



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/13/2025

REQUESTER: Cradle Investments, LLC

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-14:
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1107 & 1111 S. CHAUTAUQUA AVENUE; WARD 7)

APPLICANT/REPRESENTATIVE	Cradle Investments, LLC / Peacock Design
LOCATION	1107 & 1111 S. Chautauqua Ave
WARD	7
CORE AREA	Yes
EXISTING ZONING	R-1, Single-Family Dwelling District
EXISTING LAND USE DESIGNATION	Urban Medium
CHARACTER AREA	None
PROPOSED ZONING	SPUD, Simple Planned Unit Development
PROPOSED LAND USE	No Change
REQUESTED ACTION	R-1, Single-Family Dwelling District, to a SPUD, Simple Planned Unit Development

SUMMARY:

The applicant, Cradle Investments, LLC, is requesting a SPUD, Simple Planned Unit Development, to facilitate the redevelopment of the property with a three-story micro-unit apartment building with 24 dwelling units. The micro-units will be less than 500 square feet and offer housing in urban locations near services, reducing the need for personal vehicles and providing a compact living space for a single-resident, prioritizing location over space. The site will have its own parking area with 21 parking spots and trees lining the entire eastern boundary of the property.

EXISTING CONDITIONS:

SIZE OF SITE: 0.32 Acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	R-1	R-1	R-3	R-3	R-1
Land Use	Urban Medium	Urban Medium	Urban Medium	Urban Medium	Urban Low
Current Use	Residential (Single-Family)	Residential (Single-Family)	Vacant	Residential (Multi-Family)	Residential (Single-Family)

EXISTING ZONING DESIGNATIONS**R-1, Single-Family Dwelling District**

This residential district is intended for single-family detached development, including accessory dwelling units and other accessory structures. Other uses compatible with single-family residential development are also allowed. Developments in this zoning district should have access to City services and be located in the urbanized area.

LAND USE DESIGNATIONS**Urban Medium**

Fairly compact, walkable pattern of moderate urban development with variety in housing types. Allowances for commercial and recreational activities designed for community-wide access. Moderate to low building spacing and separation of uses, with pockets of mixed-use development.

Medium-intensity strives for more residential than non-residential uses at compatible densities and scales, with opportunities for more intense master planned developments. Gross densities in any single development should be greater than 8 units per acre.

CHARACTER AREA DESIGNATION**Non-Character Area**

No Character Area was assigned to this area under the AIM Norman Comprehensive Plan.

SUMMARY OF APPLICATION:

The applicant, Cradle Investments, LLC, is requesting a Simple Planned Unit Development, (SPUD), to allow for the possible development of a three-story micro-unit apartment building. This micro-unit apartment building will consist of 24 dwelling units. Additionally, a parking lot with 21 parking spaces will be provided to accommodate the proposed density.

USE:

The project site consists of two lots, 1107 and 1111 Chautauqua Avenue. The applicant is requesting to combine these two lots and rezone them from R-1, Single-Family Dwelling District, to SPUD, Simple Planned Unit Development. The applicant has requested this rezoning to develop the property with a three-story micro-unit apartment building. A complete list of allowable uses can be found within the attached SPUD Narrative as Exhibit B.

HEIGHT:

The SPUD Narrative states there will be a height maximum of three stories.

AREA REGULATIONS:

The proposed development will maintain a 5' setback from the north property line, a 31' setback from the south property line, a 70' setback from the east property line, and an 11' setback from the west property line as depicted on the Site Development Plan.

IMPERVIOUS COVERAGE:

The impervious area for the property shall not exceed 85%. Additionally, the Applicant will utilize low impact development techniques (LIDs) and best management practices (BMPs) in the development of the Property. The locations and types of LIDs and BMPs are subject to modification during final site development.

TRAFFIC ACCESS, CIRCULATION, PARKING AND SIDEWALKS:

There is one access point shown on the Site Development Plan on Chautauqua Avenue. The proposed parking area will provide 21 total parking spaces. Internal walkways will connect the parking area to building entrances. ADA compliant sidewalks will be installed along the street frontage of the development site as required. Additionally bicycle racks will be installed to further encourage multi-modal transportation options for residents.

LANDSCAPING:

Landscaping areas will be developed as shown on the Site Development Plan, however, some improvements may encroach within the landscape buffers. These improvements include, but are not limited to, the patio deck area, sidewalks, architectural benches, and paved walkways. The manner in which these improvements may encroach is shown on the Site Development Plan.

Three trees are proposed along the southern boundary of the property. The Applicant proposes shrubs around the perimeter of the building. The area along the east Property line is minimal and planned for groundcover. The narrow strip of green space adjacent to the proposed parking lot will contain low-profile landscaping.

OPEN SPACE:

The development site will preserve approximately 2,100 square feet or 15% of the total site as open space.

SCREENING:

The property will feature a new six-foot solid opaque fence along the north and south boundaries of the property along the parking areas. The south fence may tier down to three (3') at the west end of the parallel parking spaces. There will be no fencing required adjacent to the new multi-family structure forward of the parking lot on the north property line. The east boundary abuts a vacant lot where a new multi-family development is planned. There will be no fencing required along the east property line.

SIGNAGE:

All signage for the development will be constructed in accordance with the City of Norman sign regulations, as amended from time to time, under Section 28-507, Medium Density Residential Sign Standards.

LIGHTING:

The Property will comply with Section 36-549, Commercial Outdoor Lighting Standards, as amended from time to time. Additionally, the Property will utilize low-level and/or shielded directional LED lighting in the parking lot areas, to the extent reasonably feasible, to maintain an appropriate level of lighting for safe pedestrian and vehicular use.

SANITATION/UTILITIES:

Polycarts will be located as depicted on the Site Development Plan or in locations approved by City sanitation services. No more than six polycarts will be issued to this site. No recycling polycarts will be issued to this site.

EXTERIOR MATERIALS:

Exterior materials of the building to be constructed on the Property may be brick, 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.

NEAREST PUBLIC PARK:

There are two parks located approximately one mile from the proposed development site. Lion's Park is located approximately 0.7 miles north of the development site. Walnut Ridge Park is located approximately 1.1 miles south of the development site. Each of these parks can be accessed using existing sidewalks.

REVIEW COMMENTS:

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (*) indicates that the agency, department, and/or division responded with adverse comments.

CITY DEPARTMENTS

1. Fire Department
2. Building Permitting Review
3. Public Works/Engineering
4. Transportation Engineer
5. Planning
6. Utilities

COMMENTS BY DEPARTMENT/AGENCY:

Items italicized and in blue in these sections represent City Staff analysis.

A.1. FIRE DEPARTMENT

Fire codes will be addressed at the building permit stage.

A.2. BUILDING REVIEW

*Building codes and all applicable trades will be addressed at the building permit stage.
Building has no issues with this proposal.*

A.3. PUBLIC WORKS/ENGINEERING

If zoning is approved by City Council a Short Form Plat will be utilized to combine the two lots into one.

A.4. TRANSPORTATION ENGINEER

Report from the Transportation Engineer not required for this development.

A.5. PLANNING

ZONING CODE CONSIDERATIONS

a) Purpose – SPUD, Simple Planned Unit Development

- i) It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of the Comprehensive Plan, including the Land Use Plan. In addition, the SPUD provides for the following:
 - (1) Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.
 - (2) Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.
 - (3) Maintain consistency with the City's zoning ordinance, and other applicable plans, policies, standards and regulations on record, including the Comprehensive Plan.
 - (4) Approval of a zone change to a SPUD adopts the master plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

*The applicant requests a SPUD, Simple Planned Unit Development, to gain flexibility in use, design, and development standards, which are not possible under the current zoning. The proposal promotes innovative use of the land and a use that is compatible with the surrounding areas. For these reasons the proposal is **consistent** with the purpose of a SPUD.*

b) Uses Permitted

- i) The property will be developed as a micro-unit apartment building, with associated parking. A complete list of the allowable uses can be found within the attached SPUD Narrative as Exhibit B.

*This SPUD, Simple Planned Unit Development, proposes a micro-unit apartment building with 24 dwelling units. The proposal is **inconsistent** with surrounding properties as this project is more dense than the abutting existing single-family and two-family residential uses.*

c) Area Regulations

- i) North Setback: The project will maintain a 5' setback from the North property line as shown on the Site Development Plan.
- ii) South Setback: The project will maintain a 31' setback from the South property line as depicted on the Site Development Plan.
- iii) East Setback: The project will maintain a 70' setback from the East property line as shown on the Site Development Plan.
- iv) West Setback: The project will maintain an 11' setback from the West property line as depicted on the Site Development Plan.

*The area regulations for this development require the proposed building to meet the setbacks specified on the Site Development Plan found within the SPUD Narrative as Exhibit A. The required front yard setback in the R-1, Single-Family Dwelling District and the R-3, Multifamily Dwelling District is a minimum of 25'. The applicant proposes the residential structure have an 11-foot front yard setback. Additionally, the applicant is proposing the three-story residential structure have a side yard setback of 5' on the north side. In the zoning districts surrounding the development site, structures three stories in height must be setback from the side yard a minimum of 10'. For these reasons, the development is **inconsistent** with the building setbacks found in the surrounding zoning districts of R-1 and R-3.*

d) Height Regulations

- i) The proposed building for this development will be three-stories in height.

*The proposed three-story height is **consistent** with surrounding properties to the north and west across Chautauqua. The surrounding properties range in height from one- and two-story.*

COMPREHENSIVE PLAN CONSIDERATIONS

a) Character Area Policies

i) General Policies

(1) Residential Policies

- (a) New residential development should blend with existing housing, incorporating tools such as buffering requirements and right-sized public spaces as defined in land use categories.
- (b) Accommodate a variety of housing styles, sizes, densities, and price points to suit diverse housing needs.
- (c) New residential developments should use a variety of techniques to avoid the appearance of identical homes, increasing vibrancy and diversity in the built environment.

*The proposed project is **consistent** with the Residential Policies to accommodate a variety of housing sizes/densities. This project also includes a diversity in the built environment.*

b) Character Area Policies

No Character Area was assigned to this property under the AIM Norman Comprehensive Plan.

c) Land Use Development Policies

i) Description and Context – Urban Medium (UM)

- (1) Fairly compact, walkable pattern of moderate urban development with variety in housing types. Allowances for commercial and recreational activities designed for community-wide access. Moderate to low building spacing and separation of uses, with pockets of mixed-use development.
 - (a) Medium-intensity strives for more residential than non-residential uses at compatible densities and scales, with opportunities for more intense master planned developments.
 - (b) Gross densities in any single development should be greater than 8 units per acre.

*The proposed development will include residential uses. Internal walkways connecting to the sidewalk along Chautauqua Avenue will be provided. The gross density of the site will exceed 8 units per acre because the proposed building will feature 24 dwelling units, resulting in a density of 75 units per acre. For these reasons, the development is **consistent** with the Urban Medium Land Use policy.*

ii) Building Types – Urban Medium

- (1) Mostly small-scale; 2- and 3-story buildings are common. Developments may go up to 4 stories when located along an arterial street.
- (2) A variety of housing types including small-lot single-unit detached, duplex, townhomes, triplex, quadplex, and appropriately scaled multi-unit buildings create cohesive neighborhoods.
 - (a) Higher intensity multi-unit residential housing would be allowed when parcels are located along and with direct access to an arterial street.

- (3) Architectural and design choices (i.e. front porches, visibility of the front door on the primary structure, avoidance of garage door more prominent than front doors) reinforce the built environment and enhance the area's character and history.
- (4) Public and private spaces (i.e. by the prevalence of porches, recreational roof decks, outdoor dining, etc.) are clearly defined and cultivate a sense of place.
- (5) Mixed-use buildings that include retail, work space, and residences are common.

*The proposed three-story micro-unit apartment building is **consistent** with the Urban Medium Land Use policies because it will be multi-unit building offering a different type of housing that is not present in the area.*

iii) Site Design – Urban Medium (UM)

- (1) The scale and layout of the built environment are conducive to walking.
- (2) Parking is secondary to the movement of people and visibility of destinations.
- (3) Layout of the streets and arrangement of lots should be thoughtfully considered with regards to transitioning between neighboring properties and uses and takes precedence over individual lot design.
- (4) Street trees should form a continuous urban canopy over public areas and rights-of-way.

*The development proposes an access point on Chautauqua Avenue that leads to the parking area. Sidewalks along the front property line and walking paths that lead from the parking lot to the proposed building will be installed. The layout is conducive to walking. For these reasons, the development is **consistent** with the Urban Medium Land Use policies.*

iv) Transportation – Urban Medium (UM)

- (1) Existing: The type and arrangement of streets means that most trips require a private vehicle to use at least one arterial road. Some of these areas have connections, or potential connections, to the regional trail network. Most areas do not have easy access to varied public transit at this time.
- (2) Projected: A highly connected multi-modal network is required to support the current and future needs of these important areas. Improving access for active transportation will be a priority, including modernizing multi-modal infrastructure.

*The development site is located approximately 0.15 miles from three existing bus stops. The development site is also located near West Lindsey Street, which provides bike lanes going east and west. Sidewalks running north and south are present. The applicant is proposing the installation of bike racks to further support multi-modal transportation for residents. For these reasons, the project is **consistent** with the Urban Medium Land Use policy.*

v) Utility Access – Urban Medium (UM)

- (1) A full range of utilities should be available. If services are not already in place, they must be extended by the developer during the platting process to be suitable for development. If development occurs adjacent to existing facilities that are determined to be insufficient to meet the demands of the proposed

development, the developer must upgrade the existing facilities to enhance the capacity of the utility systems.

*The proposed development has existing water and sewer access. The development is **consistent** with Utility Access policies.*

vi) Public Space – Urban Medium (UM)

- (1) This UM Land Use supports a variety of public spaces including parks of various sizes, regional trails, and walking paths.

*The proposed development has reserved 15% of the total lot to be preserved as open space. The proposed development is **consistent** with the Urban Medium Land Use policy.*

vii) Neighborhood and/or Special Area Plans

*This location is **not** within a Neighborhood or Special Planning Area.*

A.6. UTILITIES

AIM NORMAN PLAN CONFORMANCE

Proposed development is in accordance with AIM Water and Wastewater Utility Master Plans.

SOLID WASTE MANAGEMENT

Proposed development meets requirements for City streets and provides access for solid waste services. Consistent with the recycling policy in the Center City Form Based Code area and for multi-family developments, this development will not receive City recycling services.

WATER/WASTEWATER AVAILABILITY

a) Water Availability

Adequate capacity within the water system exists to serve the proposed development.

b) Wastewater Availability

Adequate capacity within the wastewater system exists to serve the proposed development.

ALTERNATIVES/ISSUES:

IMPACTS: The SPUD Narrative proposes a three-story micro-unit apartment building consisting of 24 dwelling units and parking lot featuring 21 parking spaces to accommodate the proposed building. The development site is surrounded by single-family and two-family residential uses. The proposed micro-unit apartment building will bring in a larger volume of traffic than the current use of the property, however the project is intended to promote alternative forms of transportation.

The proposed development is consistent with the AIM Norman Comprehensive Land Use Plan because it proposes height regulations similar to those found in the surrounding zoning

districts, connections to City Utilities, encouragement of multi-modal transportation methods, and a residential structure with a gross density greater than 8 units per acre. However, the development is inconsistent in that it proposes setbacks that are not typically found in the surrounding zoning districts.

CONCLUSION: Staff forwards this request for rezoning from R-1, Single-Family Dwelling District, to a SPUD, Simple Planned Unit Development District, and Ordinance O-2526-14, to the Planning Commission for consideration and recommendation to City Council.