



The City of NORMAN

222 N. Webster
Norman, Oklahoma 73069

December 9, 2025

Glenn Burnett
1702 Creekside Dr.
Sugar Land, TX 77478

Re: Floodplain Permit Application #735

Dear Mr. Burnett:

The Floodplain Permit Committee has reviewed Floodplain Permit Application #735 for the proposed development located at 216 S. Lahoma. After evaluation of the application, supporting materials, site conditions, the requirements of Section 36-533 of the Norman City Code (Flood Hazard District), and input from City Staff and the Applicant/Applicant Representatives at its December 1, 2025 meeting, the Committee voted to deny the application.

Reasons for Denial

As required under NCC 36-533(f)(5), the Committee reviewed relevant factors including:

1. The danger to life and property due to flooding or erosion damage;
2. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the owner;
3. The danger that materials may be swept onto other lands to the injury of others;
4. The safety of access during flood conditions for ordinary and emergency vehicles;
5. The compatibility of the proposed development with existing and anticipated conditions in the floodplain; and
6. The expected flood heights, velocities, and sediment transport at the site.

Regulatory Floodway Restrictions

Your property lies within the FEMA-designated regulatory floodway. Under NCC 36-533(e)(5)(b) and NCC 36-533(e)(7), any encroachment, including fill, new construction, substantial improvements, or other development, is prohibited if it results in any increase in flood levels during the base flood event.

Your application constitutes new development within the regulatory floodway. Accordingly, new development cannot be approved within the regulatory floodway unless it meets the strict statutory standard of zero increase in flood levels in addition to the other relevant factors indicated above, which your application did not satisfy.

History of Flooding at the Site

This portion of the floodway has documented flooding depth, velocity, and debris risk. The location of the proposed development within the active flow conveyance area poses increased risk to the applicant and adjacent properties, and would conflict with the purpose of the Flood Hazard District to maintain floodway conveyance and prevent increased flood heights.

Appeal Rights

You may request an appeal before the City of Norman Board of Adjustment under NCC 36-533(f)(7) if you believe this determination was made in error or wish to pursue further relief.

If you have further questions, please contact City staff at (405) 366-5455.

Respectfully,



Scott Sturtz, P.E., C.F.M.
Director of Public Works – Floodplain Administrator

cc: Jane Hudson, Director of Planning and Development
Tim Miles, City Engineer
Ken Danner, Subdivision Development Manager
Lora Hoggatt, Planning Services Manager
Bill Scanlon, Citizen Member
Sheri Stansel, Citizen Member
Jason Murphy, Stormwater Program Manager
Todd McLellan, Development Engineer