

February 10, 2026

City of Norman

Planning and Development Center

201 W. Gray, Suite B

Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 02/10/26-XW

RE: SPUD Application PD26-2 by 1107 Chautauqua, LLC

Dear Members of the Norman Planning Commission and Norman City Council,

We, as members of the congregational council of University Lutheran Church and Student Center (ULCSC) located at 914 Elm Avenue, write to list our concerns with the proposal for SPUD Application PD26-2 as it has been presented to us at this time.

From its conception in 1963, ULCSC has been a part of ministering to and serving the University of Oklahoma and Norman community from this location. Our membership consists of university students, professors, professionals, caregivers, and families from across Norman and the surrounding communities.

We acknowledge that Norman, like many places, has a relative lack of “missing middle” housing. We understand that a condominium project on the subject property has the opportunity to afford our neighbors additional housing options and have no issues with condominium units as part of the transitional area between the University and the surrounding neighborhoods.

As of the date of this letter, ULCSC has received an 8 ½”x11” Site Development Plan that was attached to the Pre-Development meeting letter from the City of Norman. We also received a copy of the Preliminary Draft of SPUD Narrative that was received through a public information request to the City of Norman. There are inconsistencies between the Site Plan and Narrative and due to the preliminary nature of the documents there appears to be a lack of definition of key components and compliance with the Standards of Development.

The following comments are based on the Site Development Plan presented by Peacock Design and provided to ULCSC in conjunction with the notice for a pre-development meeting on January 22, 2026, which was attended by a ULCSC representative.

The density proposed for the site creates a series of related issues. Among these are building height, building setbacks, parking, storm water management/runoff and detention, compatibility with the existing character of the surrounding area, fire department access, and green/open space.

Building Height

The site plan shows three of the eight proposed buildings at four floors in height. The 2.5 block area between the largely single-family development style west of Chautauqua Ave. and the University of Oklahoma campus and residence halls is a textbook example of a transitional district. In this area, the Lambda Chi Alpha building is three stories, and the remainder of the buildings are two or fewer stories. Directly north and south from the site, there are some additional fraternity and sorority houses which are three stories, but nothing as tall as four stories. The comparable straight zoning districts for the area do not enable four-story structures. **We request that the buildings be reduced to a maximum of three stories in height.**

Parking

The site proposes 88 off-street parking spaces in Lot A for use by the proposed dwelling units, 28 off-street parking spaces with a separate street access that are for the adjacent fraternity house to the north, and the use of 11 recessed on-street spaces on College Ave. and nine on-street spaces on Hoover Ave. The street spaces are consistently full during the academic year. While we think that the provision of recessed spaces is beneficial for the flow of traffic on College Ave., **it is not reasonable that any of the on-street public parking spaces can be considered as attributable to this project.**

Considering the 108 proposed units, and the proposed size of units at 660 square feet each, we believe it a reasonable assumption that none of the units will have more than two residents. This project is targeted toward young professionals, based on the presentation at the pre-development meeting.

According to 2024 American Community Survey data for Norman, 82.0% of workers journey to work in a car, truck, or van. Of the 35,624 households in Norman which have two or fewer residents, 22.65% have two workers in the household (2024 American Community Survey, 5-year estimates for Norman, OK). Based on these statistics, this 108-unit site would have approximately 108.62 cars utilized for work, before considering people who may work from home or utilize another means to get to work but may have vehicles to get them to other amenities in Norman or the surrounding areas.

Impermeable Surface

Between the parking area and the roofed structures, the site plan shows a 78% lot coverage with impermeable surfaces. This far exceeds comparable standards in any residential district and results in minimal open green space to contribute to the areas character. The plan also does not allow for adequate stormwater drainage and percolation.

While ULCSC acknowledges that the technical engineering component to the project is not the subject of a zoning case; we respectfully request that a study be presented that meets the City of Norman's engineering standards, and that it include the minimum necessary for development with this SPUD. We also believe that some form of accommodation is reasonable to provide additional green space, such as the provision of larger setbacks or a decrease in the building area.

In summary, ULCSC concerns are:

- Building heights and setbacks on College Avenue
- Inadequate parking
- The high percentage of impervious site coverage
- The density of the development; ratio of total building square footage to total land area
- That the development degrades the residential character of the neighborhood and is not compatible or harmonious with the adjacent land uses.

As concerned neighbors, we know that it is not our place to regulate the construction of this, or any other project which may occur on this site. However as a serving member of our community, we have an obligation to provide insight on this neighborhood site and project.

The Council of ULCSC is not opposed to the provision of condominium units at this site. We respectfully request that the concerns discussed in this letter are addressed and that a solution is found to meet the letter and spirit of the Code of the City of Norman.

Thank you for your time, and for your commitment to our shared community. We appreciate the opportunity to provide input during the planning process for this project and with God's grace will continue to serve Norman for years to come.

Respectfully,

University Lutheran Church and Student Center (ULCSC)

Contact: Tyler Smith, 405-602-9728



Title: President