

THE CITY OF NORMAN
SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT
MASTER DESIGN STATEMENT FOR
Stoney Brook Dr. & N. Interstate Dr.

May 1, 2025
June 20, 2025
June 25, 2025

PREPARED FOR:

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SECTION 1.0 INTRODUCTION

The Simple Planned Unit Development (SPUD) of Stoney Brook Dr. and N. Interstate Dr., consisting of 1.01 acres, is located within the Northwest Quarter (NW/4) of Section 23, Township 9 N, Range 3 W, of the Indian Meridian, Cleveland County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this SPUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is Hudimax Norman Holdings, LLC.

SECTION 4.0 ZONING

The subject property is presently zoned for C-1 Local Commercial District.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0CONCEPT

The concept for this SPUD is to establish zoning for construction of off-premise signage.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is Stoney Brook Dr. The nearest street to the east is N. Interstate Dr. The nearest street to the south is Dove Crossing Dr. The nearest street to the west is Stoney Brook Dr.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available.

7.3 WATER

Water facilities for this property are available.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 7 located at 2207 Goddard Ave. It is approximately 3 miles from this SPUD development.

7.5 DRAINAGE

The property within this Simple Planned Unit Development is not within a FEMA flood plain.

7.6COMPREHENSIVE PLAN

The AIM Norman Comprehensive Land Use designation is Urban High.

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the SPUD. Planning and zoning regulations will be those, which are in effect at the time of development of this SPUD. Development is when a permit is issued for any construction or addition to any structure on a development tract.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the C-1 Local Commercial District shall govern this SPUD, except as herein modified.

The following use shall be permitted within this SPUD:

Off-premise signage

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this SPUD:

9.1 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of Section 36-524(d)(1) of the Norman Code in place at the time of development, as amended from time to time.

9.2 LIGHTING REGULATIONS

The site lighting in this SPUD shall be in accordance with Section [36-549](#) of the Norman Code, as amended from time to time. Lighting for the proposed sign shall be permitted.

9.3 SUBDIVISION REGULATIONS

Subdivision shall conform to the Norman Code, as amended from time to time.

9.4 DRAINAGE REGULATIONS

Drainage regulations will comply with the Norman Code, as amended from time to time.

9.5 SIGNAGE REGULATIONS

One (1) off-premise sign shall be permitted on site. Said sign shall be a maximum of 672 square feet and a maximum of 50 feet in height. Said sign may be double sided, may be of V-type construction, and may consist of electronic digital technology.

9.6 SIDEWALK REGULATIONS

Sidewalks shall conform to the Norman Subdivision Regulations, as amended from time to time.

9.7 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the SPUD as required by the City of Norman City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

10.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this SPUD. These exhibits are:

- Exhibit A - Legal Description
- Exhibit B - Conceptual Site Plan