



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/09/2026

REQUESTER: John and Lisa Proctor

PRESENTER: Logan Gray, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-64:
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 NORTHRIDGE INDUSTRIAL PARK SECTION 7 LOT 8A AKA LOTS 8 AND 9 BLK 2, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3201 DESKIN DRIVE; WARD 8)

APPLICANT/REPRESENTATIVE	John and Lisa Proctor/Shannan Hinckley, Countdown Events
LOCATION	3201 Deskin Dr.
WARD	8
CORE AREA	No
EXISTING ZONING	I-1, Light Industrial District
EXISTING LAND USE DESIGNATION	Job Center
CHARACTER AREA	Corridor (Gateway)
PROPOSED ZONING	SPUD, Simple Planned Unit Development
PROPOSED LAND USE	No Change
REQUESTED ACTION	Rezone to SPUD, Simple Planned Unit Development, to allow for a multipurpose event venue

SUMMARY:

The applicants, John and Lisa Proctor, represented by Shannan Hinckley, of Countdown Events, are requesting to rezone from I-1, Light Industrial District, to SPUD, Simple Planned Unit Development. The proposed rezoning will allow for the operation of a multipurpose event venue on the site.

EXISTING CONDITIONS:

SIZE OF SITE: +/- 0.96 acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	I-1	I-1	I-1	I-1	I-1
Land Use	Job Center	Job Center	Job Center	Job Center	Job Center
Current Use	Multipurpose Event Venue	Industrial	Industrial	Industrial	Industrial

ZONING DESIGNATION

I-1, Light Industrial District

This industrial district is intended for the conduct of light industrial uses that do not generate excessive noise, odor, dust, smoke, or vibration, and are otherwise not injurious to the health and safety of the neighborhood. Certain retail activities associated with such light industrial uses are allowed, as are professional offices.

LAND USE DESIGNATION

Job Center

See attached Job Center Land Use Category document.

CHARACTER AREA DESIGNATION

Corridor Areas

See attached Corridor (Gateway) Character Area document.

NEAREST PUBLIC PARK

Highland Village Park is approximately 1 mile southeast of the subject property. However, it is not accessible via pedestrian infrastructure from the subject property.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:

A Pre-Development meeting is not required for this request, as the subject property is under 40 acres.

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 review comments “inconsistent” with AIM Norman Plan. Items in blue in these sections represent City Staff analysis.

CITY DEPARTMENTS

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

FIRE DEPARTMENT

This was a medical marijuana grow facility as late as 2020 with an annual inspection resulted in 2023 by NFD. An event center would be a change of use and the structure would need to comply with the IBC requirements for A-3 or A-2 depending on their intent of use.

BUILDING REVIEW

A building permit will be required to change the occupancy of the building to an Assembly Use. Building codes and all applicable trades will be addressed at the building permit stage.

PUBLIC WORKS/ENGINEERING

The proposal is located within an existing development that was platted as Northridge Industrial Park Section 7. There are no additional comments from Public Works/Engineering.

TRANSPORTATION ENGINEER

The proposal is located within an existing development that was platted as Northridge Industrial Park Section 7. There are no additional comments from the Transportation Engineer.

PLANNING*

ZONING CONSIDERATIONS

SPUD, Simple Planned Unit Development

The SPUD, Simple Planned Unit Development, is a special zoning district that provides an alternate approach to the conventional land use controls and to a PUD, Planned Unit Development to maximize the unique physical features of a particular site and produce unique, creative, progressive, or quality land developments.

- The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD narrative and a development plan map and contains less than five acres.
- The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

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 comprehensive plan of record. In addition, the SPUD provides for the following:

- 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.
- Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development 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.
- Maintain consistency with the City's zoning ordinance, and other applicable plans, policies, standards and regulations on record.
- Approval of a zone change to a SPUD adopts the master plan prepared by the applicant and reviewed as 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 rezoning to SPUD, Simple Planned Unit Development, to allow for the operation of a multipurpose event venue, which is not a defined or allowed use in any existing zoning district. The proposal is **consistent** with the purpose of a SPUD.

Uses Permitted

- The proposed uses of the site will be those allowed in the I-1, Light Industrial District, with the addition of a multipurpose event venue, as listed in Exhibit C of the SPUD narrative.

The uses permitted within the proposed development mirror those allowed in the I-1, Light Industrial District, with the addition of a multipurpose event venue. These proposed uses are **consistent** with the surrounding I-1 zoning. A multipurpose event venue is a less intensive use than several of the uses allowed by the current zoning district.

Area Regulations

- Front Setback: 25'
- Side Setback: 15' where abutting a residential zoning district, and 0' in all other cases.
- Rear Setback: 30' where abutting a residential zoning district, unless a rear alley is provided. 0' when there is a rear alley provided or the Property does not abut a residential zoning district.

The area regulations of the proposal are **consistent** with the setbacks of the surrounding area.

Height Regulations

- There shall be no maximum height for building within this SPUD, except where the lot abuts a residential zoning district, in which case any building shall not exceed three stories or 45 feet in height, unless it is set back one foot from all yard lines for each foot of additional height above 45 feet.

The proposed height limits are **consistent** with the surrounding area.

Landscaping

- Landscaping will comply with Norman's applicable ordinances.

The landscaped areas within the development are existing. Any redevelopment of the off-street parking areas will require landscaping that is **consistent** with City standards.

Parking

- The development will provide parking as shown on the Site Development Plan. All parking areas will comply with applicable ordinances. There is an existing gravel parking area on the south side of the property that may remain.

The proposed development is **inconsistent** with the City's parking regulations, due to the inclusion of a gravel parking area. Gravel is not an allowed parking surface, but the gravel parking area on the Property has been maintained since at least 2005. With this zoning request, gravel will be permitted as a parking surface.

Lighting

- All exterior lighting shall be installed in accordance with the applicable regulations of Section 36-549, Commercial Outdoor Lighting Standards, as amended from time to time.

Exterior lighting within the development will be **consistent** with applicable City regulations.

Signage

- All signage shall comply with applicable provisions of the Industrial Sign Standards of the City of Norman Municipal Code.

All signage will be **consistent** with applicable City regulations.

Screening

- Screening shall meet or exceed the applicable provisions of Section 36-552, Fencing, Walls, and Screening, of the City of Norman Municipal Code. Additionally, outdoor storage shall be screened from public rights-of-way and adjacent residential areas.

All screening will be **consistent** with the City's screening regulations.

Exterior Materials

- All buildings shall comply with the applicable provisions of Section 36-547, Exterior Appearance, of the City of Norman Municipal Code.

The proposed exterior material regulations are **consistent** with the surrounding zoning, as they also must comply with the cited provisions. However, the development has existed since 2003, pre-dating the Exterior Appearance ordinance's effective date of October 28, 2005.

AIM NORMAN LAND USE CONSIDERATIONS

Please see the attached descriptions from the AIM Norman Land Use Plan. It should be noted that the development has existed since 2003, pre-dating the policies found within the land use plan.

Overarching Non-Residential Policies

The development is generally **inconsistent** with the overarching non-residential policies. However, it should be noted that the development has existed since 2003, pre-dating these policies. No new development is proposed as part of this SPUD.

Corridor Areas (Gateway) Policies

The proposal is generally **inconsistent** with the Corridor Areas (Gateway) policies, as it is single-use in nature, and does not feature pedestrian infrastructure. However, the development has existed since 2003, pre-dating these policies.

Job Center Land Use Policies

Job Center Policies

- Emphasis on concentration of high-quality jobs. Vital to the long-term health of the city, these activities have special considerations to aid in maximizing their benefits to the community, including accommodations for freight traffic, above average utility usage (water, electric, natural gas), and temporary outdoor storage for materials awaiting transport. Most activities within this land use occur inside a building or under a purpose-built cover. These locations are conducive to larger scale manufacturing, warehousing, and research/technology campuses.
- Residential uses are typically not appropriate. Multi-unit residential uses can be mixed into corporate campuses or employee provided housing arrangements. Adjacent residential uses may be appropriate.

While the proposed SPUD, for the purpose of allowing a multipurpose event venue, is not typically associated with the types of uses described in the Job Center Land Use Policies, it is a similar land use to those supported uses. It also offers a service that is otherwise not described in any existing zoning district. Under the proposed SPUD, other uses allowed in the I-1, Light Industrial District, are allowed, meaning the site could come further into compliance with the spirit of this Land Use Policy in the future. Furthermore, the proposal does not allow for any residential development. Overall, the proposal is generally **consistent** with the Job Center Land Use Policy.

Building Types

There is no height limit within the proposed SPUD when not abutting a residential zoning district. The proposal is **consistent** with this Job Center Land Use Policy.

Site Design

The existing development is generally **consistent** with this Job Center Land Use Policy, as it features a simple site layout and utilizes landscaping to improve the development's attractiveness along Deskin Dr. and Double Dr. However, there are no pedestrian facilities proposed, as the development is located within an existing industrial park without larger pedestrian infrastructure or trail access.

Transportation

The proposal is **consistent** with this Job Center Land Use Policy, as it is located within an industrial park with simple access to W. Tecumseh Rd.

Utility Access

The site is currently connected to public water and sanitary sewer facilities. The proposal is **consistent** with this Job Center Land Use Policy.

Public Space

There are no formal plazas or gathering spaces proposed. For this reason, the proposal is **inconsistent** with this Job Center Land Use Policy. However, it should be noted that the proposal is located within an existing development which pre-dates AIM Norman, and no major improvements to the site are proposed.

Neighborhood and/or Special Area Plans

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

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.

WATER/WASTEWATER AVAILABILITY

Water Availability

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

Wastewater Availability

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

DISCUSSION:

Overall, the proposed development largely aligns with the AIM Norman Land Use and Character Area objectives, as the proposal is located within an existing development, and the proposed SPUD is similar to the regulations of the site's existing I-1, Light Industrial District, zoning designation. The intended use of a multipurpose event venue is generally less intensive than many of the uses allowed within the I-1 District, meaning there is no anticipated negative impact on the surrounding area.

CONCLUSION:

Staff forwards this request for rezoning from I-1, Light Industrial District, to SPUD, Simple Planned Unit Development, and Ordinance O-2526-64 to the Planning Commission for consideration and recommendation to City Council.