

# 36 NORTH

**A PLANNED UNIT DEVELOPMENT**

**NORMAN, OKLAHOMA**

APPLICANT:

***36 NORTH, LLC***

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT

Submitted: November 3, 2025

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PREPARED BY:

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## **I. INTRODUCTION**

36 North, LLC (the “**Applicant**”) seeks to amend the existing Planned Unit Development (“**PUD**”) for property currently located in Ward 8 of the City of Norman. More particularly, the site is located on the East side of 36<sup>th</sup> Ave NW, approximately one-half mile North of Rock Creek Road, as more particularly described on the attached **Exhibit A** (collectively referred to herein as the “**Property**”).

The intent of this rezoning is to amend the existing PUD in order to expand the commercial allowances on the Property, include allowances for multi-family residential uses, and update the prior site plan.

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

### **A. Location**

The Property is located on the East side of 36<sup>th</sup> Ave NW, approximately one-half mile North of Rock Creek Road. A location map is included on the attached Revised Final Site Development Plan on the attached **Exhibit B**.

### **B. Existing Land Use and Zoning**

The Property is currently zoned PUD, Planned Unit Development. The Property’s AIM Norman Character Area designation is Corridor and Land Use designations are Commercial and Interchange Mixed Use.

The properties to the North and East are zoned I-1, Light Industrial District. The properties to the south are zoned A-2, Rural Agricultural District and I-1, Light Industrial District. The properties directly across 36<sup>th</sup> Ave NW are R-1, Single-Family Dwelling District, and RM-6, Medium-Density Apartment District.

### **C. Elevation and Topography**

The Property is partially developed with three (3) existing commercial buildings located along 36<sup>th</sup> Ave NW. Several additional platted lots remain undeveloped but are suitable for future commercial construction. The Property is generally flat, with existing drainage patterns and infrastructure in place to serve the Property.

### **D. Drainage**

A drainage memo has been provided by the Applicant to City Staff. The Applicant shall comply with all City ordinances and regulations unless otherwise indicated on the attached site plans.

### **F. Utility Services**

The necessary utility services for this project are already located in relative proximity to the Property or shall be extended to the Property, as necessary.

#### **F. Fire Protection Services**

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

#### **G. Traffic Circulation and Access**

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

### **III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

The Property is planned to accommodate a combination of commercial and multi-family residential uses, creating a cohesive mixed-use development. The western portion of the Property includes commercial buildings and associated site improvements, while the remaining areas are intended for future commercial and multi-family residential development.

Development of the Property shall be in compliance with the Revised Final Site Development Plan attached hereto, subject to final design development and the modifications permitted under Section 36-509(g), Administration, of the City of Norman's PUD Ordinance, as amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

#### **A. Uses Permitted:**

The Property will be developed as a mixed-used development, featuring commercial, office, retail, and multi-family residential uses. The development of the Property shall be divided into two (2) Development Areas. A complete list of the allowable uses is attached as **Exhibit C**. It is understood and acknowledged that the boundaries of the individual tracts and development areas have not been finalized as this development is at a preliminary development stage. The final development areas shall generally remain as depicted; however, subject to Section 36-509(g) of the City of Norman's PUD Ordinance, minor adjustments to the boundaries of the development areas may occur so long as such modification does not result in a substantial deviation from the Revised Final Site Development Plan.

#### **B. Area Regulations:**

##### **1. Setback off of 36<sup>th</sup> Ave NW:**

All buildings within the Property that front 36<sup>th</sup> Ave NW shall have a minimum twenty-five (25') foot building setback from the property line fronting 36<sup>th</sup> Ave NW.

**2. Setback off of North Property Line:**

All buildings within the Property that abut the neighboring property located to the North of the Property shall have a minimum fifteen (15') foot building setback from the North property line.

**3. Setback off of South Property Line:**

All buildings within the Property that abut the neighboring property located to the South of the Property shall have a minimum fifteen (15') foot building setback from the South property line.

**4. Setback off of East Property Line:**

All buildings within the Property that abut the neighboring property located to the East of the Property shall have a minimum twenty-five (25') foot building setback from the East property line.

**5. Setback off of Utility Easements:**

If a utility or other public easement is not located within the required building setbacks enumerated above, all buildings shall maintain a minimum setback of one (1') foot from the easement line.

**6. No Other Setbacks:**

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

**7. Height:**

The maximum height for any building on the Property shall be five (5) stories.

**C. Parking:**

Parking for the Property may be developed in compliance with the parking layout shown on the Revised Final 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.

## **D. Dumpster and Trash Enclosures**

Trash may be handled through on-site dumpsters. A trash compactor(s) and its enclosure(s) may also be located on site to facilitate trash removal. Any dumpster or trash facilities shall be screened within enclosures that are built of materials to be compatible with the building exteriors in the main building and constructed to City standards.

## **E. Miscellaneous Development Criteria**

### **1. Site Plan**

The Revised Final Site Development Plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD. The development of the Property shall be constructed as presented thereon, subject to final design development and the changes allowed Section 36-509(g) of the City of Norman's PUD Ordinance, as amended from time to time.

### **2. Open Space/Landscaping**

Open space and landscaping shall be located throughout the Property as shown on the attached Green Space Exhibit, attached as **Exhibit D**. The Property shall contain drainage and detention solutions that adequately control, contain, and channel stormwater runoff from the Property in accordance with all applicable City ordinances and regulations. Landscape buffers within the Property may be located within and/or may contain utility easements, waterline easements, and drainage easements. In such event, use of those landscape buffers with applicable easements may not interfere with the applicable rights conveyed through such easement. Landscaping shall be provided in conformity with the City of Norman ordinances, as amended from time to time. Final landscaping types, quantities, and locations may change during final design and construction.

### **3. Signage**

Signage for the Property shall comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time. In addition to the signages allowed by the applicable commercial signage restrictions, the Property may contain a maximum of four (4) development signs advertising the name of the development and/or any tenants, owners, users, services, or locations within the development (the "Development Signs"). Two of the Development Signs are existing and are shown on the Revised Final Site Development Plan. The two additional Development Signs may be placed anywhere within the Property as long as such sign is not located

within an applicable sight triangles or City easement (unless permission has been granted by the City through a consent to encroachment or similar instrument). Each Development Sign may be a maximum of 150 square feet per side, each sign having no more than two (2) sides.

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

Access to the Property shall be permitted in the manner depicted on the attached Revised Final Site Development Plan. The Property shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time. Sidewalks shall be provided in conformity with the City of Norman ordinances, as amended from time to time

**5. Lighting**

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

**6. Fencing**

Fencing, such as, by way of example and not limitation, wrought iron, stockade wood, composite, and other fencing types, is permissible but is not required within the Property. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review of fencing within the development. The Property may, but is not required to, install perimeter fencing along all or portion of the Property. Fencing, if any, shall not exceed eight (8) feet in height, unless the written consent of the abutting property owner is secured, or the Board of Adjustment approves the height, location, and materials as a special exception.

**7. Phasing**

It is anticipated that the Property will be developed in multiple phases. The western portion of the Property contains existing commercial buildings and associated site improvements. The timing and number of future phases will be determined by market demand and absorption rates.

**8. Exterior Materials**

Exterior materials of the building to be constructed on the Property shall be a minimum of eighty percent (80%) brick, wood, 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 file restrictive

covenants against the Property to more narrowly tailor architectural review within the development.

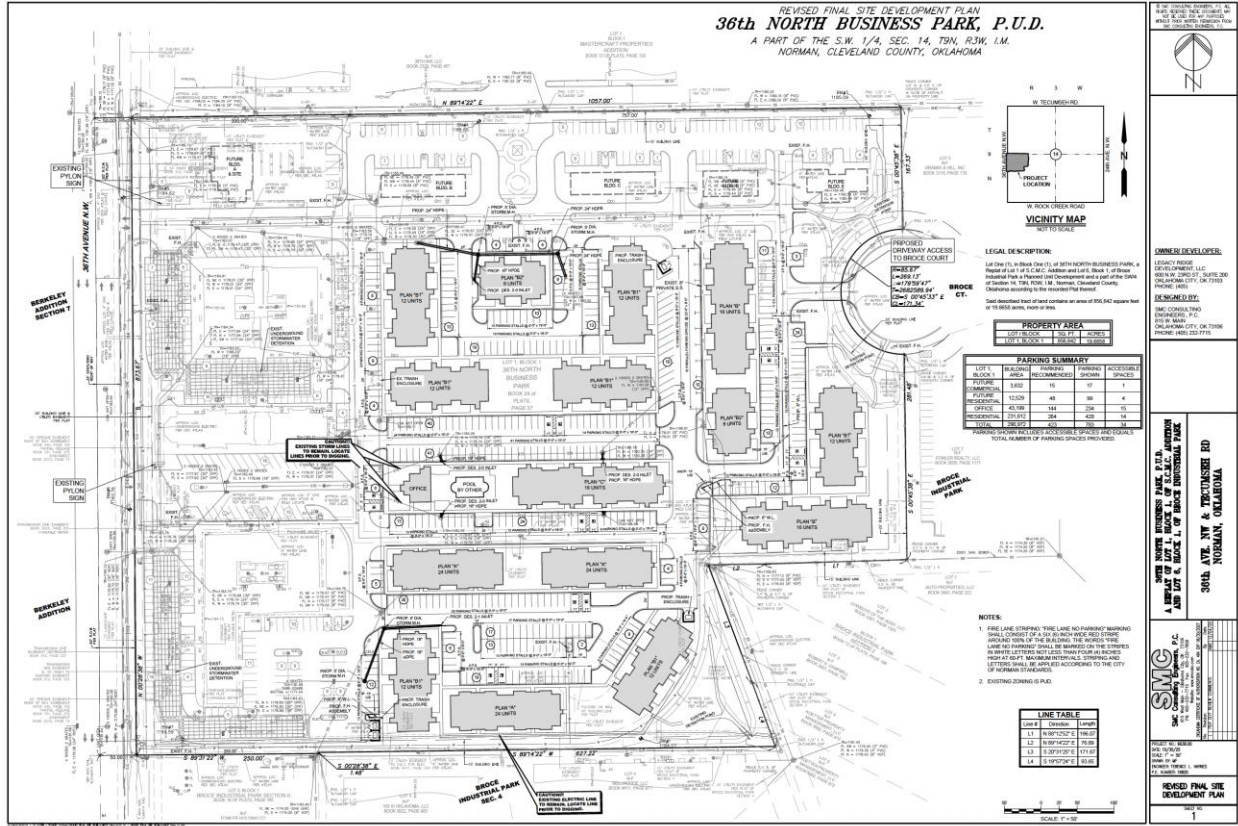


**EXHIBIT A**

Legal Description of the Property

Lot One (1), in Block One (1), of 36TH NORTH BUSINESS PARK, a Replat of Lot 1 of S.C.M.C. Addition and Lot 6, Block 1, of Broce Industrial Park a Planned Unit Development and a part of the SW/4 of Section 14, T9N, R3W, I.M., Norman, Cleveland County, Oklahoma according to the recorded Plat thereof.

# **EXHIBIT B** Revised Final Site Development Plan Full Size Documents Submitted to City Staff



**EXHIBIT C**  
Allowable Uses

**Development Area 1**

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

- Grocery or supermarket.
- Hardware store.
- Hotel.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Locksmith.
- Medical Marijuana Dispensary, as allowed by state law.
- Medical Uses, including, but not limited to, general medical offices, dentist, ortho, clinics, and similar minor procedure medical offices.
- Music, Radio, Electronics, Telephone, or Television Store.
- Outdoor Patio.
- Painting and decorating shop.
- Pet shop/or Small Animal Hospital.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern
  - may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Smoke, Tobacco, Vape, or Similar Shop.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- T-Shirt Printing or Similar Sales or Services.
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Theater (excluding drive-in theaters), Bowling Alley, Arcade, or Similar Establishments, including those that sell alcoholic beverages in compliance with state law.
- Tier I Medical Marijuana Processor, as allowed by state law.
- Tier II Medical Marijuana Processor, as allowed by state law.
- Toy store.
- Multi-family Residential Uses, which includes apartment buildings and similar associated uses such as, but not limited to, a clubhouse, leasing office, fitness center, and garage buildings, provided that at least the first-floor use is a permitted use in this PUD.

- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

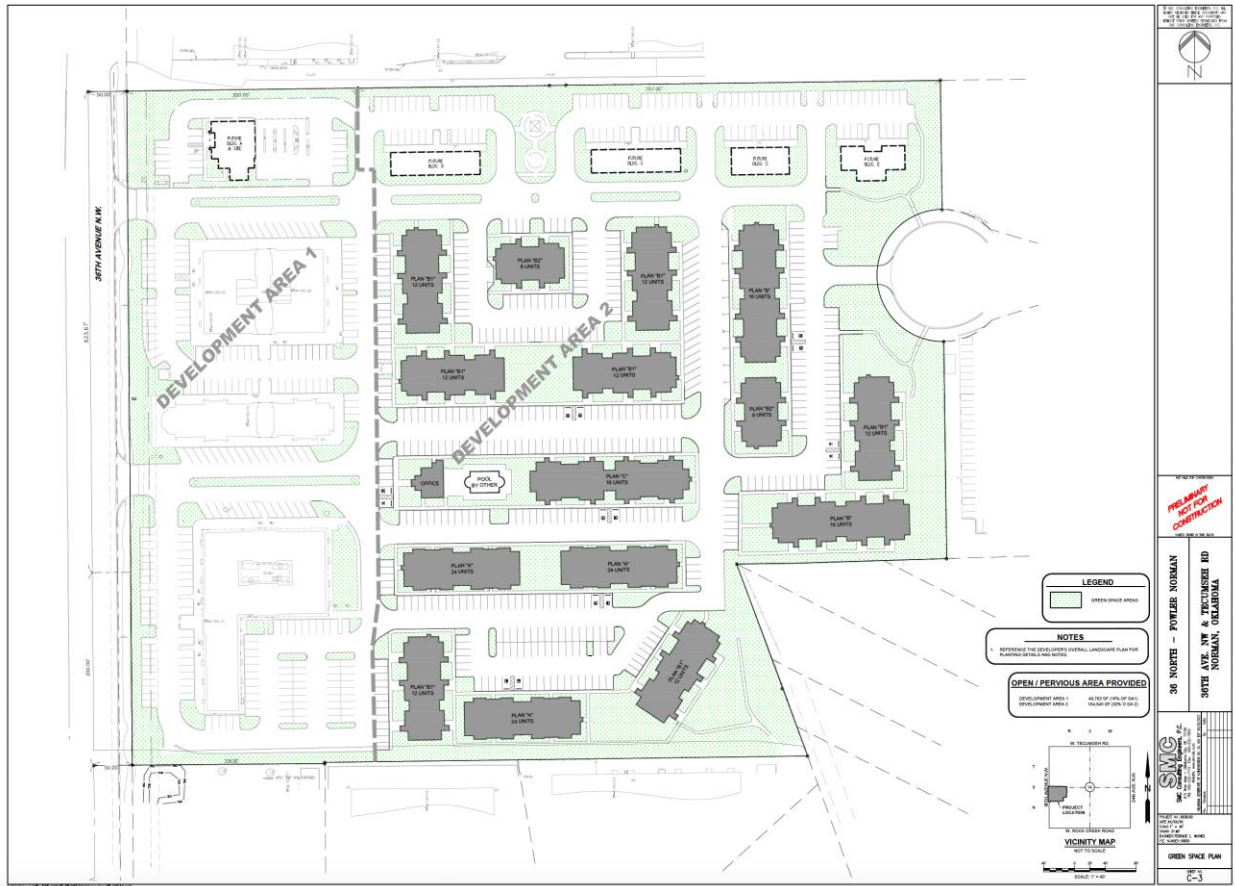
## **Development Area 2**

- Attached single family dwellings or detached zero lot line single family dwellings, provided that such uses comply with the area regulations in NCC 36-515(d);
- Two-family dwelling (duplex), or a single-family dwelling with a garage apartment;
- Apartment buildings, together with clubhouse, leasing office, fitness center, garage buildings, and similar associated uses;
- Townhouse Development;
- Short-term rentals; and
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.
- Additionally, commercial uses are allowed for the following on the first floors of the buildings:
  - Antique shop.
  - Art Gallery/Studio.
  - Artist materials supply, or studio.
  - Baby shop.
  - Bakery/Baked Goods store.
  - Bank.
  - Barber shop, or beauty parlor.
  - Book or stationery store.
  - Camera shop.
  - Candy store.
  - Child Care / Day Care establishment.
  - Clothing or apparel store.
  - Coffee house or coffee shop.
  - Commercial uses/shops/or services.
  - Dairy products or ice cream store.
  - Delicatessen store.
  - Dress shop.
  - Drug store or fountain.
  - Dry cleaning retail pickup and drop off.
  - Dry goods store.
  - Fabric or notion store.
  - Florist/Flower Shop.
  - Furniture Store.
  - Gift Shop.
  - Grocery or supermarket.
  - Interior decorating store.
  - Jewelry shop.
  - Key shop.
  - Leather Store and/or Leather Goods Store.
  - Libraries.
  - Medical uses.

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

## EXHIBIT D

### GREEN SPACE EXHIBIT *Full Size Documents Submitted to City Staff*





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