

ISLAMIC SOCIETY OF NORMAN
420 E. LINDSEY STREET
SIMPLE PLANNED UNIT DEVELOPMENT

APPLICANT:

ISLAMIC SOCIETY OF NORMAN

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

Submitted: December 1, 2025

Revised: April 2, 2026

PREPARED BY:

RIEGER SADLER JOYCE LLC
136 Thompson Drive
Norman, Oklahoma 73069

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I. INTRODUCTION

The Islamic Society of Norman (the “**Applicant**”) proposes to rezone the property more particularly described in **Exhibit A** attached hereto (the “**Property**”) to a Simple Planned Unit Development (“**SPUD**”) in order to facilitate the expansion of the Applicant’s services through the construction of additional buildings as shown on the attached Preliminary Site Development Plan. The expansion will allow the Applicant to have a dedicated youth center, an indoor gymnasium, additional office space, additional parking, and other additional auxiliary uses.

II. PROPERTY DESCRIPTION/EXISTING PROPERTY CONDITIONS

A. Location

The Property is generally located on the south side of East Lindsey Street, between McKinley Avenue and George Avenue in Norman, Cleveland County, Oklahoma.

B. Existing Land Use and Zoning

The Property currently consists of two zoning classifications. Lots 18-22 and 23A, which contain the existing mosque and parking, are zoned **R-3 (Multi-Family Dwelling District) with Special Use for Church, Temple, or other Place of Worship**. The remaining parcels— Lots 14-17 and 28-36—are zoned **R-1 (Single-Family Dwelling District)**. The AIM Norman Future Land Use designation is Urban High, and the Character Area is Core Neighborhood.

C. Elevation and Topography

The Property is relatively flat with minimal elevation change, typical of the surrounding area. The existing development includes a mosque, single-family residences, and associated landscaping and paving.

D. Drainage

The Applicant proposes stormwater and drainage management systems designed to meet or exceed all applicable requirements of the City of Norman’s ordinances and Engineering Design Criteria, as amended from time to time. The proposed systems will provide effective conveyance and control of stormwater runoff in accordance with City standards and sound engineering practice.

E. Utility Services

All necessary utility services for this project (including water, sewer, gas, telecommunications, and electric) are already located on or near the Property. Connections and any necessary extensions or relocations will be made in compliance with City standards.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department. The development will comply with all applicable City codes, ordinances, and regulations, as amended from time to time.

G. Traffic Circulation and Access

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Preliminary Site Development Plan. Sidewalks will be located along East Lindsey Street, George Avenue, and McKinley Avenue. All driveway approaches, sight triangles, and pedestrian circulation elements will be designed in compliance with City ordinances and regulations, as amended from time to time.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in compliance with the Preliminary Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 36-520 of the City of Norman's SPUD Ordinance, as may be amended from time to time.

A. Uses Permitted

The Property will be developed as a unified religious and community facility consisting of the existing mosque building and a new multi-use gymnasium building. A complete list of allowable uses on the Property is attached hereto as **Exhibit C**.

B. Development Criteria

1. Building Height

The existing mosque building, including any existing minaret, shall retain its current height. The proposed gymnasium building shall be allowed to reach a maximum height of thirty-five (35) feet, exclusive of any necessary rooftop mechanical units, equipment, screening, or parapet walls, consistent with the height regulations of the R-3 Multi-Family Dwelling District as set forth in Section 36-520 of the Norman Zoning Code, as may be amended from time to time.

2. Area Regulations

- (a) **Setback off Lindsey Street:** All buildings shall maintain a minimum twelve (12) foot setback from the property line along Lindsey Street.
- (b) **Setback off McKinley Ave:** All buildings shall maintain a minimum fifteen (15) foot setback from the property line along McKinley Avenue.

- (c) **Setback off of George Avenue:** All buildings shall maintain a minimum fifteen (15) foot setback from the property line along George Avenue.
- (d) **Property Line Abutting R-1 Zoned Property:** All buildings shall maintain a minimum twenty (20) foot setback from any property line abutting property zoned R-1.
- (e) **Impervious Area:** The total impervious surface area, including all buildings, driveways, parking areas, and other permanently paved surfaces, shall not exceed seventy-five percent (75%) of the total Property area.

3. Exterior Materials

The exterior of the buildings constructed within the Property may be constructed of brick, stone, synthetic stone, wood, glass, high impact quality stucco or EIFS, masonry, metal accents, metal exteriors with aggregate, sandblasted or textured coating finish, and any combination thereof (collectively, “**Masonry**”). The exterior façade of the buildings on the Property shall contain no less than 80% Masonry, exclusive of all windows, doors, roofs, or glass.

4. Sanitation

Sanitation services for the Property will comply with the City of Norman's sanitation ordinances, rules, and regulations, as may be amended from time to time. The Property will be provided with appropriate trash and recycling collection facilities located and screened in accordance with City standards.

5. Signage

The Property may feature one (1) ground monument sign identifying the Islamic Society of Norman facility located generally in the area depicted on the Preliminary Site Development Plan. Such monument sign shall not exceed sixty (60) square feet per face and shall be placed as to not interfere with applicable traffic sight triangles. The Property may also utilize directional and wayfinding signage throughout the site as necessary for parking areas, entrances, and facility identification. All signage shall comply with the applicable provisions of the City of Norman Commercial Sign Regulations, as may be amended from time to time, or as otherwise approved as part of this SPUD.

6. Traffic Access and Circulation

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Preliminary Site Development Plan.

7. Open Space

Greenspace will be provided in the locations shown on the Preliminary Site Development Plan.

Additional landscaping, including trees, shrubs, groundcover, and lawn areas will be utilized on site.

8. Parking

Parking and loading areas may be provided in accordance with the parking layout shown on the Preliminary Site Development Plan, subject to final design development and the changes allowed under Section 36-510 of the City of Norman's SPUD Ordinance, as amended from time to time. The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

9. Landscaping and Screening

Landscaping shall be provided and maintained on the Property in locations generally depicted on the Preliminary Site Development Plan. Landscaping shall include a combination of trees, shrubs, groundcover, and lawn areas to provide visual screening and enhance the aesthetics of the site. Where the Property abuts residential uses, appropriate screening shall be provided through fencing that meets or exceeds the City's requirements, to ensure compatibility with adjacent properties. Screening may include sight-proof fencing that meets or exceeds the City's height and material requirements. Notwithstanding anything herein to the contrary, no fencing on the Property shall exceed ten feet (10') in height.

10. Lighting

The Property shall comply with the City of Norman's lighting standards, as may be amended from time to time.

11. Stormwater Management

Stormwater management for the Property shall be designed in accordance with Section 5000 of the City of Norman Engineering Design Criteria. The Applicant will implement appropriate drainage systems, including detention/retention facilities if required, to manage stormwater runoff and prevent adverse impacts to adjacent properties and downstream drainage systems. Detailed drainage calculations, plans, and erosion control measures will be provided during site development review.

12. Utilities

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

13. Sidewalks and Pedestrian Access

Sidewalks will be located along East Lindsey Street, George Avenue, and McKinley Avenue. Internal pedestrian walkways will also be provided to link parking areas with building

entrances and to ensure safe circulation throughout the site, as depicted on the Preliminary Site Development Plan. All pedestrian facilities will be designed and constructed in compliance with City standards, as amended from time to time.

14. Consolidation of Parcels

As part of this SPUD, the existing lots comprising the Property shall be consolidated into a single unified lot through a Lot Line Adjustment.

EXHIBIT A

LEGAL DESCRIPTION

Lots 14 through 22 and Lots 28 through 36, all of Block 4 in HARDIE-RUCKER ADDITION to Norman, Oklahoma, recorded in PL Book 1, Page 10A at Cleveland County, Oklahoma and Lot 23A of Lot Line Adjustment recorded in Book 2925, Pages 397-400 at Cleveland County, Oklahoma, more particularly described as follows: COMMENCING at the Northwest Corner of Section 5, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, also being the Northwest Corner of said HARDIE-RUCKER ADDITION Plat; THENCE N 89°46'40" E, along the north line of the Northwest Quarter of said Section 5, a distance of 1320.00 feet to the Northeast Corner of said HARDIE-RUCKER ADDITION Plat; THENCE S 00°13'46" E, along the east line of said HARDIE-RUCKER ADDITION Plat, a distance of 33.00 feet; THENCE S 89°46'40" W a distance of 30.00 feet to the Northeast Corner of said Lot 23A, being the POINT OF BEGINNING; THENCE S 00°13'46" E, along the east line of said Lots 23A through 36, a distance of 356.67 feet (Plat=356.85 feet) to the Southeast Corner of said Lot 36; THENCE S 89°46'40" W, along the south line of Lot 36, a distance of 138.63 feet (Plat=138.75 feet) to the Southwest Corner of said Lot 36; THENCE N 00°13'55" W, along the west line of said Lots 36 through 32, a distance of 125.02 feet (Plat=125 feet) to the Northwest Corner of said Lot 32 and the Southeast Corner of said Lot 14; THENCE S 89°48'42" W, along the south line of said Lot 14, a distance of 138.63 feet (Plat=138.75 feet) to the Southwest Corner of said Lot 14; THENCE N 00°14'03" W, along the west line of said Lots 14 through 22, a distance of 231.57 feet (Plat=231.85 feet) to the Northwest Corner of said Lot 22; THENCE N 89°46'40" E, along the north line of said Lots 22 and 23A, a distance of 277.28 feet (Plat=277.5 feet) to the POINT OF BEGINNING. Tract contains 81,556.67 square feet or 1.872 acres, more or less.

Basis of Bearings is based on the north line of the Northwest Quarter of Section 5, Township 8 North, Range 2 West as being N 89°46'40" E.

EXHIBIT B

PRELIMINARY SITE DEVELOPMENT PLAN

Full Size Documents Submitted to City Staff

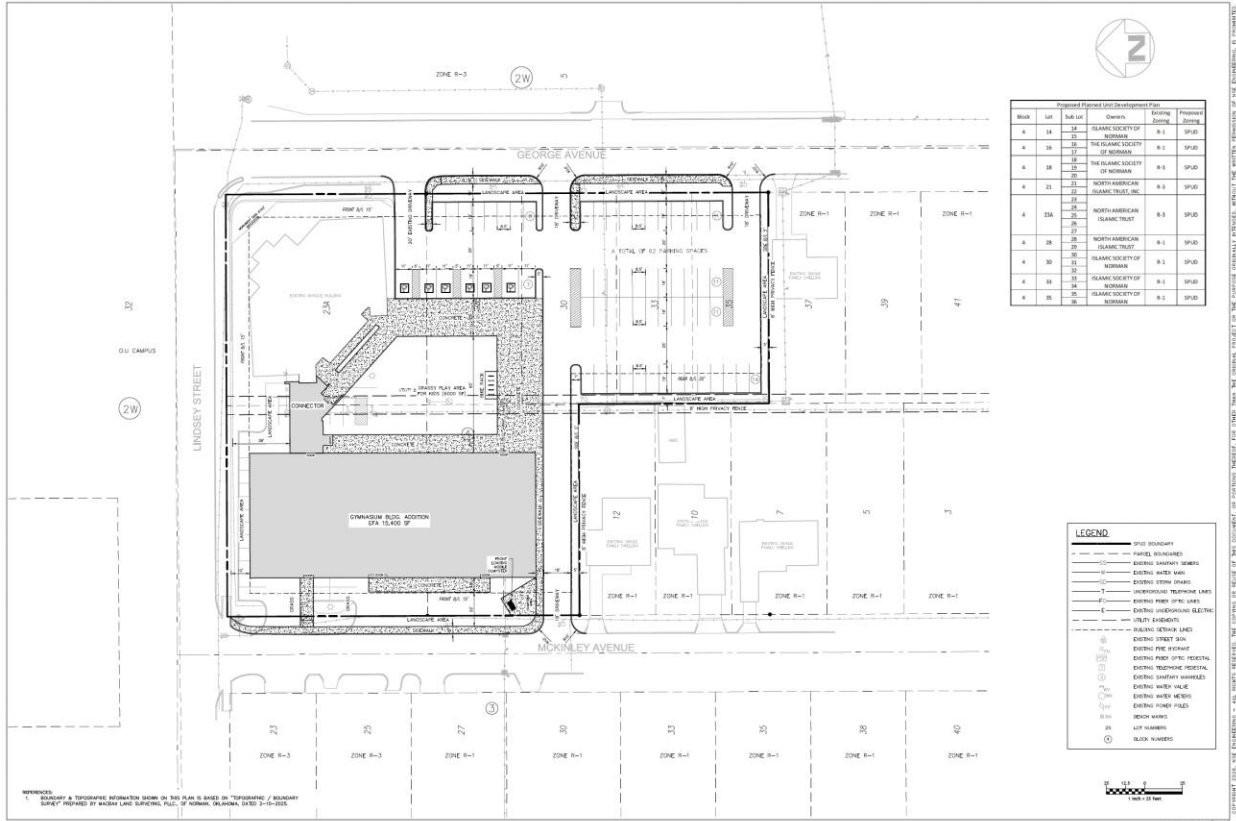


EXHIBIT C
Allowable Uses

- Place of worship (mosque)
- Religious assembly and related activities
- Gymnasium and recreational facility accessory to the place of worship
- Youth Center
- Community meeting rooms and educational facilities
- Administrative offices related to the operation of the facility
- Outdoor recreational areas and amenities for use by facility members
- Off-street parking and loading areas