the City of Norman, and running thence West 75 feet; thence North 140 feet; thence East 75 feet; thence South 140 feet to the place of beginning.

EXHIBIT B
SITE DEVELOPMENT PLAN



EXHIBIT C

ALLOWABLE USES

- The Property may be used for any and all uses permitted in the R-1, Single-Family Dwelling District pursuant to NCC § 36-514, as may be amended from time to time:
 - Detached one-family dwelling
 - Family day care home
 - General purpose farm or garden
 - Home occupation
 - Municipal recreation or water supply
 - Accessory buildings
 - One accessory dwelling unit (ADU), not exceeding 650 square feet
 - Commercial parking on University of Oklahoma home football game days, subject to the restrictions set forth in NCC § 36-514, as amended from time to time
 - Model home
 - Short-term rentals

- Low-intensity personal service uses, such as, by way of example and not limitation, a tattoo studio, on the first floor only, which includes customary and incidental accessory activities such as artist work areas, administrative areas, and the incidental retail sale of aftercare products and related merchandise. No more than three (3) customer vehicles associated with the tattoo studio may be parked on public streets within reasonably close proximity to the Property at any one time. However, there shall be no limit on tattoo studio customer vehicles parked on an approved parking surface on the Property.

Applicant: Ken and Sarah Hall

Project Location: 521 E Frank

Case Number: PD26-1

Time: 5:30 p.m.

Applicant Representative:

Sean Reiger
Ben LaCourse

Attendees:

Erica Bird
Jack Stone
Mark Cox
Marquita and Brian Dickson

City Staff:

Kelly Abell, Planner I
AshLynn Wilkerson, Assistant City Attorney

Application Summary:

The applicant submitted a request for a rezoning from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development. The proposal is to facilitate a limited mixed-use configuration with a residential unit on the second floor and commercial use on the first floor for a tattoo studio.

Neighbors' Comments/Concerns/Responses:

Neighbors expressed concerns regarding parking and the proposed commercial use. The applicant stated that the tattoo studio will operate by appointment only, with one staff member and no appointments scheduled after 9:00 p.m. The property includes three on-site parking spaces, with three additional on-street spaces available if needed.

File Attachments for Item:

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-43: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW/4), SOUTHWEST QUARTER (SW/4) AND SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE NORTH (T9N), RANGE THREE WEST (R3W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF W MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF W LINDSEY STREET, AND EAST OF 36TH AVENUE SW; WARD 3)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 3/12/2026

REQUESTER: Bob Moore Farms North, LLC

PRESENTER: Logan Gray, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-43: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW/4), SOUTHWEST QUARTER (SW/4) AND SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE NORTH (T9N), RANGE THREE WEST (R3W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF W MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF W LINDSEY STREET, AND EAST OF 36TH AVENUE SW; WARD 3)

APPLICANT/REPRESENTATIVE	Bob Moore Farms North, LLC/Rieger Sadler Joyce, LLC
LOCATION	South of W Main Street, west of Ed Noble Parkway, north of W Lindsey Street, and east of 36 th Avenue SW.
WARD	3
CORE AREA	No
EXISTING ZONING	PUD, Planned Unit Development
EXISTING LAND USE DESIGNATIONS	Urban High, Urban Living Center, and Mixed-Use
CHARACTER AREA	Corridor (In-Town)

PROPOSED ZONING

PUD, Planned Unit Development

PROPOSED LAND USE

No Change

REQUESTED ACTION

Rezone to PUD, Planned Unit Development to allow for the placement of a multifamily residential development

SUMMARY:

The applicant, Bob Moore Farms North, LLC, is requesting a rezoning from PUD, Planned Unit Development, to PUD, Planned Unit Development. The new PUD removes commercial uses from the list of allowed uses and creates a new Preliminary Site Plan for a multifamily residential development.

EXISTING CONDITIONS:

SIZE OF SITE: 55.7 acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	PUD	C-2	C-2 & RM-6	R-1, PUD, RM-6, & PL	R-1 & PUD
Land Use	Urban High, Urban Living Center, & Mixed-Use	Mixed-Use	Mixed-Use	Urban Low, Urban Living Center, Urban High	Urban Low, Urban Medium, & Urban High
Current Use	Vacant	Commercial	Commercial	Residential (Single-Family) & Vacant	Residential (Single-Family & Multifamily)

ZONING DESIGNATION

PUD, Planned Unit Development

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

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

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

LAND USE DESIGNATION

Mixed-Use

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

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

Urban Living Center

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

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

Urban High

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

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

CHARACTER AREA DESIGNATIONS

Corridor Areas

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

In-Town Corridors

Arterial streets servicing neighborhood needs including commercial, residential, civic, and recreational uses. Already or likely to experience uncontrolled strip development if growth is not properly managed. Anticipating high public transit access, including stops and shelters in locations safe for passengers and operations. These corridors are managed under Suburban Neighborhood Character Area policies and Action Items.

NEAREST PUBLIC PARK

Cherry Creek Park is approximately 0.5 miles southwest of the subject property and is accessible via sidewalks through the Royal Oaks neighborhood. However, it is not accessible via pedestrian infrastructure due to a lack of pedestrian crossing areas across 36th Avenue SW.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:

PD26-3

January 22, 2026

Several neighboring residents were in attendance and asked questions related to the project. Some attendees raised questions about how many new residential units were being proposed, and how many new occupants were expected. Sean Riger, the applicant's representative, stated that the number of dwelling units and potential occupants has not been determined, but will be included in the information presented to Planning Commission and City Council should a rezoning application move forward. Other attendees voiced their preference for the development's access to be taken off 36th Avenue S.W., rather than Willow Bend Drive, as presented. Mr. Rieger stated that it was the City of Norman's preference that there be minimal access points on arterial streets, and added that additional access to the development is proposed to the north of the site, closer to W. Main Street. A follow-up question was posed regarding the potential for additional turn lanes to be placed on 36th Avenue S.W. to accommodate the increased traffic. Mr. Rieger stated that such items would be addressed through a future traffic study conducted for the development. Other attendees inquired about the impact the development will have on stormwater runoff in the area, to which the applicant's engineer responded that there should be no impact to the surrounding area in terms of stormwater. One attendee asked why the commercial component was no longer a part of the proposed development. Mr. Rieger stated that the developer determined residential development to be a more favorable investment. Finally, some attendees asked what the timeline would be for the first and second phases, and if there would be more phases to come.

Mr. Rieger responded that it would likely take years to break ground on Phase 1, and likely even longer for Phase 2, subject to market forces. He continued by saying that any future phases would require starting the current process over again, including another Pre-Development meeting, and Planning Commission and City Council review.

BOARD OF PARKS COMMISSIONERS:

March 5, 2026

Parks Staff recommends fee in lieu of parkland. This fee would be used either at Cherry Creek Park or to purchase parkland near this addition in the future, if it becomes available. The Board of Parks Commissioners voted to approve fee-in-lieu of parkland, with a recommendation that a controlled pedestrian crossing at 36th Avenue SW be added if possible, 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

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

FIRE DEPARTMENT

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

BUILDING REVIEW

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

PUBLIC WORKS/ENGINEERING

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

TRANSPORTATION ENGINEER

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

PLANNING

ZONING CODE CONSIDERATIONS

PUD, Planned Unit Development

It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in

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

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

*The applicant requests a rezoning to PUD, Planned Unit Development, to allow a multifamily residential development with greater flexibility than is currently available under other district regulations. The subject property is already zoned PUD; this request is to redesign and change the previously approved uses. The proposal is **consistent** with the purpose of a PUD.*

Uses Permitted

- Allowed uses within the PUD include multi-family residential dwelling units, townhomes, short-term rentals, leasing offices and private recreational amenities for residents, and accessory buildings.

*The proposed PUD allows for multifamily residential development and commonly associated uses such as leasing offices, and outdoor amenities for residents. These proposed uses are **consistent** with the surrounding zoning, as there is already a multifamily development to the west of the property across 36th Ave NW, with similar outdoor amenities including a swimming pool and sports court.*

Area Regulations

- There shall be a minimum building setback of fifteen feet (15') from the frontages of 36th Avenue SW and Willowbend Road. There shall be a minimum of ten (10') feet from any property line abutting a tract outside of the boundaries of the PUD. Additionally, buildings may not encroach upon public easements, rights-of-way, or within one (1) foot of public utility easements. Otherwise, there are no required building setbacks.

*The area regulations of the proposal are **consistent** with the setbacks of the surrounding area, as the C-2 districts to the north and east of the subject property have smaller setback requirements, and the Willowbend PUD to the south of the subject property has similar or smaller setbacks to those in the proposed PUD. However, it should be noted that the R-1 District and PUD to the west of the subject property have generally greater setback requirements. The proposed setbacks have not been shown on the Preliminary Site Plan as required per Section 36-509.*

Height Regulations

- The maximum height for all buildings within the PUD is four (4) stories, exclusive of any subgrade elements and necessary rooftop mechanical units, equipment, screening, or parapet walls.

*The proposed maximum height of four stories is generally **consistent** with surrounding zoning. While the nearby R-1 districts allow building heights up to three stories with certain provisions, the PUD across 36th Avenue SW and the surrounding C-2 districts do not have a maximum building height.*

Landscaping

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

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

Parking

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

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

Lighting

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

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

Signage

- Signs within the proposed development shall comply with the applicable regulations of Section 28-507, Medium Density Residential Sign Standards, as amended from time to time.

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

Screening

- The applicant did not include specific screening provisions in the PUD narrative.

*Although there were no screening regulations provided within the PUD narrative as required per Section 36-509, the proposal must still comply with Section 36-552, Fencing, Walls, and Screening. Therefore, the proposed development will be **consistent** with the City's screening regulations.*

Phasing

- The PUD Narrative states the property will be developed in multiple phases, which will be determined by market demand and absorption rates. The applicant submitted a Phase 1 exhibit but did not attach it to the PUD Narrative or reference it within.

*While the applicant has provided a Phase 1 exhibit to Staff, no timeline has been presented and the exhibit is not attached within the PUD Narrative. Additionally, the applicant did not outline an anticipated number of phases or address the remainder of the property's phasing. The proposal 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 multifamily proposal brings in more density to the area under a single housing typology. The proposed development includes landscaping buffers to promote a smooth transition to nearby lower density residential areas. The applicant has not provided information showing whether they are using a variety of building/architectural techniques to avoid the appearance of identical homes/structures, which could increase vibrancy and diversity in the built environment. Overall, bringing the increased density to the area generally **consistent** with the Character Area General Residential Policies.*

Corridor Policies

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

*The proposal is generally **consistent** with the policies of the Corridor Area (In-Town), as it promotes a mix of housing types and densities in the surrounding area. Landscape buffers are shown on the submitted Preliminary Site Plan, and will be provided in accordance with Section 36-551, Landscaping Requirements for Off-Street Parking Facilities. This, along with any screening provided, will reduce the impact to nearby lower density residential areas, as well as protect residential uses within the proposed development from nearby commercial uses. The proposed development will connect to existing utility infrastructure. An Embark bus stop, accessible via existing and proposed pedestrian infrastructure along 36th Avenue SW, promotes alternative modes of transportation.*

Land Use Development Policies

Urban High Policies

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

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

*The proposal is near an Embark stop, providing transportation options. The proposal provides 14 units per acre, more than the 12 units per acre for Urban High. The site is largely **inconsistent** with this Urban High Land Use policy, as it only contains multifamily residential uses with associated private amenities and there is significant building spacing for this project.*

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.

*While the proposed development allows for multi-unit residential structures with heights up to four stories, it is single-use in nature, without any mixed-use buildings or public spaces. For these reasons the proposed development is **inconsistent** with this Urban High Land Use policy.*

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 proposed development includes sidewalks to encourage pedestrian circulation throughout the development and will connect to existing pedestrian infrastructure on 36th Avenue SW and Norman Center Court. The proposed development will also create new pedestrian infrastructure along Willowbend Road. For these reasons, the proposed development is **consistent** with this Urban High Land Use policy.*

Transportation

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

access for pedestrians and bicyclists will continue to be a priority, including modernizing multi-modal infrastructure.

*The proposed development is **consistent** with this Urban High Land Use policy because it promotes interconnectivity through its proximity and connection to multi-modal transit infrastructure, including sidewalks on 36th Avenue SW, Norman Center Court, and Willowbend Road, with access to an Embark bus stop less than 0.5 miles to the north. Sidewalks will be provided throughout the development and will connect to existing public pedestrian infrastructure along 36th Avenue SW and Norman Center Court.*

Utility Access

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

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

Public Space

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

*The proposed development includes pedestrian amenities, tying into existing sidewalks along 36th Avenue SW and Norman Center Court, providing pedestrian access to private recreational amenities within the proposed development. For these reasons, the proposed development is **consistent** with this Urban High Use Policy.*

Urban Living Center Policies

- Most compact, walkable pattern of urban development. Low to no building spacing and separation of uses. Vibrant urban areas with an intense mix of uses that not only support residents and employers but leverage their location to attract visitors from throughout the region.
 - Urban Living Center areas strive for a balance of residential and non-residential uses and predominance of mixed-use development of compatible densities and scales. Current market conditions and demand for housing over commercial spaces will likely result in a slightly higher mix of residential in these areas.
 - Gross densities in any single development should be greater than 18 units per acre.

*The proposal is in close proximity to an Embark stop, providing transportation options. However, the site is largely **inconsistent** with this Urban Living Center, as it only contains multifamily residential uses, associated private amenities and there is significant building spacing for this project, and the proposal only provides 14 units per acre, less than the 18 units per acre for Urban Living Center.*

Building Types

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

*While the proposed development allows for multi-unit residential structures with heights up to four stories, it is single-use in nature, without any mixed-use buildings or public spaces. For these reasons the proposed development is **inconsistent** with this Urban Living Center Land Use policy.*

Site Design

- The scale and layout of the built environment are very conducive to walking. Trails and pathways 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.
- Design features, such as street/sidewalk level windows, should make larger scale structures appropriate at the pedestrian level.
- Street trees should form a continuous urban canopy over public areas and rights-of-way.
- 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 expand and maximize the public infrastructure available in this area.

*The proposed development includes sidewalks to encourage pedestrian circulation throughout the development and will connect to existing pedestrian infrastructure on 36th Avenue SW and Norman Center Court. The proposed development will also create new pedestrian infrastructure along Willowbend Road. For these reasons, the proposed development is **consistent** with this Urban Living Center Land Use policy.*

Transportation

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

*The proposed development is generally **consistent** with this Urban Living Center Land Use policy because it promotes interconnectivity through its proximity and connection to multi-*

modal transit infrastructure, including sidewalks on 36th Avenue SW, Norman Center Court, and Willowbend Road, with access to an Embark bus stop less than 0.5 miles to the north. Sidewalks will be provided throughout the development and will connect to existing public pedestrian infrastructure along 36th Avenue SW and Norman Center Court.

Utility Access

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

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

Public Space

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

*The proposed development includes pedestrian amenities, tying into existing sidewalks along 36th Avenue SW and Norman Center Court, providing pedestrian access to private recreational amenities within the development. For these reasons, the proposal is **consistent** with this Urban Living Center Land Use Policy.*

Mixed-Use Policies

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

*The proposal is in close proximity to an Embark stop, providing transportation options. However, the site is largely **inconsistent** with this Mixed Use Policies, as it only contains multifamily residential uses, associated private amenities and there is significant building spacing for this project, and the proposal only provides 14 units per acre, less than the 18 units per acre for Urban Living Center.*

Building Types

- Medium and Small-scale 3 to 5-story buildings are common. Within existing developed areas, buildings may go up to 2 stories higher than surrounding properties.
- Multi-unit structures are the priority, but a variety of residential uses including townhomes, walk-ups, apartments, lofts, condominiums are present.

- Mixed-use buildings that include retail, work-spaces, and residences are the most common.
- Public and private spaces (i.e. balconies, recreational roof decks, outdoor dining, etc.) are clearly defined and cultivate a sense of place.
- Single-use buildings are limited. Large single-use, single-story structures are not appropriate.

*While the proposed development allows for multi-unit residential structures with heights up to four stories, it is single-use in nature, without any mixed-use buildings or public spaces. For these reasons the proposed development is **inconsistent** with this Mixed-Use Land Use policy.*

Site Design

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

*The proposed development includes sidewalks to encourage pedestrian circulation throughout the development and will connect to existing pedestrian infrastructure on 36th Avenue SW and Norman Center Court. The proposed development will also create new pedestrian infrastructure along Willowbend Road. For these reasons, the proposed development is **consistent** with this Mixed-Use Land Use policy.*

Transportation

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

The proposed development is generally **consistent** with this Mixed-Use Land Use policy because it promotes interconnectivity through its proximity and connection to multi-modal transit infrastructure, including sidewalks on 36th Avenue SW, Norman Center Court, and Willowbend Road, with access to an Embark bus stop less than 0.5 miles to the north. Sidewalks will be provided throughout the development and will connect to existing public pedestrian infrastructure along 36th Avenue SW and Norman Center Court. Private parking areas are screened from view using landscape buffers.

Utility Access

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

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

Public Space

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

The proposed development includes pedestrian amenities, tying into existing sidewalks along 36th Avenue SW and Norman Center Court, providing pedestrian access to private recreational amenities within the development. For these reasons, the proposal is **consistent** with this Urban Living Center Land Use Policy.

Neighborhood and/or Special Area Plans

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

UTILITIES

AIM NORMAN PLAN CONFORMANCE

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

SOLID WASTE MANAGEMENT

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

WATER/WASTEWATER AVAILABILITY

Water Availability

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

Wastewater Availability

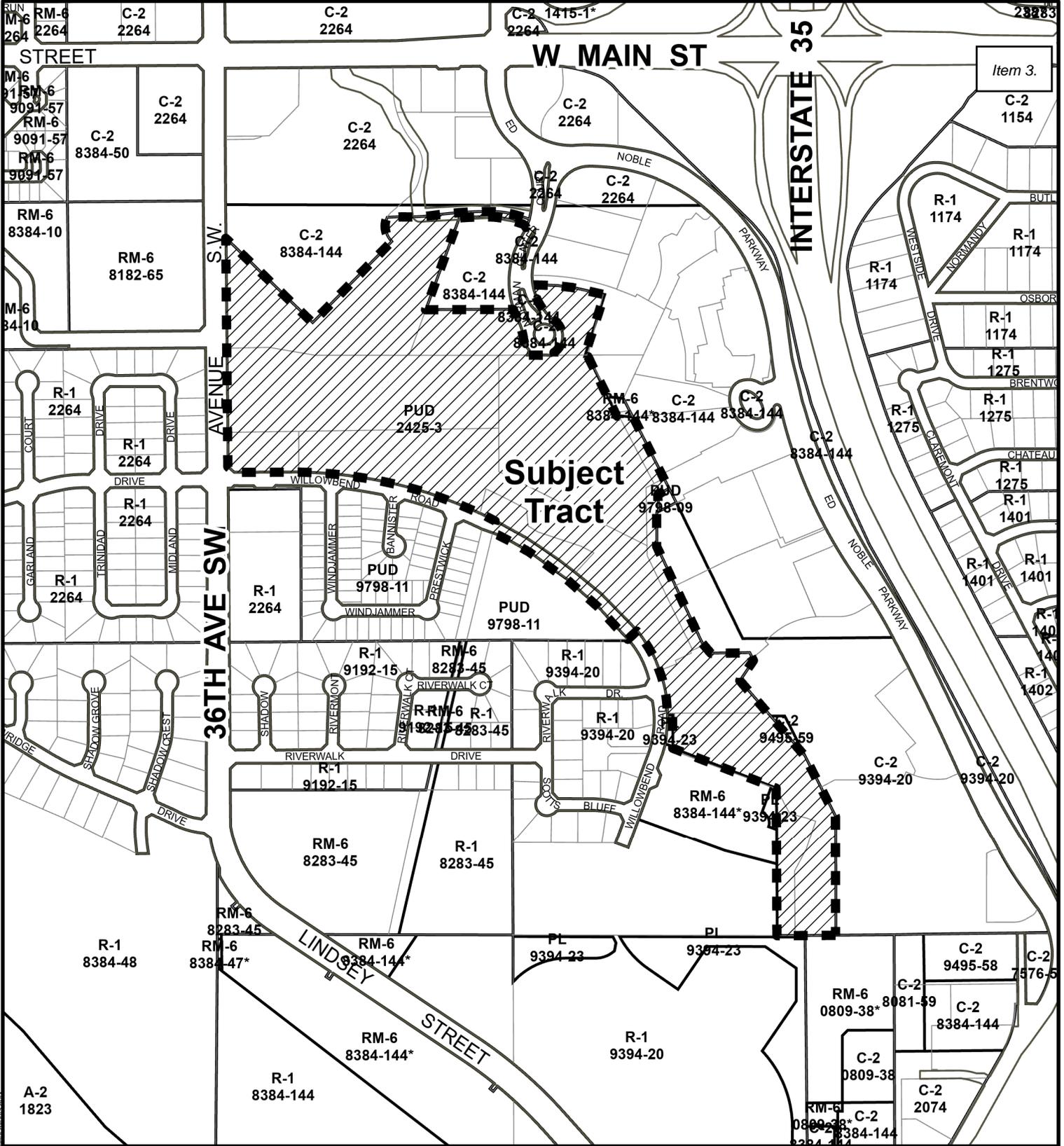
Adequate capacity within the wastewater system exists to serve the proposed development.

DISCUSSION:

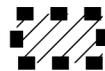
Overall, the proposed development largely aligns with the AIM Norman Land Use and Character Area objectives. However, the site is not mixed use and does not meet the density planned for this location.

CONCLUSION:

Staff forwards this request for rezoning from PUD, Planned Unit Development, to PUD, Planned Unit Development and Ordinance O-2526-43 to the Planning Commission for consideration and recommendation to City Council.



Location Map

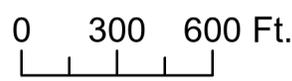
 Subject Tract



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.



February 5, 2026



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BOB MOORE FARMS NORTH

A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA

APPLICANT:
BOB MOORE FARMS NORTH LLC

APPLICATION FOR:
PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT

Submitted: February 2, 2026
Revised: March 6, 2026

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

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EXHIBITS

- A. Legal Description of the Property
- B. Preliminary Site Development Plan
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I. INTRODUCTION

Bob Moore Farms North LLC (the “**Applicant**”) seeks to amend the existing Planned Unit Development (“**PUD**”) for its property more particularly described on **Exhibit A** (the “**Property**”) in order to develop a master planned community on the Property, with allowances for various residential opportunities throughout the site, as more particularly enumerated in this PUD. The Applicant has also submitted a corresponding Preliminary Plat for the Property in order to facilitate the subdivision of the Property. The Property contains approximately 55.7 acres. A preliminary site plan of the proposed development has been attached hereto as **Exhibit B**.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located South of West Main Street, West of Ed Noble Parkway, North of West Lindsey Street, and East of 36th Avenue SW, as is more particularly shown on the attached exhibits.

B. Existing Land Use and Zoning

The Property is currently zoned as a PUD. Additionally, the Property’s AIM NORMAN Character Area designation is Corridor, and the Future Land Use designations are Mixed Use, Urban Living Center, and Urban High. The Property is surrounded by commercial properties to the North and East. Single-family neighborhoods are located south of Willowbend Drive and West of 36th Ave SW. There is also a multi-family residential development West of 36th Ave SW. The Property is currently undeveloped.

C. Elevation and Topography

Generally, the Property slopes Southeast towards the existing detention areas. The Property contains little to no vegetation or heavily wooded areas.

D. Drainage

The Property will utilize stormwater and drainage management systems that will meet or exceed the City’s applicable ordinances and regulations. A preliminary drainage report has been provided to City Staff as part of the Preliminary Plat application.

E. Utility Services

All necessary utilities for this development are currently located within the necessary proximity to serve the Property, or they will be extended as necessary to facilitate the planned development as future development phases commence.

F. Fire Protection Services

Fire protection services will be provided by the City of Norman Fire Department and by individual property owners as may be required by applicable City codes, ordinances, and regulations, as may be amended from time to time.

G. Traffic Circulation and Access

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan and Preliminary Plat. A Traffic Impact Analysis report has been provided to City Staff as part of the Preliminary Plat application.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in compliance with the Preliminary Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 36-509 of the City of Norman's PUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are equally binding and are fully incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

The Property will be developed with multi-family residential uses, together with associated amenities and supporting uses. Such amenities and supporting uses are intended to serve the residents of the community and be integrated into the overall development. A complete list of allowable uses for the Property is attached hereto as **Exhibit C**.

B. Area Regulations:

1. **Building Setbacks:** There shall be a minimum building setback of fifteen feet (15') from the frontages of 36th Ave SW and Willowbend Road. There shall be a minimum building setback of ten (10') feet from any property line abutting a tract outside of the boundaries of the Property. Additionally, buildings may not encroach upon public easements, rights-of-way, or within one (1) foot of public utility easements. Otherwise, there are no required building setbacks.
2. **Impervious Area:** The total amount of impervious area for the Property, including all buildings and permanently paved areas shall not cover more than eighty percent (80%).

C. Additional Development Criteria:

1. Height

All buildings shall be allowed to reach a maximum height of four (4) stories, exclusive of any subgrade elements as well as any necessary rooftop mechanical units, equipment, screening, or parapet walls.

2. Exterior Materials

The exterior of the buildings constructed within the Property may be constructed of a minimum of seventy percent (70%) 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. The Applicant may further restrict the exterior materials and aesthetics of the buildings to be developed within the Property through the use of private design guidelines and restrictive covenants.

3. Sanitation

Sanitation services for the Property will comply with the City of Norman's sanitation ordinances, rules, and regulations, as may be amended from time to time. Final sanitation plans shall be subject to review and approval of City Staff at time of Final Plats.

4. Signage

Signage shall comply with the City of Norman's medium density residential sign standards, as amended from time to time. In addition to the signage allowances contained therein, the Property shall be allowed to feature the following signs:

a. Entrance Signs – Up to four signs within the Property advertising the Property. Each Entrance Sign may be a maximum of 250 square feet per side, each sign having no more than two (2) sides.

b. Directional Signs – Up to eight 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 100 square feet per side.

c. Illumination – All of the signage discussed herein may be illuminated in accordance with the maximum extent allowable under the City of Norman's applicable medium density residential signage restrictions, as amended from time to time.

d. Sight Triangle Protection – All signage within the Property shall be placed in appropriate locations and shall not block nor interfere with applicable traffic sight triangles.

e. Easements – Signs may not be placed in any easements without first obtaining consent to such encroachment from the applicable utility providers and the City of Norman.

f. The Applicant may further restrict signage within the Property through the use of private design guidelines and restrictive covenants.

g. Height – None of the additional development signs specifically enumerated above shall exceed fifteen (15) feet in height.

5. Traffic access and circulation

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

6. Open Space

The areas initially planned as open space are generally depicted on the attached Preliminary Site Development Plan. The Property is initially contemplated to contain approximately 43% or 24 acres of greenspace, as shown on the Preliminary Greenspace Exhibit attached hereto as **Exhibit E**. The total amount of open space actually developed within the Property may be less than the amount shown on the Preliminary Site Development Plan, pursuant to final design development and the changes allowed by Section 36-509 of the City of Norman's PUD Ordinance, as may be amended from time to time.

7. Parking

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

8. Landscaping

Landscaping shall be installed and maintained in order to meet or exceed the City of Norman's applicable landscaping requirements applicable to the parking lot development within the Property, as amended from time to time.

9. Sidewalks

Sidewalks will be constructed within the Property in accordance with the City of Norman's applicable standards and specifications, as may be amended from time to time.

10. Lighting

Lighting on the Property shall comply with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time.

11. Initial Phasing and Development Plan

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

EXHIBIT A

Legal Description of the Property

A tract of land being a part of the Northwest Quarter (NW/4), Southwest Quarter (SW/4) and Southeast Quarter (SE/4) of Section Thirty-five (35), Township Nine North (T9N), Range Three West (R3W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said NW/4; THENCE South $00^{\circ}14'36''$ East along the West line of said NW/4 a distance of 827.06 feet; THENCE North $89^{\circ}29'56''$ East a distance of 50.00 feet to a point on the Easterly right-of-way line of 36th Ave. S.W. and the **POINT OF BEGINNING**;

THENCE South $45^{\circ}20'05''$ East a distance of 537.56 feet; THENCE North $44^{\circ}39'55''$ East a distance of 506.00 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 95.00 feet (said curve subtended by a chord which bears North $07^{\circ}54'43''$ West, a distance of 115.49 feet) and an arc length of 124.14 feet to a point on a non-tangent curve; THENCE around a compound curve to the right having a radius of 1025.00 feet (said curve subtended by a chord which bears North $88^{\circ}27'24''$ East, a distance of 91.24 feet) and an arc length of 91.27 feet to a point of reverse curvature; THENCE around a curve to the left having a radius of 770.74 feet (said curve subtended by a chord which bears North $86^{\circ}36'01''$ East, a distance of 118.46 feet) and an arc length of 118.58 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 1816.33 feet (said curve subtended by a chord which bears North $86^{\circ}21'15''$ East, a distance of 263.60 feet) and an arc length of 263.83 feet to a point of continuing curvature; THENCE around a compound curve to the right having a radius of 400.00 feet (said curve subtended by a chord which bears South $80^{\circ}48'07''$ East, a distance of 120.77 feet) and an arc length of 121.23 feet; THENCE South $72^{\circ}07'10''$ East a distance of 47.63 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 388.10 feet (said curve subtended by a chord which bears South $20^{\circ}35'17''$ West, a distance of 36.67 feet) and an arc length of 36.68 feet to a point of reverse curvature; THENCE around a curve to the left having a radius of 30.00 feet (said curve subtended by a chord which bears North $51^{\circ}13'49''$ West, a distance of 21.39 feet) and an arc length of 21.88 feet; THENCE North $72^{\circ}07'10''$ West a distance of 42.27 feet to a point of curvature; THENCE around a curve to the left having a radius of 371.66 feet (said curve subtended by a chord which bears North $81^{\circ}06'57''$ West, a distance of 116.24 feet) and an arc length of 116.71 feet to a point of continuing curvature; THENCE around a compound curve to the left having a radius of 1792.33 feet (said curve subtended by a chord which bears South $87^{\circ}50'31''$ West, a distance of 127.48 feet) and an arc length of 127.50 feet; THENCE South $20^{\circ}06'11''$ West a distance of 437.23 feet; THENCE North $89^{\circ}43'36''$ East a distance of 391.55 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 387.26 feet (said curve subtended by a chord which bears South $22^{\circ}28'06''$ East, a distance of 50.21 feet) and an arc length of 50.24 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 290.36 feet (said curve subtended by a chord which bears South $17^{\circ}07'10''$ East, a distance of 91.50 feet) and an arc length of 91.89 feet to a point of reverse curvature; THENCE around a curve to the left having a radius of 88.00 feet (said curve subtended by a chord which bears South $25^{\circ}43'56''$ East, a distance of 53.45 feet) and an arc length of 54.30 feet; THENCE South $13^{\circ}30'57''$ West a distance of 31.29 feet; THENCE North $89^{\circ}43'36''$ East a distance of 133.96 feet; THENCE North $34^{\circ}46'56''$ West a distance of 21.91 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 88.00 feet (said curve subtended by a chord which bears

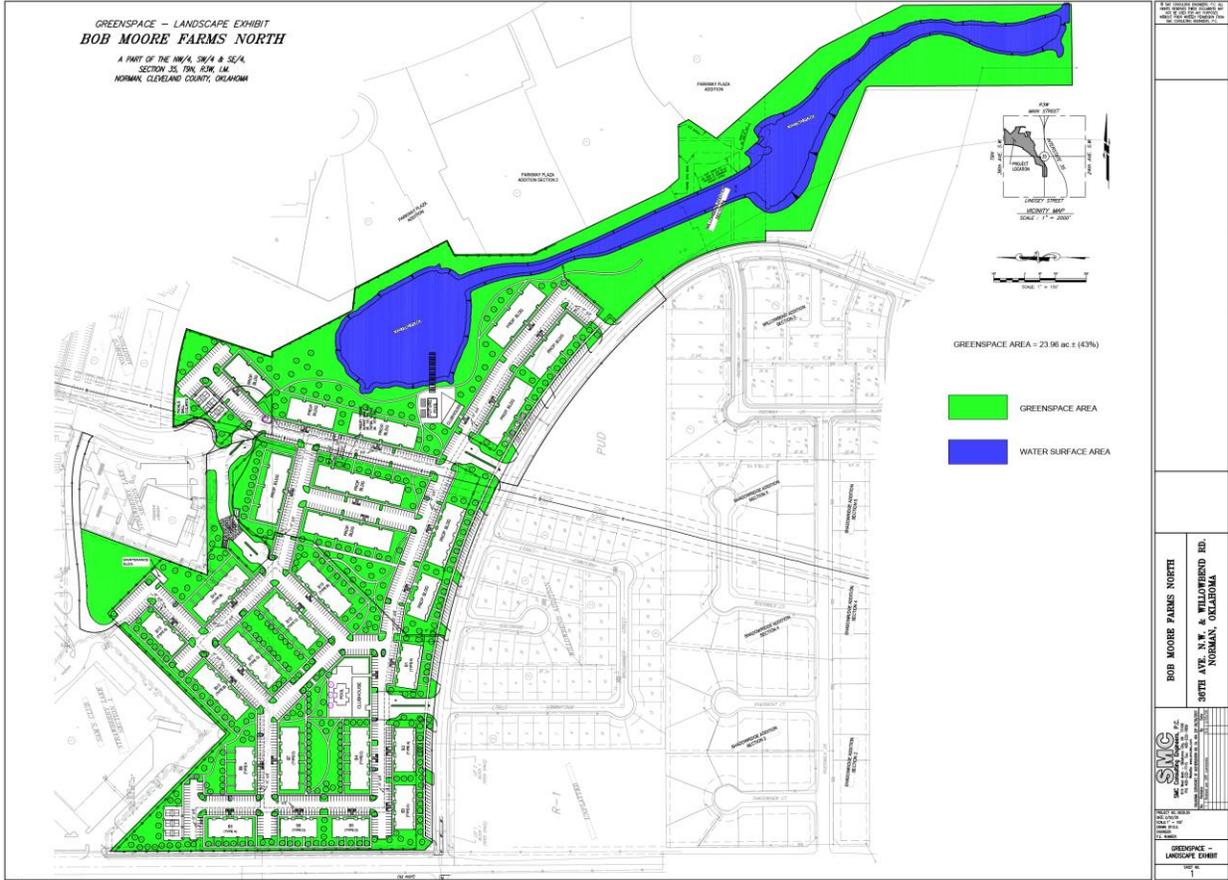
North 00°47'23" East, a distance of 143.13 feet) and an arc length of 167.15 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 248.94 feet (said curve subtended by a chord which bears North 31°28'24" West, a distance of 187.72 feet) and an arc length of 192.48 feet to a point on a non-tangent curve; THENCE around a compound curve to the right having a radius of 1010.41 feet (said curve subtended by a chord which bears South 82°15'01" East, a distance of 322.91 feet) and an arc length of 324.31 feet; THENCE South 18°15'37" West a distance of 291.79 feet; THENCE North 89°43'36" East a distance of 15.78 feet; THENCE South 27°14'56" East a distance of 294.39 feet; THENCE South 83°43'01" East a distance of 73.17 feet; THENCE South 27°14'56" East a distance of 337.21 feet; THENCE South 62°45'04" West a distance of 51.82 feet; THENCE South 00°18'00" East a distance of 252.21 feet; THENCE South 25°24'32" East a distance of 475.59 feet; THENCE South 40°53'25" East a distance of 63.30 feet; THENCE North 89°02'02" East a distance of 173.37 feet; THENCE South 27°14'56" East a distance of 38.12 feet; THENCE South 34°02'05" West a distance of 108.89 feet; THENCE South 41°07'36" East a distance of 443.87 feet; THENCE South 27°11'49" East a distance of 305.85 feet; THENCE South 00°18'14" East a distance of 546.23 feet; THENCE South 89°15'14" West a distance of 262.44 feet; THENCE North 00°18'14" West a distance of 662.45 feet; THENCE North 29°35'07" West a distance of 8.43 feet; THENCE North 68°56'17" West a distance of 497.22 feet; THENCE North 00°15'28" West a distance of 147.75 feet; THENCE South 89°44'32" West a distance of 34.94 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 530.00 feet (said curve subtended by a chord which bears North 19°34'50" West, a distance of 352.09 feet) and an arc length of 358.91 feet to a point of continuing curvature; THENCE around a compound curve to the left having a radius of 2030.00 feet (said curve subtended by a chord which bears North 39°30'54" West, a distance of 37.86 feet) and an arc length of 37.86 feet; THENCE South 49°57'03" West a distance of 60.00 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 1970.00 feet (said curve subtended by a chord which bears North 44°21'03" West, a distance of 295.53 feet) and an arc length of 295.81 feet; THENCE around a compound curve to the left having a radius of 1970.00 feet (said curve subtended by a chord which bears North 55°40'32" West, a distance of 481.73 feet) and an arc length of 482.94 feet; THENCE North 13°24'41" East a distance of 61.75 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 2030.00 feet (said curve subtended by a chord which bears North 75°54'02" West, a distance of 898.35 feet) and an arc length of 905.85 feet; THENCE South 89°43'36" West a distance of 298.79 feet; THENCE North 45°15'30" West a distance of 35.35 feet; THENCE North 00°14'36" West a distance of 1022.37 feet to the **POINT OF BEGINNING**.

Said tract contains 55.70 acres, more or less.

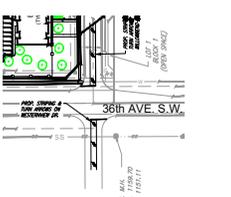
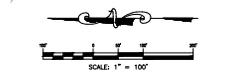
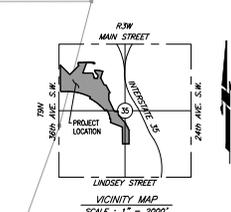
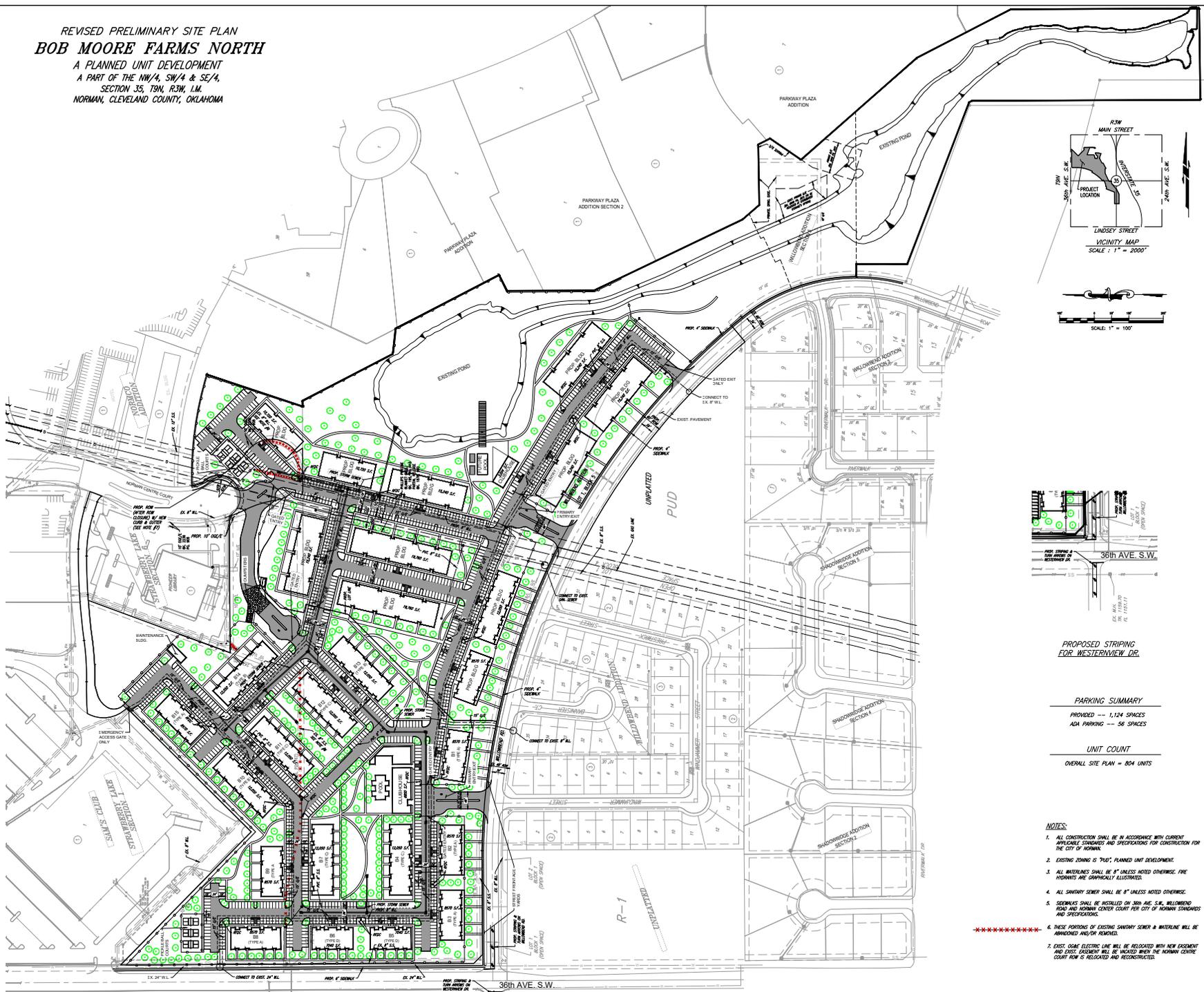
EXHIBIT C
Allowable Uses

- Multi-family residential dwelling units
- Townhomes
- Short-term rentals
- Leasing offices, pool areas, dog parks, sports courts, walking trails, fitness stations, frisbee golf, outdoor grill areas, and similar private recreational amenities for the residents of the development
- Accessory buildings and associated amenities and supporting uses customarily incidental to any of the above uses when located on the same lot

Exhibit E
Preliminary Greenspace Exhibit
Full Size Documents Submitted to City Staff



REVISED PRELIMINARY SITE PLAN
BOB MOORE FARMS NORTH
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE NW/4, SW/4 & SE/4,
 SECTION 35, T9N, R3W, 1M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



PROPOSED STRIPING FOR WESTERNVIEW DR.

PARKING SUMMARY

PROVIDED --- 1,124 SPACES
 ADA PARKING --- 58 SPACES

UNIT COUNT

OVERALL SITE PLAN = 804 UNITS

- NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE ZONING AND SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF NORMAN.
 2. EXISTING ZONING IS "PUD", PLANNED UNIT DEVELOPMENT.
 3. ALL MATERIALS SHALL BE 8" UNLESS NOTED OTHERWISE. FIRE HYDRANTS ARE GENERALLY ILLUSTRATED.
 4. ALL SANITARY SEWER SHALL BE 8" UNLESS NOTED OTHERWISE.
 5. SIGNINGS SHALL BE INSTALLED ON 36th AVE. S.W. WITH CORNER SIGN AND MOUNTAIN CENTER COUNTY PER CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 6. THESE PORTIONS OF EXISTING SANITARY SEWER & MAINLINE WILL BE ABANDONED AND/OR REPAIRED.
 7. EXIST. OSGE ELECTRIC LINE WILL BE RELOCATED WITH NEW EXERCISE AND EXIST. FACILITY WILL BE VACATED WHEN THE NORMAN CENTRE COURT ROW IS RELOCATED AND RECONSTRUCTED.

SMC CONSULTING ENGINEERS, P.C.
 315 W. Main Street
 Norman, Oklahoma 73106
 (405) 232-7715

OWNER:
 BOB MOORE FARMS NORTH, LLC
 100 N.W. 20th St., #200
 OKLAHOMA CITY, OKLAHOMA 73102

Engineer:
 SMC Consulting Engineers, P.C.
 315 W. Main Street
 Oklahoma City, OK 73106
 (405) 232-7715

BOB MOORE FARMS NORTH
36TH AVE. N.W. & WILLOWBEND RD.
 NORMAN, OKLAHOMA

PROJECT NO./DRAWING NO.	DATE/ISSUE NO.
DRAWN BY	CHECKED BY
DESIGNED BY	DATE
P.L. NAME	
SCALE	
DATE	

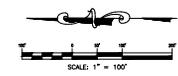
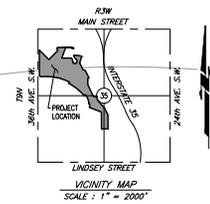
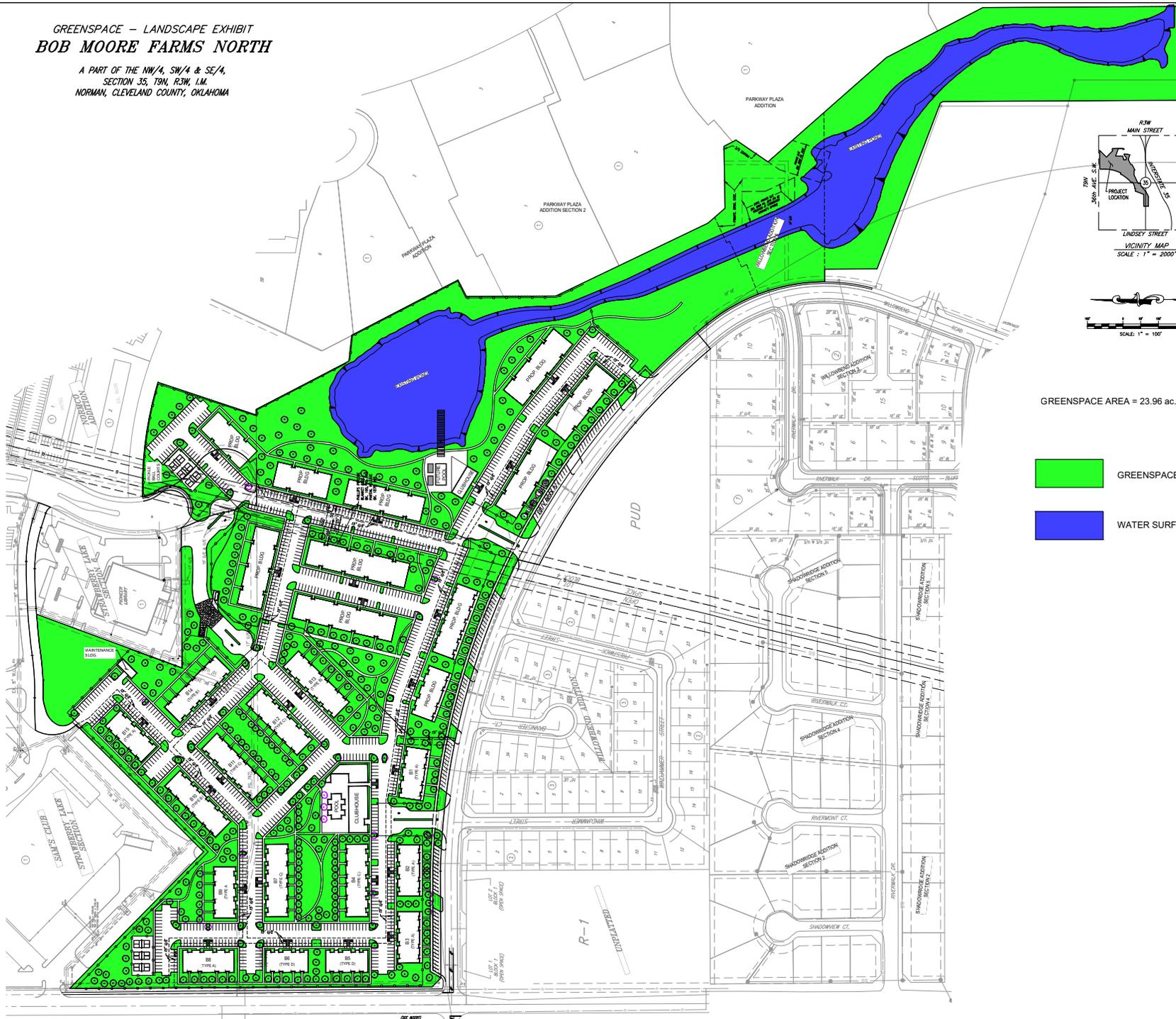
REVISIONS

NO.	DESCRIPTION
63	

SHEET NO. 1 of 2

**GREENSPACE – LANDSCAPE EXHIBIT
BOB MOORE FARMS NORTH**

A PART OF THE NW/4, SW/4 & SE/4,
SECTION 35, 19N, R3W, 1.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



GREENSPACE AREA = 23.96 ac.± (43%)



GREENSPACE AREA



WATER SURFACE AREA

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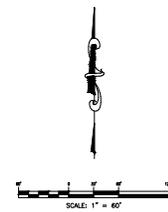
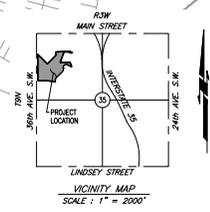
BOB MOORE FARMS NORTH
36TH AVE. N.W. & WILLOWBEND RD.
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
1000 N. UNIVERSITY BLVD., SUITE 200
NORMAN, OKLAHOMA 73061
PHONE: 405-271-1111 FAX: 405-271-1199
WWW.SMCENGINEERS.COM
PROJECT NO. 14-0000
DATE: 2/20/20
SCALE: 1" = 100'
DRAWN: J. M. M.
CHECKED: P. M.
DATE: 2/20/20

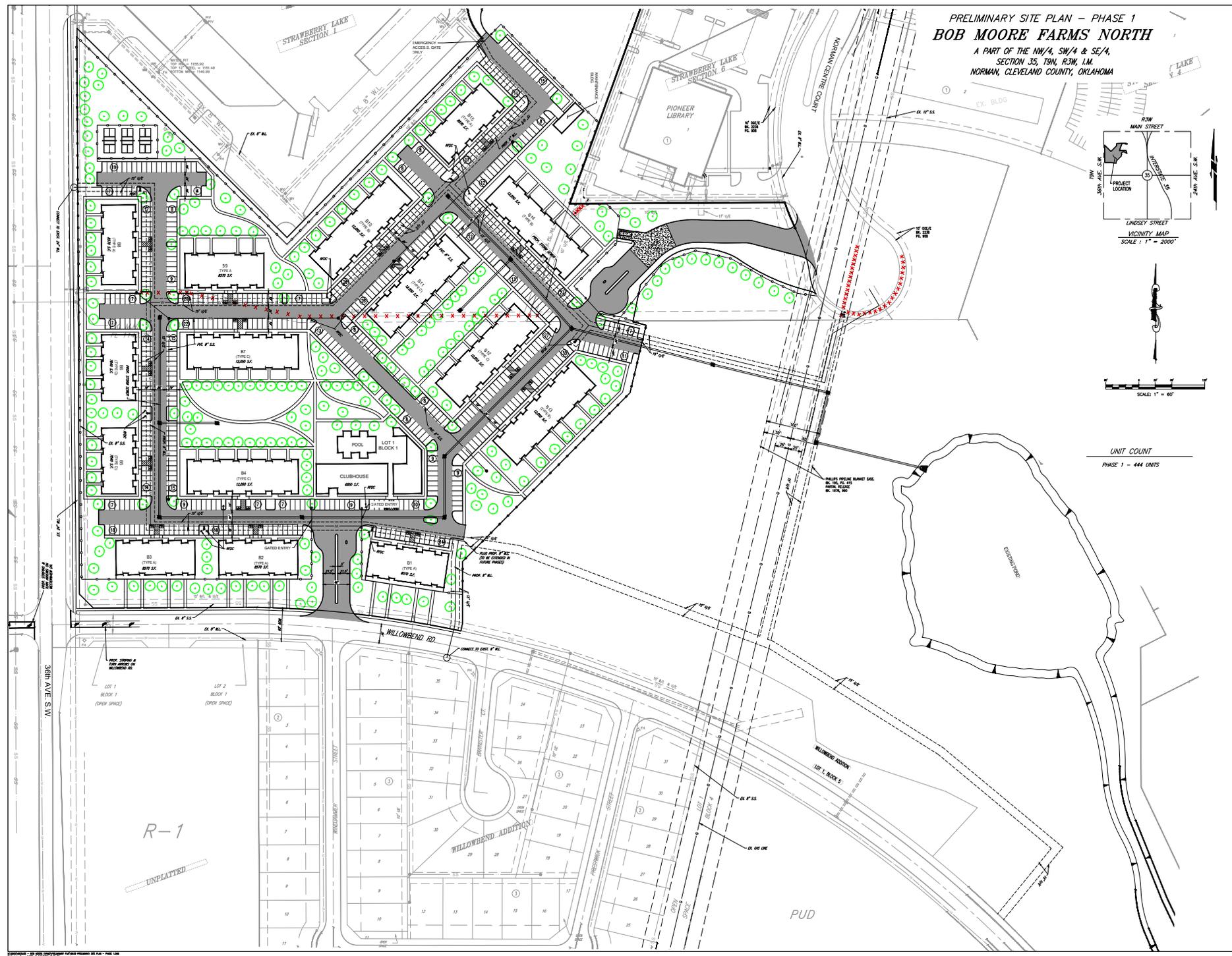
PRELIMINARY SITE PLAN - PHASE 1
BOB MOORE FARMS NORTH

A PART OF THE NW/4, SW/4 & SE/4,
 SECTION 35, T9N, R3W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

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UNIT COUNT
 PHASE 1 - 444 UNITS



BOB MOORE FARMS NORTH
 36TH AVE. N.W. & WILLOWBEND RD.
 NORMAN, OKLAHOMA

SMC
 SMC Consulting Engineers, P.C.
 1000 N. WILLOWBEND ROAD, SUITE 100
 NORMAN, OKLAHOMA 73069
 PHONE: (405) 831-1111
 FAX: (405) 831-1112
 WWW.SMCENGINEERS.COM

PROJECT NO.: 160300
 DATE: 2/20/20
 SCALE: 1" = 60'
 DRAWN BY: J. M. HARRIS
 CHECKED BY: J. M. HARRIS
 P.E. NO.: 10000

PREL **67** JAN -

SHEET NO. 1

Applicant: Bob Moore Farms North, LLC

Project Location: South of W. Main Street, west of Ed Noble Parkway, north of W. Lindsey Street, and east of 36th Avenue S.W.

Case Number: PD26-3

Time: 5:30 p.m.

Applicant Representative:
Sean Rieger

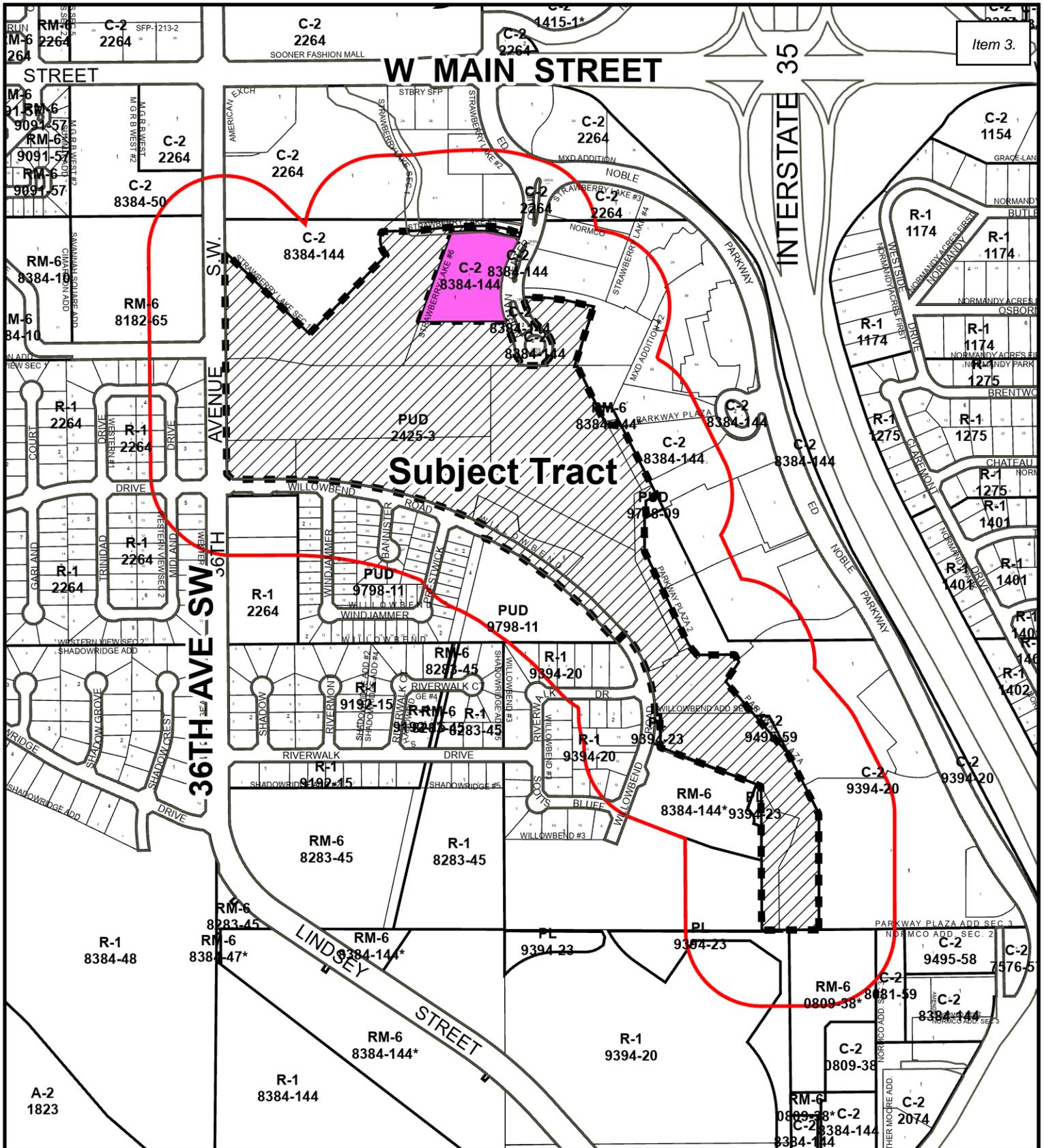
Attendees:
Robert Bruce
Mary Roberts
Cheryl Stamper
Sondra Clour
Will Pence
Gina Pence
Carol Hall
Troy Williams
Teresa Burkhart
Kim Guenther
Kevin Davis
Dianna Hunter
Roger Schultz
Rhonda Schultz
Steve Hill
ML Terry
Lisa Wells
Nikita Patel
Sim Strickland

City Staff:
Logan Gray, Planner II
Landon Gum, Subdivision Development Coordinator

Application Summary:
The applicant requests an amendment to the existing PUD, Preliminary Plat, and associated site plans to develop additional residential units for the subject property. The amendment would alter the overall site design and remove any commercial development in favor of multifamily residential. The applicant’s representative stated that the vision is a gated apartment complex. A rezoning application had not been submitted at the time of this meeting.

Neighbor’s Comments/Concerns/Responses:

Several neighboring residents were in attendance and asked questions related to the project. Some attendees raised questions about how many new residential units were being proposed, and how many new occupants were expected. Sean Riger, the applicant's representative, stated that the number of dwelling units and potential occupants has not been determined, but will be included in the information presented to Planning Commission and City Council should a rezoning application move forward. Other attendees voiced their preference for the development's access to be taken off 36th Avenue S.W., rather than Willow Bend Drive, as presented. Mr. Rieger stated that it was the City of Norman's preference that there be minimal access points on arterial streets, and added that additional access to the development is proposed to the north of the site, closer to W. Main Street. A follow-up question was posed regarding the potential for additional turn lanes to be placed on 36th Avenue S.W. to accommodate the increased traffic. Mr. Rieger stated that such items would be addressed through a future traffic study conducted for the development. Other attendees inquired about the impact the development will have on stormwater runoff in the area, to which the applicant's engineer responded that there should be no impact to the surrounding area in terms of stormwater. One attendee asked why the commercial component was no longer a part of the proposed development. Mr. Rieger stated that the developer determined residential development to be a more favorable investment. Finally, some attendees asked what the timeline would be for the first and second phases, and if there would be more phases to come. Mr. Rieger responded that it would likely take years to break ground on Phase 1, and likely even longer for Phase 2, subject to market forces. He continued by saying that any future phases would require starting the current process over again, including another Pre-Development meeting, and Planning Commission and City Council review.



Protest Map

3.5% 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.



0 300 600 Feet

March 6, 2026

-  Subject Tract
-  Notification Area
-  Protest

Pioneer Library System
300 Norman Center Court
Norman, OK 73072
705 801 4502
March 6, 2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 03/06/26-XW

Hand-delivered
City of Norman
c/o Norman City Clerk and
c/o Norman Planning Commission
201 W. Gray and
225 N. Webster
Norman, OK 73069

Re: Bob Moore Farms North LLC application to close and vacate a portion of Norman Center Court ROW O-2526-46

Bob Moore Farms North LLC rezoning, special use and/or AIM Norman amendment application O-2526-43

Ladies and Gentlemen:

Pioneer Library System Board of Trustees ("Pioneer") owns property at 300 Norman Center Court, Norman, OK (Lot 1, Block 1, Strawberry Lake Section Six). The Pioneer property is within 350 feet of the property for which the referenced applications have been made. Pioneer protests each of the proposed applications.

The proposed development calls for an entrance to the applicant's property over the existing Pioneer entrance to its property at the southeast corner of the Pioneer lot, in addition to removal of curbing on the Pioneer property and encroachment of the applicant's driveway onto Pioneer property. This is a serious safety concern. The proposed plan does not appropriately address traffic flow in the cul-de-sac and may circumvent Norman's reasonable limits on cul-de-sac apron cuts.

Pioneer currently uses its driveway primarily for trucks transporting books and other materials and expects increased usage from library staff and patrons in conjunction with adjustments to the Pioneer parking areas resulting from construction of new covered programming space located on the Pioneer lot east of the Pioneer building and north of the corner in question.

Pioneer appreciates your attention to these safety and usage issues for patrons and staff of the library as well as users of the applicant's properties.



Lisa Wells, Executive Director
Pioneer Library System

Doc#:R 2011 42653
Bk&Pg:RB 4946 1335-1338
Filed:12-15-2011 JRS
04:18:12 PM WD
Cleveland County, OK

Upon recordation, return to:
Rebecca J. Patten, Esq
765 Asp Avenue, Suite 202
Norman, Oklahoma 73069

#1624373
Return original to:

Marcia J. Chappellear
First American Title & Trust Co.
501 North Walker, Ste. 170
Oklahoma City, OK 73102

FA (10)
K. Wick
2910.000

NCS

SPECIAL WARRANTY DEED (D)

THIS INDENTURE, made this 9 day of December, 2011, between **AGREE LIMITED PARTNERSHIP**, a Delaware limited partnership ("Grantor"), whose mailing address is 31850 Northwestern highway, Farmington Hills, Michigan 48334, and **PIONEER LIBRARY SYSTEM BOARD OF TRUSTEES**, an Oklahoma public library system ("Grantee"), whose mailing address is 225 North Webster, Norman, Oklahoma 73069.

WITNESSETH, that in consideration of the sum of Ten and no/100 Dollars (\$10.00), receipt of which is hereby acknowledged, Grantor does, by these presents, grant, bargain, sell and convey unto Grantee, its successors and assigns, that certain real estate, situated in Cleveland County, State of Oklahoma, more particularly described on Exhibit "A" attached hereto and made a part thereof (the "Property").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions (as herein defined), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And Grantor does hereby bind Grantor and Grantor's successors and assigns, to warrant and forever defend all and singular the title to the Property unto Grantee, and its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, and further subject to and excepting from said warranty, the matters set out on Exhibit "B" attached hereto and made a part hereof (collectively the "Permitted Exceptions").

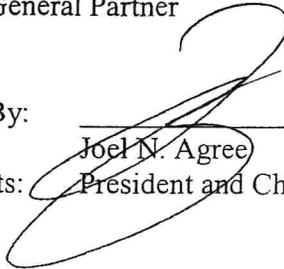
SIGNATURE PAGE FOLLOWS:

State of Oklahoma
Cleveland County
Documentary Stamps
\$ 2,400.00

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

AGREE LIMITED PARTNERSHIP,
a Delaware limited partnership

By: AGREE REALTY CORPORATION,
a Maryland corporation
Its: General Partner

By: 
Joel N. Agree
Its: President and Chief Operating Officer

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

This instrument was acknowledged before me in Oakland County this 7th day of December, 2011 by Joel N. Agree, President and Chief Operating Officer of Agree Realty Corporation, a Maryland corporation, the General Partner of Agree Limited Partnership, a Delaware limited partnership, on behalf of said partnership.


Notary Public

KATHRYN JOLLY
Notary Public, State of Michigan
County of Oakland
My Commission Expires 8-7-2014
Acting in the County of Oakland



Exhibit "A" - Legal Description

Exhibit "B" - Permitted Exceptions

EXHIBIT "A"

LEGAL DESCRIPTION

Real property situated in Cleveland County, State of Oklahoma and described as follows:

Lot One (1), in Block One (1), of STRAWBERRY LAKE SECTION SIX, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

TOGETHER WITH easement(s) for ingress and egress to and from the subject property established by the Access Agreement entered by and between Normco, Inc. and Agree Limited Partnership, recorded in Book 2663, page 753 and Book 2663, page 760; and as established by the Easements with Covenants and Restrictions Affecting Land recorded in Book 2245, page 828.

Physical Address: 300 Norman Center Court, Norman, Oklahoma

Tax ID: 45688

Plat Book/Page: 17/22

EXHIBIT "B"**PERMITTED EXCEPTIONS**

1. All interest in and to all oil, gas, coal and other minerals and all rights pertaining thereto.
2. Easement in favor of Oklahoma Gas and Electric Company recorded Book 2236, page 908.
3. Terms, provisions, covenants, conditions, options and easements contained in Easements with Covenants and Restrictions filed August 3, 1990 recorded in Book 2245, page 828.
4. Access Agreement between Normco, Inc. and Agree Limited Partnership, recorded in Book 2663, page 753 and Book 2663, page 760.
5. All items affecting subject Lot as shown on the recorded plat of Strawberry Lake Section 6 are made a part hereof.
6. Easement in favor of City of Norman recorded Book 2746, page 761.
7. Easement in favor of City of Norman recorded Book 2746, page 764.
8. Easement in favor of City of Norman recorded Book 2252, page 412. 619.

AFFIDAVIT

①

Doc#:R 2011 42653
Bk&Pg:RB 4946 1335-1338
Filed:12-15-2011 JRS
04:18:12 PM WD
Cleveland County, OK

STATE OF MICHIGAN)
) SS:
COUNTY OF OAKLAND)

To: County Clerk of Cleveland County, Oklahoma.

In accordance with Rule No. 51,007.00: DUTIES AND RESPONSIBILITIES OF THE COUNTY CLERK, the undersigned, being the Grantor(s) in the conveyance to which this affidavit is attached, being first duly sworn, deposes and says:

That the total consideration (as defined in 68 OKL. ST. SECTION 3201) paid for the real estate conveyed by the attached conveyance is \$1,600,000.00, documentary stamps totaling 75 cents per \$500.00 (\$2,400.00) of the above consideration should be affixed to the attached conveyance by the County Clerk.

Signed this 7th day of December, 2011.

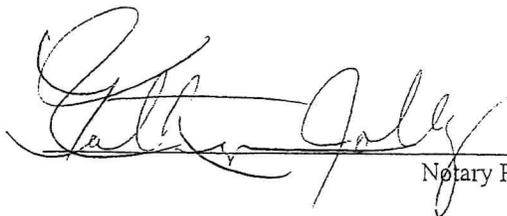
AGREE LIMITED PARTNERSHIP,
a Delaware limited partnership

By: AGREE REALTY CORPORATION,
a Maryland corporation
Its: General Partner

By: 
Joel N. Agree
Its: President and Chief Operating Officer

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

This instrument was acknowledged before me in Oakland County this 7th day of December, 2011 by Joel N. Agree, President and Chief Operating Officer of Agree Realty Corporation, a Maryland corporation, the General Partner of Agree Limited Partnership, a Delaware limited partnership, on behalf of said partnership.

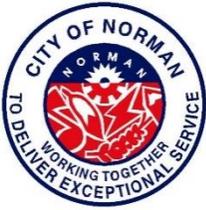

Notary Public

KATHRYN JOLLY
Notary Public, State of Michigan
County of Oakland
My Commission Expires 8-7-2014
Acting in the County of Oakland



File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 3/12/2026

REQUESTER: Bob Moore Farms North, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

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

ITEM: Consideration of a Revised Preliminary Plat for **BOB MOORE FARMS NORTH, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located approximately one-quarter mile south of West Main Street on the east side of 36th Avenue S.W.

INFORMATION:

1. Owner. Bob Farms North, LLC.
2. Developer. Bob Farms North, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City limits without zoning.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.

3. May 14, 1970. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in the R-1, Single-Family Dwelling District and RM-6, Medium Density Apartment District and removed from A-2, Rural Agricultural District
4. June 2, 1970. City Council adopted Ordinance No. 2264 placing a portion of this property in the R-1, Single-Family Dwelling District and RM-6, Medium Density Apartment District and removing it from A-2, Rural Agricultural District.
5. July 12, 1984. Planning Commission, on a vote of 8-0 recommended to City Council placing a portion of this property in the C-2, General Commercial District and RM-6, Medium Density Apartment District with Permissive Use for a golf course and removing it from R-1, Single Family Dwelling District and RM-6, Medium Density Apartment District.
6. July 12, 1984. Planning Commission, on a vote of 8-0, approved the preliminary plat for MXD Addition.
7. August 7, 1984. City Council postponed indefinitely Ordinance No. O-8384-144 placing a portion of this property in the C-2, General Commercial District and RM-6 with Permissive Use for a golf course and removing it from R-1, Single-Family Dwelling District and RM-6, Medium Density Apartment District.
8. July 2, 1985. City Council adopted Ordinance No. O-8384-144 placing this property in the C-2, General Commercial District and RM-6, Medium Density Apartment District with Permissive Use for a golf course and removing it from R-1, Single-Family Dwelling District and RM-6, Medium Density Apartment District.
9. March 26, 1987. Planning Commission, on a vote of 7-0, approved the revised preliminary plat for MXD Addition.
10. October 8, 1987. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for MXD Addition.
11. September 14, 1989. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for Strawberry Lake Addition

12. December 2, 1993. The Norman Board of Parks Commissioners recommended park land dedication.
13. December 9, 1993. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in RM-6, Medium Density Apartment District and General Commercial District and removed from C-2, General Commercial District.
14. December 9, 1993. Planning Commission, on a vote of 7-0, approved the preliminary plat for Willowbend Addition.
15. January 13, 1994. Planning Commission, on a vote of 5-0, recommended to City Council that a portion of this property be placed in PL, Park Land District and removed from RM-6, Medium Density Apartment District and General Commercial District.
16. January 13, 1994. Planning Commission, on a vote of 5-0, recommended to City Council that a portion of this property be placed in PUD, Planned Unit Development and removed from RM-6, Medium Density Apartment District.
17. January 25, 1994. City Council adopted Ordinance No. O-9394-20 placing a portion of this property in the RM-6, Medium Density Apartment District and C-2, General Commercial District and removing it from C-2, General Commercial District and RM-6, Medium Density Apartment District.
18. February 8, 1994. City Council adopted Ordinance No. O-9394-23 placing a portion of this property in the PL, Park Land District and removing it from RM-6, Medium Density Apartment District.
19. February 22, 1994. City Council adopted Ordinance No. O-9394-24 placing a portion of this property in the PUD, Planned Unit Development with preliminary site development plan and removing it from RM-6, Medium Density Apartment District.
20. February 10, 1994. Planning Commission, on a vote of 9-0 recommended to City Council the approval of the final plat for Willowbend Addition, a Planned Unit Development
21. March 15, 1994. City Council approved the final plat for Willowbend Addition, a Planned Unit Development.

22. December 5, 1994. The final plat for Willowbend Addition, a Planned Unit Development was filed of record with the Cleveland County Clerk.
23. April 13, 1995. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for Strawberry Lake Addition, Section 6.
24. June 8, 1995. Planning Commission, on a vote of 6-0, approved the revised preliminary plat for Strawberry Lake Addition, Section 6.
25. August 14, 1997. Planning Commission, on a vote of 4-3, recommended a portion of this property be placed in the PUD, Planned Unit Development and removed from C-2, General Commercial District, RM-6, Medium Density Apartment District, PL, Park Land District and PUD, Planned Unit Development to PUD, Planned Unit Development.
26. August 14, 1997. Planning Commission, on a vote of 4-3, approved the preliminary plat for Willowbend Addition, Section 5, a Planned Unit Development.
27. October 28, 1997. City Council adopted Ordinance No. O-9798-9 placing a portion of this property in the PUD, Planned Unit Development and removing it from C-2, General Commercial District, RM-6, Medium Density Apartment District, PL, Park Land District and PUD, Planned Unit Development.
28. August 9, 2001. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Strawberry Lake Addition, Section Nine be approved.
29. September 11, 2001. City Council approved the preliminary plat for Strawberry Lake Addition, Section Nine.
30. March 26, 2002. City Council extended the approval for the preliminary plat of Willowbend Addition, Section 5, for an additional three (3) years
31. July 8, 2004. Planning Commission, on a vote of 8-0, approved the final plat for Willowbend Addition, Section 5, a Planned Unit Development.

32. January 27, 2005. The final plat for Willowbend Addition, Section 5, a Planned Unit Development was filed of record with the Cleveland County Clerk.
33. August 6, 2024. (Special Meeting) The Norman Board of Parks Commissioners, on a vote of 5-0, recommended fee in lieu of park land requirements.
34. August 8, 2024. Planning Commission, on a vote of 5-2, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan placing this property in Mixed Use Designation and removing it from Commercial Designation, Open Space Designation, High Density Residential Designation and Low Density Residential Designation.
35. August 8, 2024. Planning Commission, on a vote of 5-2 recommended to City Council adopting Ordinance No.O-2425-3 placing this property in the PUD, Planned Unit Development and removing it from C-2, General Commercial District, RM-6, Medium Apartment District with Permissive Use for a Golf Course, PL, Park Land District and PUD, Planned Unit Development District.
36. August 8, 2024. Planning Commission, on a vote of 5-2, recommended to City Council the approval of the preliminary plat for Bob Moore Farms North, a Planned Unit Development.
37. September 10, 2024. City Council approved amending the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation, Open Space Designation, High Density Residential Designation and Low Density Residential Designation to Mixed Use Designation.
38. September 10, 2024. City Council adopted Ordinance No. O-2425-3 placing this property in the PUD, Planned Unit Development District and removing it from C-2, General Commercial District, RM-6, Medium-Density Apartment District with Permissive Use for a Golf Course, Park Land District, and PUD, Planned Unit Development District.
39. September 10, 2024. City Council approved the preliminary plat for Bob Moore Farms North, a Planned Unit Development.
40. March 5, 2026. The Norman Board of Parks Commissioners, on a vote of 7-0, approve fee in lieu of land, with a recommendation that a controlled pedestrian crossing at 36th Avenue SW be added if possible.

41. March 12, 2026. The applicants have made a request to amend Ordinance No. O-2425-3, a PUD, Planned Unit Development with Ordinance No. O-2526-43, a Planned Unit Development.
42. March 12, 2026. The applicants have made a request to partially close a portion of Norman Center Court with Ordinance No. O-2526-46.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City standards. Their locations will be approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be installed in accordance with approved plans and City sidewalk standards.
5. Storm Sewers. Stormwater and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to two (2) existing privately maintained detention ponds. The existing ponds do not currently meet City standards for capacity with this future development. The ponds will be modified to increase their capacity to meet City standards with new development. Those modifications will be required with final platting.
6. Streets. Thirty-sixth Avenue S.W. and Willowbend Road paving are existing. Norman Center Court will be reconstructed in accordance with approved plans and City paving standards.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards. There is an existing 24" water main adjacent to 36th Avenue S.W. and an 8" water main adjacent to Willowbend Road and Norman Center Court.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City with a final plat.

2. Rights-of-Way. Street right-of-ways will be dedicated to the City with a final plat.

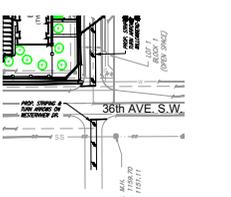
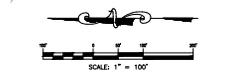
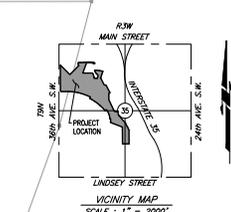
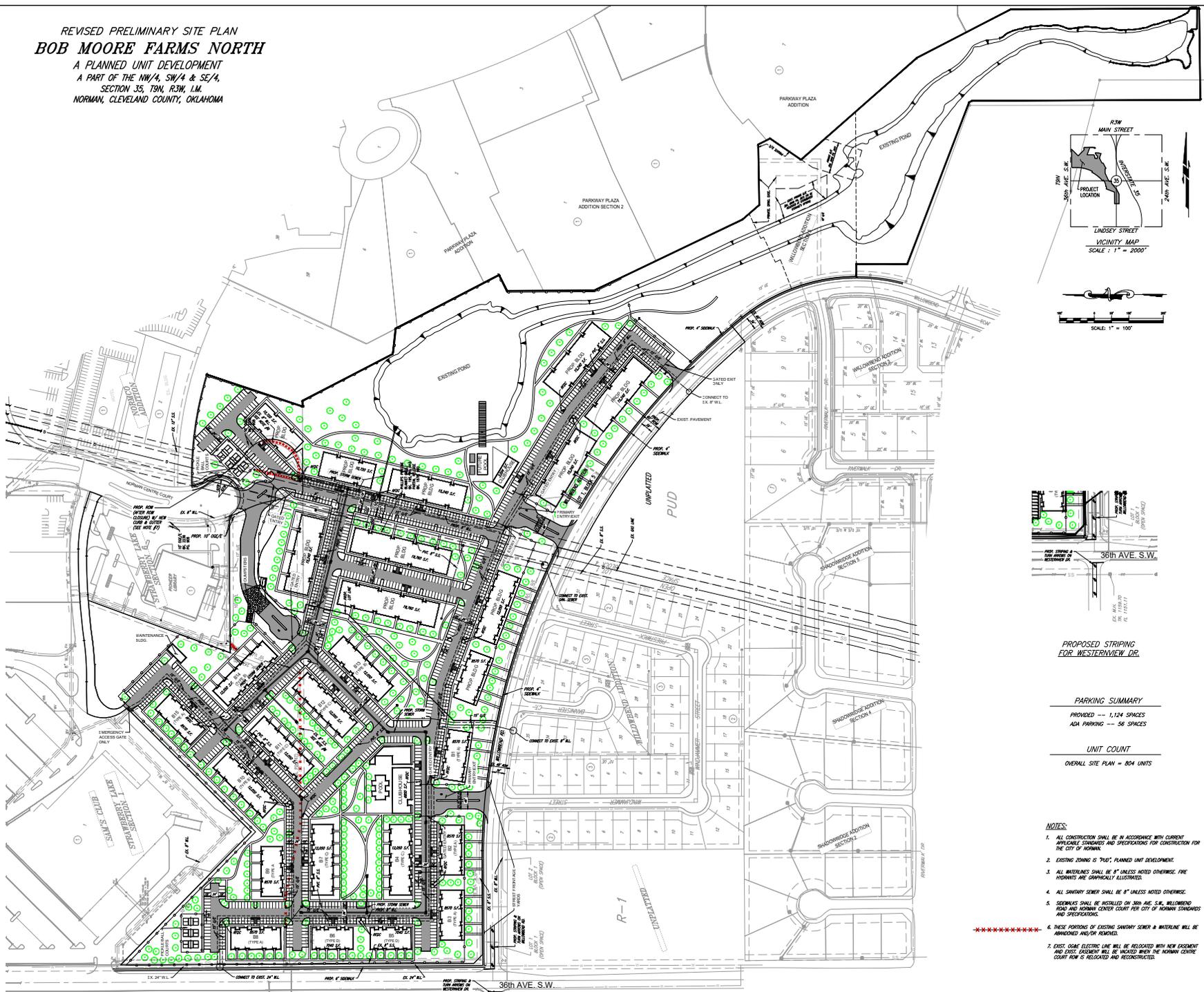
SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary site development plan and preliminary plat are included in the Agenda Book.

STAFF COMMENTS RECOMMENDATION: The proposal will have multifamily uses. The property consists of 55.7 acres with two (2) large multifamily lots and several open space/common areas. Staff recommends approval of the revised preliminary plat for Bob Moore Farms North, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the revised preliminary plat for Bob Moore Farms North, a Planned Unit Development to City Council.

ACTION TAKEN: _____

REVISED PRELIMINARY SITE PLAN
BOB MOORE FARMS NORTH
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE NW/4, SW/4 & SE/4,
 SECTION 35, T9N, R3W, 1M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



PROPOSED STRIPING FOR WESTERNVIEW DR.

PARKING SUMMARY

PROVIDED --- 1,124 SPACES
 ADA PARKING --- 58 SPACES

UNIT COUNT

OVERALL SITE PLAN = 804 UNITS

- NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE ZONING AND SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF NORMAN.
 2. EXISTING ZONING IS "PUD", PLANNED UNIT DEVELOPMENT.
 3. ALL MATERIALS SHALL BE 8" UNLESS NOTED OTHERWISE. FIRE HYDRANTS ARE GENERALLY ILLUSTRATED.
 4. ALL SANITARY SEWER SHALL BE 8" UNLESS NOTED OTHERWISE.
 5. SIGNINGS SHALL BE INSTALLED ON 36th AVE. S.W. WITH CORNER SIGN AND MOUNTAIN CENTER COUNTY PER CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 6. THESE PORTIONS OF EXISTING SANITARY SEWER & MAINLINE WILL BE ABANDONED AND/OR REPAIRED.
 7. EXIST. COAST ELECTRIC LINE WILL BE RELOCATED WITH NEW EXERCISE AND EXIST. FACILITY WILL BE VACATED WHEN THE NORMAN CENTRE COURT ROW IS RELOCATED AND RECONSTRUCTED.

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OWNER:
 BOB MOORE FARMS NORTH, LLC
 100 N.W. 2nd ST., #200
 OKLAHOMA CITY, OKLAHOMA 73102

Engineer:
 SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106
 (405) 232-7715

BOB MOORE FARMS NORTH
36TH AVE. N.W. & WILLOWBEND RD.
NORMAN, OKLAHOMA

PROJECT NO./DRAWING NO.	DATE/ISSUE NO.
DRAWN BY	CHECKED BY
DATE	SCALE
P.L. NAME	PROJECT NAME
PROJECT ADDRESS	CITY/STATE/ZIP

Applicant: Bob Moore Farms North, LLC

Project Location: South of W. Main Street, west of Ed Noble Parkway, north of W. Lindsey Street, and east of 36th Avenue S.W.

Case Number: PD26-3

Time: 5:30 p.m.

Applicant Representative:
Sean Rieger

Attendees:
Robert Bruce
Mary Roberts
Cheryl Stamper
Sondra Clour
Will Pence
Gina Pence
Carol Hall
Troy Williams
Teresa Burkhart
Kim Guenther
Kevin Davis
Dianna Hunter
Roger Schultz
Rhonda Schultz
Steve Hill
ML Terry
Lisa Wells
Nikita Patel
Sim Strickland

City Staff:
Logan Gray, Planner II
Landon Gum, Subdivision Development Coordinator

Application Summary:
The applicant requests an amendment to the existing PUD, Preliminary Plat, and associated site plans to develop additional residential units for the subject property. The amendment would alter the overall site design and remove any commercial development in favor of multifamily residential. The applicant’s representative stated that the vision is a gated apartment complex. A rezoning application had not been submitted at the time of this meeting.

Neighbor’s Comments/Concerns/Responses:

Several neighboring residents were in attendance and asked questions related to the project. Some attendees raised questions about how many new residential units were being proposed, and how many new occupants were expected. Sean Riger, the applicant's representative, stated that the number of dwelling units and potential occupants has not been determined, but will be included in the information presented to Planning Commission and City Council should a rezoning application move forward. Other attendees voiced their preference for the development's access to be taken off 36th Avenue S.W., rather than Willow Bend Drive, as presented. Mr. Rieger stated that it was the City of Norman's preference that there be minimal access points on arterial streets, and added that additional access to the development is proposed to the north of the site, closer to W. Main Street. A follow-up question was posed regarding the potential for additional turn lanes to be placed on 36th Avenue S.W. to accommodate the increased traffic. Mr. Rieger stated that such items would be addressed through a future traffic study conducted for the development. Other attendees inquired about the impact the development will have on stormwater runoff in the area, to which the applicant's engineer responded that there should be no impact to the surrounding area in terms of stormwater. One attendee asked why the commercial component was no longer a part of the proposed development. Mr. Rieger stated that the developer determined residential development to be a more favorable investment. Finally, some attendees asked what the timeline would be for the first and second phases, and if there would be more phases to come. Mr. Rieger responded that it would likely take years to break ground on Phase 1, and likely even longer for Phase 2, subject to market forces. He continued by saying that any future phases would require starting the current process over again, including another Pre-Development meeting, and Planning Commission and City Council review.

File Attachments for Item:

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-46: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING AND VACATING A PORTION OF NORMAN CENTER COURT RIGHT-OF-WAY TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/12/2026

REQUESTER: Bob Moore Farms North, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-46: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING AND VACATING A PORTION OF NORMAN CENTER COURT RIGHT-OF-WAY TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

GENERAL INFORMATION

APPLICANTS

Bob Moore Farms North, L.L.C.
(Sean Rieger Attorney)

REQUESTED ACTION

Partial Closure of Norman Center Court Right-of-Way as described in the closure request.

BACKGROUND: Norman Center Court was dedicated as right-of-way with the final plat of Strawberry Lake Section Two filed of record with the Cleveland County Clerk on June 2, 1992.

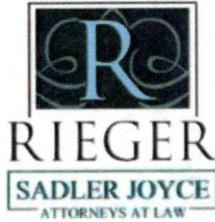
DISCUSSION: The right-of-way being requested for partial closure is a common area and cul-de-sac right-of-way of Norman Center Court located in plat of Strawberry Lake Section Two.

The City does own a water line located within the proposed closed right-of-way. In addition, other utility companies have utilities within the right-of-way or adjacent to it in a private easement. As a result, the owners will need to agree to relocate these utilities at their expense.

RECOMMENDATION: Staff recommends approval of the request to partially close the platted right-of-way of Norman Center Court as described and work out agreements with the City and utility companies before a request goes to District Court for vacation.

ACTION NEEDED: Recommend approval or disapproval of the request to a partial closure of specific right-of-way as described in Ordinance No. O-2526-46 being a part of a street platted as Norman Center Court to City Council.

ACTION TAKEN: _____



FILED IN THE OFFICE
OF THE CITY CLERK
ON 02/10/26-LW

February 10, 2026

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

RE: Request to Close and Vacate a Portion of Norman Center Court ROW

On behalf of Bob Moore Farms North LLC (the "Applicant"), we submit this request to close and vacate the public interest in a certain portion of the existing right-of-way of Norman Center Court, as more particularly described herein. The legal descriptions and depictions of the area sought to be closed are attached as **Exhibit A** & **Exhibit B**. A new right-of-way will be dedicated with a final plat of this area as development progress. If the closing of the right-of-way described and shown in the Exhibits attached hereto is approved by the City Council, an application to vacate said easements via District Court will be pursued.

Pursuant to 11 O.S. § 42-101 et seq., we would like to submit this letter as a petition to close the portion of the right-of-way described herein. Please do not hesitate to contact us if you need additional information or if we can answer any questions.

Very Truly Yours,
RIEGER SADLER JOYCE

GUNNER JOYCE
Attorney at Law

ATTACHMENT "A"
LEGAL DESCRIPTION
NORMAN CENTER COURT – RIGHT-OF-WAY VACATION
BOB MOORE FARMS NORTH
NORMAN, CLEVELAND COUNTY, OKLAHOMA

A vacation of a portion of the existing right-of-way of Norman Center Court, said right-of-way being a part of the Northwest Quarter (NW/4), of Section Thirty-five (35), Township Nine North (T9N), Range Three West (R3W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 1, Block 1 of the filed final plat of STRAWBERRY LAKE SECTION SIX (as filed in Book 17, Page 22), said point being a point on a curve;

THENCE around a curve to the right having a radius of 387.26 feet (said curve subtended by a chord which bears North 17°45'50" West, a distance of 13.35 feet) and an arc length of 13.35 feet;

THENCE around a reverse curve to the left having a radius of 62.00 feet (said curve subtended by a chord which bears North 83°45'26" East, a distance of 121.91 feet) and an arc length of 171.98 feet to a point on a non-tangent curve;

THENCE around a curve to the left having a radius of 248.94 feet (said curve subtended by a chord which bears South 41°43'23" East, a distance of 102.67 feet) and an arc length of 103.41 feet to a point of reverse curvature;

THENCE around a curve to the right having a radius of 88.00 feet (said curve subtended by a chord which bears South 00°47'23" West, a distance of 143.13 feet) and an arc length of 167.15 feet;

THENCE South 34°46'56" East a distance of 21.91 feet;

THENCE South 89°43'36" West a distance of 133.96 feet to the Southeast corner of Lot 22, Block 1 of said final plat;

THENCE along the east line of said Lot 2, Block 1, the following four (4) courses:

- 1) North 13°30'57" East a distance of 31.29 feet to a point on a non-tangent curve;
- 2) Around a curve to the right having a radius of 88.00 feet (said curve subtended by a chord which bears North 25°43'56" West, a distance of 53.45 feet) and an arc length of 54.30 feet to a point of reverse curvature;
- 3) Around a curve to the left having a radius of 290.36 feet (said curve subtended by a chord which bears North 17°07'10" West, a distance of 91.50 feet) and an arc length of 91.89 feet to a point of reverse curvature;
- 4) Around a curve to the right having a radius of 387.26 feet (said curve subtended by a chord which bears North 22°28'06" West, a distance of 50.21 feet) and an arc length of 50.24 feet to the **POINT OF BEGINNING**.

Said right-of-way vacation contains 0.72 acres, more or less.

ATTACHMENT "A"
LEGAL DESCRIPTION
NORMAN CENTER COURT – RIGHT-OF-WAY VACATION
BOB MOORE FARMS NORTH
NORMAN, CLEVELAND COUNTY, OKLAHOMA

A vacation of a portion of the existing right-of-way of Norman Center Court, said right-of-way being a part of the Northwest Quarter (NW/4), of Section Thirty-five (35), Township Nine North (T9N), Range Three West (R3W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

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THENCE around a reverse curve to the left having a radius of 62.00 feet (said curve subtended by a chord which bears North 83°45'26" East, a distance of 121.91 feet) and an arc length of 171.98 feet to a point on a non-tangent curve;

THENCE around a curve to the left having a radius of 248.94 feet (said curve subtended by a chord which bears South 41°43'23" East, a distance of 102.67 feet) and an arc length of 103.41 feet to a point of reverse curvature;

THENCE around a curve to the right having a radius of 88.00 feet (said curve subtended by a chord which bears South 00°47'23" West, a distance of 143.13 feet) and an arc length of 167.15 feet;

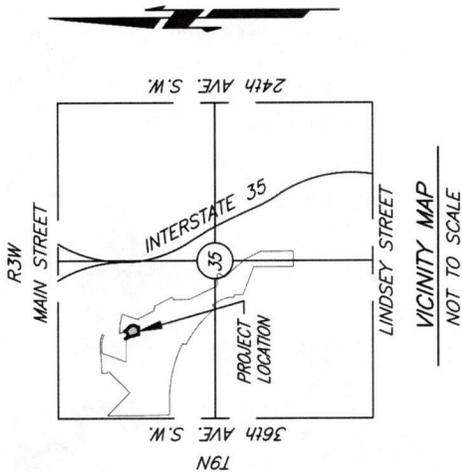
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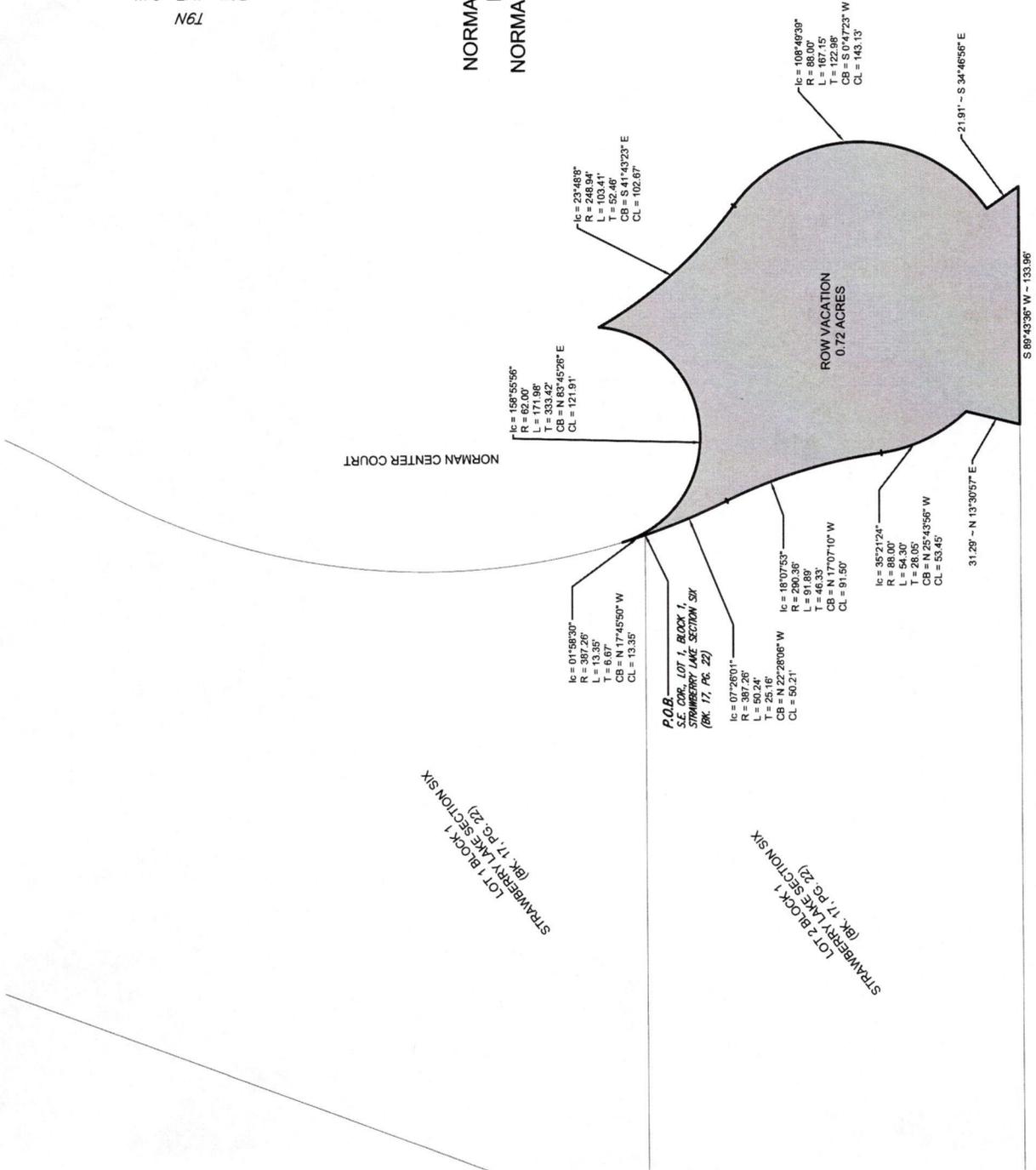
THENCE along the east line of said Lot 2, Block 1, the following four (4) courses:

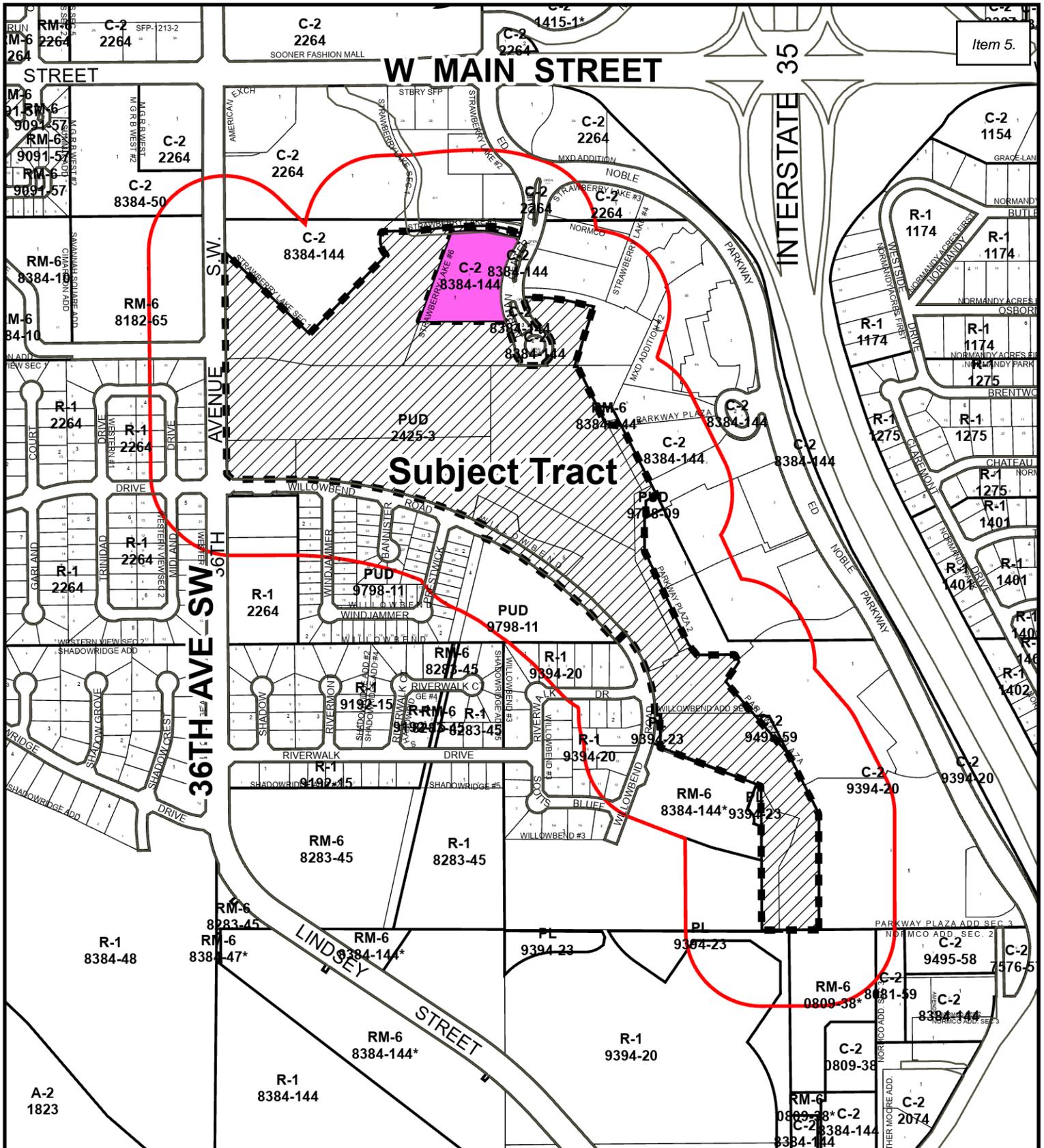
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- 3) Around a curve to the left having a radius of 290.36 feet (said curve subtended by a chord which bears North 17°07'10" West, a distance of 91.50 feet) and an arc length of 91.89 feet to a point of reverse curvature;
- 4) Around a curve to the right having a radius of 387.26 feet (said curve subtended by a chord which bears North 22°28'06" West, a distance of 50.21 feet) and an arc length of 50.24 feet to the **POINT OF BEGINNING**.

Said right-of-way vacation contains 0.72 acres, more or less.



ATTACHMENT "B"
NORMAN CENTER COURT ROW VACATION
BOB MOORE FARMS NORTH
NORMA, CLEVELAND COUNTY, OKLAHOMA





Protest Map

3.5% 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.



0 300 600 Feet

March 6, 2026

-  Subject Tract
-  Notification Area
-  Protest

Pioneer Library System
300 Norman Center Court
Norman, OK 73072
705 801 4502
March 6, 2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 03/06/26-XW

Hand-delivered
City of Norman
c/o Norman City Clerk and
c/o Norman Planning Commission
201 W. Gray and
225 N. Webster
Norman, OK 73069

Re: Bob Moore Farms North LLC application to close and vacate a portion of Norman Center Court ROW O-2526-46

Bob Moore Farmes North LLC rezoning, special use and/or AIM Norman amendment application O-2526-43

Ladies and Gentlemen:

Pioneer Library System Board of Trustees ("Pioneer") owns property at 300 Norman Center Court, Norman, OK (Lot 1, Block 1, Strawberry Lake Section Six). The Pioneer property is within 350 feet of the property for which the referenced applications have been made. Pioneer protests each of the proposed applications.

The proposed development calls for an entrance to the applicant's property over the existing Pioneer entrance to its property at the southeast corner of the Pioneer lot, in addition to removal of curbing on the Pioneer property and encroachment of the applicant's driveway onto Pioneer property. This is a serious safety concern. The proposed plan does not appropriately address traffic flow in the cul-de-sac and may circumvent Norman's reasonable limits on cul-de-sac apron cuts.

Pioneer currently uses its driveway primarily for trucks transporting books and other materials and expects increased usage from library staff and patrons in conjunction with adjustments to the Pioneer parking areas resulting from construction of new covered programming space located on the Pioneer lot east of the Pioneer building and north of the corner in question.

Pioneer appreciates your attention to these safety and usage issues for patrons and staff of the library as well as users of the applicant's properties.



Lisa Wells, Executive Director
Pioneer Library System

Doc#:R 2011 42653
Bk&Pg:RB 4946 1335-1338
Filed:12-15-2011 JRS
04:18:12 PM WD
Cleveland County, OK

Upon recordation, return to:
Rebecca J. Patten, Esq
765 Asp Avenue, Suite 202
Norman, Oklahoma 73069

#1624373
Return original to:

Marcia J. Chappellear
First American Title & Trust Co.
501 North Walker, Ste. 170
Oklahoma City, OK 73102

FA (10)
K. Ock
2960.00

NCS

SPECIAL WARRANTY DEED (D)

THIS INDENTURE, made this 9 day of December, 2011, between **AGREE LIMITED PARTNERSHIP**, a Delaware limited partnership ("Grantor"), whose mailing address is 31850 Northwestern highway, Farmington Hills, Michigan 48334, and **PIONEER LIBRARY SYSTEM BOARD OF TRUSTEES**, an Oklahoma public library system ("Grantee"), whose mailing address is 225 North Webster, Norman, Oklahoma 73069.

WITNESSETH, that in consideration of the sum of Ten and no/100 Dollars (\$10.00), receipt of which is hereby acknowledged, Grantor does, by these presents, grant, bargain, sell and convey unto Grantee, its successors and assigns, that certain real estate, situated in Cleveland County, State of Oklahoma, more particularly described on Exhibit "A" attached hereto and made a part thereof (the "Property").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions (as herein defined), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And Grantor does hereby bind Grantor and Grantor's successors and assigns, to warrant and forever defend all and singular the title to the Property unto Grantee, and its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, and further subject to and excepting from said warranty, the matters set out on Exhibit "B" attached hereto and made a part hereof (collectively the "Permitted Exceptions").

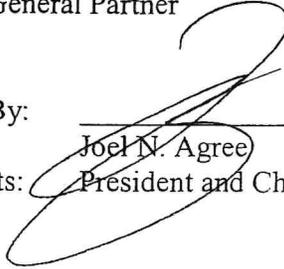
SIGNATURE PAGE FOLLOWS:

State of Oklahoma
Cleveland County
Documentary Stamps
\$ 2,400.00

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

AGREE LIMITED PARTNERSHIP,
a Delaware limited partnership

By: AGREE REALTY CORPORATION,
a Maryland corporation
Its: General Partner

By: 
Joel N. Agree
Its: President and Chief Operating Officer

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

This instrument was acknowledged before me in Oakland County this 7th day of December, 2011 by Joel N. Agree, President and Chief Operating Officer of Agree Realty Corporation, a Maryland corporation, the General Partner of Agree Limited Partnership, a Delaware limited partnership, on behalf of said partnership.


Notary Public

KATHRYN JOLLY
Notary Public, State of Michigan
County of Oakland
My Commission Expires 8-7-2014
Acting in the County of Oakland



Exhibit "A" - Legal Description

Exhibit "B" - Permitted Exceptions

EXHIBIT "A"

LEGAL DESCRIPTION

Real property situated in Cleveland County, State of Oklahoma and described as follows:

Lot One (1), in Block One (1), of STRAWBERRY LAKE SECTION SIX, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

TOGETHER WITH easement(s) for ingress and egress to and from the subject property established by the Access Agreement entered by and between Normco, Inc. and Agree Limited Partnership, recorded in Book 2663, page 753 and Book 2663, page 760; and as established by the Easements with Covenants and Restrictions Affecting Land recorded in Book 2245, page 828.

Physical Address: 300 Norman Center Court, Norman, Oklahoma

Tax ID: 45688

Plat Book/Page: 17/22

EXHIBIT "B"**PERMITTED EXCEPTIONS**

1. All interest in and to all oil, gas, coal and other minerals and all rights pertaining thereto.
2. Easement in favor of Oklahoma Gas and Electric Company recorded Book 2236, page 908.
3. Terms, provisions, covenants, conditions, options and easements contained in Easements with Covenants and Restrictions filed August 3, 1990 recorded in Book 2245, page 828.
4. Access Agreement between Normco, Inc. and Agree Limited Partnership, recorded in Book 2663, page 753 and Book 2663, page 760.
5. All items affecting subject Lot as shown on the recorded plat of Strawberry Lake Section 6 are made a part hereof.
6. Easement in favor of City of Norman recorded Book 2746, page 761.
7. Easement in favor of City of Norman recorded Book 2746, page 764.
8. Easement in favor of City of Norman recorded Book 2252, page 412. 619.

AFFIDAVIT

①

Doc#:R 2011 42653
Bk&Pg:RB 4946 1335-1338
Filed:12-15-2011 JRS
04:18:12 PM WD
Cleveland County, OK

STATE OF MICHIGAN)
) SS:
COUNTY OF OAKLAND)

To: County Clerk of Cleveland County, Oklahoma.

In accordance with Rule No. 51,007.00: DUTIES AND RESPONSIBILITIES OF THE COUNTY CLERK, the undersigned, being the Grantor(s) in the conveyance to which this affidavit is attached, being first duly sworn, deposes and says:

That the total consideration (as defined in 68 OKL. ST. SECTION 3201) paid for the real estate conveyed by the attached conveyance is \$1,600,000.00, documentary stamps totaling 75 cents per \$500.00 (\$2,400.00) of the above consideration should be affixed to the attached conveyance by the County Clerk.

Signed this 7th day of December, 2011.

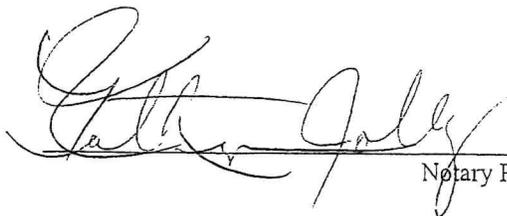
AGREE LIMITED PARTNERSHIP,
a Delaware limited partnership

By: AGREE REALTY CORPORATION,
a Maryland corporation
Its: General Partner

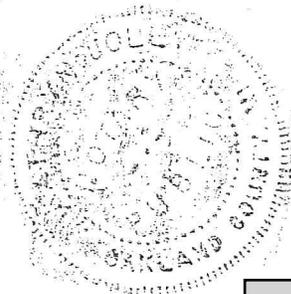
By: 
Joel N. Agree
Its: President and Chief Operating Officer

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

This instrument was acknowledged before me in Oakland County this 7th day of December, 2011 by Joel N. Agree, President and Chief Operating Officer of Agree Realty Corporation, a Maryland corporation, the General Partner of Agree Limited Partnership, a Delaware limited partnership, on behalf of said partnership.

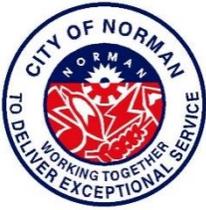

Notary Public

KATHRYN JOLLY
Notary Public, State of Michigan
County of Oakland
My Commission Expires 8-7-2014
Acting in the County of Oakland



File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 3/12/2026

REQUESTER: City of Norman

PRESENTER: Lora Hoggatt, Planning Services Manager

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

DISCUSSION:

The AIM Norman Steering Committee previously agreed to include the most up-to-date turnpike alignment information from Access Oklahoma on maps within the AIM Norman Comprehensive Plan. The AIM Norman Comprehensive Land Use Plan, along with several associated maps, includes the following note regarding depicted turnpike routes:

AIM Norman does not endorse or influence the development and alignment of proposed turnpikes planned in east and north Norman by the Oklahoma Turnpike Authority (“OTA”). While the north-south connector turnpike is demonstrated in the position originally disclosed by the OTA, it is subject to change and an anticipated general shift westward. At this time, the actual nature and extent of the alignment shift for the north-south connector turnpike has not been specified by the OTA.

On September 23, 2025, the Oklahoma Turnpike Authority (OTA) announced a revised alignment for the South Extension Turnpike. Staff presented the proposed maps at the City Council Oversight Committee on January 8, 2026, and again at the City Council Conference on January 27, 2026.

If Council agrees, all AIM maps will be updated to reflect the current route from OTA with a revised map note as follows:

AIM Norman does not endorse or influence the development and alignment of proposed turnpikes planned in east and north Norman by the Oklahoma Turnpike Authority (“OTA”). The north-south connector turnpike is shown in the location disclosed by the OTA on September 23, 2025. The locations for the east-west and north-south locations reflect the most current

information available. Should the alignments change, staff will bring forward an amendment for review and consideration by City Council.

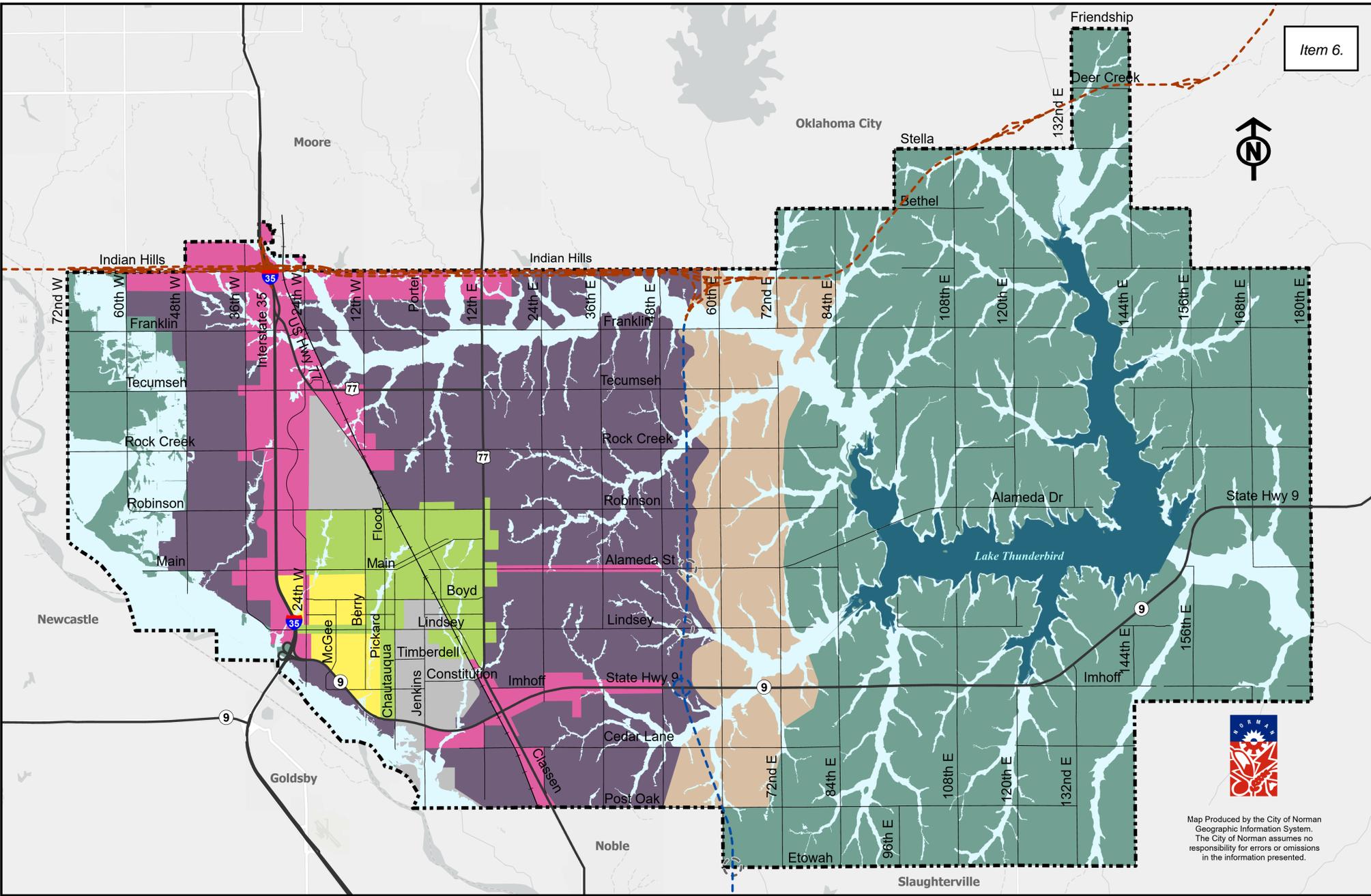
RECOMMENDATION:

Staff forwards Resolution R-2526-113 to the Planning Commission for consideration and recommendation to City Council.

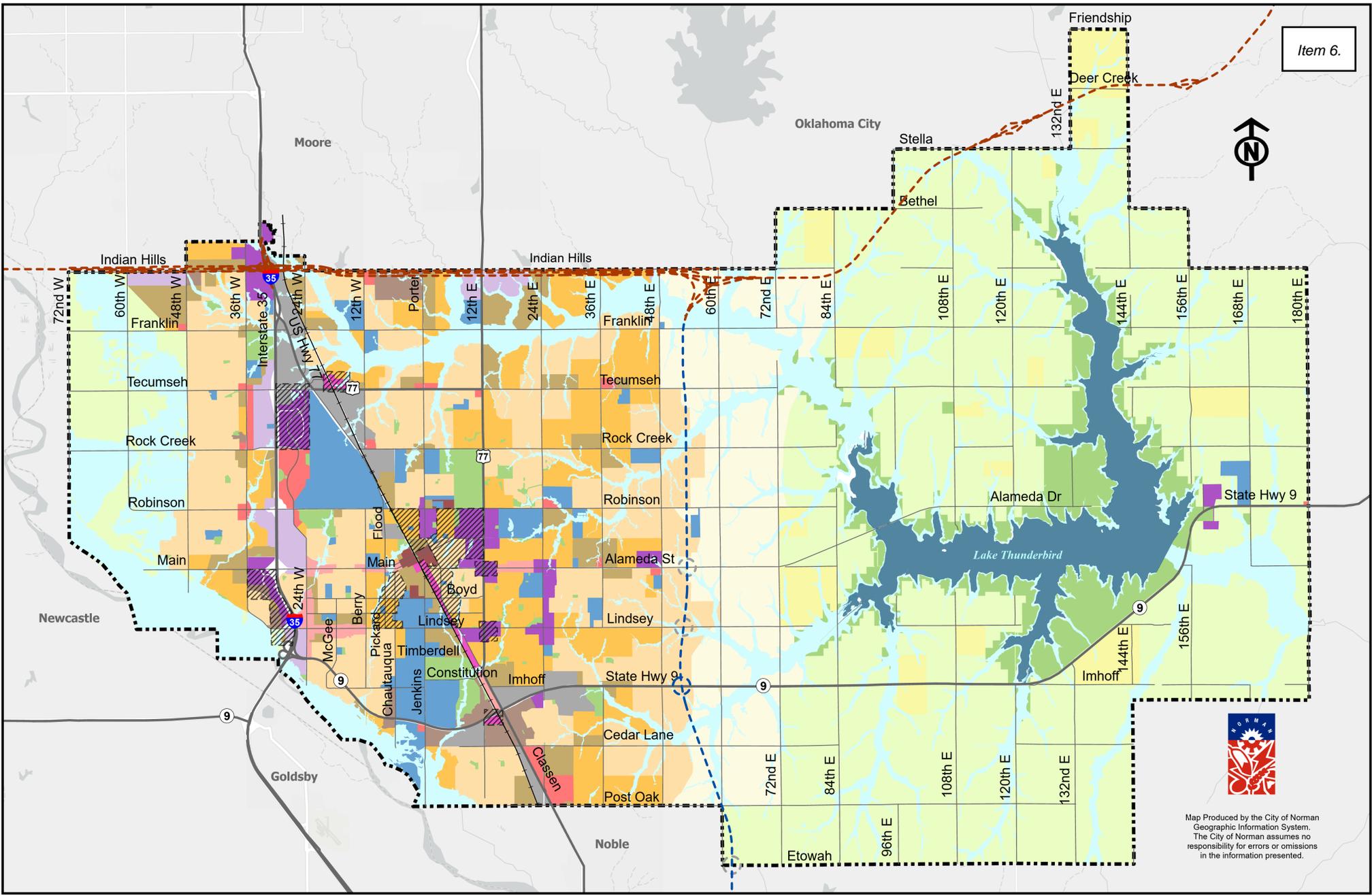
Item 6.



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.



Item 6.



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

Character Areas

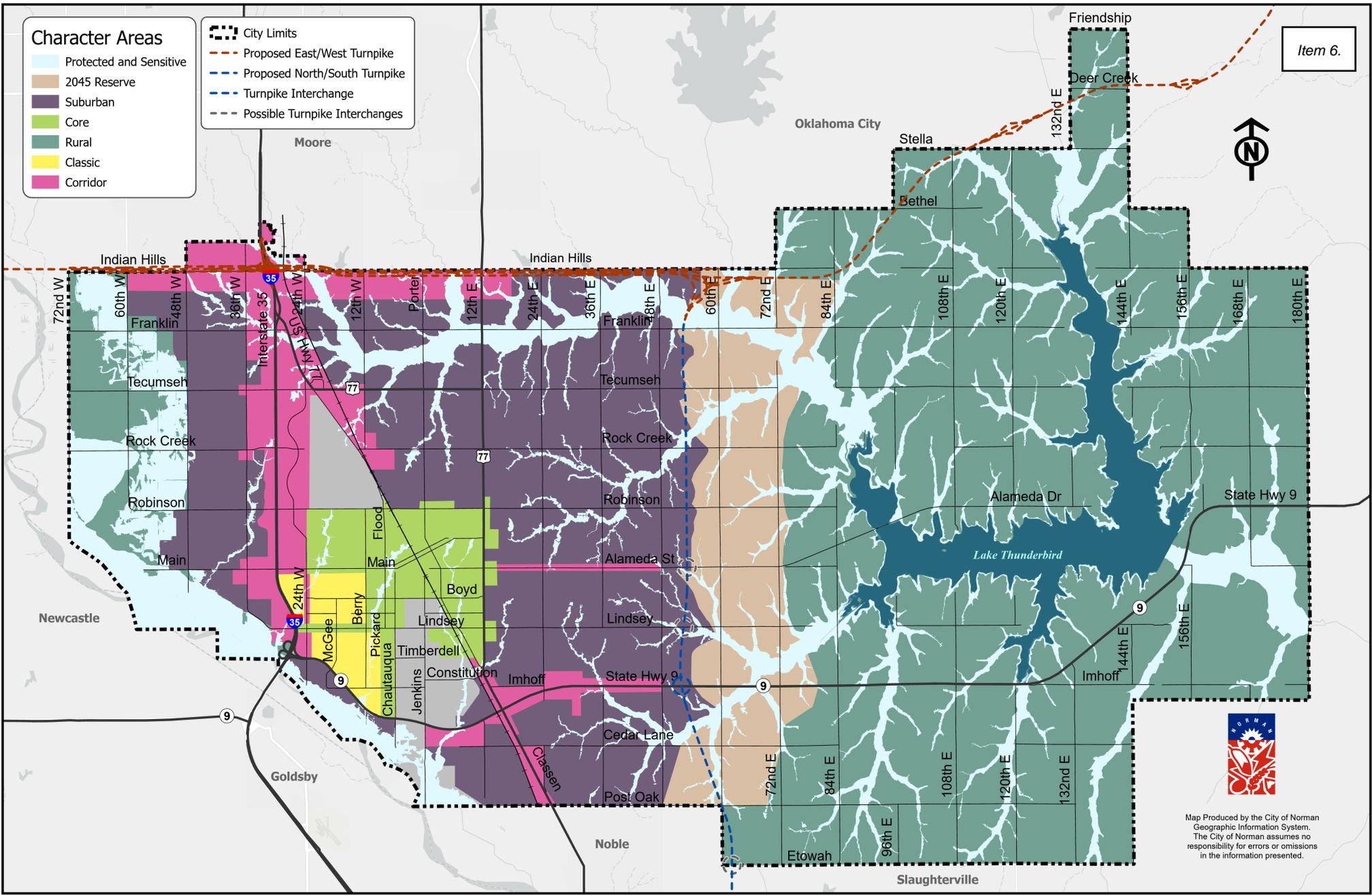
-  Protected and Sensitive
-  2045 Reserve
-  Suburban
-  Core
-  Rural
-  Classic
-  Corridor

-  City Limits
-  Proposed East/West Turnpike
-  Proposed North/South Turnpike
-  Turnpike Interchange
-  Possible Turnpike Interchanges

Item 6.



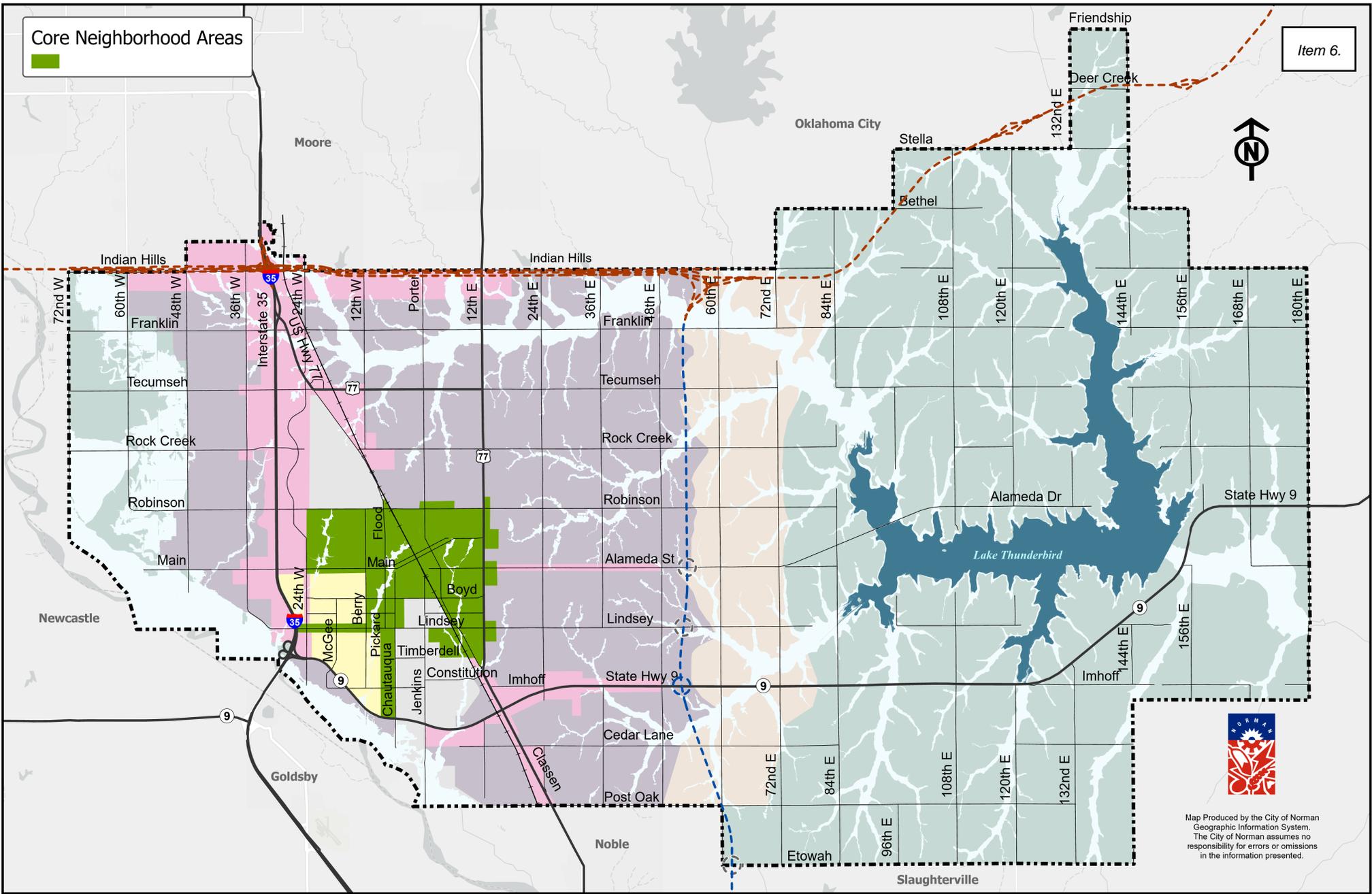
Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



Core Neighborhood Areas



Item 6.

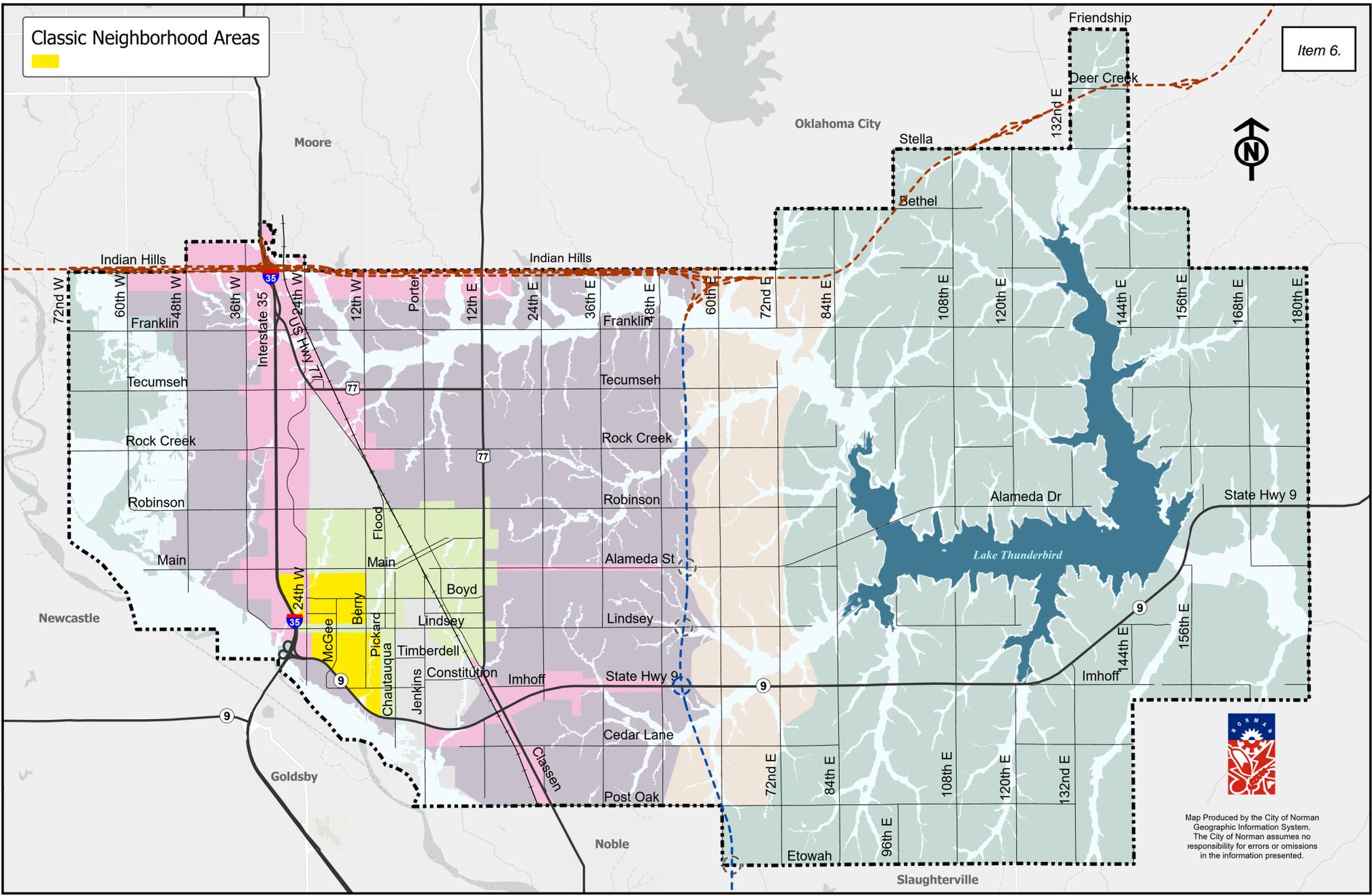


Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

Classic Neighborhood Areas



Item 6.

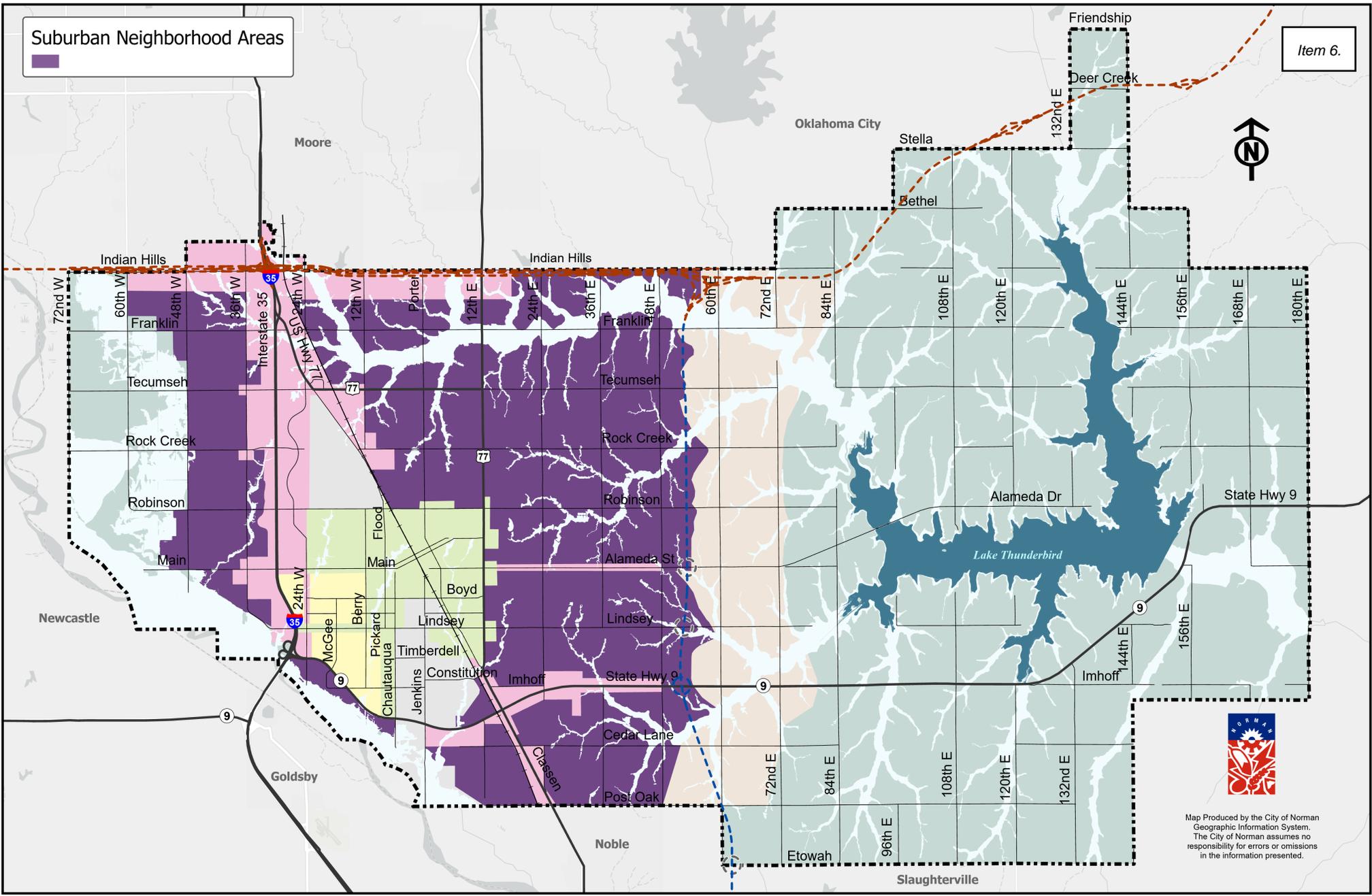


Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

Suburban Neighborhood Areas



Item 6.



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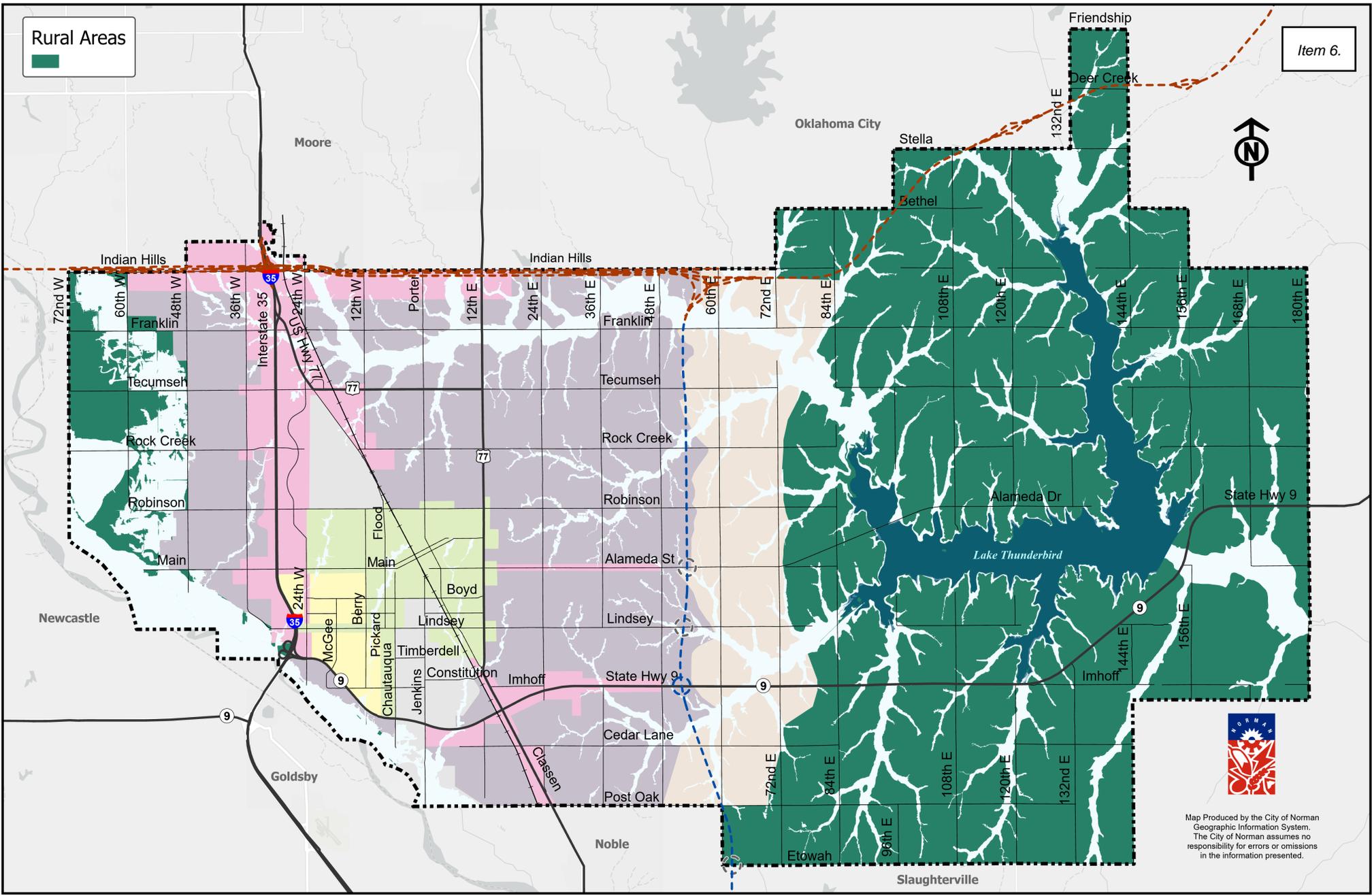
Rural Areas



Item 6.



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



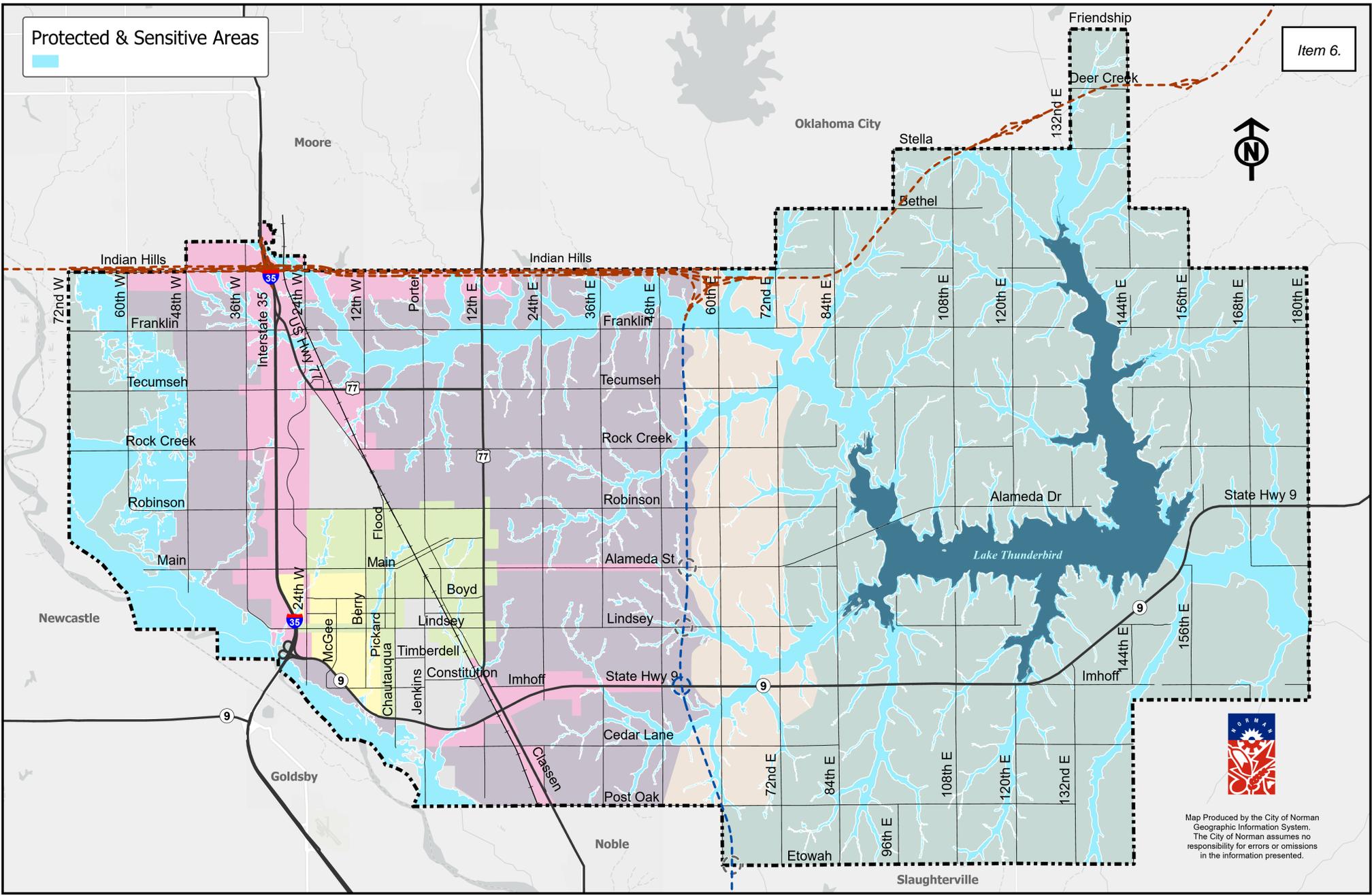
Protected & Sensitive Areas



Item 6.



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

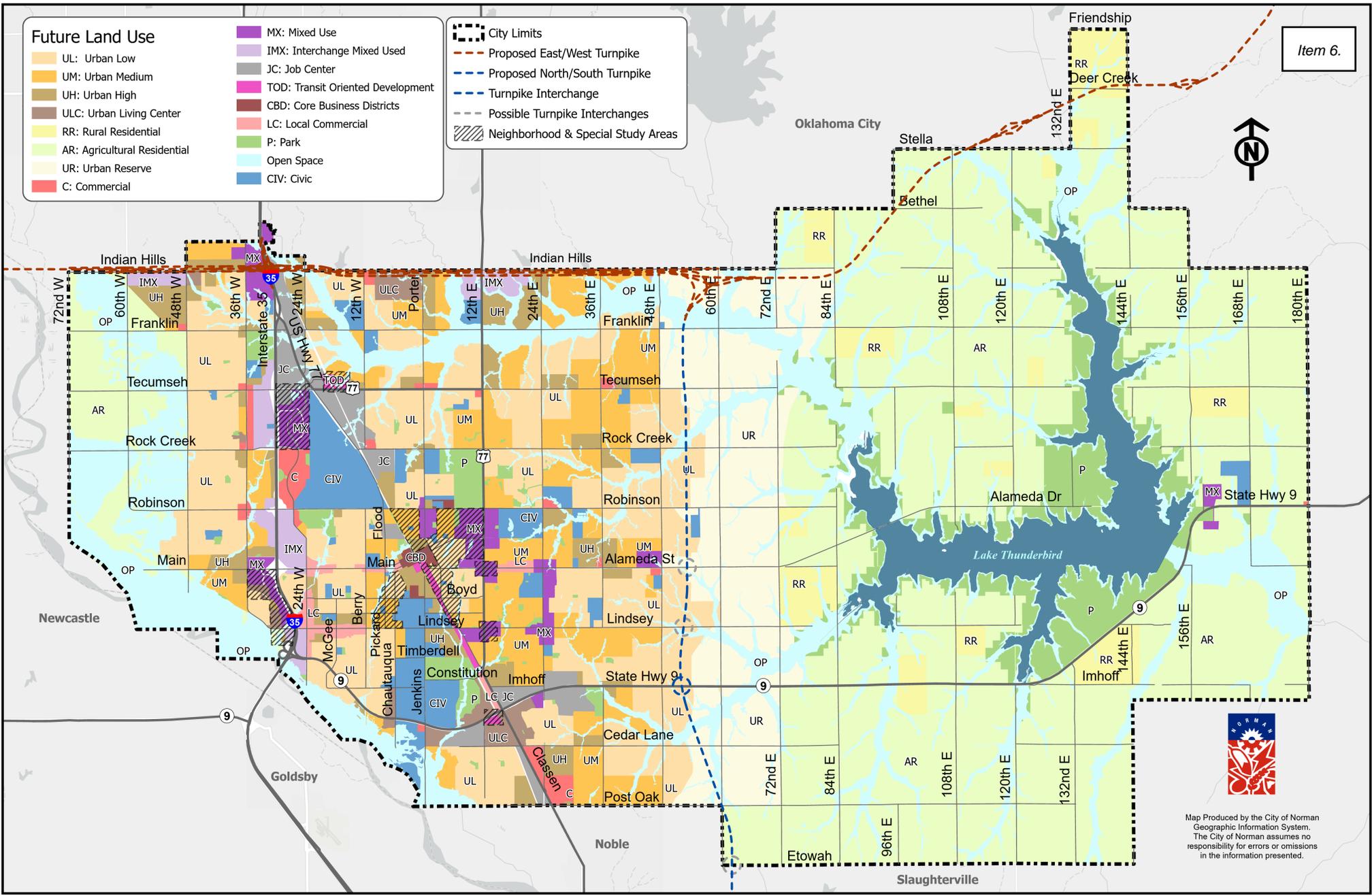


Future Land Use

- UL: Urban Low
- UM: Urban Medium
- UH: Urban High
- ULC: Urban Living Center
- RR: Rural Residential
- AR: Agricultural Residential
- UR: Urban Reserve
- C: Commercial
- MX: Mixed Use
- IMX: Interchange Mixed Used
- JC: Job Center
- TOD: Transit Oriented Development
- CBD: Core Business Districts
- LC: Local Commercial
- P: Park
- Open Space
- CIV: Civic

- City Limits
- Proposed East/West Turnpike
- Proposed North/South Turnpike
- Turnpike Interchange
- Possible Turnpike Interchanges
- Neighborhood & Special Study Areas

Item 6.



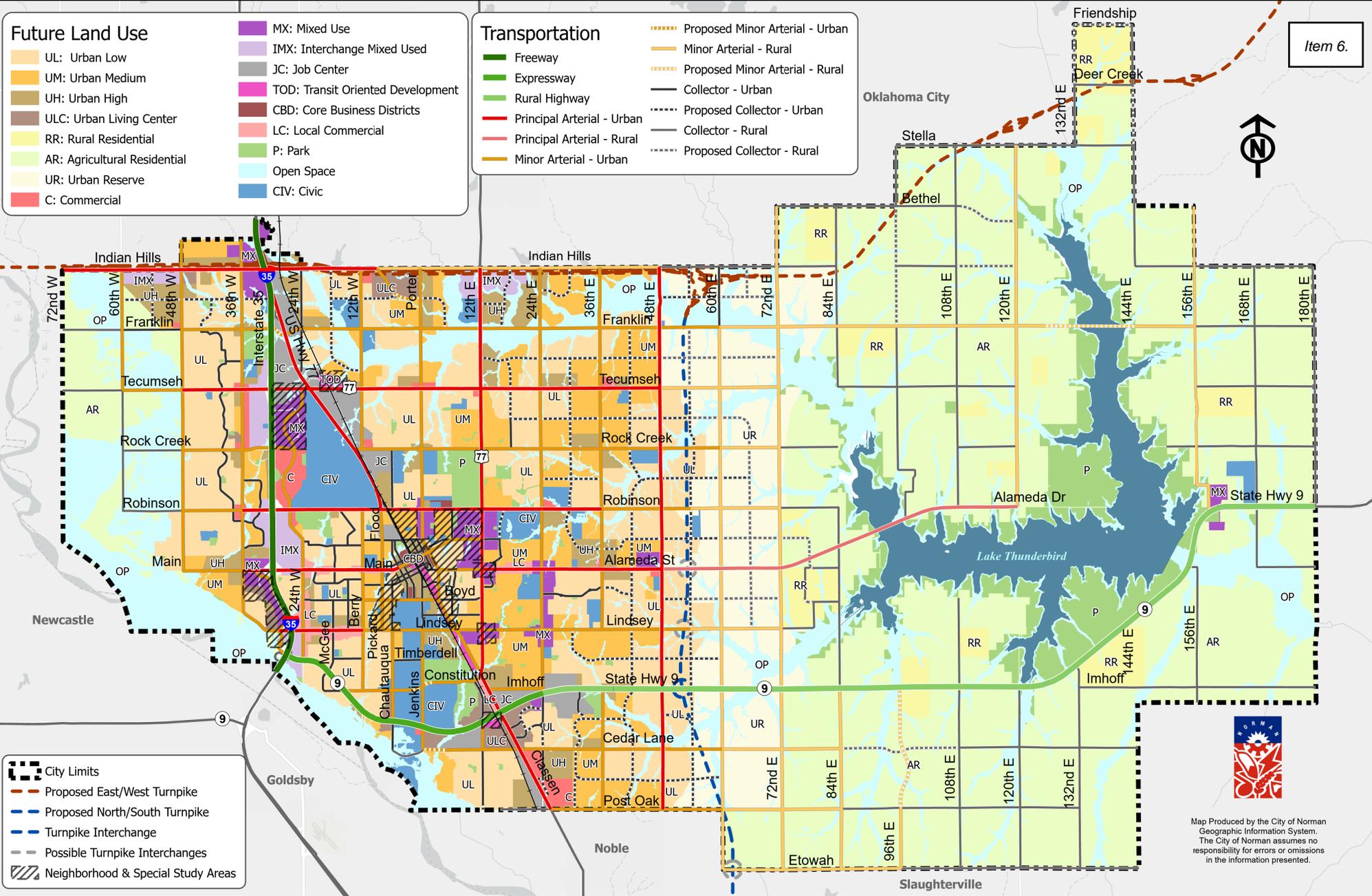
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Future Land Use

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- JC: Job Center
- TOD: Transit Oriented Development
- CBD: Core Business Districts
- LC: Local Commercial
- P: Park
- Open Space
- CIV: Civic

Transportation

- Freeway
- Expressway
- Rural Highway
- Principal Arterial - Urban
- Principal Arterial - Rural
- Minor Arterial - Urban
- Proposed Minor Arterial - Urban
- Proposed Minor Arterial - Rural
- Collector - Urban
- Collector - Rural
- Proposed Collector - Urban
- Proposed Collector - Rural



Item 6.



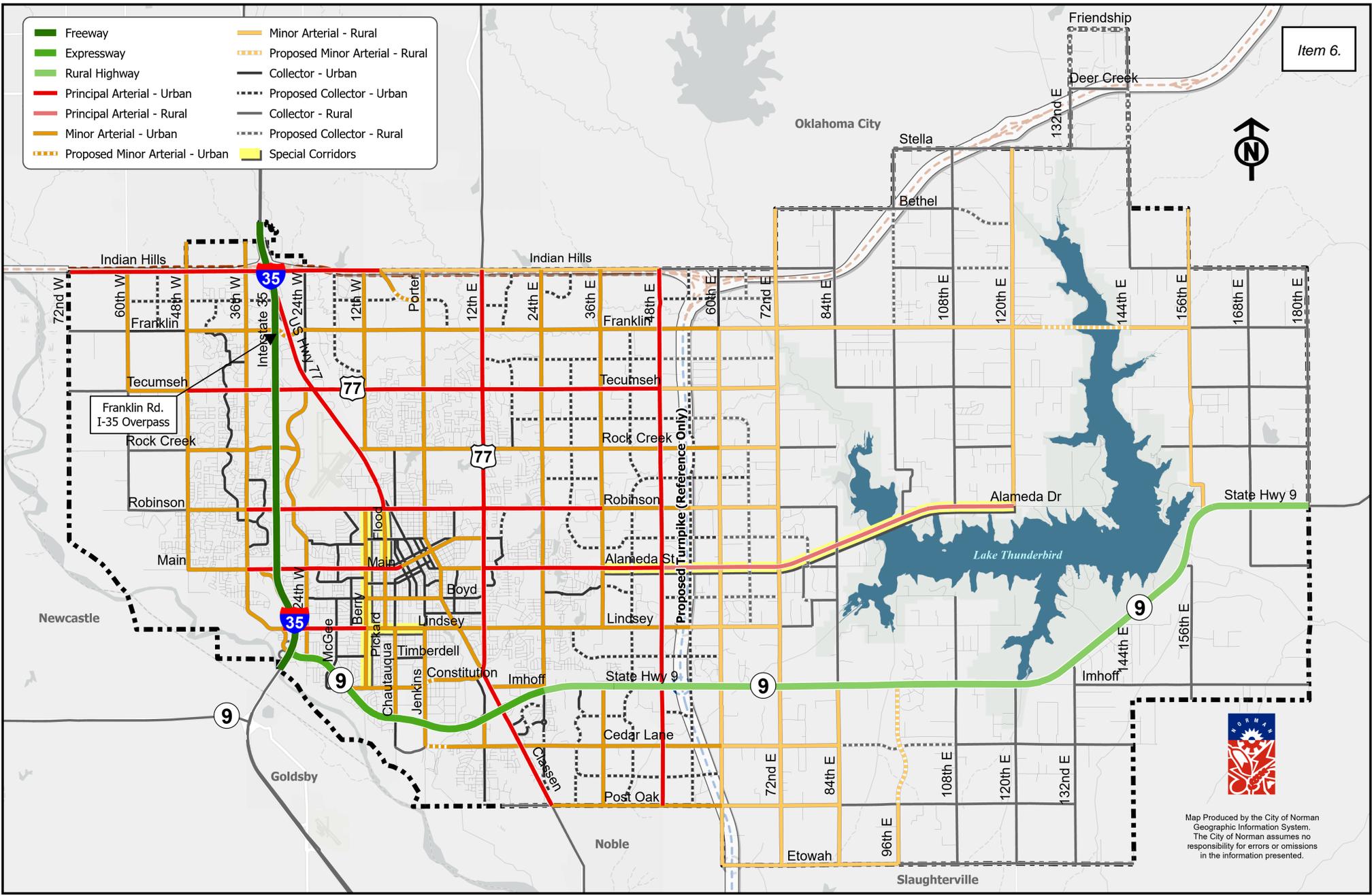
- City Limits
- Proposed East/West Turnpike
- Proposed North/South Turnpike
- Turnpike Interchange
- Possible Turnpike Interchanges
- Neighborhood & Special Study Areas



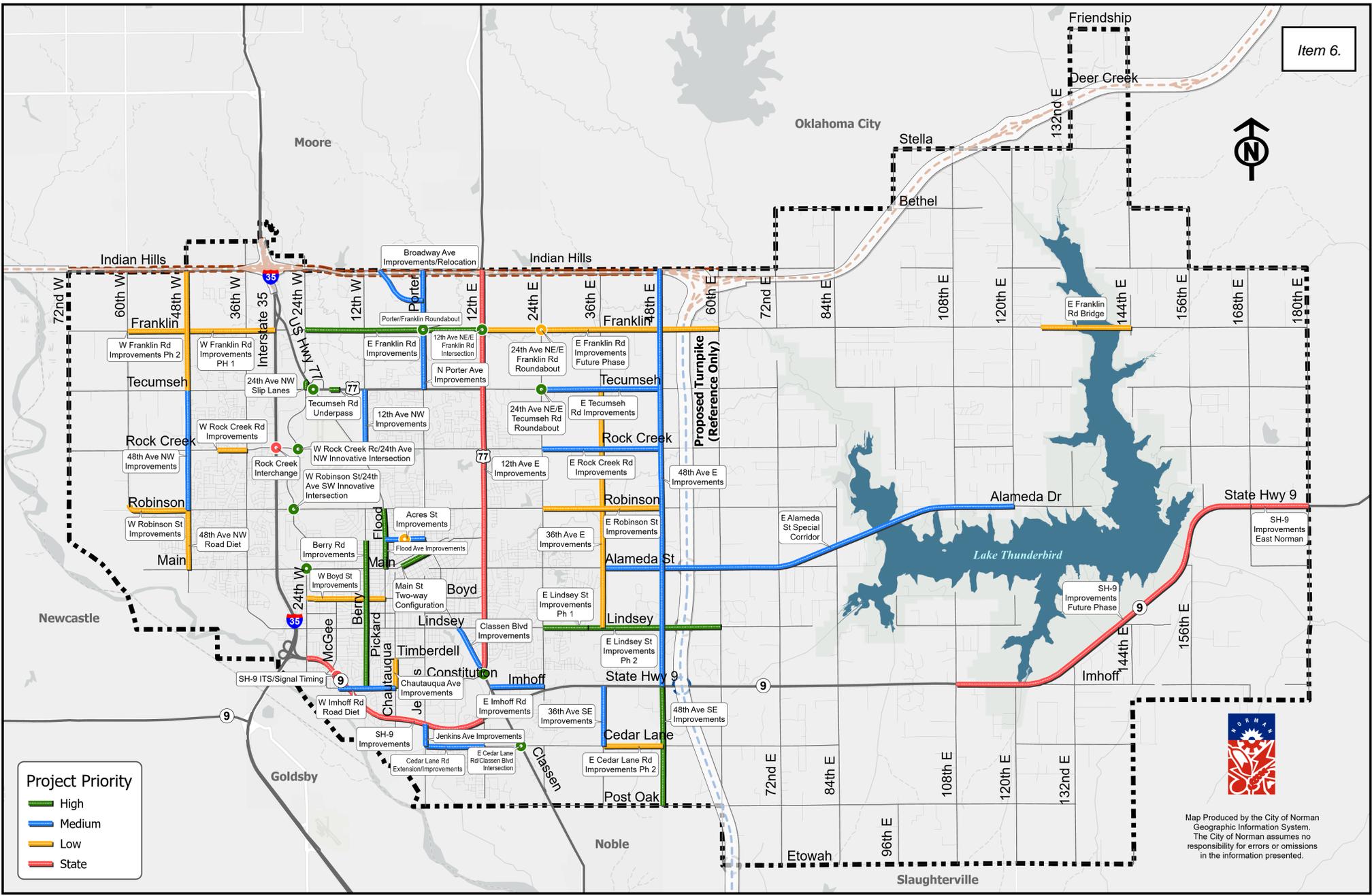
Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

Item 6.

- Freeway
- Expressway
- Rural Highway
- Principal Arterial - Urban
- Principal Arterial - Rural
- Minor Arterial - Urban
- Proposed Minor Arterial - Urban
- Minor Arterial - Rural
- Proposed Minor Arterial - Rural
- Collector - Urban
- Proposed Collector - Urban
- Collector - Rural
- Proposed Collector - Rural
- Special Corridors



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



Project Priority

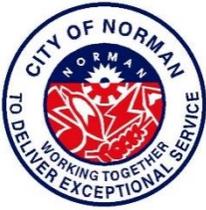
- █ High
- █ Medium
- █ Low
- █ State



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

File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 3/12/2026

REQUESTER: City of Norman

PRESENTER: Lora Hoggatt, Planning Services Manager

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

DISCUSSION:

Council approached City Planning Staff regarding the minimum acreage requirement for a Norman Rural Certificate of Survey (NRCOS) in the AIM Norman Comprehensive Land Use Plan's Urban Reserve Land Use Category. The minimum acreage requirement of 30 acres for a NRCOS in this designation was a topic of discussion throughout the AIM Norman process and since adoption. Council requested staff explore revisions to language to allow for a 10-acre minimum instead of the 30-acre minimum.

Resolution R-2526-112 proposes amendments to the AIM Norman Comprehensive Land Use Plan to remove the current 30-acre minimum development requirement within the Urban Reserve and to implement related updates to the Urban Reserve and Agricultural Residential land use classifications.

The 30-acre minimum was intended to preserve large tracts of land for coordinated long-term planning and to discourage premature or fragmented development in this area of Norman. However, recent discussions have centered on whether this threshold has limited flexibility and created unintended barriers for property owners requesting to subdivide their property, via a NRCOS, below the 30-acre requirement.

BACKGROUND:

Previously, the subdivision requirement for a Norman Rural Certificate of Survey (NRCOS) required a minimum parcel size of 10-acres, which provided landowners with reasonable flexibility while maintaining the rural character of the area. Under the new regulation, created with the adoption of AIM Norman, the minimum requirement was increased to 30-acres, which added protections in line with the overall spirit of the plan, but also significantly limited

subdivision opportunities and placed added constraints on property owners. Members of the community and Council expressed this change is unnecessarily restrictive and does not reflect the needs of the community. This amendment will revert to the original 10-acre minimum.

Purpose of the Urban Reserve Acreage Amendment

The proposed amendment seeks to:

- Remove the 30-acre minimum requirement for a NRCOS within the Urban Reserve category.
- Allow properties of smaller size to be considered based on policy compliance rather than acreage alone.
- Implement consistent and clarifying updates to both the Urban Reserve and Agricultural Residential categories.
- Align the Comprehensive Plan with prior and future development conditions and planning objectives.

The amendment can still support goals of the Comprehensive Plan, including:

- Managed and strategic growth
- Efficient use of infrastructure (Policies still present in AIM Norman)
- Protection of agricultural and residential character where appropriate

The removal of the 30-acre minimum does not automatically entitle owners to development approval. All proposals will continue to be evaluated through:

- Comprehensive Plan consistency
- Zoning review and amendment processes
- Traffic impact analysis
- Public input and Council consideration

Purpose of the Agricultural Residential Amendment

Other Land Use Categories within the Land Use Plan use the term “cluster development.” This term is used to describe the following allowance:

Lots down to 2 acres may be allowed as part of a Planned Unit Development (or other appropriate regulatory process) where 65% of the area is reserved as open space for preservation and conservation or undeveloped.

Staff would like to include the term “cluster development” in Agricultural Residential, where this type of development is mentioned. This would create common language throughout the Land Use Plan.

CONCLUSION:

Resolution R-2526-112 presents an update to the AIM Norman Comprehensive Land Use Plan. Removing the 30-acre Urban Reserve minimum requirement simply reverts to the previous subdivision allowance for a Norman Rural Certificate of Survey (NRCOS) of 10-acre minimums. It also cleans up language to provide commonality throughout the Land Use Plan.

Approval of this resolution will provide greater flexibility, promote fairness among property owners, and ensure that development decisions remain guided by sound planning principles rather than an arbitrary acreage threshold. It will also create cohesion in language used in the Land Use Categories.

RECOMMENDATION:

Staff forwards Resolution R-2526-112 to the Planning Commission for consideration and recommendation to City Council.

LAND USE CATEGORY

Agricultural Residential (AR)

Red, underlined
text is new

DESCRIPTION & CONTEXT

Areas of Norman, far east and west of the City Core that are primarily agricultural uses or large-lot residential living. These areas are unlikely to develop during the life of this plan due to the lack of access to urban services and location within, or adjacency to, sensitive areas.

Future residential developments should have a minimum lot size of 10 acres.

- Lots down to 2 acres may be allowed as part of a Planned Unit Development (or other appropriate regulatory process) where 65% of the area is reserved as open space for preservation and conservation or undeveloped (cluster development).

Commercial uses are inappropriate exclusive of:

- Support services related to Lake Thunderbird and agritourism.
- Small-scale services, where necessary to support the surrounding community.
- Small businesses using accessory structures associated with a residence.

BUILDING TYPES

- Houses, barns, silos, stables, and other structures associated with working farms/ranches.
- Accessory dwelling units are appropriate, but generally the area is a restrictive land use emphasizing single-unit housing, open space, natural vegetation, wildlife habitat, and agricultural activity.

SITE DESIGN

When utilizing cluster development:

- Drainageways should be properly buffered and easements secured for access and maintenance.

TRANSPORTATION NETWORK, CIRCULATION & ACCESS

Personal/private vehicles are the only mode accommodated, with provisions for large slow-moving farm equipment. Most of this area is accessed directly from 2-lane arterial streets. Almost no street hierarchy exists. No pedestrian, transit, or on-street bike infrastructure is required. Provide regional trail connections, where feasible.

UTILITY ACCESS

No public water or sewer service provided. Electrical service provided to support very low intensity development.

PUBLIC SPACE TYPES

Located within or connected to occasional trail system components. May connect to larger, regional trail system if/when established.

LOCATIONAL CRITERIA

- Areas within city limits, but unlikely to see urban services during the life of the plan.
- Locations within the Rural Character Area.
- Commercial services primarily be located off State Highway 9 or near access points to Lake Thunderbird.
- Agricultural Residential is most compatible adjacent to: UL, RR, UR, and OP.
- Agricultural Residential is least compatible adjacent to: UM, UH, ULC, MC, IMC, CBD, LLC, C, JC, and TOD.

ZONING DISTRICTS

A-1	A-2													
PUD	SPUD	R-1	RE	CR	TC									
R-1-A	R-2	RM-2	RM-4	RM-6	R-3	RO	O-1	CO	C-1	C-2	C-3	I-1	I-2	M-1

Agricultural Lane



LAND USE CATEGORY

Urban Reserve (UR)

Red, underlined text is new

DESCRIPTION & CONTEXT

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.

Future residential developments should have a minimum lot size of 10 acres.

- Lots down to 2 acres may be allowed as part of a Planned Unit Development (or other appropriate regulatory process) where 65% of the area is reserved as open space for preservation and conservation or undeveloped (cluster development).

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.

BUILDING TYPES

Existing: Existing residential uses in this area include large-lot single-unit homes, with the allowance for ADUs. There are also barns, silos, stables, and other structures associated with working farms/ranches.

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.
- Small-scale services, where appropriate to support the surrounding community.
- Accessory dwelling units are appropriate.

Gray text to be removed



SITE DESIGN

Ten acre subdivisions are appropriate.

New developments that meet the 30 acre lot size or 65% area reservation requirement should Cluster development should:

- Avoid large parcels without access to existing streets by identifying access points to the reserved areas.
- Provide access points to future urban water and sewer systems without crossing developed parcels.
- Identify possible wildlife and native vegetation preservation opportunities.

Gray text to be removed



Gray text to be removed



Developments including drainageways may allow smaller than 30 acre lot sizes if buffering is greater than minimum requirements and easements are secured for access and maintenance.

Drainageways should be properly buffered and easements secured for access and maintenance.

For Commercial uses, screen any outdoor storage or parking from adjoining residential uses or arterial and collector streets, and limit outdoor storage and traffic generating activities.

TRANSPORTATION NETWORK, CIRCULATION & ACCESS

Personal/private vehicles are the only mode accommodated, with provisions for large slow-moving farm equipment. Most of this area is accessed directly from 2-lane arterial streets. Almost no street hierarchy exists. Sidewalk, trail, and/or bike lane easements are required. Provide regional trail connections, where feasible.

UTILITY ACCESS

These areas may be served with municipal water and/or sewer service, but this will likely occur beyond the life of this plan. Managing development in this area to allow for the most efficient expansion of these services should be a priority. Existing homes and structures are on septic and private water wells. Electrical service provided supports very low intensity development.

PUBLIC SPACE TYPES

Located within or connected to occasional trail system components. May connect to larger, regional trail system if/when established.

LOCATIONAL CRITERIA

- Avoid development in these areas during the life of this plan. If necessary, design in such a way as not to inhibit the ability to provide City water and wastewater services in the future.
- Commercial uses would primarily be located off State Highway 9.
- Urban Reserve is most compatible adjacent to: UL, RR, AR, and OP.
- Urban Reserve is least compatible adjacent to: UH, ULC, MX, IMX, CBD, LCC, C, JC, and TOD.

ZONING DISTRICTS

A-1	A-2																	
PUD	SPUD	R-1	RE	CR														
R-1-A	R-2	RM-2	RM-4	RM-6	R-3	RO	O-1	CO	C-1	C-2	TC	C-3	I-1	I-2	M-1			

File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 3/12/2026

REQUESTER: City of Norman

PRESENTER: Lora Hoggatt, Planning Services Manager

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

DISCUSSION:

Section 36-606, Exception To Allow Norman Rural Certificates Of Survey As Plats In A-1 And A-2 Zoning Districts, in the City's Subdivision Regulations (Chapter 30) currently state:

- (a) For those properties located in the reserve and rural areas of Norman, as identified in the Comprehensive Plan, including the Land Use Plan, it is the purpose of this exception to allow lots of ten acres or more **(or where designated as Urban Reserve land use, lots of thirty acres or more)** to be developed and sold adjacent to public or private roadways in the A-1 and A-2 Agricultural Districts; however, private roadways should be constructed and maintained in such a manner that said roadways may be traversed and used by police, fire and other official vehicles of all municipal, county, State and federal agencies. Lots created under this process shall be designated as "City rural certificate of survey subdivisions" and may be permitted under the following procedures:

In order to align with the proposed acreage change from 30- to 10-acres in the Urban Reserve Land Use Category (Resolution R-2526-112), the Subdivision Regulations would need to reflect the 10-acre number. The following language is proposed:

- (a) For those properties located in the reserve and rural areas of Norman, as identified in the Comprehensive Plan, including the Land Use Plan, it is the purpose of this exception to allow lots of ten acres or more ~~(or where designated as Urban Reserve land use, lots of thirty acres or more)~~ to be developed and sold adjacent to public or private roadways in the A-1 and A-2 Agricultural Districts; however, private roadways

should be constructed and maintained in such a manner that said roadways may be traversed and used by police, fire and other official vehicles of all municipal, county, State and federal agencies. Lots created under this process shall be designated as "City rural certificate of survey subdivisions" and may be permitted under the following procedures:

Council approached City Planning Staff regarding the minimum acreage requirement for a Norman Rural Certificate of Survey (NRCOS) in the AIM Norman Comprehensive Land Use Plan's Urban Reserve Land Use Category. The minimum acreage requirement of 30 acres for a NRCOS in this designation was a topic of discussion throughout the AIM Norman process and since adoption. Council requested staff explore revisions to language to allow for a 10-acre minimum instead of the 30-acre minimum.

The 30-acre minimum was intended to preserve large tracts of land for coordinated long-term planning and to discourage premature or fragmented development in this area of Norman. However, recent discussions have centered on whether this threshold has limited flexibility and created unintended barriers for property owners requesting to subdivide their property, via a NRCOS, below the 30-acre requirement.

RECOMMENDATION:

Staff forwards Ordinance O-2526-47 to the Planning Commission for consideration and recommendation to City Council.