

# MISSION NORMAN ADDITION

A PLANNED UNIT DEVELOPMENT

NORMAN, OKLAHOMA

APPLICANT:

*MISSION NORMAN, INC.*

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT

Submitted: November 3, 2025

Revised: December 5, 2025

PREPARED BY:

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136 Thompson Drive  
Norman, Oklahoma 73069

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## **I. INTRODUCTION**

Mission Norman, Inc. (the “**Applicant**”) seeks to amend the existing Planned Unit Development (“**PUD**”) for its property currently located in Ward 1 of the City of Norman. The site is approximately 5.75 acres and is located at 2525 East Lindsey, Norman, Oklahoma, as more particularly described on **Exhibit A**, attached hereto (the “**Property**”). This Mission Norman project is intended to serve Norman residents by providing a variety of uses including church worship, fellowship, office, and related functions, transitional housing, playgrounds, food pantry, a storage barn, and other compatible uses on the Property. The transitional housing component is planned to include nine (9) duplex structures and one (1) quadplex, providing a total of approximately twenty-two (22) dwelling units.

The Applicant is requesting an amendment to the existing PUD to update the approved site plan and permitted uses while maintaining the overall intent and character of the original PUD.

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

### **A. Location**

The Property is located generally at 2525 E. Lindsey Street, Norman, OK. A location map is included on the Preliminary Site Development Plan, attached hereto as **Exhibit B**.

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

The Property is currently zoned as a PUD; Planned Unit Development. The Property’s AIM Character Area designation is Suburban and AIM Future Land Use designation is Mixed Use.

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

The Property is partially developed with existing buildings. The Property is generally flat, with existing drainage patterns and infrastructure in place to serve the Property.

### **D. Drainage**

A drainage report will be prepared as required by the City Staff to illustrate the storm water requirements and solutions planned. The Applicant shall comply with all City ordinances and regulations unless otherwise indicated on the attached development plans.

### **E. 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 Preliminary Site Development Plan.

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

The Property is comprised of several different buildings that provide a variety of uses and characteristics such as church worship, fellowship, office, and related functions, transitional housing, playgrounds, food pantry, and a storage barn.

Development of the Property shall be in compliance with the Preliminary Site Development Plan attached hereto, subject to final design development and the modifications permitted under Section 36-509(g) 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:**

A complete list of the allowable uses is attached as **Exhibit C**.

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

The setbacks and locations of buildings shall be shown on the accompanying Preliminary Site Plan submittal. The front yard setback shall be a minimum of twenty-five (25) feet. The side yard setback shall be a minimum of five (5) feet. The rear yard setback shall be a minimum of ten (10) feet. 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.

#### **C. Parking:**

Parking for the Property may be developed in general compliance with the parking layout shown on **Exhibit E**, attached hereto, 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. Trash dumpster will be located as depicted on the Preliminary Site Development Plan or in locations as modified or approved by City sanitation services. 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.

## **E. Miscellaneous Development Criteria**

### **1. Site Plan**

The Preliminary Site Development Plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD. 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 Preliminary Open Space Exhibit, attached hereto as **Exhibit D**. The Property is expected to contain approximately three (3) acres of open space comprising approximately sixty percent (60%) of the Property. The Property shall contain drainage and detention solutions that adequately control, contain, and channel stormwater runoff from the Property in accordance with all applicable City ordinances and regulations. Landscape buffers within the Property may be located within and/or may contain utility easements, waterline easements, and drainage easements. Landscaping shall be provided in conformity with the City of Norman ordinances, as amended from time to time. Final landscaping types, quantities, and locations may change during final design and construction.

### **3. Signage**

Signage for all lots shall comply with the City of Norman's applicable commercial signage restrictions, as amended from time to time.

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

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

**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.

**7. Phasing**

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.

**8. Exterior Materials**

Exterior materials of the buildings to be constructed on the Property may 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.

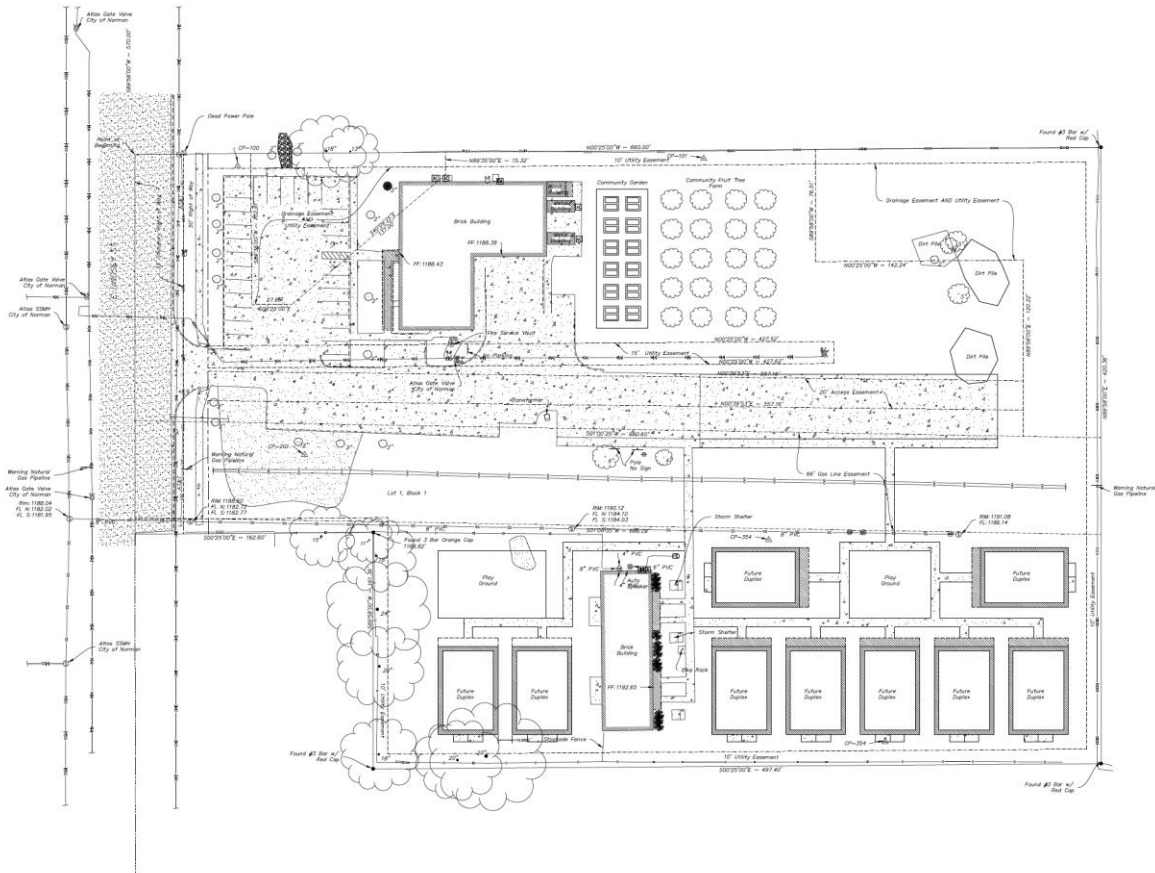
**EXHIBIT A**

Legal Description of the Property

Part of the southwest quarter (SW/4) of the southwest quarter (SW/4) of Section Thirty-Four (34), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Beginning at the southwest corner of Section 34; thence N89°58'00"E, a distance of 570.00 feet for a point of beginning; thence N00°25'00"W, a distance of 660.00 feet; thence N89°58'00"E, a distance of 420.36 feet; thence S00°25'00"E, a distance of 497.40 feet; thence S89°58'00"W, a distance of 161.36 feet; thence S00°25'00"E, a distance of 162.60 feet; thence S89°58'00"W, a distance of 259.00 feet to the point of beginning.

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





**EXHIBIT C**  
Allowable Uses

- Church worship, fellowship, office, and related functions
- Counseling, Bible study, and ministry activities
- Transitional housing for individuals and families
- Duplex and quadplex residential units
- On-site resident manager housing
- Food storage, preparation, and distribution, including a food pantry
- Laundry facilities serving on-site residents
- Restrooms and shower facilities
- Storage and maintenance facilities for vehicles, equipment, and donations
- Playground and outdoor recreation areas
- Greenhouse and landscaping support activities
- Storage barn and accessory structures related to the permitted uses
- Automobile parking lots

## EXHIBIT D

### Open Space Exhibit

#### LEGEND

IMPERVIOUS	(90,472 SF)
GRASS	(142,451 SF)
GRAVEL	(5,330 SF)
TOTAL	(238,253 SF)



#### MISSION NORMAN

MISSION NORMAN, INC  
2525 EAST LINDSEY ST  
NORMAN, OK 73071

**Parkhill**

Parkhill.com

#### OPEN SPACE EXHIBIT

Issue: REVIEW  
Date: 12/1/2025  
Project No: 00016.25  
Sheet: D-05

# EXHIBIT E

## Property Parking Areas

