



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/28/2026

REQUESTER: City of Norman

PRESENTER: Jane Hudson, Planning and Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-68 UPON SECOND AND FINAL READING: 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 ADOPT A ZONING DESIGNATION FOR A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINE NORTH (T9N), RANGE TWO WEST (R2W), OF THE INDIAN MERIDIAN (I.M.), NORMAN, CLEVELAND COUNTY, OKLAHOMA, AND PLACE IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF REED AVENUE AND EUFAULA STREET. WARD 4)

APPLICANT/REPRESENTATIVE	City of Norman
LOCATION	The southeast corner of the intersection of Reed Ave. and E. Eufaula St.
WARD	4
CORE AREA	Yes
EXISTING ZONING	None
EXISTING LAND USE DESIGNATIONS	Mixed-Use
CHARACTER AREA	Core Neighborhood
PROPOSED ZONING	SPUD, Simple Planned Unit Development
PROPOSED LAND USE	No Change

REQUESTED ACTION

Zone to SPUD, Simple Planned Unit Development, to facilitate the development of the Norman Housing Hub.

SUMMARY:

The applicant, City of Norman, is requesting to zone the subject property to SPUD, Simple Planned Unit Development. The proposed zoning will allow for the development of the Norman Housing Hub, a facility that provides overnight sheltering services and associated amenities for unhoused individuals and families.

EXISTING CONDITIONS:

SIZE OF SITE: 3.2 acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	None	SPUD	None (State Property)	None (State Property)	R-2
Land Use	Mixed-Use	Mixed-Use	Mixed-Use	Mixed-Use	Urban Low
Current Use	Vacant	Food and Shelter	Vacant	Vacant	Single and Two-Family Dwellings

ZONING DESIGNATION

This Property has historically been institutionally used by the State of Oklahoma and does not currently have a City of Norman zoning designation.

LAND USE DESIGNATION

Mixed-Use

See attached Mixed-Use Land Use Category Documents.

CHARACTER AREA DESIGNATION

Core Neighborhood Areas

See attached Core Neighborhood Character Area document.

NEAREST PUBLIC PARK

McGeorge Park is approximately 0.3 miles west of the subject property, and is accessible via sidewalks along E. Eufaula St.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:

PD26-13

May 28, 2026

Several neighboring property owners were in attendance. One attendee had questions about drainage issues on the site and how they will be addressed. Mr. Lorg stated that there are no structures proposed within the floodplain but welcomed further discussions with neighbors to

discuss any drainage concerns. Another attendee asked if there had been any input from the Norman Police Department on the proposal and design. Mr. Lorg responded that Police had been consulted on the initial design, and that there will be continued consultation as the project moves forward. Attendees also raised concerns about nearby areas with overgrown vegetation that are not maintained. Mr. Lorg stated that while the subject property's landscaping and vegetation will be regularly maintained. Another attendee asked if the Norman Housing Hub was related to the existing Food and Shelter facility to the north of the subject property. Mr. Lorg said that while there may be a naturally occurring symbiotic relationship between the Norman Housing Hub and Food and Shelter due to their similar services, the two had no official connection.

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 italicized and 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

Additional construction details are required to determine fire hydrant requirements and fire lane specifications for the proposed buildings. These items will be addressed during the building permit stage. For details, view the City of Norman Ordinances and adopted 2018 ICC codes as amended by OUBCC including IFC Appendices B, C, and D.

BUILDING REVIEW

Building codes and all applicable trades will be addressed at the building permit stage.

PUBLIC WORKS/ENGINEERING

The City of Norman is exempt from platting requirements.

TRANSPORTATION ENGINEER

The Transportation Engineer has no comments as platting is not required.

PLANNING

ZONING CODE 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 zoning to SPUD, Simple Planned Unit Development, to allow for the development of the Norman Housing Hub, a facility that provides overnight sheltering services and associated amenities for unhoused individuals and families. The proposal is **consistent** with the purpose of a SPUD.

Uses Permitted

- Allowed uses within the proposed development include overnight and emergency sheltering services for unhoused individuals, facilities supporting sheltering services such as laundry, storage, multi-use spaces, dog kennels and runs.

The uses permitted within the proposed development are similar to the uses of the Food & Shelter facility to the north of the subject property. The area immediately east and south of the subject property is owned by the State of Oklahoma and does not have a zoning designation. The area west of the subject property is zoned R-2, Two-Family Dwelling District, and largely contains single-family dwellings. While sheltering services and related facilities are not allowed in the R-2 district, there is a high demand for such services in this area, making the proposed development **consistent** with the surrounding area.

Area Regulations

- The minimum building setback is 15' from all property boundaries.

The area regulations of the proposal are generally **inconsistent** with the setbacks of the surrounding area, as they are smaller than the required front and rear setbacks of the R-2, Two-Family Dwelling District. All development will be reviewed for compliance at the building permit stage.

Height Regulations

- The buildings may be allowed to reach a maximum of one story, with a maximum roof/pitch of 40'.

The proposed height limits are **consistent** with the surrounding area, as the R-2, Two-Family Dwelling District, to the west allows for heights up to two stories by right, and three stories with increased setbacks. The district regulations do not indicate a maximum building height expressed in feet.

Landscaping

- Landscaping will be provided and maintained as is generally depicted on the Preliminary Site Development Plan.

The proposed parking areas for the development will be required to comply with landscaping requirements. The landscaped areas will be designed in a manner **consistent** with City standards.

Parking

- The development will provide parking as shown on the Preliminary Site Development Plan. All parking areas will comply with applicable ordinances. Compact parking spaces measuring 7' 6" by 15' may be provided, provided that such spaces do not exceed 5% of the total number of parking spaces.

Parking within the proposed development will be generally **consistent** with the City's parking regulations.

Lighting

- The proposed development will comply with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time.

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

Signage

- The development may contain one ground-mounted or monument style primary entrance sign, not to exceed 75 square feet per side. Building-mounted signage may also be incorporated on walls that do not face public streets. Directional and wayfinding signs to identify and provide direction to various areas and amenities within the facility will also be allowed. All signage will be positioned to avoid interference with traffic sight triangles. Any other signage will comply with the City of Norman's medium density residential signage standards.

The proposed signage regulations for this SPUD are generally consistent with the adjacent organization but **inconsistent** with applicable City regulations in the Sign Code.

Screening

- A 6' black vinyl-coated chain link fence will be provided and maintained along the property boundaries as generally shown on the Preliminary Site Development Plan. The buildings themselves will serve as screening along Reed Ave. as all entrances and activity will take place on the east side of the structure.

The proposed development will be **consistent** with the City's screening regulations and will provide privacy and security for the facility.

Exterior Materials

- The exterior material of all buildings will be any combination of masonry, stone, glass, synthetic stone, composite wood-look accents, metal panel and accents, structural standing seam panel, and other durable architectural materials. Pre-engineered metal building systems are permitted, providing facades are articulated to avoid an industrial appearance.

The proposed exterior material regulations are **consistent** with the regulations of the surrounding area, as there are no exterior material regulations for structures in the State-owned areas to the east and south, which are not zoned by the City, and the R-2, Two-Family Dwelling District to the west. Additionally, the proposed materials are high quality and will add to the visual appeal of the buildings.

LAND USE CONSIDERATIONS

Please see the attached descriptions from the AIM Norman Land Use Plan.

Overarching Non-Residential Policies

The proposal is **consistent** with this Core Neighborhood Character Area policy, as it proposes high-quality exterior building materials, and parking, loading, and intake areas are located to the rear of the facility, and screened from view from Reed Ave.

Core Neighborhood Policies

The proposal is **consistent** with the Core Neighborhood policies, as it provides a needed service in the downtown area in a way that is compatible with the residential area to the west. While the buildings' maximum allowed height of 40' may be taller than existing residential structures, the proposed buildings' roofs are at their shortest point closest to Reed Ave. This intentional architectural design ensures that the impact to the nearby residential areas is mitigated. The proposal is also located in an area with existing pedestrian infrastructure, within walking distance to goods and services on E Main St. to the west and 12th Ave. NE to the east.

Mixed-Use Land Use Policies

The proposal is **consistent** with this Mixed-Use Land Use description. It is non-residential and is in an area with existing pedestrian infrastructure and connectivity to nearby goods and services, which this Land Use calls for.

Building Types

The proposal is generally **consistent** with this Mixed-Use Land Use Policy, because while the SPUD Narrative allows for only one-story buildings, the maximum height of 40' is similar to the 3- to 5-story building height called for in this policy.

Site Design

The proposal is **consistent** with this Mixed-Use Land Use Policy, as it is in an area with existing pedestrian infrastructure and connectivity. The proposed development will connect to this existing pedestrian infrastructure, making it conducive to walking.

Transportation

The proposed development is **consistent** with this Mixed-Use Land Use policy, as it connects to existing vehicle and pedestrian infrastructure. The development is proposed within an existing street grid. Parking is located to the rear of the structures and will be screened from view from the right of way. There is an Embark bus stop 0.2 miles north of the proposed development on E Main St., which is accessible via existing sidewalks along Reed Ave.

Utility Access

The development site has access to public water and sanitary sewer facilities. The development is **consistent** with this Mixed-Use Land Use policy.

Public Space

The proposed development includes recreational facilities for occupants. While such facilities are not public space, they offer similar benefits for those utilizing the services of the Norman Housing Hub. For this reason, the proposal is **consistent** with this Mixed-Use Land Use policy.

Neighborhood and/or Special Area Plans

This location is 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 aligns with the AIM Norman Land Use and Character Area objectives by developing an overnight sheltering facility for unhoused individuals and families

in a central location that is serviced by an existing street grid, pedestrian infrastructure, and a full range of utilities. The result is an invaluable resource that connects those it serves to nearby goods and services.

CONCLUSION:

Staff forwards this request for zoning to SPUD, Simple Planned Unit Development, and Ordinance O-2526-68, for consideration by City Council.

PLANNING COMMISSION RESULTS:

At their meeting on June 11, 2026, the Planning Commission recommended approval with the contingency that there be an intensive neighborhood impact study that accounts for the as-is conditions and future proposed use, there be a plan for infrastructure accordingly, a takedown schedule of ideally two years and not longer than five years for said infrastructure to be installed, a task force collaboratively done with Norman Police Department and other neighboring partners, and that several meetings for engagement with a variety of outreach and contact methods, similar to AIM, so that the maximum number of neighborhood citizens can have input and buy-in for this plan, by a vote of 8-0.