

DOLESE NORTH
NORMAN, OK
SIMPLE PLANNED UNIT DEVELOPMENT

APPLICANT:

***CRADLE INVESTMENTS LLC,
2221 W LINDSEY ST, STE 201,
NORMAN, OK 73069***

APPLICATION FOR:
SIMPLE PLANNED UNIT DEVELOPMENT
Submitted March 2, 2026
Revised April 2, 2026

PREPARED BY:

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TABLE OF CONTENTS

I. INTRODUCTION

Background and Intent

II. PROPERTY DESCRIPTION/EXISTING PROPERTY CONDITIONS

- A. Location
- B. Existing Land Use and Zoning
- C. Elevation and Topography; Drainage
- D. Utility Services
- E. Fire Protection Services
- F. Traffic Circulation and Access
- G. Fencing

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

- A. Permitted Uses
- B. Area Regulations
- C. Open Space
- D. Traffic Access, Circulation, Sidewalks
- E. Landscaping/Tree Preservation
- F. Signage
- G. Lighting
- H. Fencing
- I. Height
- J. Parking
- K. Sanitation
- L. Exterior Materials

IV. EXHIBITS

- A. Site Development Plan
- B. Allowable Uses
- C. Legal Description

I. INTRODUCTION

This Simple Planned Unit Development (the “**SPUD**”) is being submitted for the property with the legal description 13-9-3W 4.60AC PRT SE/4 BEG 521.9' W & N 24D W1856.50' SE/C SE/4 S 62D W456.10' N 37D W400' N 62D E555.75' S 24D E381.75' POB LESS BEG 832' SELY WHERE R/W HWY 77 INTERSECTS N LINE SE/4 THENCE SELY ALONG R/W 375' N 23D W179.51' N 36D W150' N 75D W64' POB (the “**Property**”), as shown on **Exhibit C**. The Property consists of one (1) unplatted lot. Currently, the Property has an existing zoning of C-2, General Commercial District. The adjacent parcels are zoned I-2, Heavy Industrial District. The Applicant seeks to develop an office/commercial project on the Property, redeveloping the area and appropriately utilizing it for industrial and commercial uses. The Applicant will seek to do this through a mix of industrial office warehouse buildings.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located near approximately the Northeast corner of the intersection of Flood Ave and Rock Creek Rd, Norman, Oklahoma. The property has a legal description of 13-9-3W 4.60AC PRT SE/4 BEG 521.9' W & N 24D W1856.50' SE/C SE/4 S 62D W456.10' N 37D W400' N 62D E555.75' S 24D E381.75' POB LESS BEG 832' SELY WHERE R/W HWY 77 INTERSECTS N LINE SE/4 THENCE SELY ALONG R/W 375' N 23D W179.51' N 36D W150' N 75D W64' POB, as shown on Exhibit C.

B. Existing Land Use and Zoning

The Property is currently zoned C-2, General Commercial District. The adjacent properties are currently zoned I-2, Heavy Industrial District. The Property is currently designated on the AIM Norman Comprehensive Plan as JC, Job Center, and has an AIM Norman Character Area designation of Corridor.

C. Elevation and Topography; Drainage

The Property gently slopes northwest and to the southeast. No portion of the Property is in the FEMA 100-year flood plain. The northern 1/3 of the property contains one Stream Planning Corridor for the Upper Little River watershed. Drainage report submitted to City staff.

D. Utility Services

The necessary utility services for this project are already located on or near the Property as the majority of the adjacent properties have been previously developed. Otherwise, utilities will be extended as necessary.

E. Fire Protection Services

Fire protection services are as provided by the City of Norman Fire Department and per the City of Norman regulations for such. If required, fire hydrants will be installed on or near the Property in compliance with the applicable provisions of Norman's fire and building codes.

F. Traffic Circulation and Access

There are currently no access points on Flood Avenue. A new shared access point will be constructed at the southwest corner of the property, with the access road running east/west and centered along the southern property line. The new access point and road is to be shared with the adjacent property to the south, as shown on the site

development plan EXHIBIT A.

G. Fencing

The Property currently has a 4' barbed wire and chain link fence on the western property line along Flood Ave.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in conformance with the Site Development Plan, attached hereto as **EXHIBIT A**, subject to final design development and the changes allowed by Section 36-510 of the City of Norman's Municipal Code, as may be amended from time to time.

A. Uses Permitted

This SPUD proposes to retain the Property's existing allowable uses for C-2, General Commercial District. However, a list of the proposed allowable uses for the Property is attached hereto as EXHIBIT B.

B. Area Regulations

North Setback: The project will maintain a 15' setback from the North property line as shown on the Site Development Plan.

South Setback: The project will maintain a 15' setback from the South property line as depicted on the Site Development Plan.

East Setback: The project will maintain a 25' setback from the East property line as shown on the Site Development Plan.

West Setback: The project will maintain a 25' setback from the West property line as depicted on the Site Development Plan.

C. Open Space

The impervious area for the Property shall not exceed 85%. The locations and types of LIDs and BMPs are subject to modification during final site development. The open space for the Property shall be as shown on the Site Development Plan, at a minimum quantity of approximately 33,984 SF or 15% of the total site.

D. Traffic Access, Circulation, Sidewalks

Primary vehicular access to the Property will be provided from Flood Avenue on the west side of the Property via one (1) curb cut. This new shared access point will be

constructed at the southwest corner of the property, with the access road running east/west and centered along the southern property line. The new access point and road is to be shared with the adjacent property to the south, as shown on the site development plan EXHIBIT A. Pedestrian circulation will be provided through internal sidewalks connecting parking areas to building entrances. New sidewalks will be installed along street frontages as required. All sidewalks shall be ADA compliant.

E. Landscaping

The Applicant shall meet the City of Norman’s Landscape Development Standards, as amended from time to time.

F. Signage

The development will contain One (1) monument sign as depicted on the Site Development Plan. The development will contain One (1) wall sign per business, to be located above the entry door of each respective business, and to be limited to 40 SF. Signage on the property will otherwise follow the commercial zone sign standards in Chapter 28, as amended from time to time.

The development will also contain One (1) off-premise billboard sign structure, including an off-premise billboard utilizing electronic digital display technology, as shown on the Site Development Plan. The sign structure and its sign face(s) shall be located as shown on Exhibit A – Site Development Plan, and the sign shall be oriented toward N Flood Ave / Hwy 77. All off-premise billboard signs permitted by this SPUD remain subject to all applicable City of Norman permitting, construction, safety, inspection, and operational requirements, including NCC Chapter 28-VI, as amended from time to time. Where this SPUD imposes requirements that differ from NCC Chapter 28, the SPUD shall control.

Off-premise billboards shall comply with the following minimum requirements for location, site design, size, and operations:

Front setback: 25 feet minimum from street right-of-way.

Side and Rear setbacks: 25 feet minimum from property line.

Distance between other off-premises billboard signs: 1000 feet minimum.

Distance from public church, school, municipal, county, state, or federal property: 150 feet.

Distance to residential zoning district: 100 feet.

Configuration: Single sign, back to back faces.

Construction: No more than two upright structural supports at ground level.

Sign Face Area: 600 square feet maximum facing one direction of travel (excluding extensions up to 160 square feet). Display area shall contain no more than two component parts.

Sign Horizontal Distance: 36 feet maximum.

Sign Height: 35 feet maximum. Proposed development has received approval for these proposed heights from the ODAA (Oklahoma Department of Aerospace and Aeronautics).

G. Lighting

The Applicant shall meet the City of Norman’s Commercial Outdoor Lighting Standards, as amended from time to time. All exterior lighting, not including landscape or accent lighting, shall be downcast and designed to minimize glare and light trespass.

H. Fencing

The Property will feature a new 6’ decorative perimeter fence, constructed from wood or metal, along the full length of the east property line. There will be no fencing required between the adjacent properties to the north and south.

I. Height

Height shall be as follows:

Buildings – 25’

Billboards – 35’

Monument Signs – 25’

Proposed development has received approval for these proposed heights from the ODAA (Oklahoma Department of Aerospace and Aeronautics).

J. Parking

The development will provide approximately one hundred and thirteen (113) total parking spaces.

K. Sanitation

Commercial dumpster service will be utilized for this site, with the dumpster location shown on the Site Development Plan.

L. Exterior Materials

Exterior materials of the buildings to be constructed on the Property will be metal wall panel. Accents for the building may be glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, and any combination thereof, and are not to exceed 50% of the total exterior façade area. Roofing materials of the buildings to be constructed on the Property will be composition shingles, synthetic slate shingles, metal roofs, or other comparable roofing materials.

EXHIBIT A
Site Development Plan
Full Size PDF Provided to City Staff

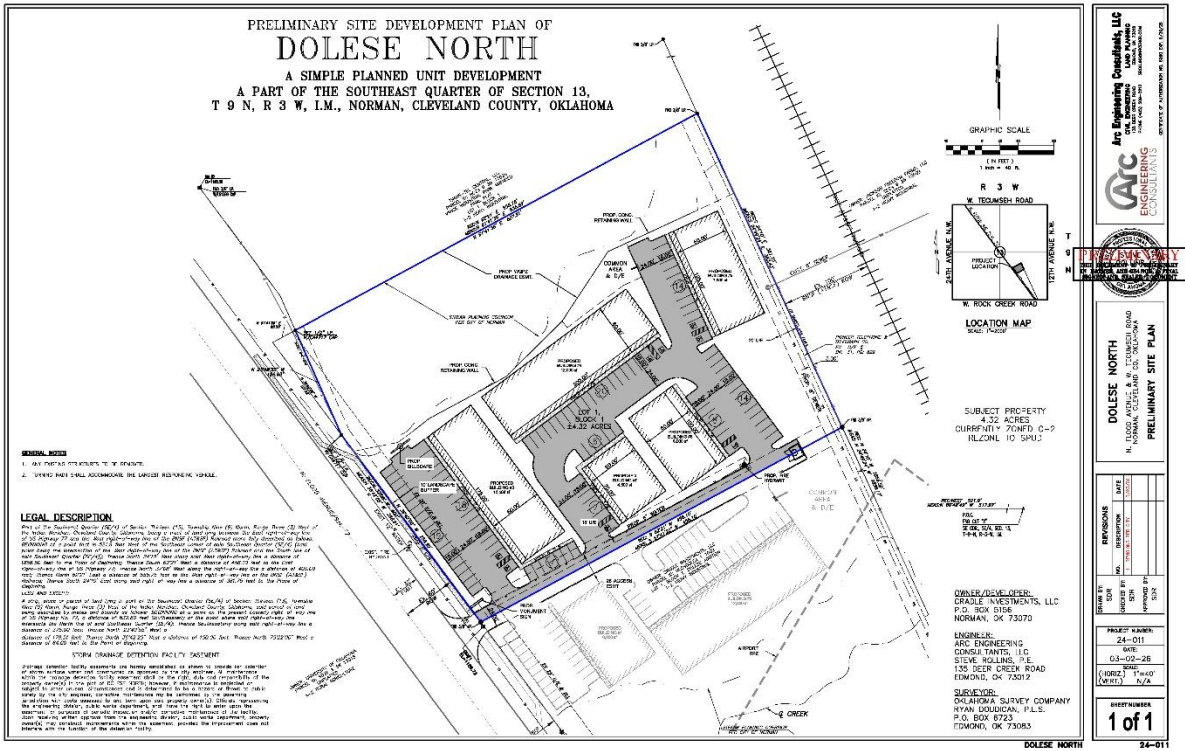


EXHIBIT B
Allowable Uses

- Apartment Hotel.
- Art Gallery.
- Assembly Halls of non-profit corporations.
- Laboratories for research and testing where all work is housed in buildings and no smoke, noise, odor, dust or other element of operation is more intense outside the confines of the building than that which normally prevails in an R-3, Multi-family Dwelling District. For the purposes of this section, "Laboratories" includes Medical Marijuana Testing Laboratories, as allowed by state law, that fully comply with this provision.
- Libraries.
- Museums.
- Music Conservatories.
- Public and private schools and college with students in residence and dormitories associated therewith.
- Trade schools and schools for vocational training.
- Churches
- Short-term rentals.
- Recreation uses associated with any of the uses listed above and maintained primarily for the benefit and use of the occupants thereof.
- Shops and stores associated with and incidental to the uses listed above maintained for serving only the occupants thereof.
- Buildings and structures and uses customarily incidental to the above uses.
- Name plate and signs relating only to the use of the premises and services provided therein.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Baby shop.
- Bakery goods store.
- Bank.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Child care establishment.
- Clothing or apparel store.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Plant with no more than three (3) dry cleaning machines and/or Laundry Pick-up Station
- Dry goods store.
- Fabric or notion store.

- Florist.
- Furniture Store
- Gift Shop.
- Grocery or supermarket.
- Hardware store.
- Hotel or motel.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leathergoods shop.
- Medical Marijuana Dispensary, as allowed by state law. (O-1920-4)
- Messenger or telegraph service.
- Office business.
- Outdoor or indoor courts for handball, racquet ball, tennis, or sports activity of a similar nature (lighted outdoor courts shall not to be operated later in the evening than 10:00 p.m. and lighting must be arranged to direct light away from any adjoining property in a residential district).
- Painting and decorating shop.
- Pet shop.
- Pharmacy.
- Photographer's studio.
- Radio and television sales and service.
- Restaurant. A restaurant 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 spirits store.
- Self service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Tailor shop.
- Theater, including one that sells 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.
- Name plate and sign relating only to the use of the store and premises or products sold on the premises.
- Accessory buildings used primarily for any of the above enumerated purposes may not have more than forty (40) percent of the floor area devoted to purposes incidental to such primary
- Emergency Medical Transportation Services.
- Liquified Petroleum Gas sales and storage, when such use is clearly subordinate and accessory to the primary usage of the property.
- Municipal use, public buildings and public utility.
- Medical Marijuana Education Facility, as allowed by state law.
- Medical Marijuana Testing Laboratory, as allowed by state law.
- Amusement enterprises.
- New automobile sales and services, new machinery sales and services, and public garage, provided no gas or gasoline is stored above ground; used automobile sales, automobile and machinery repairing if conducted wholly within a completely enclosed building, but not including automobile or machinery wrecking

establishments or junk yards.

- Automobile, farm implement and machinery repair, sales and service, but not automobile wrecking yards or junk yards.
- Automobile service station.
- Bakery.
- Bath.
- Bus terminal.
- Carpenter and cabinet shop.
- Cleaning and dyeing works.
- Drive-in movie theater.
- Electric sales and service.
- Electric transmission station.
- Feed and fuel store.
- Frozen food locker.
- Glass shop.
- Golf course, miniature or practice range.
- Heating, ventilating or plumbing supplies, sales and service.
- Ice plant or storage house for ice and food housing not more than ten (10) tons capacity.
- Laundry.
- Lodge hall.
- Lumber and building materials sales yard.
- Music, radio or television shop.
- Outdoor advertising signs.
- Pawn shop.
- Printing plant.
- Sign painting shop.
- Small animal hospital.
- Storage warehouse.
- Trailer camp.
- Used auto sales.
- Wholesale distributing center.
- Buildings, structures, and uses accessory and customarily incidental to any of the above uses, provided:
 - There shall be no manufacture, processing or compounding of products other than such as are customarily incidental or essential to retail establishments.

EXHIBIT C

Legal Description

13-9-3W 4.60AC PRT SE/4 BEG 521.9' W & N 24D W1856.50' SE/C SE/4 S 62D W456.10' N 37D W400'
N 62D E555.75' S 24D E381.75' POB LESS BEG 832' SELY WHERE R/W HWY 77 INTERSECTS N LINE SE/4
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